Jennings Hall Expansion

Environmental Assessment Statement

CEQR No.: 23DCP133K
ULURP No.: 230255ZMK, N230256ZRK

Prepared for:
St. Nicks Alliance

Prepared by:
Philip Habib & Associates

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

August 29, 2023

Jennings Hall Expansion

Environmental Assessment Statement
CEQR No.: 23DCP133K

Table of Contents

CEQR Short Environmental Assessment Statement (EAS) Form

Attachment A……Project Description

Attachment B .....Supplemental Screening

Attachment C .....Land Use, Zoning, & Public Policy

Attachment D ..... Shadows

Attachment E……. Historic & Cultural Resources

Attachment F.....Urban Design & Visual Resources

Attachment G..... Noise

Appendices:

Appendix I: Agency Correspondences

Appendix II: Travel Demand Forecast Memorandum (TDF Memo)

Appendix III: Phase IA 819 Grand Street Rezoning (Block 2292, Lots 1 and 3), prepared by Celia J, Bergoffen, Ph.D., RPA

Appendix IV: Phase I Environmental Site Assessment (ESA) Executive Summary

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* **Jennings Hall Expansion**

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
23DCP133K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable)
230255ZMK, N230256ZRK	(*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			**St Nicks Alliance**		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe, AICP, Director, EARD			**Frank Lang**		
ADDRESS **120 Broadway, Fl 31**			ADDRESS **2 Kingsland Avenue**		
CITY **New York**	STATE **NY**	ZIP **10271**	CITY **Brooklyn**	STATE **NY**	ZIP **11211**
TELEPHONE **(212) 720-3378**	EMAIL **sshellooe@planning.nyc.gov**		TELEPHONE **(718) 388-5454**	EMAIL **flang@stnicksalliance.org**	

5. *Project Description*

The Applicant, St. Nicks Alliance, is seeking a Zoning Map Amendment to rezone Block 2922, Lots 1 and 3, and portions of (p/o) lots 20 and 47 (the "Project Area") from R6B, R7A, R7A/C2-4 districts to R7A, R7X, 7X/C2-4 districts; and a Zoning Text amendment to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area in East Williamsburg neighborhood of Brooklyn Community District 1 (the "Proposed Actions").

The Proposed Actions would facilitate the development of 167,786-gross-square-foot (gsf) mixed use development which would comprise approximately 218 Affordable Independent Residences for Seniors (AIRS) units, 5,298 gsf of ground floor local retail space on the approximately 15,604 sf southern portion of the Project Area (the "Development Site" comprising Lot 1 in its entirety and approximately 10,804 sf of Lot 3) (The "Proposed Development"). The Proposed Development would facilitate the expansion of the existing Jennings Hall, serving as the third wing of the Jennings Hall complex). Additionally, the Applicant will seek approval for construction financing for the Proposed Development through low interest loans through the NYC Department of Housing Preservation and Development's (HPD's) Senior affordable Rental Apartments (SARA) Program and/or through the NYS Homes and Community Renewal's (HCR's) Senior Housing Program (SENR), as well as a 420-c Real Estate Tax Exemption.

Block 2922, Lot 1 currently contains a vacant three-story bank building, which will be demolished. In the future With-Action scenario, Block 2922, Lot 1 and 3 will be combined to form one zoning lot and become the "Development Site" stated in the Land Use Application. However, for CEQR purposes, the "Development Site" in this EAS is defined as where the Proposed Development would happen in future With-Action scenario; therefore, only contains the existing Tax Block 2922, Lot 1 and an approximately 10,804 sf portion of the existing Lot 3 at the northeast corner of Grand Street and Bushwick Avenue. The boundary of the "Development Site" in this EAS also reflects the Applicant's intent to relocate the boundary between Lots 1 and 3 to accommodate the entire footprint of the new building; thereby increasing the area of Lot 1 from 4,795 sf to 15,604 sf ("Tentative Lot 1") (see Figure 1). The EAS assesses the environmental effects related to the incremental changes on the Development Site between the No-Action and With-Action scenarios (see Attachment A, "Project Description").

Project Location

BOROUGH **Brooklyn**	COMMUNITY DISTRICT(S) **1**	STREET ADDRESS **819 to 853 Grand Street, 75 to 97 Bushwick Avenue, 246 to 276 Powers Street**
TAX BLOCK(S) AND LOT(S) **Block 2922, Lots 1 & 3, p/o Lots 20 & 47**		ZIP CODE **11211**
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS **Grand Street, Bushwick Avenue, Powers Street**		

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY **R6B, R7A and R7A/C2-4**	ZONING SECTIONAL MAP NUMBER **13b**

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION **Map 13b, ZR Section: 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	☒ FUNDING OF CONSTRUCTION, specify: **possibly HPD SARA**
☐ RULEMAKING	☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES	☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL	☐ PERMITS, specify:
☐ OTHER, explain:	

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

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

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

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

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

☒ SITE LOCATION MAP	☒ ZONING MAP	☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP	☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): **49,087 sf (Lots 1, 3, & p/o Lots 20 & 47)** Waterbody area (sq. ft) and type: **N/A**

Roads, buildings, and other paved surfaces (sq. ft.): **49,087 sf** Other, describe (sq. ft.): **N/A**

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **approx. 167,786 gsf (total gsf of both buildings in the Project Area would be 319,610 gsf including existing building and Proposed Project)**

NUMBER OF BUILDINGS: **1 (Existing Building); 1 (Proposed Project)**

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **151,824 gsf (Existing Building); 167,786 gsf (Proposed Project)**

HEIGHT OF EACH BUILDING (ft.): **109 ft (Existing Building); 145 ft (Proposed Project)**

NUMBER OF STORIES OF EACH BUILDING: **7 (Existing Building); 14 (Proposed Project)**

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: **48,525 sf (Lots 1 and 3)**

The total square feet not owned or controlled by the applicant: **562 sf (part of Lots 20 and 47)**

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: **15,604** sq. ft. (width x length) VOLUME OF DISTURBANCE: **approx. 156,040 (15,604-sf Project Area times 10-foot cellar depth)** cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: **15,604** 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.)	**162,488 gsf**	**5,298 gsf**	N/A	N/A
Type (*e.g.,* retail, office, school)	**218 units affordable senior housing**	**Local retail**	N/A	N/A

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: **327 (225 existing residents in Jennings Hall on Lot 3 for a total of 552 residents under the With-Action scenario)** NUMBER OF ADDITIONAL WORKERS: **25 (6 existing employees based on calculations below on Lot 3 for a total of 31 workers under the With-Action scenario)**

Provide a brief explanation of how these numbers were determined: **Residents: Average of 1.50 residents per AIRS unit. Workers: Residential = 1 per 25 DUs; Local Retail = 1 per 333 sf of floor area.**

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

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

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: **In absence of the Proposed Actions, construction of the Proposed Project would not be possible; however, a 7-story, approximately 88,000-gsf, as-of-right building could be constructed at the Development Site. This No-Action development is assumed to contain approximately 84 market rate residential units and 42 parking spaces. In addition, the existing 150 AIRS units and 22 parking spaces on the Project Site would remain in the No-Action conditions. In total, the No-Action conditions assume 84 market-rate units, 150 AIRS units, and 64 accessory parking spaces. Refer to Attachment A, "Project Description" for further details.**

9. ***Analysis Year*** CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): **2026**

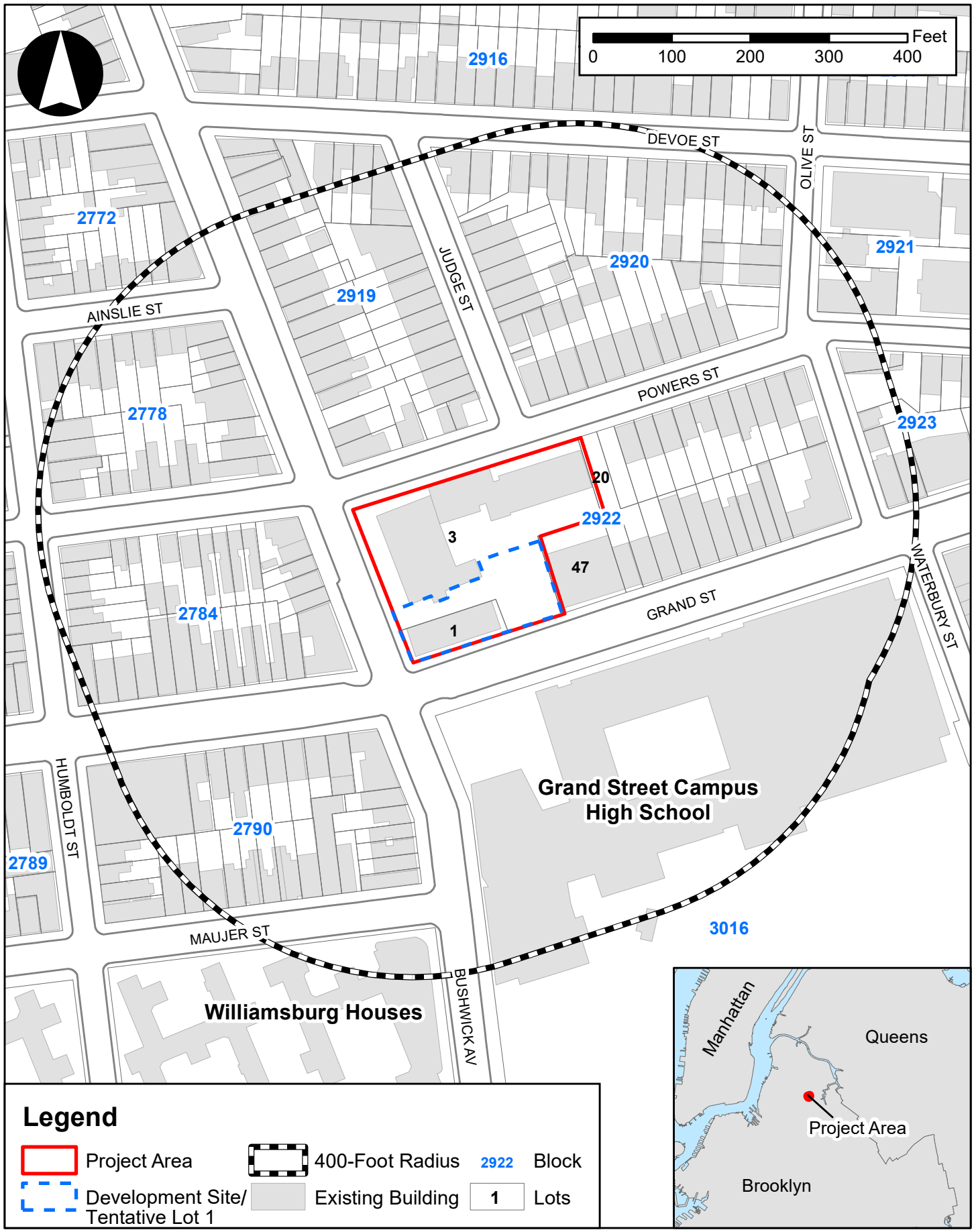
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **23**

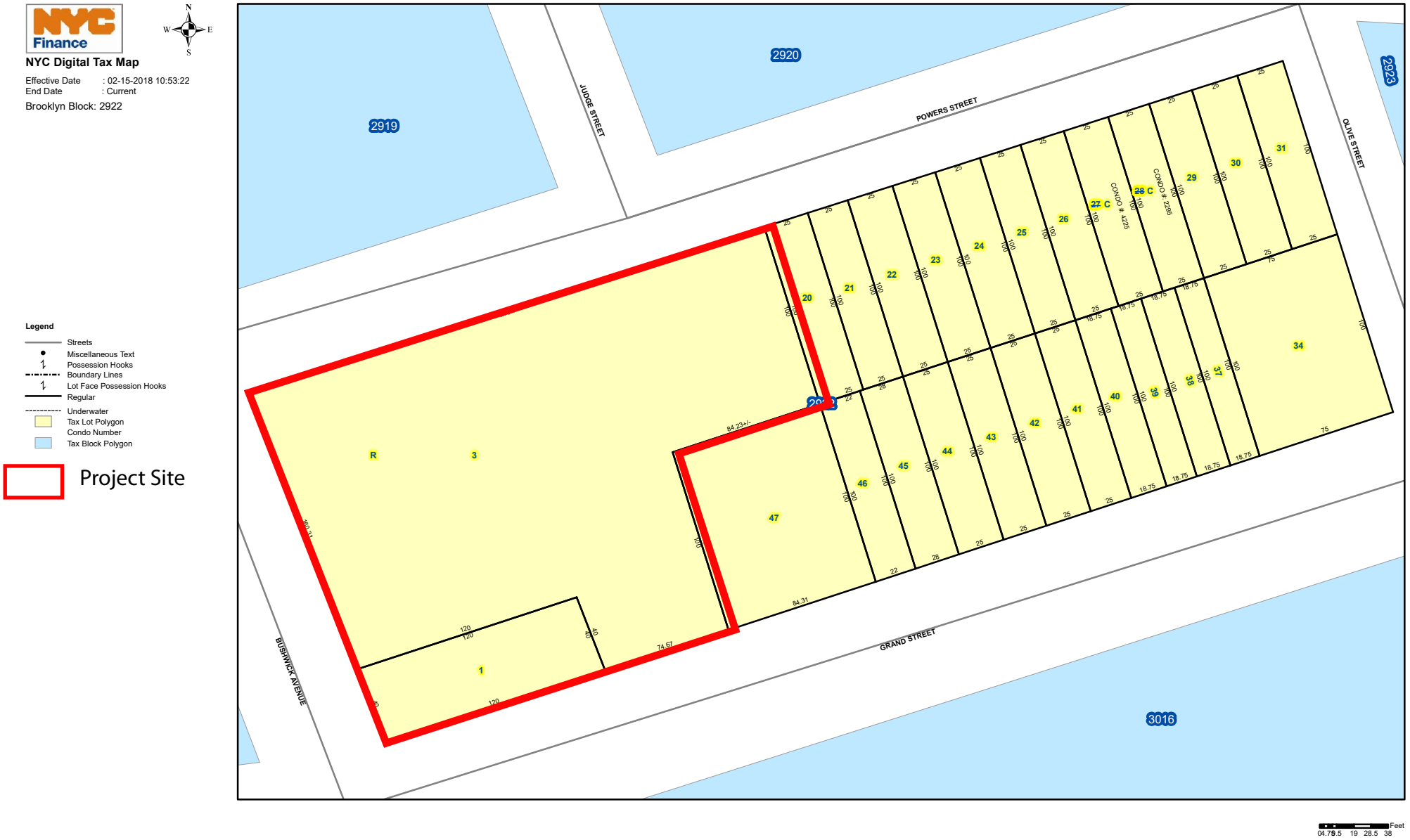
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **Assumes EAS certification in 2023, 8 month ULURP process, and approximately 23 months for construction**

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

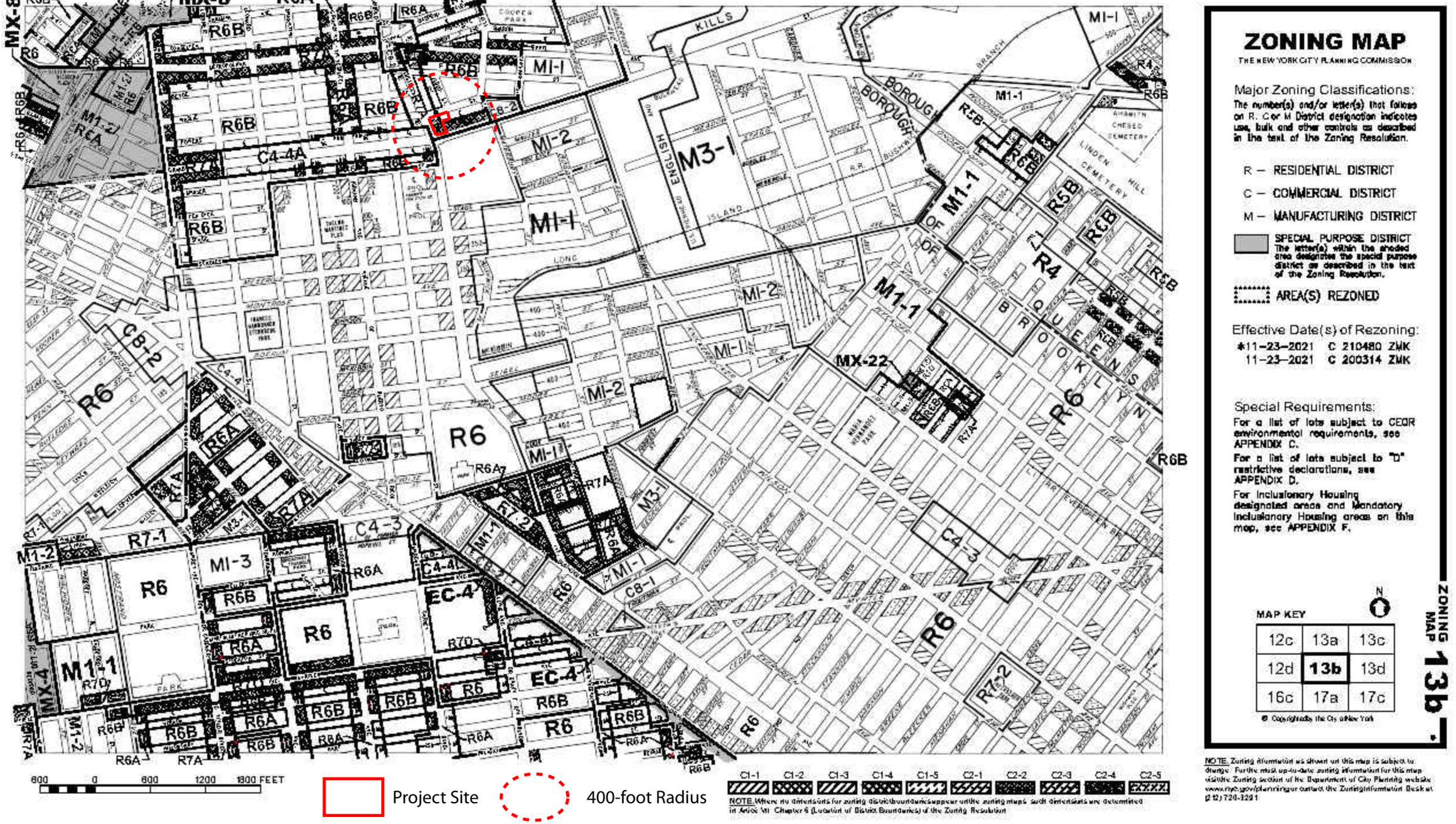
☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: **Public Facility/ Institutional uses**


Feet
0
100
200
300
400
2916
DEVOE ST
OLIVE ST
2772
2921
2920
JUDGE ST
2919
AINSLIE ST
POWERS ST
2778
2923
20
2922
3
47
2784
GRAND ST
WATERBURY ST
1
Grand Street Campus
High School
HUMBOLDT ST
2790
2789
3016
MAUJER ST
BUSHWICK AV
Williamsburg Houses
Manhattan
Queens
Project Area
Brooklyn
Legend
Project Area
400-Foot Radius
2922
Block
Development Site/
Tentative Lot 1
Existing Building
1
Lots



Jennings Hall Expansion

Figure 2
Tax Map


ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION
Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.
R — RESIDENTIAL DISTRICT
C — COMMERCIAL DISTRICT
M — MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED
Effective Date(s) of Rezoning:
*11-23-2021 C 210480 ZMK
11-23-2021 C 200314 ZMK
Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.
MAP KEY
12c 13a 13c
12d 13b 13d
16c 17a 17c
© Copyrighted by the City of New York
ZONING MAP 13b
N
MX-8
R6A
MI-1
MI-2
M3-1
M1-1
M1-2
R6B
R6
R7-1
R7A
C4-4A
C8-2
C4-3
C4-4
EC-4
MX-22
R4
R5B
R5
R7-2
M3-2
C8-1
BOROUGH
ISLAND
ENGLISH
KILLS
BROOKLYN
QUEENS
LINDEN HILL CEMETERY
ATLANTIC AVE
EVERGREEN AVE
MONTROSE
LORIMER
METROPOLITAN
BUSHWICK
600 0 600 1200 1800 FEET
Project Site
400-foot Radius
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291



1. View looking north on Grand Street towards Lot 1.



2. View from Bushwick Ave looking east towards Lot 1



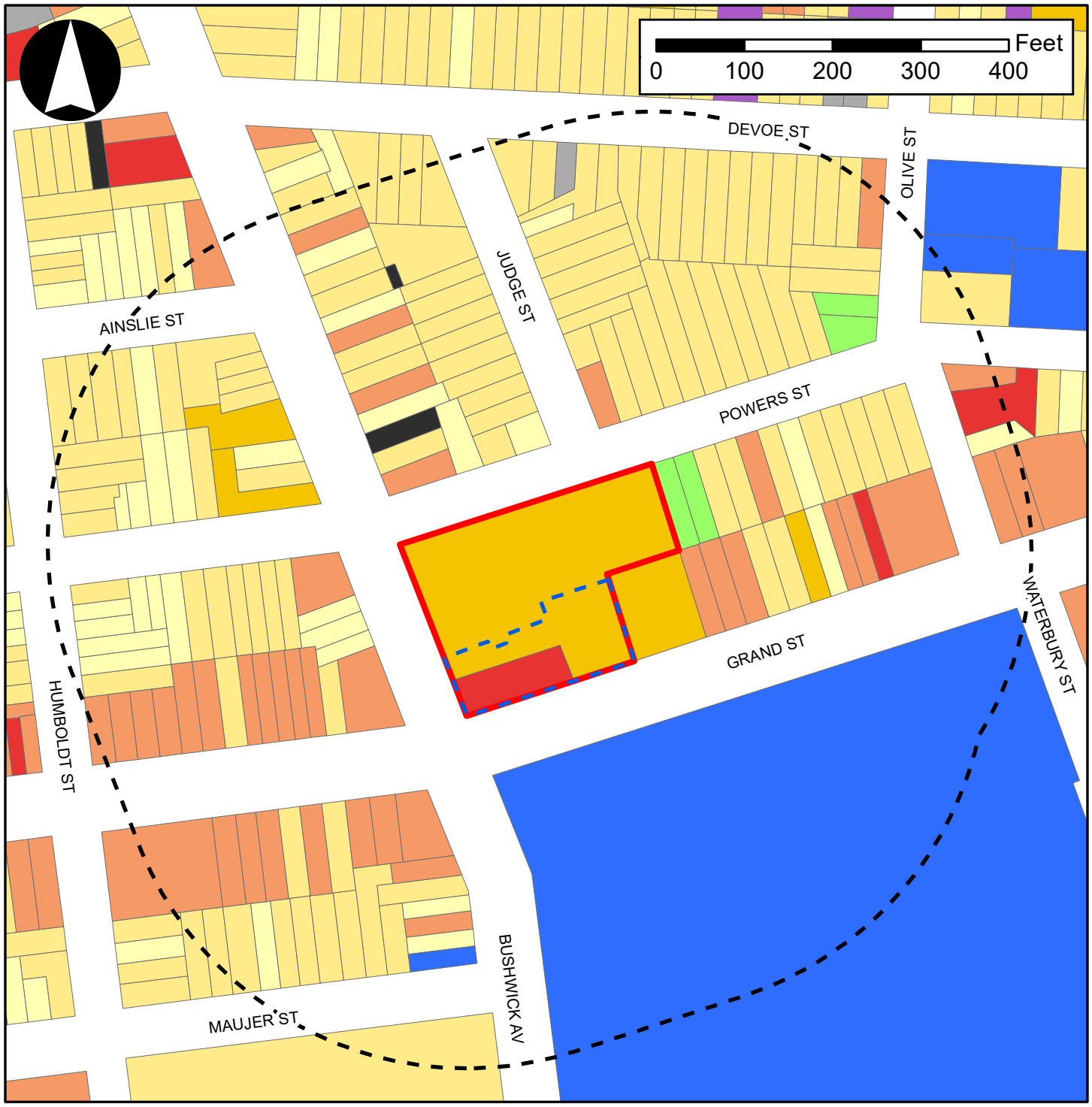
3. View on Grand Street east of project site, looking north at parking lot (Lot 3)



4. View looking south on Powers street at Jennings Hall (Lot 3)

Photos Taken on 10/29/22

Existing Land Use



Legend

- Project Area
- Development Site / Tentative Lot 1
- 400-ft Radius

Land Use

- One and Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Building
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities and Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

Part II: TECHNICAL ANALYSIS

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

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

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

	YES	NO
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. **See Attachment E, "Historic & Cultural Resources," and Appendix I**		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10 **See Attachment F, "Urban Design & Visual Resources"**		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(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.		
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? **The non-Applicant controlled Lot 47 has an existing (E) designation (E-232) for Hazardous Materials, Phase I and Phase II testing protocol requirements, which was mapped in 2009.**	☒	☐
(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: **No RECs were identified for the Development Site. Refer to Attachment B for further details.**	☐	☒
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? **An (E) designation (E-729) would be mapped on Block 2922, Lots 1 and 3 (the future "Tentative Lot 1"). Refer to Attachment B for further details.**	☒	☐
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?	☐	☒

	YES	NO
(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?	☐	☒
(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): **10,612**		
○ 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): **20,954,850**		
(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? **See Appendix II**	☒	☐
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) **See Attachment B, "Supplemental Screening"**	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19 **See Attachment G, "Noise"**		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐

	YES	NO
(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 noise that preclude the potential for significant adverse impacts? **The non-Applicant controlled Lot 47 has an existing (E) designation (E-232) for window wall attenuation and alternate ventilation requirements, which was mapped in 2009.**	☒	☐
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 was found in the CEQR analysis areas of 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. **The Proposed Actions would not result in significant adverse impact in any CEQR analysis areas related to neighborhood character. Additionally, the Proposed Actions and resultant project would not result in impact to any of the constituent elements of neighborhood character when considered together. Therefore, pursuant to Chapter 21, Section 200 of the *CEQR Technical Manual*, no further analysis of neighborhood character is warranted.**		
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? **Bushwick Avenue and Grand Street**	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. **See Attachment B, "Supplemental Screening"**		

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Frank Lang	**July 11, 2023**
SIGNATURE	

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

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

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

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

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

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

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

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

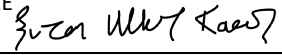
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental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

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

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

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

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME	DATE
Evren Ulker-Kacar, AICP - Deputy Director	September 8, 2023

SIGNATURE 

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy: A detailed analysis of land Use, zoning, and public policy is included in the EAS. The Applicant, St. Nicks Alliance, is seeking a Zoning Map Amendment to rezone Block 2922, Lots 1 and 3, and portions of (p/o) Lots 20 and 47 (the "Project Area") from R6B District to R7A District, R7A District to R7X District, and R7A/C2-4 District to R7X/C2-4 District; and a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area in East Williamsburg neighborhood of Brooklyn Community District 1 (the "Proposed Actions"). The Proposed Actions would facilitate the development of 167,786 gross-square-foot (gsf), 14-story, 145-foot tall, mixed-use commercial and residential development (the "Proposed Development"), which would comprise approximately 218 Affordable Independent Residences for Seniors (AIRS) units and 5,298 gsf of ground floor local retail space on the approximately 15,604 sf southern portion of the Project Area (the "Development Site", comprising Lot 1 in its entirety and approximately 10,804 sf of Lot 3). While the Proposed Development and the existing Jennings Hall would be two separate buildings as defined by ZR § 12-10("floor area") with separate mechanical and building system, the Proposed Development would serve as the third wing of the Jennings Hall complex, abutting and connecting at the ground level. Collectively the Proposed Development and existing facilities would contain 368 AIRS units. The proposed residential and commercial uses, would be consistent with the existing mixed-use character, complementing the existing one- and two-family homes, multi-unit walkup residential apartment buildings, and mixed-use residential and commercial buildings in the immediate vicinity of the rezoning area, and would support existing uses already present in the surrounding area. In addition, the proposed R7A, R7X and R7X/C2-4 Districts would be compatible with zoning in the surrounding area and would not introduce any new land uses. The proposed actions would allow greater density than what is permitted as of right but would maintain contextual zoning by capping maximum building heights and require broad street walls located near the street line. Furthermore, the Proposed Actions would further citywide goals of building new housing and increasing the availability of income-restricted housing units. As such, the Proposed Actions would not result in any significant adverse impacts to land use, zoning, and public policy and no further analysis is warranted.

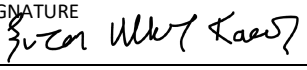
Shadows: A detailed analysis of shadows is included in this EAS. The Proposed Actions would not result in significant adverse shadows impact on any sunlight sensitive resources. The analysis finds that the Proposed Development in the With-Action Scenario would cast incremental shadow on two community gardens which are sunlight-sensitive – Powers Street Garden and Olive Street Garden. The With-Action Scenario would cast incremental shadow on a portion of the Powers Street Garden for a total duration of approximately 1 hour and 12 minutes on the March 21/September 21 analysis day and 1 hour and 5 minutes on the December 21 analysis day. Given that the Powers Street Garden is currently covered in existing shadows from the adjacent buildings during the early morning and late afternoon hours, the marginal extent and relatively short duration of the incremental shadow on this analysis day, and the fact that at no point would the incremental shadow result in the complete loss of sunlight on the Powers Street Garden, the proposed actions would not result in a significant adverse shadows impact on the Powers Street Garden. Under the With-Action Scenario the Proposed Development would cast incremental shadows on the Olive Street Garden for a total duration of approximately 39 minutes on the December 21 analysis day. The incremental shadow would not adversely impact vegetation as it is outside the growing season. As such, the analysis finds that the Proposed Actions would not result in significant adverse shadows impacts on the Olive Street Garden.

Historic and Cultural Resources: A detailed analysis of historic and cultural resources is included in this EAS.
Architectural Resources: The State/National Register of Historic Places (S/NR)-listed and the New York City Landmarks Preservation Commission (LPC)-designated Williamsburg Houses is located within the 400-foot study area. The detailed analysis finds while the Proposed Actions facilitate an incremental height increase of approximately 70 feet, the newly introduced height would not eliminate, or screen public views of Williamsburg Houses as compared to the No-Action scenario, and development facilitated by the Proposed Actions would not introduce any incompatible visual, audible, or atmospheric elements to their setting.
Archaeological Resources: LPC identified the Block 2922, Lots 1 and 3 as archaeological sensitive and recommended an archaeological documentary study (Phase IA) be performed for Lots 1 and 3 on Block 2922. Phase I Archaeological Assessment determined that it is possible that an area of Lot 3 of the Project Area was equipped with a cistern and privy when it was first developed with a residence circa 1862 which was occupied by the family of Martin Kalbfleisch who served as the Mayor of Brooklyn. Phase 1A concluded that any archaeological features that might have been associated with the buildings on Lot 1 would have been destroyed in the construction of the former bank building still standing on the lot. Therefore, Lot 1 would not be sensitive to archaeological resources. The Phase 1A concluded that the portion of Lot 3 that has never been developed is potentially sensitive for archaeological remains of historic significance and further testing is required in the unbuilt portions of the lots. To ensure that the potential archaeological resources in the Project Area are not adversely impacted by construction related to the Proposed Development, the Applicant will enter a Restrictive Declaration, to be recorded against the Lot 3 in association with the Proposed Actions. The archaeological work will be overseen by LPC prior to any disturbance of the archaeological sensitive area. With the implementation of the Restrictive Declaration, the Proposed Actions would not result in any significant adverse impacts on archaeological resources.

Urban Design and Visual Resources: A detailed analysis of urban design and visual resources is included in this EAS. The Proposed Development is anticipated to enhance the pedestrian environment and enliven the streetscape with the introduction of new residents and the active ground floor retail uses which are expected to increase pedestrian activity along Grand Street, an existing mixed-use corridor. With a maximum building height of 145 feet and building square footage of 167,786 gsf, the height and bulk of the With-Action building would be taller than most surrounding developments; however, comparative massing diagrams demonstrate that the Proposed Actions would not be incompatible with the scale and character of development within the surrounding area which supports a mix of building types, scales and heights. Additionally, the Proposed Development would be constructed within an existing developed block, no view corridors would be blocked or partially obstructed. Public views of the two community gardens and Williamsburg Houses would not change in With -Action Scenario. Therefore, the analysis concludes that the Proposed Actions would not result in significant adverse impacts related to urban design or visual resources.

Project Name: Jennings Hall Expansion
CEQR # 23DCP133K
SEQRA Classification: Unlisted

Hazardous Materials and Noise: An (E) designation (E-729) related to hazardous materials and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or noise.
No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Yuning Feng at +1 212-720-3426.

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 9/8/2023
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 9/11/2023
SIGNATURE	

Project Name: Jennings Hall Expansion
CEQR # 23DCP133K
SEQRA Classification: Unlisted

Determination of Significance Appendix

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

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Blook 2922, Lots 1 and 3

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and noise an (E) designation (**E-729**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

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

Hazardous Materials

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

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

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

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

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

Project Name: Jennings Hall Expansion
CEQR # 23DCP133K
SEQRA Classification: Unlisted

Noise

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

> ***Projected Development Site 1:*** *To maintain an acceptable interior noise level not greater than 45 dBA for residential and community facility uses, new future residential/community facility uses must provide a closed window condition with a minimum of 33 dBA window/wall attenuation on all façades facing Bushwick Avenue and all facades facing Grand Street and Powers Street within 50 feet of Bushwick Avenue and 31 dBA window/wall attenuation on all other facades facing Grand Street and all facades facing Olive Street within 50 feet of Grand Street. To maintain a closed window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but is not limited to, air conditioning.*

ATTACHMENT A

PROJECT DESCRIPTION

I. INTRODUCTION

St. Nicks Alliance (the "Applicant")[1] is requesting the approval of discretionary actions that would affect two parcels – Lot 1 (819 Grand Street) and Lot 3 (75 Bushwick Avenue and 260 Powers Street), plus slivers of two additional lots (p/o Lots 20 and 47) located on Brooklyn Block 2922 – in the eastern section of the Williamsburg neighborhood in Brooklyn Community District 1 (the "Project Area"). These actions would facilitate the development of a new Affordable Independent Residences for Seniors (AIRS)[2] building (the "Proposed Project") on the southern portion of the Project Area (the "Development Site"). The approximately 49,087-square-foot (sf) Project Area comprises the entirety of Lots 1 and 3 (4,800 sf and 43,725 sf, respectively), a 285 sf sliver of Lot 20, and a 277 sf sliver of Lot 47, which is bounded by Grand Street to the south, Bushwick Avenue to the west, Powers Street to the north, a line through Lot 20 measured 290 feet from Bushwick Avenue and a line through Lot 47 measured 200 feet from Bushwick Avenue. The Development Site – the southern, approximately 15,604-sf portion of the Project Area – comprises the entirety of Lot 1 and approximately 10,804 sf of Lot 3.[3] For the location of the Project Area and the Development Site, see **Figure A-1**. For an aerial view of site and surrounding area, see **Figure A-2**.

The discretionary actions being sought by the Applicant (the "Proposed Actions") are as follows:

- A zoning map amendment to rezone the Project Area (Block 2922, Lots 1 and 3, and parts of Lots 20 and 47) from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 (see **Figure A-3**);
- A zoning text amendment to Zoning Resolution ("ZR") Section 23-90 (Appendix F) designating the Project Area a Mandatory Inclusionary Housing ("MIH") area.

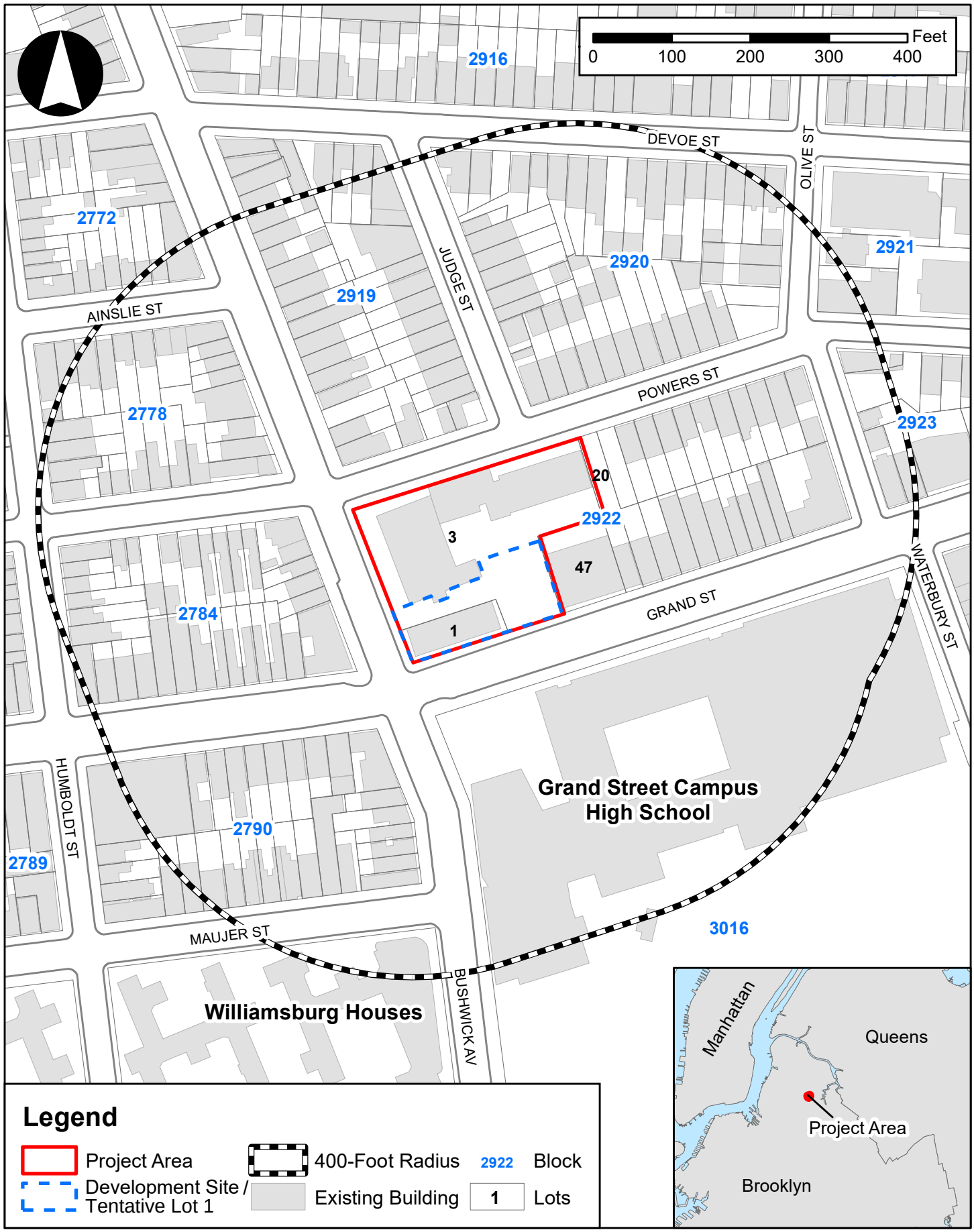
Additionally, the Applicant is expected to seek approval for discretionary funding through the NYC Department of Housing Preservation & Development's ("HPD's") Senior Affordable Rental Apartments ("SARA") Program, and/or through the NYS Homes and Community Renewal's ("HCR's") Senior Housing Program ("SENR"), as well as a 420-c Real Estate Tax Exemption.

The Proposed Actions, which are subject to environmental review under City Environmental Quality Review ("CEQR") regulations and guidance, would facilitate the development of the Proposed Project – a new approximately 167,786-gross-square-foot ("gsf"), 14-story mixed-use building containing approximately 218 AIRS units and 5,298 gsf of ground level commercial space – that would occupy the southern portion of the Project Area. In addition, ten accessory parking spaces (3,500 sf total; 2,000

[1] The Applicant is a not-for-profit organization that seeks to empower and transform the lives of low- and moderate-income people through employment, education, housing, and health care. The Applicant has developed over 2,200 units affordable housing and currently manages over 1,400 units housing approximately 4,400 residents across Brooklyn.

[2] Affordable independent residences for seniors (AIRS) are occupied by at least one person who is 62 years of age or over, where, except for a super's unit, all dwelling units are income-restricted housing units for households with incomes at or below 80 percent of the income index.

[3] In the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned and the Development Site would comprise Tentative Future Lot 1 on Block 2922. The boundary between Lots 1 and 3 would be relocated to accommodate the entire footprint of the new building or Proposed Development on Lot 1, thereby increasing the lot area of Lot 1 from 4,795 sf to 15,604 sf ("Tentative Lot 1"). Also, under the With-Action condition and prior to the construction of the Proposed Development, Lots 1 and 3 would be combined into become a single zoning lot.

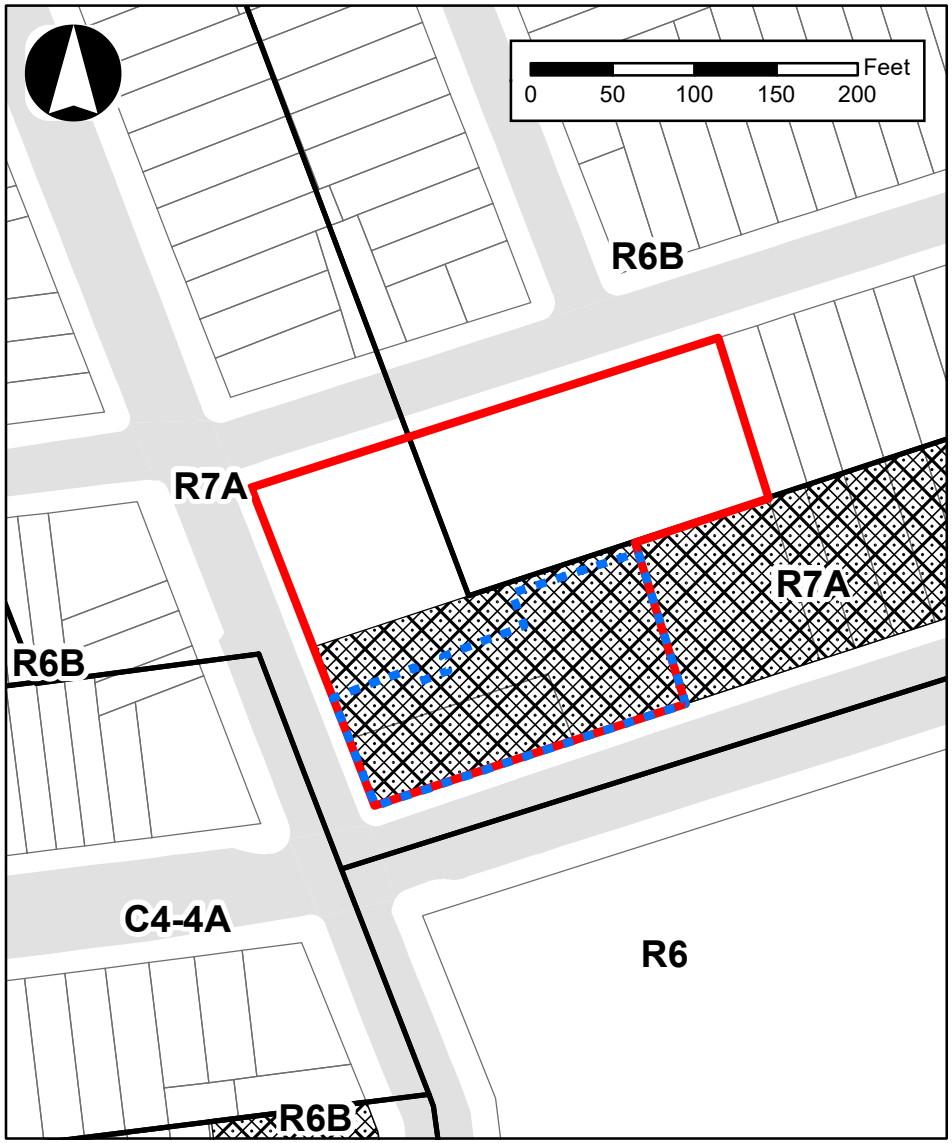

Feet
0
100
200
300
400
2916
DEVOE ST
OLIVE ST
2772
2921
2920
JUDGE ST
2919
AINSLIE ST
POWERS ST
2778
2923
20
2922
3
47
2784
GRAND ST
WATERBURY ST
1
Grand Street Campus
High School
HUMBOLDT ST
2790
2789
3016
MAUJER ST
BUSHWICK AV
Williamsburg Houses
Manhattan
Queens
Project Area
Brooklyn
Legend
Project Area
Development Site /
Tentative Lot 1
400-Foot Radius
Existing Building
2922
Block
1
Lots



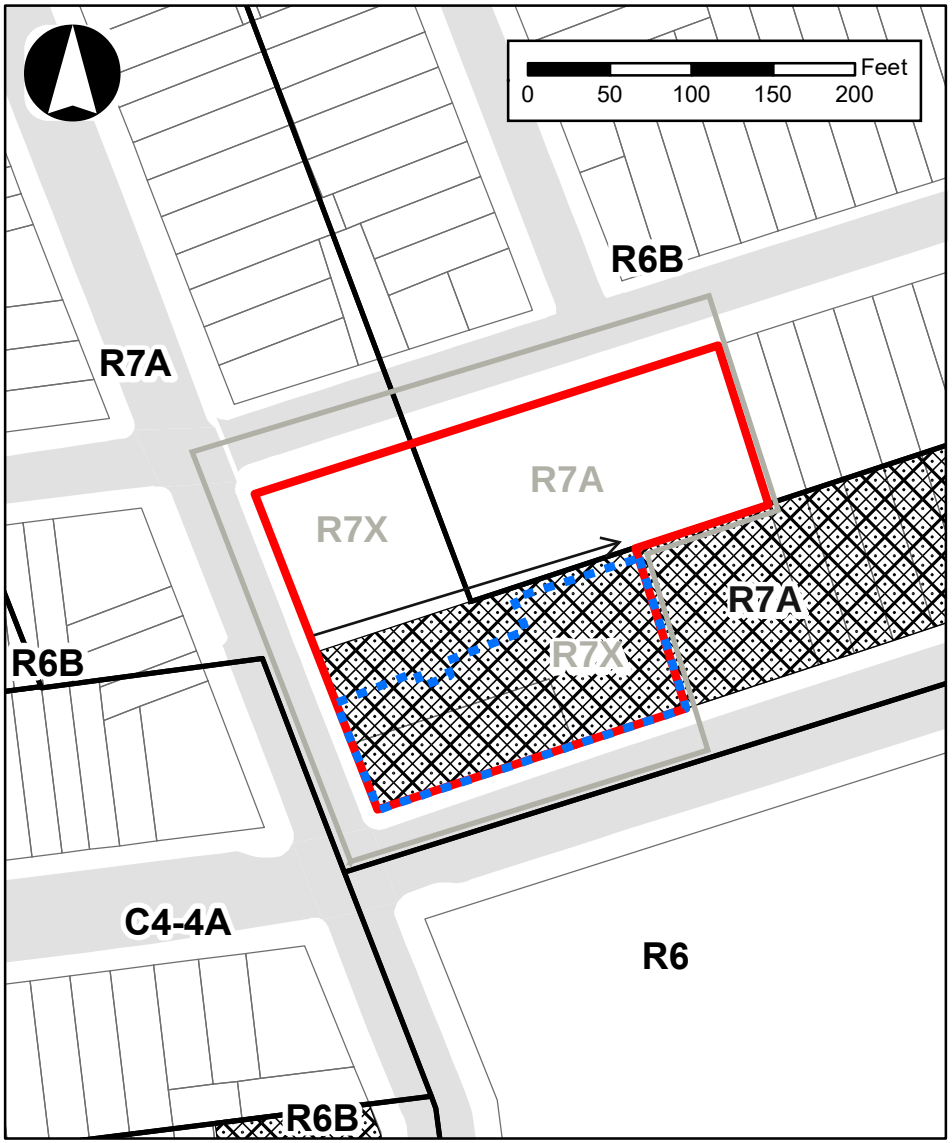
Legend

Project Area | Development Site / Tentative Lot 1 | 400-Foot Radius

Existing Zoning / No-Action



Proposed Rezoning / With-Action



Legend

Development Site / Tentative lot 1 | Project Area | R6 Zoning Districts | C2-4 | R7X Proposed Zoning District | 200 Feet

Figure A-3

Jennings Hall Expanson EAS

Existing and Proposed Zoning

located at grade outdoors in the rear and 1,500 sf located in the building) would also be part of the Proposed Project which would be accessed via an existing curb cut on Grand Street. Construction of the Proposed Project is expected to begin in 2024 and would be operational by 2026.

An overview of the Project Area, the Development Site, the Proposed Project, a description of the Proposed Actions, the purpose and need for the Proposed Actions, reasonable worst-case development scenario ("RWCDS") under future No-Action and future With-Action conditions, and their specific components are discussed below.

II. BACKGROUND AND EXISTING CONDITIONS

Project Area and Development Site

The Project Area comprises 49,087 sf and includes all or portions of four tax lots (Lots 1, 3 and parts of Lots 20 and 47) on Block 2922. It is bounded by Grand Street to the south, Bushwick Avenue to the west, and Powers Street to the north. The portion of the Project Area owned by the Applicant (Block 2922, Lots 1 and 3) comprises approximately 48,525 sf of lot area. Lot 1 is an approximately 4,800-sf rectangular lot with frontage along Grand Street and Bushwick Avenue (both wide streets). The lot's northern and eastern boundaries are shared with the lot lines of the adjacent Lot 3. Lot 1 is currently occupied by an approximately 13,357-gsf, three-story commercial building, which was formerly a bank. The building is currently unoccupied and has been vacant July 2019. The southwest corner of Lot 1 is adjacent to the entrance to the Grand Street L train subway station, which is currently undergoing capital improvements to improve station accessibility.

Lot 3 is an irregularly shaped, eight-sided property with approximately 43,725 sf of lot area and frontages along Bushwick Avenue, Powers Street, and Grand Street. It is occupied by an approximately 151,824-gsf, 150-unit affordable senior housing residence known as Jennings Hall and a 22-space accessory at-grade parking lot, accessible via an existing curb cut along Grand Street. Jennings Hall is owned and operated by an affiliate entity wholly owned by St. Nicks Alliance. Jennings Hall is an L-shaped structure that consists of a seven-story building constructed in the 1920s as a nurses' residence for the former St. Catherine's Hospital and a nine-story expansion fronting Powers Street, which was built in the 1980s.

To facilitate the Proposed Project the Applicant controlled existing Lots 1 and 3 on Block 2922 will be reapportioned. The Proposed Project would occupy the approximately 15,604 sf Development Site (or "Future Tentative Lot 1"), which would comprise the existing Tax Block 2922, Lot 1 and an approximately 10,804 sf portion of the existing Lot 3 at the northeast corner of Grand Street and Bushwick Avenue, with the existing Jennings Hall comprising the remainder of existing Lot 3 (or "Future Tentative Lot 3" which would occupy approximately 32,921 sf).

In addition to the Applicant-owned lots, the Project Area includes a 285-sf sliver of Lot 20 and a 277-sf sliver of Lot 47. Lot 20 includes 2,500 sf with approximately 25 feet of frontage on the south side of Powers Street. It is owned by the City and comprises the western portion of the Powers Street Community Garden. Lot 47 is privately-owned, includes 8,430 sf with 84 feet of frontage on the north side of Grand Street. It is occupied by an approximately 29,008 gsf multifamily elevator building (3.4 FAR) with six-stories that accommodates 40 dwelling units ("DUs"). **Table A-1** provides a summary of information about the Project Area.

Table A-1: Project Area - Existing Condition

Block	Lot	Address	Lot Frontage	Lot Depth	Existing Condition	Existing Zoning	Lot Area (sf)	Gross Square Feet (gsf)	Built Floor Area Ratio (FAR)
2922	1	819 Grand Street (aka 819 Bushwick Avenue)	40’	120’	Commercial/ Office (Vacant)	R7A/C2-4	4,800	13,357	2.1 FAR
2922	3	75 Bushwick Avenue (aka 260 Powers Street)	160’	290’	Residential (AIRS)	R6B, R7A, R7A/C2-4	43,725	151,824	3.1 FAR
2922	p/o 20*	Powers Street	25’	100’	Community garden	R6B	2,500	0	0 FAR
2922	p/o 47*	855 Grand Street	22’	100’	Mixed residential & commercial	R7A/C2-4	2,200	4,752	2.2 FAR
						*Totals for Project Area***	*49,087*	*165,181*	

Note:*The Project Area (or rezoning area) only includes sliver portions of Lots 47 and 20. The majority of these two lots would not be rezoned as a part of the Proposed Actions. The proposed rezoning includes a 277-sf portion of Lot 47 and a 285-sf portion of Lot 20.
** The totals only account for the lot area square footage included within the Project Area (i.e., only includes a 277-sf portion of Lot 47 and a 285-sf portion of Lot 20), and the total gross square feet excludes the development on Lot 47, as the existing building is not within the Project Area.

As noted above and shown in **Figure A-1**, the Development Site is irregularly shaped and occupies the southern 15,604-sf portion of the Project Area. It encompasses the entirety of Lot 1 and approximately 10,804 sf of Lot 3 and has frontages along Grand Street and Bushwick Avenue.[4] The approximately 10,804 sf portion of Lot 3 within the Development Site is currently occupied by most of the existing 22-space accessory parking lot for Jennings Hall and underutilized space with grass and plantings.

Existing Zoning

Lots 1 and 47 are currently mapped in an R7A district with a C2-4 commercial overlay and Lot 3 is mapped within R6B and R7A districts with a C2-4 overlay on the southeastern portion along Grand Street and a portion of Bushwick Avenue (see **EAS Figure 3**). Lot 20 is mapped entirely within R6B. The R7A district is mapped as an Inclusionary Housing Development Area.

The R7A district is mapped along Bushwick Avenue and Grand Street, and the existing C2-4 overlay is mapped to a depth of 100 feet along the north side of Grand Street between Bushwick Avenue and Olive Street. The R6B district is mapped on the south side of Powers Street. The Project Area was rezoned from R6 and C8-2 zoning districts, which had been established under the 1961 Zoning Resolution, to their current medium-density contextual residential districts as part of the 2009 Greenpoint-Williamsburg Contextual Rezoning (ULURP No. C090334 ZMK). This 2009 area wide rezoning affected an approximately 175 block area and aimed to preserve neighborhood character and scale by limiting the height of new development while creating opportunities and incentives for affordable housing through the Inclusionary Housing Program (IHP), which incentivizes the creation and preservation of affordable housing in conjunction with new development. In addition, the Project Area is mapped within the Transit Zone.

[4] In the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned and the Development Site would comprise Tentative Future Lot 1 on Block 2922.

R7A districts are governed by contextual quality housing regulations that typically produce high lot coverage, seven- to nine-story apartment buildings that blend with existing buildings in established neighborhoods. Buildings in R7A districts have a maximum floor area ratio (FAR) of 4.0 when the Inclusionary Housing bonus is fully utilized. Above a base height of 40 to 65 feet, or 75 feet if providing a qualifying ground floor, a building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 80 feet, or 85 feet if providing a qualifying ground floor. For a building providing both affordable housing and a qualifying ground floor, the maximum building height is 95 feet. Buildings must provide amenities for residents pursuant to the Quality Housing Program and require off-street parking 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.

The northeastern portions of Lot 3 and Lot 20, which front on Powers Street, are mapped within an R6B district. R6B districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards that are typical of Brooklyn's "brownstone" neighborhoods, such as Park Slope, Boerum Hill and Bedford Stuyvesant. R6B districts have a max FAR of 2.0 although mandatory Quality Housing regulations also accommodate apartment buildings at a similar four- to five-story scale. Before a setback, the base height of a new building must be between 30 and 40 feet and the maximum height is 50 feet.

C2-4 districts are commercial overlays mapped within residence districts and are mapped along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. When mapped in R7A districts, the maximum commercial FAR is 2.0. Off-street parking requirements are 1 space per 1,000 sf of commercial use.

Neighborhood Context

The Project Area straddles the boundary between the East Williamsburg and Williamsburg neighborhoods in Brooklyn and is directly across Grand Street from the Grand Street Campus High School (see **Figure A-1**). Newtown Creek is approximately a half-mile to the east. R6B zoning districts are mapped to the northeast and northwest of the Project Area with an R7A district between (see **EAS Figure 3**). South of the area is an R6 district and, to the west, a C4-4A commercial district is mapped along Grand Street. East of the Project Area is a C8-2 commercial district beyond which M1-1 and M1-2 districts are mapped.

The area surrounding the Project Area is predominantly residential but is characterized by a wide variety of land uses and various building types including: 1- to 2-story, low rise residential; taller, multi-family buildings; mixed residential and commercial buildings; low rise, industrial and manufacturing; several public facilities and institutions; and two community gardens. As shown in **EAS Figure 4**, current land uses within a 400-foot radius of the Project Area reflect the longstanding prewar, residential character of the neighborhood. Commercial uses – primarily stores, restaurants, and bars – can be found primarily along Grand Street and Bushwick Avenue, as well as further west on Graham Avenue and on Manhattan Avenue to the north. Directly south of the Project Area is the Grand Street Campus High School facility, which contains the East Williamsburg Scholars Academy and the Grand Street Campus Field. The St. Nicholas Roman Catholic Church and Confraternity are in the northeast portion of the 400-foot radius area. The Powers Street Garden, a NYC Parks GreenThumb community garden, is located directly east of the Project Area and the Olive Street Garden is located approximately 200 feet to the east.

Beyond the 400-foot radius, the area to the east of the Project Area is more industrial, although a handful of residential and commercial buildings are mixed in. North and northeast of the Project Area are the 6.40-acre Cooper Park – which features a dog run, basketball and tennis courts, a playground, and a skate park – and the 1.49-acre Orient Grove. Southwest of the Project Area are the Williamsburg Houses – a 1,630-unit, 20-building New York City Housing Authority (NYCHA) complex.

Area Transportation

The area surrounding the Project Area is well served by public transit. The Grand Street subway station, which is served by the L train traveling on the 14th Street-Canarsie Local line, is located at the intersection of Grand Street and Bushwick Avenue with one of its four entrances located on the sidewalk adjacent to the Development Site. Currently, the MTA is installing ADA-accessible elevators on the sidewalks adjacent to the Development Site. In addition, the Graham Avenue and Montrose Avenue subway stations, also served by the L train, are located approximately a quarter mile to the north and south of the Project Area, respectively. In addition, the Q54 and Q59 buses (which connect the Williamsburg Bridge Plaza to Jamaica, Queens and Rego Park, Queens, respectively) run along Grand Street near the Project Area and the B43 bus (which connects Greenpoint, Brooklyn to Lefferts Gardens, Brooklyn) runs along Graham Avenue. Also running in the area are the B24 (Williamsburg to Greenpoint) and B60 (Williamsburg to Canarsie) bus. Two Citi 'Bike stations are located near the Project Area: at the corner of Bushwick Avenue and Powers Street and at the intersection of Powers Street and Olive Street.

III. DESCRIPTION OF PROPOSED ACTIONS

As noted above, the Proposed Actions include zoning map and zoning text amendments, as well as the provision of public financing, which are described in further detail below.

Zoning Map Amendment

The proposed zoning map amendments would increase the allowable density and building heights. As shown in **Figure A-3**, the proposed zoning map amendments would rezone the northeast portion of the Project Area from R6B to R7A increasing the permitted AIRS FAR from 2.2 to 5.1. In addition, the northwest and southern portions of the Project Area would be rezoned from R7A and R7A/C2-4 to R7X and R7X/C2-4, receptively, which would increase the AIRS FAR from 5.01 to 6.0 (see **Table A-2** below).

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

	Existing Zoning	***Proposed Zoning***
Zoning District	R6B, R7A (IH), R7A/C2-4 (IH) [1]	R7A (MIH), R7X (MIH), R7X/C2-4 (MIH)
Use Groups	UG 1 to 9, 14	UG 1 to 9, 14
	Maximum FAR	
Residential	2.0 (R6B), 4.6 (R7A)	4.6 (R7A), 6.0 (R7X)
Residential (AIRS)	2.2 (R6B), 5.01 (R7A)	5.01 (R7A), 6.0 (R7X)
Community Facility	2.0 (R6B), 4.0 (R7A)	4.0 (R7A), 5.0 (R7X)
Commercial	2.0	2.0
Manufacturing	N/A	N/A

Notes: [1] The Project Area falls within an Inclusionary Housing (IH) program area.

Zoning Text Amendment

The Applicant is also seeking a zoning text amendment to Zoning Resolution (ZR) Section 23-90 (Appendix F) to establish the entirety of the Project Area as a Mandatory Inclusionary Housing (MIH) Area. The establishment of the MIH designated area would require a share of new housing to be permanently affordable where significant new housing capacity would be created. The MIH area would set a new maximum permitted residential FAR, which would supersede the FAR permitted by the underlying zoning district. The MIH Area would require affordable housing to be provided pursuant to Option 1, 2, 3, and/or 4.

- Option 1 requires 25 percent of residential floor area must be permanently affordable housing for residents with incomes averaging 60 percent of area median income (AMI);
- Option 2 requires 30 percent of residential floor area must be affordable housing for residents with incomes averaging 80 percent of AMI; and
- In conjunction with Option 1 and/or 2, Option 3 (Deep Affordability Option), which requires that 20 percent of the residential area be affordable to households earning 40 percent AMI, and/or Option 4 (Workforce Option), which requires that at least 30 percent of the residential area be provided as housing affordable to households at an average of 115 percent AMI, with no unit targeted to a household exceeding 135 percent of AMI, could also be established.

Through the land use process, the City Planning Commission (CPC) and City Council will work together to apply a set of income level requirements for the affordable housing units created through MIH in the Project Area, which would mandate that a provision of at least 25 to 30 percent of new residential development in the proposed R7A, R7X, and R7X/C2-4 districts as permanently affordable to achieve the maximum permitted floor area. The Proposed Project would consist of AIRS residential units, which are not subject to the affordability standards of the Mandatory Inclusionary Housing program. Instead, AIRS dwelling units are limited to households with (i) at least one person who is 62 years of age or older, and (ii) incomes at or below 80 percent of the income index.

Public Financing

The Applicant is also expecting to seek approval for construction financing for the Proposed Project through low interest loans through HPD's SARA Program, and/or through the NYS HCR's SENR, as well as a 420-c Real Estate Tax Exemption.

IV. PURPOSE AND NEED OF THE PROPOSED ACTIONS

The Proposed Actions would allow the development of approximately 218 permanently affordable senior housing units in the Williamsburg neighborhood of Brooklyn, which would assist in addressing the City's well-documented shortage of affordable housing, particularly senior affordable housing. The proposed zoning map and text amendments, as well as public financing approval, are intended to provide the flexibility needed to develop a substantial amount of senior affordable housing and resident amenities at the Project Area that would not be feasible under existing zoning.

The proposed zoning changes would increase the allowable density at the Project Area.[5] In addition, the proposed R7X and R7X/C2-4 zoning would increase the maximum allowable building height to 145 feet (or 14 stories) and maximum base height to 105 feet. The Project Area's existing R6B and R7A districts permit a maximum AIRS FAR of 2.2 and 5.01, respectively, resulting in an effective permitted AIRS FAR of 3.92 for the Applicant controlled Lots 1 and 3. Based on the total lot area of the Applicant-owned portion of the Project Area (48,525 sf), Jennings Hall has a built FAR of 3.1 leaving limited opportunity for additional affordable units to be developed at the site under existing zoning. The proposed zoning changes would map R7X on most of Lots 1 and 3, which has a maximum AIRS FAR of 6.0, and would facilitate the development of a new building on the Development Site. This new building would contain approximately 218 additional AIRS units and would be adjacent to Jennings Hall. A ground level connection would allow the Proposed Project to function as a new wing to Jennings Hall, providing a wider range of amenities to residents of both buildings while functioning as an independent building with its own mechanical and building systems. With the proposed increase in FAR and building heights, the Applicant would be able to accommodate the programmatic needs of the affordable housing, while providing amenities to residents.

The Proposed Actions would therefore support the City's goals of promoting affordable housing development by maximizing the use of underutilized land through the development of affordable housing for seniors, addressing specific needs of the local community. The development facilitated by the Proposed Actions would enliven the underutilized Project Area and would encourage the continued economic development of this area of North Brooklyn through the creation of new, permanent jobs on the site.

The Proposed Actions, consisting of a zoning map amendment and a zoning text amendment, would facilitate the construction of the Proposed Project and achieve the objectives discussed above. In addition, the existing R6B district allows for a maximum building height of 50 feet (or 55 feet with a qualifying ground floor) while the proposed R7A district allows for AIRS buildings to be 90 feet in height (95 feet with a qualifying ground floor). The portion of Jennings Hall within the R6B district currently has a roof height of roughly 80 feet. If the existing building were to be severely damaged or destroyed, it could not be rebuilt to its current size under the existing zoning; however, by rezoning this district, a new facility of equal or greater size could be built if a disaster were to occur.

V. DESCRIPTION OF THE PROPOSED PROJECT

The Proposed Actions described above will facilitate a new approximately 167,786-gsf (126,065 zsf), 14-story (145-feet tall), mixed-use residential and commercial development that would contain the following components:

- Approximately 218 AIRS units;
- Approximately 5,298 gsf of ground floor local retail; and
- Approximately ten accessory parking spaces.

[5] The proposed rezoning includes a 277-sf portion of Lot 47 and a 285-sf portion of Lot 20, which are not part of the Development Site. The portion of adjacent Lot 47 would be changed to an R7X/C2-4 district for the zoning district boundary to extend 200 feet from Bushwick Avenue along Grand Street. The portion of adjacent Lot 20 would be changed to an R7A district for the zoning district boundary to extend 290 feet from Bushwick Avenue along Powers Street.

In compliance with ZR § 12-10, the Proposed Project would abut the existing Jennings Hall and would connect at the ground level. The existing Jennings Hall and proposed building would be two separate buildings as defined by ZR Section 12-10 with separate mechanical and building systems. Collectively the proposed and existing facilities would contain 368 AIRS units, approximately 16,500 gsf of residential amenities, and approximately 5,298 gsf of commercial space within approximately 316,108 gsf (5.59 FAR). The Proposed Project is expected to be completed and occupied by 2026.

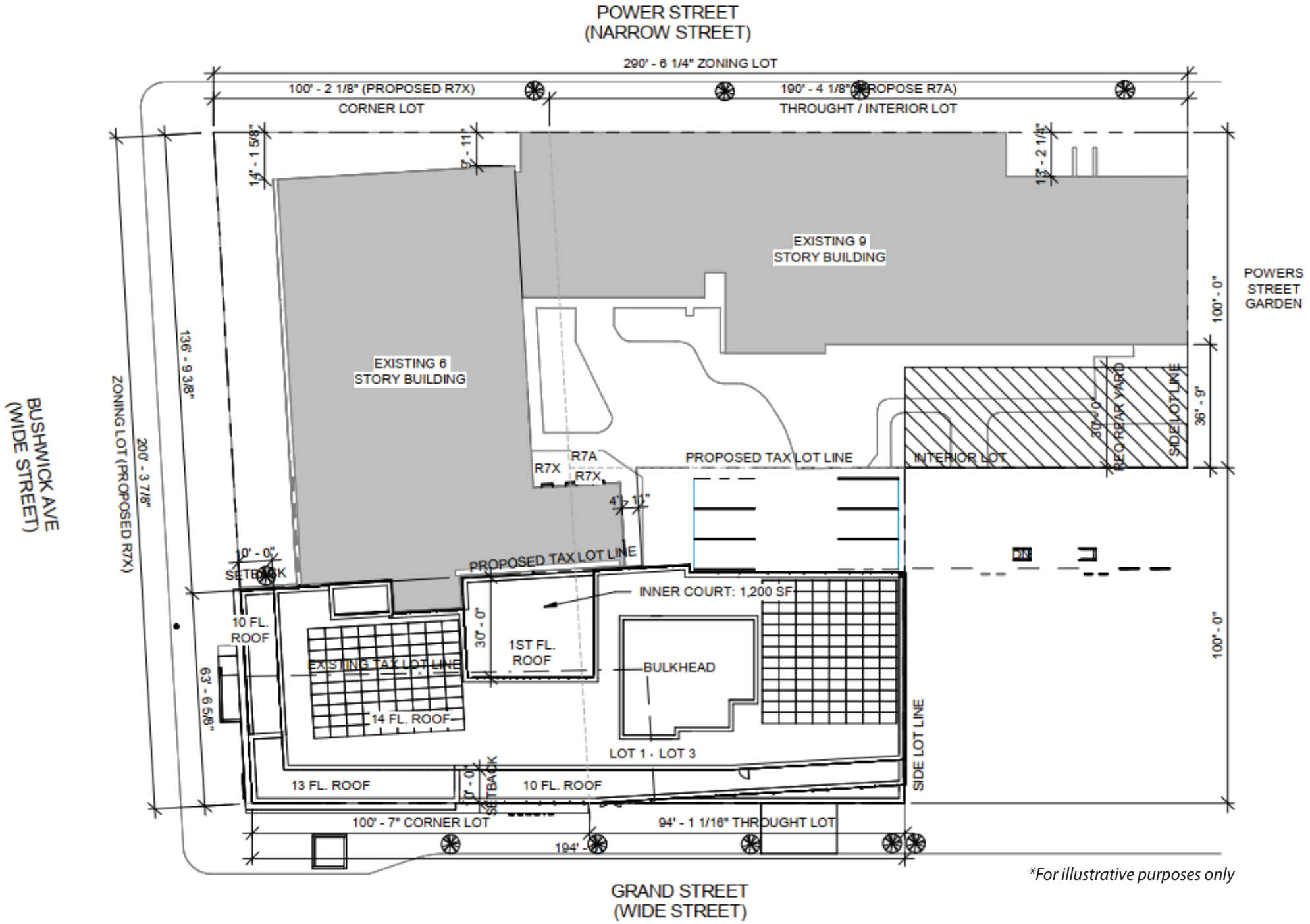
Figures A-4 and **Figures A-5a and A-5b** provide a preliminary site plan and massing, respectively, for the Proposed Project. As shown in the preliminary site plan, the entrances to the ground floor retail portion of the Proposed Project would be located along the building's Grand Street and Bushwick Avenue frontages. The ground floor of the Bushwick Avenue frontage would be recessed by approximately 6 feet to provide additional sidewalk space adjacent to the Grand Street subway station entrance. The entrance to the residential lobby would also be located along the Grand Street frontage to the east of the retail space. However, the existing entrance at 260 Powers Street would remain the primary entrance for the overall Jennings Hall campus. The approximately ten accessory parking spaces (3,500 sf) would be located on the southeastern portion of the Development Site – 2,000 sf located indoors, and 1,500 sf located in a small lot in the rear – and would be accessed via the existing curb cut on Grand Street.

As shown in **Figure A-5a and A-5b** (the preliminary massing diagram), the Proposed Project would comply with the site's proposed zoning. It would consist of a single 14-story building which would have a base height of approximately 103 feet after which it would set back 10 feet along Grand Street and Bushwick Avenue then rise to a roof height of 145 feet, complying with the proposed R7X zoning district and the AIRS and MIH building height regulations.

VI. ANALYSIS FRAMEWORK AND REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS)

In order to assess the potential effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) for both "future No-Action" (No-Action) and "future with the Proposed Action" (With-Action) conditions will be analyzed for an analysis year, or Build Year, of 2026. The future With-Action scenario identifies the amount, type and location of development that is reasonably assumed to occur by the end of 2026 as a result of the Proposed Actions. The No-Action scenario identifies development projections for 2026 absent the Proposed Actions. The effect of the Proposed Actions would be the incremental change in conditions between the No-Action and With-Action scenarios.

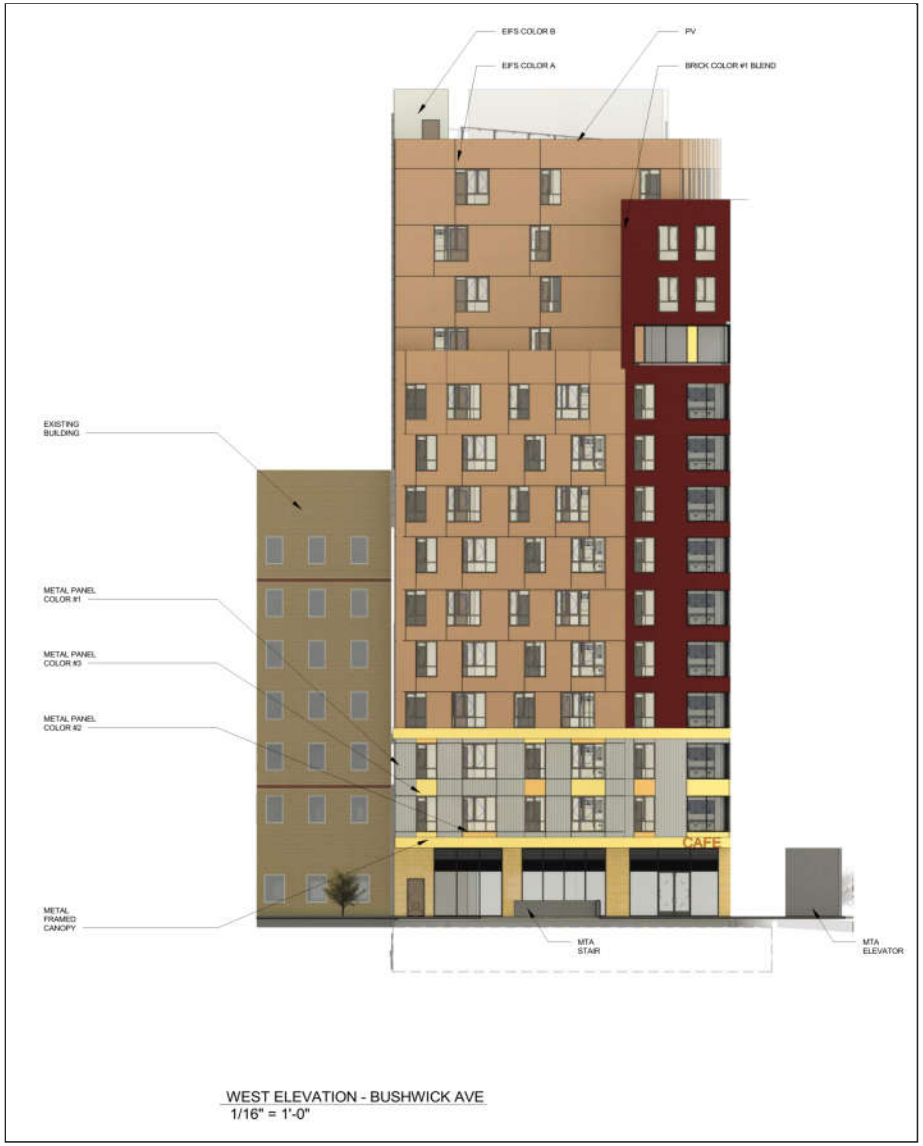
In the future with the Proposed Actions, the Proposed Project would be constructed on the Development Site in one continuous phase over approximately 23 months with completion and occupancy in 2026. As the Proposed Actions would apply solely to the Project Area, no other development sites have been identified and no other properties are assumed to be directly affect by the actions. Only small slivers (less than 290 sf) of Lots 20 and 47 would be affected by the proposed zoning changes, and would not be redeveloped or improved as a result of the Proposed Actions. In accordance with the 2021 *CEQR Technical Manual*, for each technical area, a comparison of the No-Action condition and the With-Action condition provides the basis to determine the potential environmental effects of the Proposed Action.



*For illustrative purposes only



For illustrative purposes only



For illustrative purposes only

Figure A-5b
Bushwick Avenue Elevation

Future without the Proposed Actions (No-Action Condition)

In the absence of the Proposed Actions, the existing zoning would remain, and the Project Area would continue to be zoned R6B, R7A, and R7A/C2-4. It is also assumed that Jennings Hall would remain in its existing condition and continue to accommodate 150 senior housing units, and that the Development Site would be redeveloped in accordance with existing zoning regulations.

Given the height and floor area restrictions under the existing zoning districts, construction of the Proposed Project would not be possible. Additionally, affordable senior housing would not be feasible without New York City agency financing and a real estate tax exemption, which cannot be assumed in the No-Action because the financing and exemption would be discretionary actions. As such, although the Applicant is an affordable housing developer, a No-Action development containing affordable units in the form of AIRS would not be feasible without discretionary approvals. Therefore, in the absence of the Proposed Actions because the Applicant could not feasibly build affordable housing on the Development Site (the purpose for which the Applicant acquired the Development Site), it is likely that the Applicant would sell the Development Site to a for-profit developer to develop the Site as market rate housing.

In absence of the Proposed Actions, the Development Site would still be reapportioned as Tentative Lot 1 as dividing, merging, or apportioning tax lots are not an action subject to CEQR. The Applicant is currently in the process of reapportioning the tax lots. As such, it is expected that a developer would redevelop the Development Site with an as-of-right, seven-story (75-feet tall), approximately 88,000-gsf multi-unit residential building (including parking sf) on the future Tentative Lot 1. This No-Action scenario is considered more likely to occur than re-tenanting the existing, vacant bank building because it is purpose-built for a community bank, and there is insufficient demand in the market for this use. The No-Action development would contain 84 market-rate dwelling units (DUs) and 42 accessory parking spaces, as well as accommodate the existing 22 accessory parking spaces (including 17,200 sf indoors and 2,000 sf outdoors in the rear). Accessory parking would occupy portions of the building's ground floor and cellar and is anticipated to be accessible via an existing curb cut on Grand Street. As such, the No-Action scenario would total 234 units (84 market rate and the existing 150-unit AIRS), and 64 parking spaces.

Future with the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions (the With-Action condition), the proposed zoning changes would be implemented in the Project Area. As such, the Project Area's existing zoning districts would be rezoned as R7A, R7X, and R7X/C2-4, and the entire Project Area would be designated as an MIH area.

Under the With-Action conditions, the total blended FAR for the Applicant-controlled Lots 1 and 3 would increase to 5.62 for AIRS facilities. In addition, the Applicant would be approved for financing through HPD's SARA Program, and/or through the HCR's SENR Program, as well as a 420-c Real Estate Tax Exemption.

As detailed above in the "Description of the Proposed Project," the Applicant intends to redevelop the 15,604-sf Development Site with a 14-story, 145-foot-tall, approximately 167,786-gsf mixed-use building, which would contain approximately 218 AIRS units, 5,298 gsf of ground floor retail, and ten accessory parking spaces (including a 2,000-sf indoor garage and 1,500 sf outdoor parking lot). This new building would abut and connect on the ground level to Jennings Hall, the existing 150-unit AIRS residence, and would act as a third wing while remaining an independent structure with separate mechanical and building systems.

Under the With-Action condition, Jennings Hall and the new building on Lots 1 and 3 would collectively have a built FAR of 5.59. While this With-Action development would not maximize the allowable 5.62 blended FAR available as a result of the Proposed Actions, the unused floor area (approximately 0.03 FAR) would constitute less than one percent of the development. Further, this 5.59 FAR is based on architectural plans that include community space and residential amenities required for AIRS facilities that are not applied to the zoning floor area totals. In addition, without AIRS, the R7A portion of the development would have a maximum permitted FAR of 4.6 rather than 5.01, which would result in a blended FAR of 5.5 at the Project Area rather than the proposed 5.62. Additionally, the With-Action development would be built to the maximum allowable height under the proposed zoning (145-feet tall). As such, given that Jennings Hall would remain in its existing condition and that the With-Action development would maximize over 99 percent of the available FAR and be built to the maximum allowable height, it is reasonable to assume that the With-Action scenario (or Proposed Project) detailed above represents the RWCDS.

Reasonable Worst-Case Development Scenario for Analysis Purposes

As summarized in **Table A-2**, compared to future conditions without the Proposed Actions, the With-Action condition would result in incremental (net) increases of 218 AIRS units and 5,296 gsf of local retail, and a net decrease of 54 parking spaces and 84 market rate DUs in the Project Area over the No-Action condition. Based on the employee generation rates outlined in the EAS Form, the Proposed Actions would result in a net increase of 118 residents and 22 employees as compared to the No-Action condition. This net increment will represent the basis for environmental analyses in the EAS.

Table A-3: Comparison of 2026 No-Action and With-Action Scenarios

Use	No-Action Scenario	With-Action Scenario	Increment
Total Residential DUs	234 DUs	368 DUs	**+134 DUs**
Market Rate DUs	*84 DUs*	*0 DUs*	***-84 DUs***
AIRS	*150 AIRS*	*368 AIRS*	***+218 AIRS***
Local Retail	0 gsf	5,296 gsf	**+5,296 gsf**
Parking Spaces	64 spaces	10 spaces	**-54 spaces**
Parking sf	19,200 sf	3,500 sf	**-15,700 sf**
Building Height	7-stories (75 feet)	14-stories (145 feet)	**+7 stories (+70 feet)**
Population/Employment	**No-Action Scenario**	**With-Action Scenario**	**Increment**
Residents [1]	434 residents	552 residents	**+118 residents**
Workers [2]	9 workers	31 workers	**+22 workers**

Note: [1] Resident calculations are based on the average household size of 2.49 persons in Brooklyn Community District 1 and 1.5 residents per affordable senior unit (AIRS).
[2] Employees calculated based on 1 worker per 25 DUs and 1 worker per 333 sf of retail space.

ATTACHMENT B

SUPPLEMENTAL SCREENING

I. INTRODUCTION

This environmental assessment statement ("EAS") has been prepared in accordance with the guidance and methodologies presented in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*. For each technical area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Preliminary screening assessments were conducted for the Proposed Actions in all CEQR analysis categories to determine whether detailed analysis of any technical area was appropriate. Part II of the EAS Form identified those technical areas that warrant additional assessment. For those technical areas that warranted a "Yes" answer in Part II of the EAS Form, including Land Use, Zoning, and Public Policy; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources; Hazardous Materials; Transportation; Air Quality; Noise; and Construction, supplemental screening assessments are provided in this attachment. Per the screening assessments provided in this attachment, further analyses of Land Use, Zoning, and Public Policy; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources; and Noise are warranted and are provided in Attachments C, D, E, F and G, respectively.

Conversely, for the other technical areas, based on "No" answers on Part II of the EAS Form, analysis is not warranted since these areas either do not trigger initial CEQR thresholds and therefore are unlikely to result in significant adverse impacts. These areas screened out from any further assessment include Socioeconomic Conditions; Community Facilities; Water and Sewer Infrastructure; Solid Waste and Sanitation Services; Energy; Greenhouse Gas Emissions; Public Health; and Neighborhood Character. **Table B-1** on the following page presents a summary of analysis screening information for the Proposed Actions.

As described in **Attachment A, "Project Description,"** the Proposed Actions consist of discretionary approvals necessary to facilitate the expansion of Jennings Hall ("Proposed Project"), including:

- A zoning map amendment to rezone the Project Area (Block 2922, Lots 1 and 3 and parts of Lots 20 and 47) from R6B, R7A, and R7A/C2-4 to R6B, R7X, and R7X/C2-4; and

- A zoning text amendment to Zoning Resolution (ZR) Section 23-90 (Appendix F) designating the Project Area a Mandatory Inclusionary Housing (MIH) area.

Additionally, the Applicant is seeking approval for discretionary funding through the NYC Department of Housing Preservation & Development's (HPD's) Senior Affordable Rental Apartments (SARA) Program, and/or through the NYS Homes and Community Renewal's ("HCR's") Senior Housing Program ("SENR"), as well as a 420-c Real Estate Tax Exemption, which is not a City Planning Commission (CPC) action.

Although the Proposed Actions would apply to the entire Project Area (Block 2922, Lots 1 and 3, and part of Lots 20 and 47), the Proposed Project, which represents the reasonable worst-case development scenario (RWCDS) for CEQR analysis purposes, would be constructed at 819 Grand Street (the "Development Site"). The Development Site comprises all of Lot 1 and approximately 10,367 sf of Lot 3

on Block 2922.[1] Under the RWCDS, the Proposed Actions would facilitate the development of a new approximately 167,786-gross-square-foot (gsf), 14-story, mixed-use residential and commercial building containing approximately 218 affordable independent residences for seniors (AIRS) dwelling units (DUs) and 5,298 gsf of ground-level local retail space. In addition, ten accessory parking spaces (3,500 sf total, of which 2,000 sf would be located at grade outdoors in the rear and 1,500 sf of which would be in the building) would also be provided, which would be accessed via an existing curb cut on Grand Street. Construction of the Proposed Project is expected to begin in 2024 and would be operational by 2026.

Table B-1: Summary of CEQR Technical Areas Screening

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

As detailed in **Attachment A, "Project Description,"** in the future without the Proposed Actions, construction of the Proposed Project would not be possible given the height and floor area restrictions under the existing zoning districts. Additionally, affordable senior housing would not be feasible without New York City agency financing and a real estate tax exemption, which cannot be assumed in the No-Action because the financing and exemption would be discretionary actions. As such, under the No-Action condition it is assumed that the Development Site would be improved with an as-of-right, seven-story (75-feet tall), approximately 88,000-gsf multi-unit residential building (including parking). The No-Action development would be constructed in accordance with existing zoning and would contain 84 market-rate

[1] As described in **Attachment A, "Project Description**," in the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned and the Development Site would comprise Tentative Future Lot 1 on Block 2922. Lots 3 would also be reapportioned to be Tentative Future Lot 3 on Block 2922.

dwelling units (DUs) and 42 accessory parking spaces (including 17,200 sf indoors and 2,000 sf outdoors in the rear). The accessory parking would be accessible via an existing curb cut on Grand Street.

Under the With-Action condition, the incremental (net) change would include an increase of 218 AIRS units and 5,296 gsf of local retail, and a net decrease of 54 parking spaces and 84 market rate DUs in the Project Area over the No-Action condition. Additionally, it is assumed that the Proposed Actions would generate a net increase of 118 additional residents and 22 new workers over the No-Action scenario. The net incremental difference between the With-Action and No-Action scenarios serves as the basis for the environmental impact analyses.

II. SUPPLEMENTAL SCREENING AND SUMMARY OF DETAILED ANALYSES

Land Use, Zoning, and Public Policy

Following *CEQR Technical Manual* guidance, a preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas. Furthermore, if, as in the case of the Proposed Actions, there are public policies applicable to the Proposed Project, consistency assessments should be provided. Accordingly, an assessment of land use, zoning, and public policy is provided in **Attachment C, "Land Use, Zoning and Public Policy."** As discussed therein, the Proposed Actions would not result in any significant adverse land use, zoning, or public policy impacts.

Shadows

A shadows assessment considers proposed actions that result in new shadows long enough to reach a publicly accessible open space or historic resource (except within an hour and a half of sunrise or sunset). According to the 2021 *CEQR Technical Manual*, for proposed actions resulting in structures less than 50 feet high, a shadows assessment is generally not necessary unless the site is adjacent to a park, historic resource or important natural feature (if the features that make the structure significant depend on sunlight). As the Proposed Actions would result in a new building with a maximum height of approximately 145 feet that would cast a shadow that would be long enough to reach publicly accessible open spaces and an historic resource, a shadows analysis was completed and can be found in **Attachment D, "Shadows."** As described in **Attachment D**, the detailed shadows analysis determined that the Proposed Actions would not result in significant adverse shadows impacts.

Historic and Cultural Resources

Historic and cultural resources include both architectural and archaeological resources. *The CEQR Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their

eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that involve or are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

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

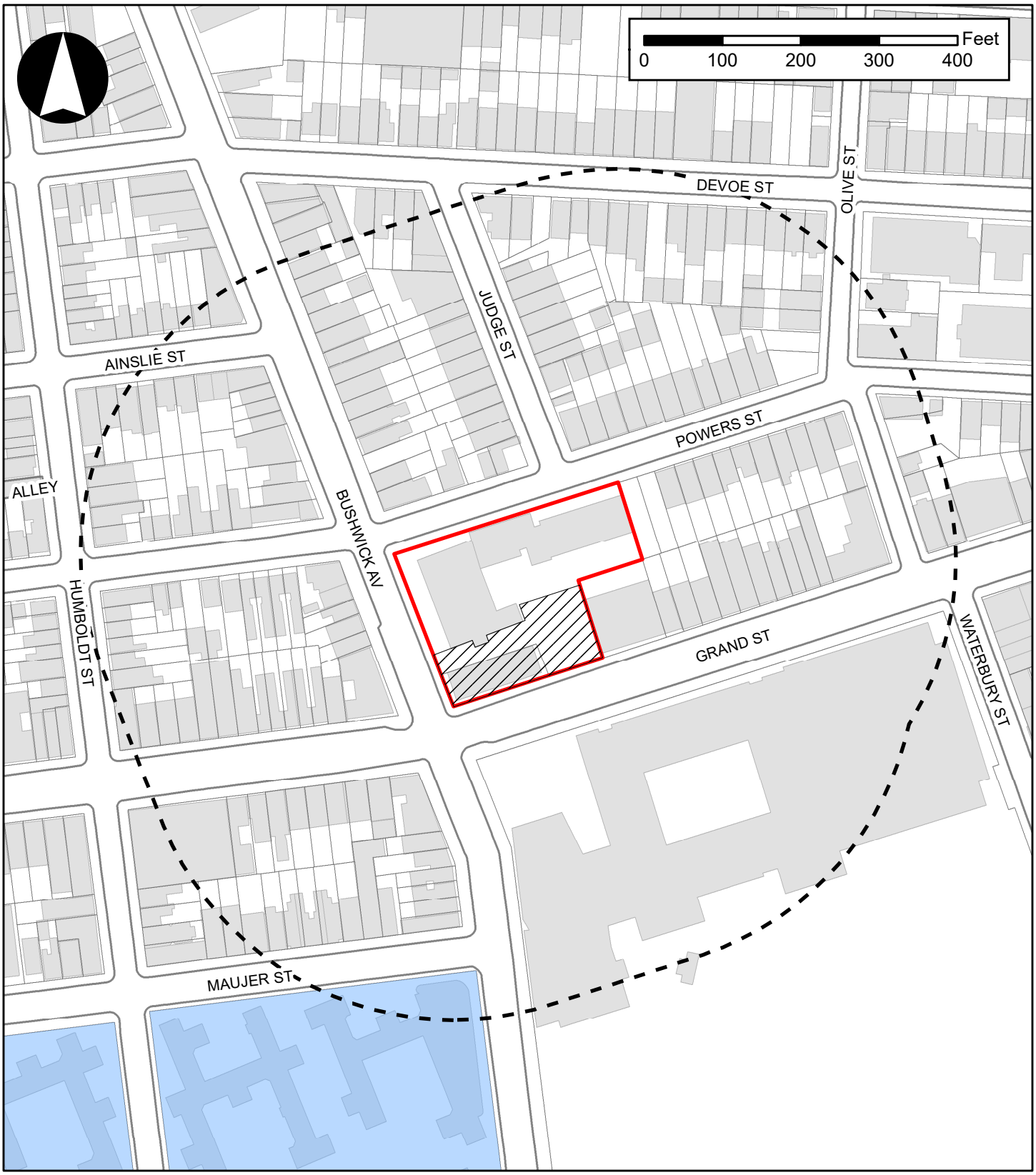
In order to verify the presence of designated or eligible architectural resources in the surrounding area, a request letter was sent to LPC. In a letter dated September 14, 2022 (provided in **Appendix I**), LPC determined that there are no designated or eligible historic resources within the Project Site. LPC determined that archaeological sensitivity models and historic maps indicate the potential for the recovery of remains from 19th century occupation of the Project Area. Therefore, LPC recommended that an archaeological documentary study be performed for the Project Area to clarify the initial findings and provide the threshold for the next level of review, if warranted. A Phase 1A Archaeological Assessment for the Project Area was completed and submitted to LPC for review (provided in provided in **Appendix III**).

Additionally, LPC identified one historic architectural resource located within the 400-foot study area surrounding the Project Area: the S/NR-listed and LPC-designated Williamsburg Houses. As such, an assessment of potential effects of the Proposed Actions on this historic resource is provided in **Attachment E, "Historic and Cultural Resources."** As discussed in **Attachment E**, the Proposed Actions would not result in significant adverse impacts on historic and cultural resources.

Urban Design and Visual Resources

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

An analysis of urban design and visual resources is appropriate if a proposed action would (a) result in buildings that have substantially different height, bulk, form, setbacks, size, scale, use, or arrangement than exists in an area; (b) change block form, demap an active street or map a new street, or affect the street hierarchy, street wall, curb cuts, pedestrian activity or streetscape elements; or (c) would result in above-ground development in an area that includes significant visual resources. As the Proposed Actions include zoning map and zoning text amendments that would change the permitted bulk allowed in the Project Area, a preliminary urban design analysis is warranted and is provided in **Attachment F, "Urban Design and Visual Resources."** As discussed therein, the Proposed Actions and associated RWCDS, would not result in a significant adverse impact on the area's urban design and visual resources, as defined by



Legend

- Project Area
- Development Site / Tentative Lot 1
- 400-Foot Radius
- S/NR-Listed and LPC-Designated Williamsburg Houses

the *CEQR Technical Manual*. Therefore, the Proposed Actions would not result in significant adverse impacts on urban design and visual resources.

Hazardous Materials

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

As the Proposed Actions would facilitate building demolition, new in-ground disturbance and building construction on Lot 1 and part of Lot 3 of Block 2922 (the Development Site), the potential for hazardous materials was evaluated based on a Phase I Environmental Site Assessment (ESA) prepared by Equity Environmental Engineering, LLC (Equity) in April 2020. A Phase I ESA is intended to define the historical uses of the subject property and identify any potential Recognized Environmental Conditions (RECs)[2] that could warrant further consideration, in accordance with ASTM International Standard Practice E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process). None of the other lots within the Project Area would be redeveloped as a result of the Proposed Actions.[3]

The Phase I ESA did not identify any RECs at the Development Site. In addition, the Phase I ESA did not identify any controlled recognized environmental conditions (CRECs), Historical RECs, De Minimis conditions, nor any Data Gaps. Additionally, the Phase I found that a vapor encroachment condition (VEC) can be ruled out. The Phase I ESA revealed that historical on-site and surrounding area land uses consists of residential, commercial, institutional and manufacturing uses including a Chase Bank, Jennings Hall assisted living facility, a child care center, a beer storage facility, a furniture factory, a hospital, Grand Street Campus High School, a church, a rubber factory, a marble works factory, a bakery, an auto repair shop, a filling station, a dry cleaner, as well as several residential buildings. Regulatory databases such as the New York State Department of Environmental Conservation SPILLS, Leaking Underground Storage Tank, Leaking Storage Tanks (LTANKS), Resource Conservation and Recovery Act Generators, and Petroleum Bulk Storage (PBS) Underground Storage Tanks (USTs) and PBS Aboveground Storage Tanks (ASTs) identified several sites in close proximity to the project site.. For the full executive summary of the Phase I ESA see **Appendix IV.**

In a comment letter from New York City Department of Environmental Protection (DEP) dated January 31, 2023 (see **Appendix V**), DEP requested preparation of a Phase II Environmental Site Assessment to characterize the surface and subsurface soils, groundwater, and soil vapor of the Development Site based on the historical on-site and/or surround area land uses. The Applicant is unable to conduct Phase II testing prior to certification because the project site is a developed area that currently contains Jennings

[2] A recognized environmental condition (REC) is defined as the presence or likely presence of any hazardous substances or petroleum produces in, on, or at a property 1) due to a release of any hazardous substances or petroleum products; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.

[3] Lot 47 on Block 2922 has an existing (E) designation (E-323) for Hazardous Materials, Phase I and Phase II testing protocol requirements, which was mapped as part of the Greenpoint-Williamsburg Contextual Rezoning EAS (CEQR No. 09DCP056K).

Hall (an elder care assisted living facility), a surface parking lot, and a vacant building occupying the site. Phase II testing would require site investigation work in multiple locations on the site, including the surface parking lot, which is active 24-hours-a-day and used frequently by residents and their families coming to visit, staff parking, maintenance vehicles performing work on the buildings and grounds, and the Applicant's fleet of maintenance vehicles which use the parking lot as a staging area for its property operations in the neighborhood. Phase II testing would also require site investigation near Jennings Hall, where elderly residents of the assisted living facility live and engage in daily activities including gardening, walking, exercise, socializing, eating meals, and visiting with families. Many residents spend the majority of their day sitting outside in the courtyard and walking the property grounds, which is their only form of socialization and exercise. Testing (which can take as many as a few days) would disturb the operations of the facility and affect the well-being of its residents. Furthermore, based on the conclusions of the Phase 1A Archeological Report prepared for this project, the Project Site has been identified as having the potential to contain historic archeological resources. As such, a commitment has been made that prior to any disturbance of the archaeologically sensitive area, an archaeology documentary study and subsequent archaeological reports and/or testing, as needed, will be performed per the 2018 *Guidelines for Archaeological Work in New York City* prior to any disturbance of the archaeologically sensitive area. The archaeological work will be overseen by LPC. Disturbing the Project Site with Phase II testing prior to the archeological testing may affect the potential archeological resources on the site. In order to comply with the requested Phase II ESA, an (E) Designation will be mapped on the Development Site.

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

As such, the (E) designation (E-729) for Development Site would be the following:

Brooklyn Block 2922, Lot 1 and p/o 3 (the Development Site):

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

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I and Phase II of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and nonpetroleum based contamination), and the

remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

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

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

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

With the requirements of the (E) Designation to be met before any new development could occur on the Development Site, there would be no impact from the potential presence of contaminated materials. The implementation of the preventative and remedial measures outlined in the (E) Designation on the Development Site would preclude the potential for significant adverse hazardous materials impacts from the Proposed Actions. Prior to development at the Development Site, the property owner will comply with the requirements of the (E) Designation and coordinate with OER. Therefore, no further analysis is warranted.

Transportation

The objective of a transportation analysis is to determine whether the Proposed Actions may have a potentially significant adverse impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists, and vehicles), on- and off-street parking or goods movement.

The *CEQR Technical Manual* identifies minimum development densities that potentially require a transportation analysis. Development at less than the development densities shown in Table 16-1 of the *CEQR Technical Manual* generally result in fewer than 50 peak-hour vehicle trips, 200 peak-hour subway/rail or bus transit riders, and 200 peak-hour pedestrian trips, where significant adverse impacts are considered unlikely. In Zone 2 (which includes the Project Area) the development thresholds applicable to the Proposed Actions are 200 new DUs, 15,000 sf of local retail, and 85 parking spaces. The Proposed Actions/RWCDS increment exceeds the threshold listed for residential dwelling units.

Accordingly, following *CEQR Technical Manual* guidance, a Level 1 (Project Trip Generation) Screening Assessment should be prepared. In most areas of the city, including the project area, if the Proposed Actions are projected to result in fewer than 50 peak-hour vehicle trips, 200 peak-hour subway/rail or bus transit riders, or 200 peak-hour pedestrian trips, it is unlikely that further analysis would be necessary. If

these trip-generation screening thresholds are exceeded, a Level 2 (Project-generated Trip Assignment) Screening Assessment should be prepared to determine if the Proposed Actions would generate or divert 50 peak-hour vehicle trips through any intersection, 200 peak-hour subway trips through a single station, 50 peak-hour bus trips on a single bus route in the peak direction, or 200 peak-hour pedestrian trips through a single pedestrian element. If any of these Level 2 screening thresholds are met or exceeded, detailed analysis for the respective mode is required.

As discussed in **Attachment A, "Project Description"** and shown in **Table A-3**, the incremental development associated with the RWCDS for the Proposed Actions consists of the following program: +134 total DUs (-84 market rate and +218 AIRS units), +5,298 gsf of local retail; and -54 accessory parking spaces.

A travel demand forecast was prepared for this net incremental development program to determine if the Proposed Actions/RWCDS would result in 50 or more action-generated vehicle trips, 200 or more action-generated transit trips, or 200 or more pedestrian action-generated trips. The travel demand forecast assumptions and calculations are presented in **Appendix III**, "Transportation Planning Assumptions." **Table B-2** presents a summary of the incremental trips generated by the Proposed Actions/RWCDS by mode.

Table B-2: Summary of Incremental Peak Hour Travel Demand

	Weekday AM	Weekday Midday	Weekday PM	Saturday Midday
Vehicle Trips[1]	+16	+20	+24	+29
Subway Trips	+79	+52	+76	+85
Bus Trips	+7	+4	+9	+9
Walk Trips[2]	+167	+180	+255	+293

Notes: 1. Includes Auto, Taxi and Truck trips for all peak hours.

2. Includes Walk-Only trips and pedestrians en route to/from nearby subway stations and bus stops

Traffic and Parking. As shown in **Table B-2**, the Proposed Actions would generate less than 50 vehicle trips in the weekday AM, midday, PM, and Saturday midday peak hours. As the Proposed Actions would generate incremental vehicle trips below the Level 1 screening threshold significant adverse traffic and parking impacts would not occur and no further assessment of traffic and parking is warranted under CEQR.

Transit. As shown in **Table B-2**, the Proposed Actions would generate less than 200 subway trips and less than 200 bus trips in the weekday AM, midday, PM, and Saturday midday peak hours. As the Proposed Actions would generate incremental subway and bus trips below the Level 1 screening threshold, significant adverse transit impacts would not occur and no further assessment is warranted.

Pedestrians. As shown in **Table B-2**, the Proposed Actions would generate a net pedestrian-trip increment of +167, +180, +255, and +293 pedestrian trips, in the weekday AM, midday, PM, and Saturday midday peak hours, respectively. As such, it would exceed the Level 1 trip generation screening threshold in the weekday PM and Saturday midday peak hours. To determine if the Proposed Actions would also exceed the Level 2 trip assignment threshold, an assignment of action-generated incremental pedestrian trips was prepared. The assignment indicates that no single pedestrian element (public sidewalks, street corner areas, or crosswalks) would process 200 or more action-generated pedestrian trips in weekday midday peak hour. Accordingly, detailed analysis of pedestrian conditions is not warranted for the Proposed Actions and it would not result in any significant adverse pedestrian impacts.

Air Quality

According to guidance provided in the *CEQR Technical Manual*, air quality analyses are conducted in order to assess the effect of an action on ambient air quality (i.e., the quality of the surrounding air), or effects on the project because of ambient air quality. Air quality can be affected by "mobile sources," pollutants produced by motor vehicles, and by pollutants produced by fixed facilities, i.e., "stationary sources." As per the *CEQR Technical Manual*, an air quality assessment should be carried out for actions that can result in either significant adverse mobile source or stationary source air quality impacts.

Mobile Sources

Further analysis of air quality mobile sources from action-generated vehicle trips has been screened out. As shown in **Table B-2** above, the Proposed Actions and RWCDS would generate 16 weekday AM, 20 weekday MD, 24 weekday PM, and 29 Saturday midday peak hour vehicle trips, which is below the CEQR threshold of 170 vehicle trips that would necessitate further analysis. and would not generate peak hour vehicle volumes in exceedance of the CEQR thresholds for heavy-duty diesel vehicle (HDDV) traffic or the vehicular emissions equivalent on adjacent roadways.

Stationary Sources (HVAC)

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

Under the RWCDS, the Proposed Actions would facilitate the development of a new 14-story (145-feet tall) mixed-use residential and commercial building on the corner of Grand Street and Bushwick Avenue. To determine whether a detailed project-on-existing HVAC analysis is warranted, an air quality nomograph screening was performed using Figure 17-3 of the *CEQR Technical Manual*. As discussed in **Attachment A, "Project Description,"** the Proposed Actions would result in the development of the Applicant-controlled Development Site, which would comprise 167,786-gsf. A review of existing land uses within approximately 400 feet of the Projected Development Sites indicates that there are no taller or similar height existing buildings within 400 feet of the Project Area.

The air quality analysis of boiler HVAC emissions is based on the screening procedures and methodologies provided in Sub-Section 322.1 of the *CEQR Technical Manual.* This analysis uses a nomograph procedure based on the size of the development (i.e., floor area square footage), fuel type, and distance to the nearest receptor or buildings of a height similar to or greater than the stack height of the RWCDS. The nomograph figure was specifically developed through detailed mathematical modeling to predict the threshold of development size below which a project would not be likely to have a significant impact. If a proposed project passes the screening analysis, then there is no potential for a significant adverse air quality impact from the project's boiler, and a detailed analysis may not need to be conducted. According to the *CEQR Technical Manual*, if a building of similar or greater height is beyond 400 feet of the development site, 400 feet is used. Based on Figure 17-3 of the *CEQR Technical Manual*, the HVAC systems

for the RWCDS developments would not result in any air quality impacts to existing or future planned sensitive receptors (see **Figure B-2**). As there are no existing buildings that are taller than the RWCDS within 400 feet of the Project Area, emissions from the RWCDS would fall below the applicable curve and would therefore not result in any adverse air quality impacts.

Stationary Sources (Industrial)

Based on the review of area land uses, there are no industrial sources within 400 feet of the Project Area or large/major sources (e.g., Title V or State Facilities) within 1,000 feet of the Project Area. Therefore, no significant adverse industrial or major combustion emission source air quality impacts are anticipated and detailed analysis is not warranted.

Noise

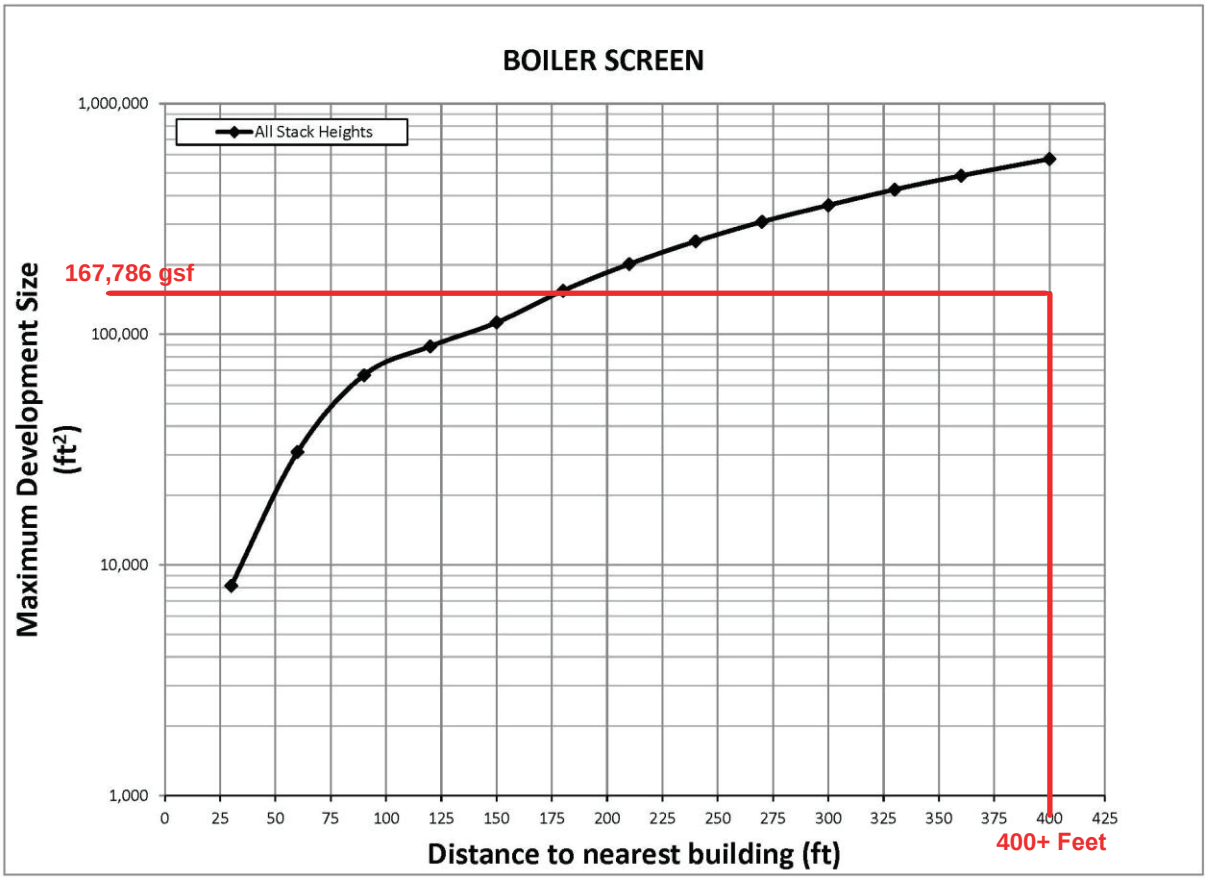
The purpose of a noise analysis is to determine both a proposed action's potential effects on sensitive noise receptors and the effects of ambient noise levels on new sensitive uses introduced by the proposed action(s). The principal types of noise sources affecting the New York City environment are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

The Proposed Actions would introduce new sensitive uses (known as "receptors"), and therefore, a noise analysis was conducted in compliance with *CEQR Technical Manual* guidance. As the With-Action scenario would not generate sufficient vehicle traffic to exceed thresholds for transportation analysis according to Table 16-1 in the *CEQR Technical Manual* (see **Table B-2** in the *'Transportation'* section above), the Proposed Actions would not cause a significant adverse mobile source noise impact (i.e., it would not result in a doubling of existing noise passenger car equivalents [Noise PCEs] which would be necessary to a cause a 3 dBA increase in noise levels). Therefore, a noise analysis was conducted to determine the level of building attenuation required to ensure that future interior noise levels within the With-Action development would satisfy applicable noise exposure criteria.

Based on a field survey of land uses in the area, it was determined that no stationary noise sources contribute significantly to noise levels in the area, and a stationary source noise analysis was not warranted. The future building's mechanical systems (i.e., heating, ventilation, and air conditioning systems) will be designed to meet all applicable noise regulations and requirements and would be designed to produce noise levels that would not result in any significant increase in ambient noise levels. In addition, the building's mechanical systems would be designed with enclosures where necessary to meet all applicable noise regulations (i.e., Subchapter 5 §24-227 of the New York City Noise Control Code and the NYC Department of Building's (DOB's) 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 increases in ambient noise levels.

An initial train noise impact screening analysis would be warranted if a new receptor would be located within 1,500 feet of existing rail activity and have a direct line of sight to that activity. The Project Area is located above the L train and the Grand Street subway station. However, since the train is below ground, there is no direct line of sight between the Project Area and the L subway line. Therefore, a detailed train noise analysis is not warranted.

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



An initial aircraft noise impact screening analysis would be warranted if the new receptors would be located within a 65 dB(A) DNL contour. Since the Project Area is not located within an existing 65 dB(A) DNL contour, no initial aircraft noise impact screening analysis is warranted.

As described above, the Proposed Actions would result in residential uses on the Development Site. Consistent with the *CEQR Technical Manual*, existing noise levels should be measured and compared to the Noise Exposure Guidelines for these types of uses presented in Table 19-2 of the Manual. As such, a noise analysis has been prepared and is provided in **Attachment G, "Noise."** As discussed in **Attachment G**, the noise analysis determined that Tentative Future Tax Lot 1 on Brooklyn Block 2922 would require an (E) Designation that would specify the required noise attenuation measures. With the establishment of an (E) Designation on the Development Site, and the implementation of the attenuation levels outlined in Attachment G, the Proposed Actions would not result in any significant adverse noise impacts.

Construction

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

As a RWCDS, the Proposed Actions are expected to facilitate the development of a single mixed-use residential and commercial building (Proposed Project) at the Development Site[4], which is expected to be constructed over an approximately 23-month period and would be implemented in a single phase. Thus, potential construction impacts are expected to be minimal and as discussed below, not expected to have any significant adverse impacts. As described in **Attachment A, "Project Description,"** in absence of the Proposed Actions, an as-of-right, seven-story (75-feet tall), approximately 88,000-gsf multi-unit residential building (including parking) is anticipated to be constructed on the Development Site.

Construction activities are not expected to adversely affect surrounding land uses. As required by City regulations, sidewalk protection bridges and full height plywood barriers would be installed to protect the public right of way. Construction of the Proposed Project would follow applicable federal, state, and local laws for building and safety, as well as local noise ordinances, as appropriate. Construction specifications would require that construction contractors comply with all applicable legal requirements including environmental regulations and obtain necessary permits for the duration of construction.

The Proposed Actions and With-Action development would result in temporary disruptions including construction related traffic, dust, noise, or mobile source emissions. However, these effects would be temporary, as the duration of construction activities for the project would not exceed 23 months. No publicly accessible open space or community facilities would be directly affected by construction activities for an extended duration. Notable community facility uses within the 400-foot radius of the Development Site include Iglesia Mision Asamblea Pentecostal church at 118 Bushwick Avenue, located one block to the southwest on the corner of Maujer Street and Bushwick Avenue, the Grand Street Campus High School

[4] Development Site comprises the existing Tax Block 2922, Lot 1 and an approximately 10,804 sf portion of the existing Lot 3 at the northeast corner of Grand Street and Bushwick Avenue.

located on Grand Street between Bushwick Avenue and Waterbury Street, and St. Nicholas Roman Catholic Church located on the southeast corner of Devoe Street and Olive Street. The Development Site would be surrounded by construction fencing and barriers that would limit the effects of construction on nearby facilities. Construction of the proposed building would not block or restrict access to any facilities in the area. Although construction of the proposed building would be expected to have the potential to result in elevated noise levels at nearby receptors, and noise due to construction would at times be noticeable, noise from construction would be intermittent and of limited duration.

Conceptual Construction Schedule and Activities

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

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

Effect of Construction on Transportation, Air Quality, and Noise

Construction staging would most likely occur on the Development Site. The Development Site has frontage on Grand Street and Bushwick Avenue and during construction the sidewalks along these streets may need to be intermittently closed at times in order to accommodate construction vehicles, equipment, and supplies. If sidewalk closure is necessary, jersey barriers would be erected, and a covered pedestrian walkway would be created to accommodate pedestrian traffic around the respective subject property. This closure would be considered to be a routine closure that would be addressed by a permit (and pedestrian access plan) to be issued by the NYC Department of Transportation (DOT) Office of Construction Mitigation and Coordination (OCMC) at the time of closure so that impacts are not expected to occur. Although during construction on-street parking may be affected adjacent to the construction

area, it is not anticipated that vehicle moving lanes along any of the adjacent streets would need to be closed during construction.

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

Effect of Construction on Hazardous Materials

To reduce the potential for adverse impacts associated with new construction resulting from the Proposed Actions, further environmental investigations will be required. To ensure that these investigations are undertaken, a hazardous materials (E) designation (E-729) would be placed on the Development Site. The (E) designation requires approval by the New York City Office of Environmental Remediation (OER) prior to obtaining NYC Buildings Department (DOB) permits for any new development entailing soil disturbance. The environmental requirements for the (E) designation also include a mandatory Construction Health and Safety Plan (CHASP), which must be approved by OER.

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

Effect of Construction on Historic Resources

According to 2021 *CEQR Technical Manual* guidance, construction impacts may occur on historic and cultural resources if in-ground disturbances or vibrations associated with construction activities could undermine the foundation or structural integrity of nearby historic and cultural resources. The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to buildings and structures designated or eligible for designation as NYCLs and listed or eligible for listing on the S/NR located within 90 linear feet of a proposed construction site. For these buildings and structures, DOB's Technical Policy and Procedure Notice ("TPPN") #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the New York City Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent historic and cultural resources (within 90 linear feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Although the Development Site is located within 400 feet of a historic resource, there are no historic architectural resources located within 90 linear feet of the Development Site. As noted above, the New York City Building Code provides protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported.

As described in **Attachment E, "Historic Resources,"** a portion of Lot 3 on Block 2292 is potentially sensitive for archaeological remains of historic significance. At the request of LPC, a Phase IA Archaeological Assessment was prepared for Block 2292, Lots 1 and 3 by Celia J. Bergoffen, Ph.D., RPA. The Phase IA identified that the portions of Block 2292, Lot 3 which are not currently covered by buildings are potentially sensitive for archaeological remains of historic significance and recommended archaeological testing in the unbuilt portions of that Lot, as shown on Fig. 19 of report (refer to **Appendix III**). To ensure that potential archaeological resources in the archaeologically sensitive area depicted on Figure 19 of the Phase IA are not impacted by construction related to the Proposed Actions, a commitment has been made to the lead agency that prior to any disturbance of the archaeologically sensitive area, an archaeology documentary study and subsequent archaeological reports and/or testing, as needed, will be performed per the 2018 *Guidelines for Archaeological Work in New York City* prior to any disturbance of the archaeologically sensitive area. The archaeological work will be overseen by LPC. The foregoing commitment will be memorialized in a Restrictive Declaration. With the implementation of the Restrictive Declaration, the Proposed Actions would not result in any significant adverse archaeological impacts.

ATTACHMENT C

LAND USE, ZONING, & PUBLIC POLICY

I. INTRODUCTION

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

As discussed in **Attachment A, "Project Description,"** a series of land use actions (collectively, the "Proposed Actions") are being proposed to facilitate a new mixed-use residential and commercial development in the Williamsburg neighborhood of Brooklyn Community District 1 (CD1). The properties affected by the Proposed Actions (AKA the "Project Area") are 819 Grand Street (Block 2922, Lot 1), 75 Bushwick Avenue (Block 2922, Lot 3), a 285 square foot ("sf") sliver of Lot 20 and a 277 sf sliver of Lot 47, which comprise an approximately 49,087 sf area bounded by Grand Street to the south, Bushwick Avenue to the west, Powers Street to the north, a line through Lot 20 measured 290 feet distance from Bushwick Avenue and a line through Lot 47 measured 200 feet from Bushwick Avenue[1]. The area to be redeveloped (the "Development Site") comprises the southern, approximately 15,604 sf portion of the Project Area. The Development Site consists of entirety of Lot 1 (approximately 4,800 sf) and approximately 10,804 sf of the larger 43,725 sf Lot 3. Refer to **Figure C-1** for Project Area and Development Site boundaries.[2]

The Proposed Actions include:

- A zoning map amendment that would rezone the Project Area's R6B, R7A, R7A/C2-4 districts to R7A, R7X, and R7X/C2-4, respectively (see **Figure A-3** in **Attachment A, "Project Description"**), and
- A zoning text amendment to Appendix F of the *Zoning Resolution of the City of New York* (ZR) to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area.

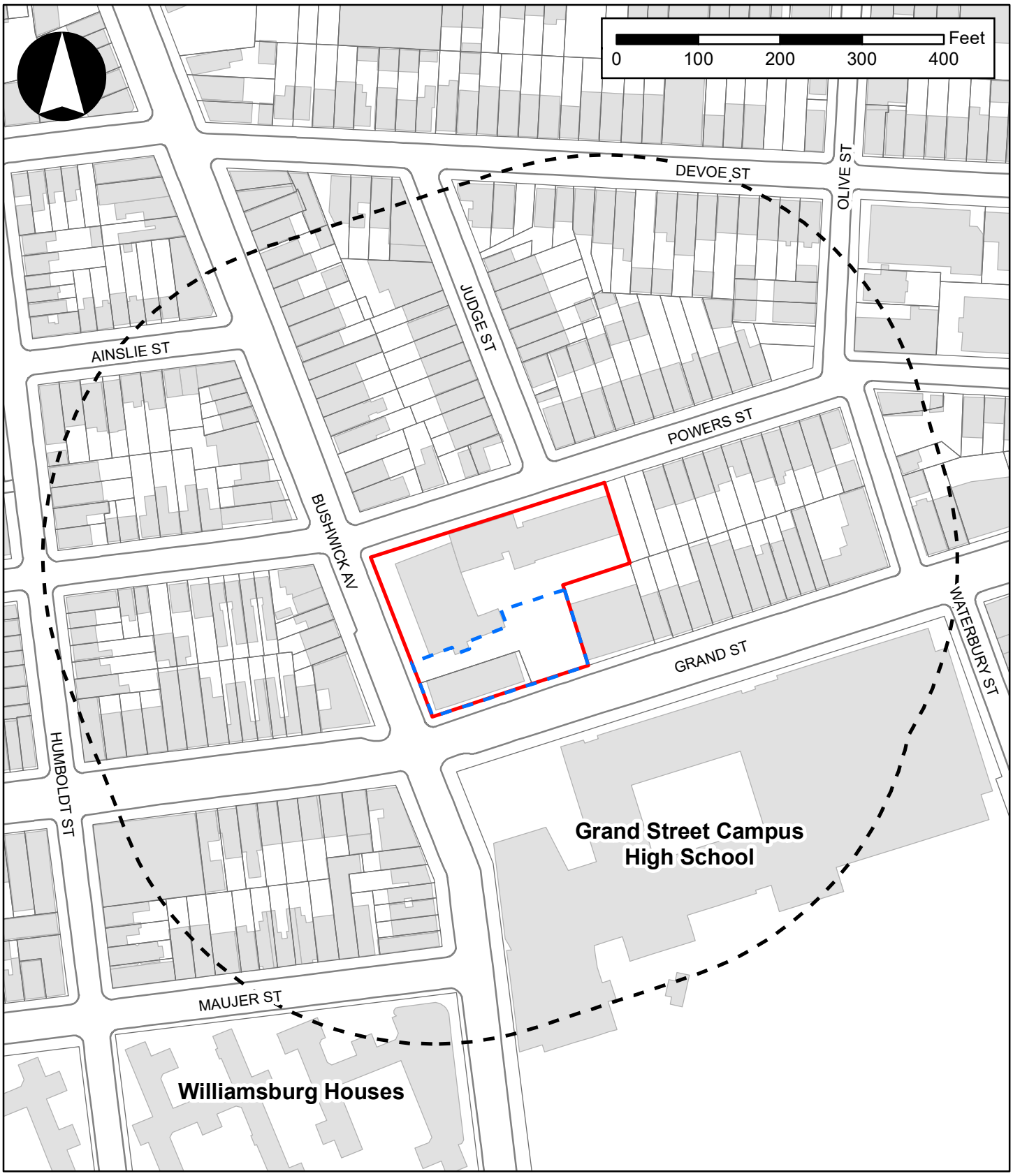
In addition, construction financing from the New York City Department of Housing Preservation and Development's (HPD's) Senior Affordable Rental Apartments (SARA) Program, and/or through the NYS Homes and Community Renewal's (HCR's) Senior Housing Program (SENR), and a 420-c Real Estate Tax Exemption is being sought.

The Proposed Actions would facilitate the construction of a new 14-story, 145 ft tall, approximately 167,786 gross square foot ("gsf") building, which would contain 218 new Affordable Independent Residences for Seniors (AIRS) units, approximately 5,298 gsf of local retail space, and ten accessory parking spaces (the "Proposed Project"). The new building would adjoin the existing 150-unit AIRS Jennings Hall complex, which is developed on Lot 3, and would function as a third wing to the existing facility while remaining a separate building (as defined by ZR Section 12-10) with separate mechanical and building systems. In addition, in the future with the Proposed Actions (the "With-Action condition"), the existing

[1] The sliver portions of Lots 47 and 20 are not part of the Development Site.

[2] As described in **Attachment A**, in the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned. The Development Site would comprise Tentative Future Lot 1 on Block 2922 and Lot 3 would be Tentative Future Lot 3.

Figure C-1
Project Location



Legend

Project Area (Primary Study Area) | Development Site / Tentative Lot 1 | 400-Foot Radius (Secondary Study Area)

22-space required accessory parking lot would be replaced with ten permitted accessory parking spaces[3], totaling 3,500 sf (1,500 sf in an open parking lot contiguous with a 2,000-sf indoor parking garage). As described in **Attachment A, "Project Description,"** compared to the No-Action condition, the With-Action condition represents an incremental (net) increase of 218 AIRS units and 5,298 gsf of local retail space, and a net decrease of 84 market rate dwelling units (DUs) and 54 accessory parking spaces. Construction of the Proposed Project is expected to begin in 2024 with all components complete and operational by 2026.

II. METHODOLOGY

The purpose of this attachment is to examine the effects of the Proposed Actions and determine whether they would result in any significant adverse impacts on land use, zoning, or public policy. The analysis methodology is based on the guidance of the *CEQR Technical Manual* and examines the Proposed Actions' consistency with land use patterns and development trends, zoning regulations, and other applicable public policies.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy may be appropriate when a change in land use and zoning would occur, and a preliminary assessment cannot succinctly describe land use conditions in the study area, or if a detailed assessment is required in the technical analyses of socioeconomic conditions, neighborhood character, transportation, air quality, noise, infrastructure, or hazardous materials. As the Proposed Actions involves zoning map and zoning text amendments that would result in changes to permitted density and bulk on a site and warrant detailed assessment in noise, a detailed assessment is necessary to provide a sufficient description and assessment of the effects of the Proposed Actions. Following the guidance of the *CEQR Technical Manual*, the detailed analysis of land use, zoning and public policy describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Actions and resultant project to such conditions, assesses the nature of any changes on these conditions that would be created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse.

Analysis Year

The analysis year is the Proposed Project's anticipated completion date of 2026. Therefore, the future No-Action condition accounts for land use and development projects, initiatives, and proposals that are expected to be completed by 2026.

Study Area Definition

To identify and assess the direct and indirect effects of the Proposed Actions, this analysis has defined two study areas within which the Proposed Actions would have the potential to affect land use or land use trends. Following guidance provided in the *CEQR Technical Manual*, these include a primary study area, consisting of the Project Area (Block 2922, Lots 1 and 3 and slivers of Lots 20 and 47), which would be directly affected by the Proposed Actions, and a secondary study area encompassing properties that have the potential to experience indirect impacts because of the Proposed Actions. According to the *CEQR Technical Manual*, the appropriate size of the secondary study area for a land use, zoning, and public policy analysis is related to the type and size of the proposed development, as well as the location and

[3] The existing AIRS parking requirement would be eliminated pursuant to ZR Section 25-252.

context of the area that could be affected by the project. Study area boundaries vary according to these factors, with suggested study areas ranging from 400 feet for a small project to a half-mile radius for a very large project. Given the geographic scope of the Proposed Actions, which would affect an area of 49,087 sf, a 400-foot radius from the Project Area has been selected as the secondary study area as it is considered unlikely that the Proposed Actions would have indirect effects beyond a 400-foot radius. As shown in **Figure C-2**, the secondary study area extends to include lots within an approximate 400-foot radius of the Project Area[4] and is generally bounded by Grand and Maujer Streets to the south, Humboldt Street to the west, Devoe Street to the north, and Olive Street to the east.

Data Sources

Existing land uses were identified through a review of a combination of sources including field surveys and secondary sources, comprising the City's 2022 Primary Land Use Tax Lot Output (PLUTO™) data files, online Geographic Information Systems (GIS) databases such as the New York City Zoning and Land Use Map (ZoLa, https://zola.planning.nyc.gov), and NYCityMap (http://gis.nyc.gov/doitt/nycitymap). Other publications and approved environmental review documents that have been completed for projects in the study areas were also consulted, many of which are discussed in the "Public Policy" section, below. New York City Zoning Maps and the ZR were consulted to describe existing zoning districts in the study areas and provided the basis for the zoning evaluation of the future No-Action and With-Action conditions. Relevant public policies, recognized by the New York City Department of City Planning (DCP) and other City agencies were utilized to describe existing public policies pertaining to the study areas.

III. EXISTING CONDITIONS

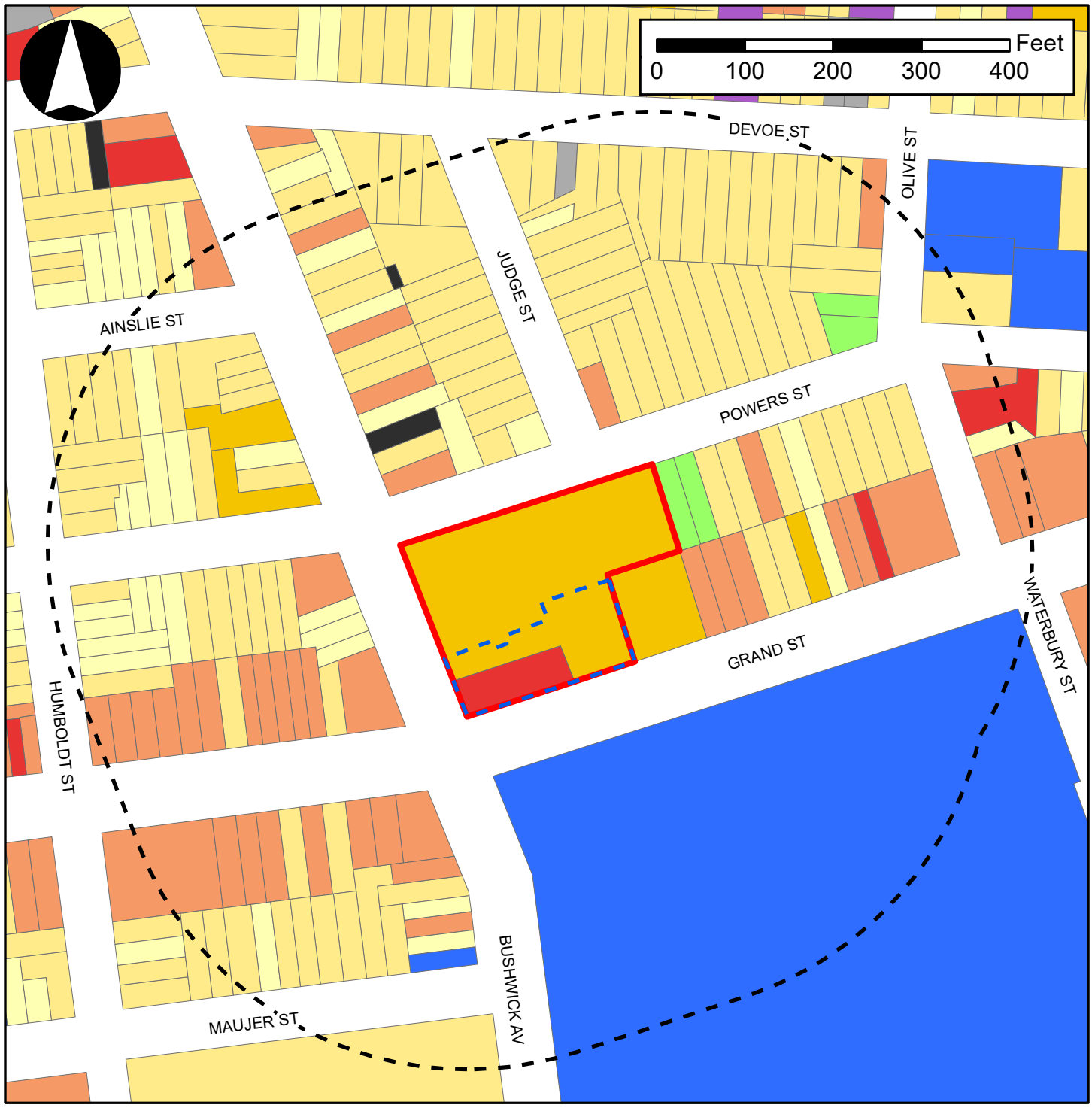
Land Use

Primary Study Area (Project Area)

The primary study area contains the entirety of Lots 1 and 3 and 277 sf and 285 sf portions of Lots 47 and 20, respectively, and comprises the 49,087-sf western portion of Brooklyn Block 2922, which is bounded by Grand Street to the south, Bushwick Avenue to the west, Powers Street to the north, and Olive Street to east. The rectangular-shaped Lot 1 has approximately 120 feet (ft) of frontage on Grand Street and 40 ft of frontage on Bushwick Avenue (both of which are "wide streets," as defined in the ZR). Lot 1 is currently occupied by a three-story, approximately 13,357 gsf vacant, commercial building at 819 Bushwick Avenue that formerly operated as a bank. Lot 3 is an eight-sided, irregularly shaped lot that has frontages on Grand Street, Bushwick Avenue, and Powers Street measuring approximately 70 feet, 165 feet, and 290 feet, respectively. Lot 3 is currently occupied by a roughly L-shaped, approximately 151,824 gsf, 150-unit AIRS facility known as Jennings Hall at 260 Powers Street, as well as a 22-space surface accessory parking lot which is accessed via a curb cut on Grand Street. Jennings Hall offers assisted living services for seniors and low-income senior housing subsidized by HUD. The western portion of Jennings Hall is seven stories, has a roof height of 109 feet, and was constructed in the early 1900s as a nurses' residence. The eastern portion of the complex is a nine-story expansion completed in the 1980s. Because the new district boundaries would be mapped to distances of 200 ft and 290 feet from Bushwick Avenue (for R7X/C2-4 and R7A, respectively), the Project Area includes sliver portions of adjacent Lots 47 and 20,

[4] The secondary study area includes tax lots that have at least 50 percent of their total lot area within a 400-foot radius of the Project Area.

Figure C-2
Existing Land Use



Legend

- Project Area (Primary Study Area)
- Development Site / Tentative Lot 1
- 400-ft Radius (Secondary Study Area)

Land Use

- One and Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Building
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities and Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

which will not be part of the Development Site's zoning lot.

The primary study area is served by various public transit options including the L train at the Grand Street subway station (which has an entrance on Bushwick Avenue adjacent to Lot 1), as well as the B24, B43, B60, Q54, and Q59 bus routes. There are also two CitiBike stations located nearby: at the corner of Bushwick Avenue and Powers Street (across the street from the Project Area) and at the intersection of Powers Street and Olive Street.

Secondary Study Area (400-Foot Radius)

As shown in **Figure C-2**, the secondary study area includes portions of eight blocks and generally extends to Grand Street and Maujer Street to the south, Humboldt Street to the west, Ainslie Street and Devoe Street to the north, and Olive Street to the east. As shown in **Table C-1**, the secondary study area is predominantly residential in character, with residential land uses representing approximately 72 percent of lot area and approximately 73 percent of built floor area in the secondary study area. Although most land uses in the secondary study area are strictly residential, the second most prominent land use is mixed commercial and residential buildings, which represents nearly 22 percent of the total lot area and approximately 21 percent of total building area. As shown in **Figure C-2**, residential land uses are concentrated along narrower streets (e.g., Powers Street, Judge Street, Devoe Street, etc.), while mixed commercial and residential buildings are located along wide streets like Grand Street and Bushwick Avenue.

TABLE C-1: Existing Land Uses within the Secondary Study Area

Land Use	Number of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Total Residential	130	72.2	352,096	73.3%	719,107	68.6%
One- & Two-Family Buildings	*28*	*15.6*	*49,332*	*10.3%*	*52,870*	*5.0%*
Multi-Family Walkup Buildings	*97*	*53.9*	*239,331*	*49.8%*	*441,856*	*42.1%*
Multi-Family Elevator Buildings	*5*	*2.8*	*63,433*	*13.2%*	*224,381*	*21.4%*
Mixed Commercial/Residential Buildings	39	21.7	102,966	21.4%	284,400	27.1%
Commercial/Office Buildings	3	1.7	11,292	2.3%	40,983	3.9%
Industrial/Manufacturing	0	0.0	0	0.0%	0	0.0%
Transportation/Utility	0	0.0	0	0.0%	0	0.0%
Public Facilities & Institutions	1	0.6	1,493	0.3%	3,900	0.4%
Open Space	4	2.2	8,940	1.9%	0	0.0%
Parking Facilities	1	0.6	1,425	0.3%	0	0.0%
Vacant Land	2	1.1	2,324	0.5%	0	0.0%
Total	**180**	**100%**	**480,536**	**100.0%**	**1,048,390**	**100.0%**

Source: 2022 New York City PLUTO™ data files, PHA field visits.
Note: Total lot areas and built areas included for all lots which have at least 50 percent of their total lot area within a 400-foot radius of the primary study area.

Other land uses in the secondary study area include three commercial/office buildings, a public facility/institution, a parking facility, two open spaces (across four lots), and vacant land. As shown in **Figure C-2**, the three commercial/office buildings are in the eastern portion of the secondary study area while the public facility/institution (a Pentecostal church) is located at the corner of Maujer Street and Bushwick Avenue in the southern portion of the secondary study area. One open space (St Nicholas-Powers Street Garden) is located adjacent to the Project Area and the other (the Olive Street Garden) is located to the east at the intersection of Powers and Olive Streets. The parking facility is located on Devoe

Street and the vacant land is located along Bushwick Avenue, all in the northern portion of the secondary study area. No industrial/manufacturing or transportation/utility uses are located within the secondary study area.

Two notable public facility/institutions that are located near the Project Area, but at least 50 percent of their lot area is outside of the 400-foot radius and, therefore, are not included in **Table C-1**: the Grand Street Campus High School (located just south of the Project Area) and St. Nicholas Roman Catholic Church at the southeast corner of Devoe and Olive Streets. The Grand Street Campus at 850 Grand Street accommodates three high schools within an approximately 12.5-acre site bounded by Grand Street to the north, Waterbury Street to the east, Staff Street to the south, and Bushwick Avenue to the west. The approximately 446,763 gsf school building is located on the northern portion of the campus, with frontages along Waterbury Street, Grand Street, and Bushwick Avenue just south of the Development Site. Athletic fields and school parking are located on the southern portion of the campus.

Zoning

Primary Study Area

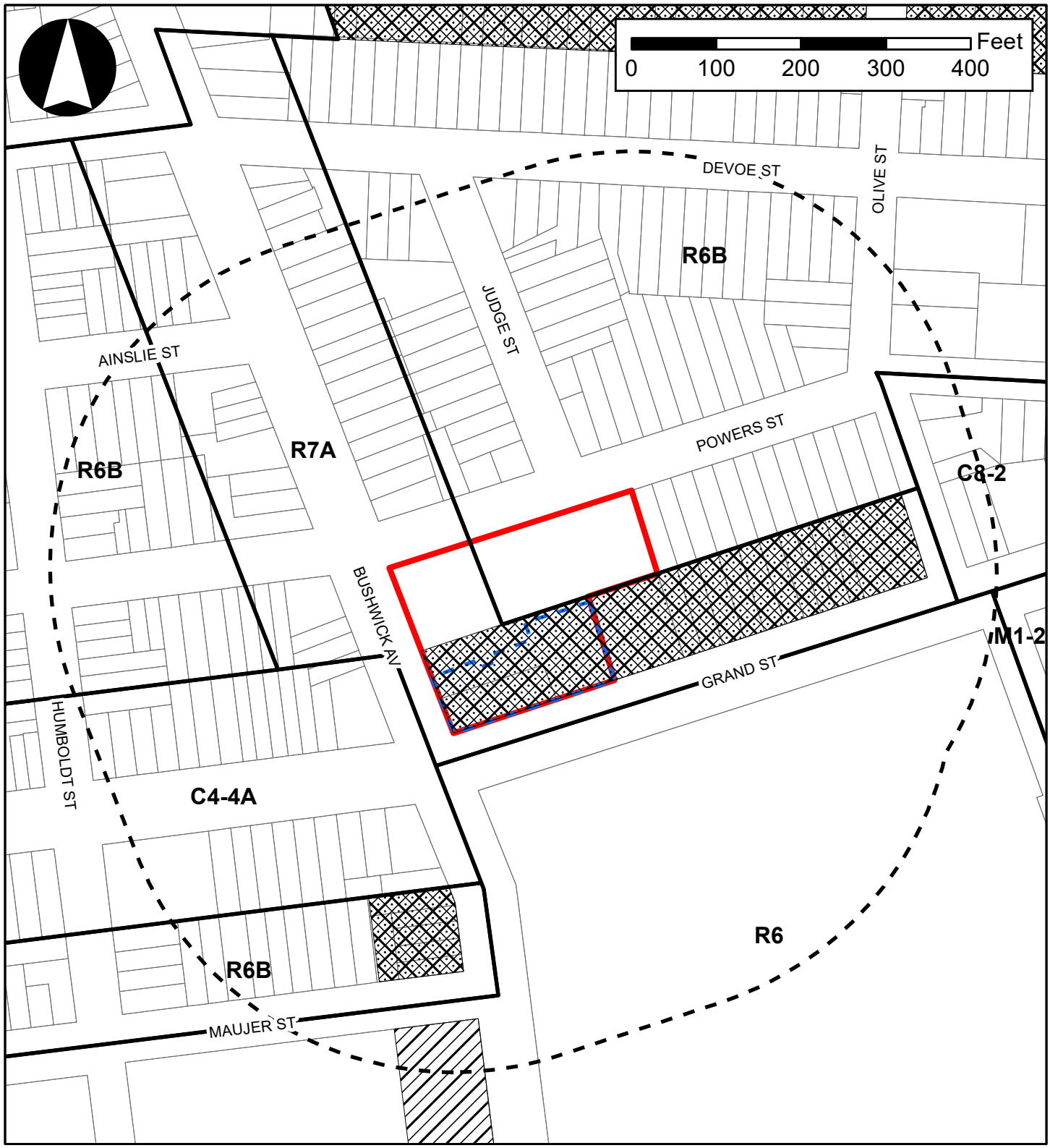
The primary study area formerly was mapped within an R6 zoning district established under the 1961 New York City Zoning Resolution. In 1977, the Jennings Hall Rezoning (C 770098 ZMK) changed the southern half of the block on which the Project Area is located from a C8-2 district to an R6 district with a C2-2 district overlay. This rezoning accommodated the rehabilitation and expansion of Jennings Hall in 1981 from 54 units of nurses housing to 150 "non-profit residences for the elderly." The primary study area was rezoned to its current zoning designations in 2009 as part of the Greenpoint-Williamsburg Contextual Rezoning (C 090334 ZMK). This rezoning aimed to preserve neighborhood character and scale by limiting the height of new development, as well as create opportunities and incentives for affordable housing through inclusionary zoning and supporting local retail corridors, while protecting the residential character of nearby side streets.

As shown in **Figure C-3**, the primary study area is mapped within two contextual residential zoning districts: R6B in the northeastern portion, and R7A in the west and the southern portions with a C2-4 commercial overlay mapped along Grand Street. The entire Project Area is located within the Transit Zone.

Contextual zoning regulates the height and bulk of new buildings and building setback from the street line and width along the street frontage to produce buildings that are consistent with surrounding neighborhood character. Quality Housing building envelope controls are mandated, which promote wider, height-limited buildings. Details on the existing zoning districts are provided below.

- R6B: R6B is mapped on the south side of Powers Street on a portion of Lot 3 and a 285-sf sliver of Lot 20. It is a medium-density contextual zoning district with a maximum residential FAR of 2.0 and a maximum community facility FAR of 2.0. R6B districts permit maximum base heights 45 feet with a qualifying ground floor before a setback and rises to a maximum building height of 55 feet. 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, or for lots less than 10,000 sf.
- R7A: R7A is mapped along Bushwick Avenue and Grand Street on Lot 1, the remainder of Lot 3, and a 277-sf sliver of Lot 47. R7A districts are medium-density contextual districts. As part of the

Area Zoning Districts



Legend

- Project Area (Primary Study Area)
- Development Site / Tentative Lot 1
- 400-ft Radius (Secondary Study Area)
- Zoning District Boundary

Commercial Overlay

- C1-3
- C2-4

Greenpoint-Williamsburg Contextual Rezoning, the R7A district was established as an Inclusionary Housing Designated area (IH), where a bonus in FAR and height is available if affordable housing is provided voluntarily.[5] The maximum FAR in R7A districts is 4.0 for both residential and community facility use. R7A districts permit a maximum base height of 65 feet, or 75 feet with qualifying ground floor, and the maximum base height of 80 feet, or 85 feet with a qualifying ground floor. Off-street parking requirements are the same as in R6B districts described above.

- C2-4: C2-4 districts are commercial overlays mapped within residence districts. They are mapped along streets that serve local retail needs such as neighborhood grocery stores, restaurants, and repair services. When commercial overlays are mapped in R6 through R10 districts, the maximum commercial FAR is 2.0.

The existing buildings in the primary study area were developed prior to the establishment of their current zoning districts. The nine-story, approximately 80-foot-tall portion of Jennings Hall was built in the 1980s pursuant to Height Factor regulations under the former R6 district. As such, it does not comply with the bulk regulations of the current R6B district. The western, seven-story portion of Jennings Hall was built in the early 1900s as a residence for nurses of the former St. Catherine's Hospital. The three-story commercial building on Lot 1 was built in the 1920s and is located within the C2-4 commercial overlay. This building is also non-compliant, with an existing FAR of 2.5, based on the area of present Lot 1.

Secondary Study Area

Consistent with existing land uses, the secondary study area is largely zoned for medium-density residential uses. As presented in **Figure C-3**, the R6B, R7A, and R7A/C2-4 districts mapped in the primary study area extend to the northern, eastern, and western portions of the secondary study area. As also shown in **Figure C-3**, other zoning districts present in the secondary study area include C4-4A, which is mapped along Grand Street to the west of the primary study area, R6, which is mapped to the south of the primary study area, and a small C8-2 district mapped at the eastern edge of the second study area. A description of these three additional zoning districts is provided below.

- C4-4A: C4-4A districts are contextual zoning districts mapped in regional commercial centers that are located outside of central business districts. C4-4A districts are typically mapped in medium density areas and have a residential equivalent of R7A. As such, residential and community facility uses are permitted up to 4.0 FAR (4.6 with an MIH designation). Additionally, C4-4A permit commercial uses up to 4.0 FAR. No accessory commercial parking is required in C4-4A districts.
- C8-2: C8-2 districts bridge the gap between commercial and manufacturing uses. Typical uses are automobile showrooms and repair shops, warehouses, gas stations, and car washes. Nearly all commercial uses are permitted in C8 districts, as well as certain community facility uses. C8-2 districts permit up to 2.0 commercial FAR and require one accessory parking space per 400 sf of floor area.

[5] The Inclusionary Housing Program (IHP) promotes economic integration in areas of the city undergoing substantial new residential development by offering an optional floor area bonus in exchange for the creation or preservation of affordable housing, on-site or off-street, principally for low-income households. IHP regulation are contained in ZR Section 23-90. The Inclusionary Housing Program requires a percentage of the dwelling units within a building to be set aside, or new or rehabilitated affordable units be provided off-site within the same community district or within one-half mile of the bonused development. All affordable residential units created through the Inclusionary Housing Program must remain permanently affordable. A percentage of units may be set aside of moderate- or middle-income households if a greater percentage of affordable units is provided. All bonus floor area must be accommodated within the height and setback provisions of the underlying zoning district.

- R6: R6 districts are zoning districts mapped in built-up, medium-density areas of the Bronx, Brooklyn, and Queens. R6 districts permit residential uses up 2.43 FAR. R6 districts are also subject to the optional Quality Housing program, which provides greater floor area up to 2.43 on narrow streets, or 3.6 on wide streets. Parking is generally required for 50 percent of dwelling units but may be waived or reduced under certain circumstances.

Public Policy

In addition to zoning, officially adopted and promulgated public policies also describe the intended use applicable to an area or particular site(s) in New York City. These include Urban Renewal Plans, 197-a Plans, Industrial Business Zones (IBZs), the New York City Comprehensive Waterfront Plan, the Criteria for the Location of City Facilities ("Fair Share" criteria), Solid Waste Management Plan, Business Improvement Districts ("BIDs"), the New York City Landmarks Law, the Waterfront Revitalization Program ("WRP"), and OneNYC. Some of these policies have regulatory status, while others describe general goals. They can help define the existing and future context of the land use and zoning of an area.

Public policies applicable to both the primary and secondary study areas are discussed below. The study areas are not part of, or subject to, an adopted community 197-a Plan, Urban Renewal Plan, IBZ, nor the New York City Landmarks Law. As the primary and secondary study areas are not located within the City's designated Coastal Zone, the project does not have to be assessed for consistency with the City's Waterfront Revitalization Program (WRP). In addition, the Proposed Actions do not include a largely publicly sponsored project, and as such, consistency with the City's OneNYC for sustainability is not warranted.

Statement of District Needs and Community Board Budget Requests for Brooklyn Community Board (CB) 1

Community boards issue an annual *Statement of District Needs and Community Board Budget Requests* and submit the document to the City, as required by the City Charter. These documents can play an important role in consultations of community boards with agencies, elected officials, and other key stakeholders on a broad range of local planning and budget priorities. These tools also provide a valuable public resource for neighborhood planning and research purposes and are used by a wide audience seeking information about New York City's diverse communities.

The most recent *Statement* by CB 1 for Fiscal Year 2023 identifies the three most pressing issues facing the community district as affordable housing, land use trends (zoning, development, neighborhood preservation, etc.), and senior services. Specific concerns related to these issues include the need to provide affordable housing for seniors and other low-income individuals.

Housing New York 2.0

On May 5, 2014, New York City released Housing New York, a ten-year strategy to build and preserve affordable housing throughout the city in coordination with strategic infrastructure improvements to foster a more equitable and livable New York City through extensive community engagement processes. The 2014 plan outlined more than 50 initiatives to support the administration's goal of building or preserving 200,000 units of high-quality affordable housing to meet the needs of more than 500,000 people by 2024. The 2014 plan outlined five guiding policies and principles to meet this goal: fostering

diverse, livable neighborhoods; preserving the affordability and quality of the existing housing stock; building new affordable housing for all New Yorkers; promoting homeless, senior, supportive, and accessible housing; and refining City financing tools and expanding funding sources for affordable housing.

Subsequently, on October 24, 2017, the city released Housing New York 2.0, which increased the affordable housing goal to 300,000 units by 2026. The updated and expanded plan outlines six goals: (1) creating more homes for seniors; (2) helping New Yorkers buy a piece of their neighborhoods; (3) building a firewall against displacement; (4) protecting affordability at Mitchell-Lama buildings; (5) capitalizing on advances in technology and innovative design to expand modular building and micro-units; and (6) unlocking the potential of vacant lots.

Grand Street Business Improvement District (BID)

A Business Improvement District (BID) is a not-for-profit organization that delivers services such as sanitation and maintenance, public safety, marketing and promotional programs, capital improvements, and beautification for the area. BIDs are funded by a special assessment billed to commercial properties within their service area. The NYC Department of Small Business Services (SBS) is the lead agency responsible for BID creation and oversight.

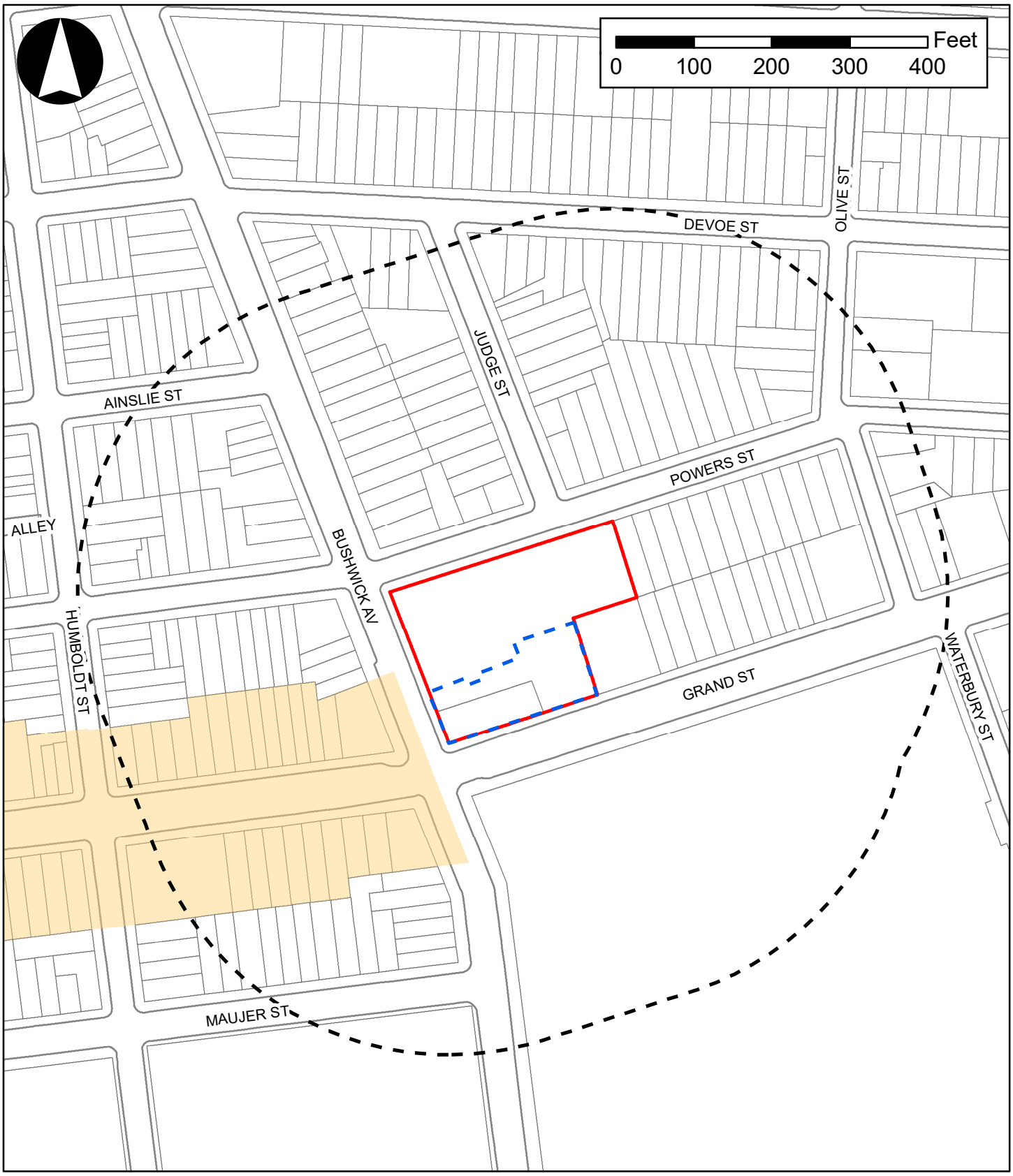
Within the secondary study area is the eastern end of the Grand Street BID, which is located directly west of the Development Site (refer to **Figure C-4**). The Grand Street BID was established in 1985 to provide advocacy, street beautification, neighborhood marketing, and programming of public spaces within the boundaries of the BID. The BID covers a total of 12 blocks and serves approximately 180 businesses along Grand Street from Union Avenue in the west to Bushwick Avenue in the east.

Food Retail Expansion to Support Health (FRESH) Program

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

The primary study area is located within a discretionary tax incentives area and the secondary study area is within both a discretionary tax incentives area and zoning and discretionary tax incentives area of the FRESH zones (see **Figure C-5**). FRESH areas are not mapped beginning approximately two blocks to the northwest of the Project Area. Discretionary tax incentives are available through the NYC Industrial Development Agency (IDA). The tax incentives are discretionary and will be assessed on a per case basis for eligibility in the FRESH program. Zoning incentives are provided through New York City Department of City Planning (DCP). The zoning incentives may include an increase in permitted floor area and reduced required parking.

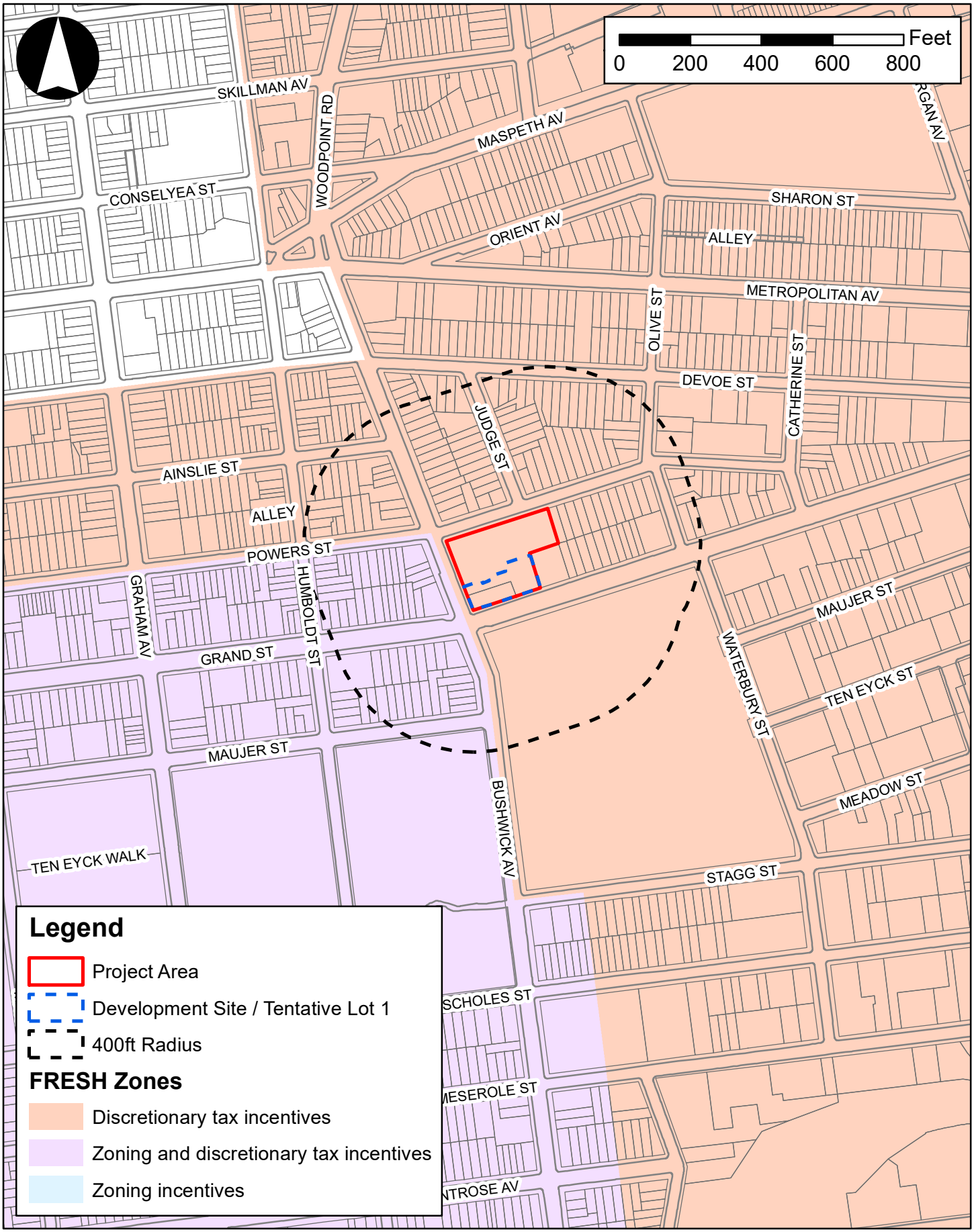
Business Improvement Districts (BID)



Legend

Project Area | Development Site / Tentative Lot 1 | 400ft Radius | Grand Street BID

Food Retail Expansion to Support Health (FRESH)



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

In the future without the Proposed Actions, it is anticipated that no zoning changes would occur, and no discretionary funding would be approved. The primary study area would continue to be zoned R6B and R7A with a C2-4 commercial overlay mapped on Grand Street.

In absence of the Proposed Actions, the Development Site would still be reapportioned as Tentative Lot 1 as dividing, merging, or apportioning tax lots are not an action subject to CEQR. The Applicant is currently in the process of reapportioning the tax lots.

Land Use

Primary Study Area

In the absence of the Proposed Actions, Jennings Hall is assumed to remain in its existing condition, while the Development Site would be redeveloped with an as-of-right residential building pursuant to existing zoning. Given the height and floor area restrictions under the site's existing zoning, the maximum No-Action development that could be developed would comprise a seven-story (75-feet tall), approximately 88,000 gsf building (3.9 FAR) containing 84 market rate DUs. The No-Action development would also contain 64 accessory parking spaces (19,200 sf) accessible via an existing cub cut along Grand Street.

Secondary Study Area

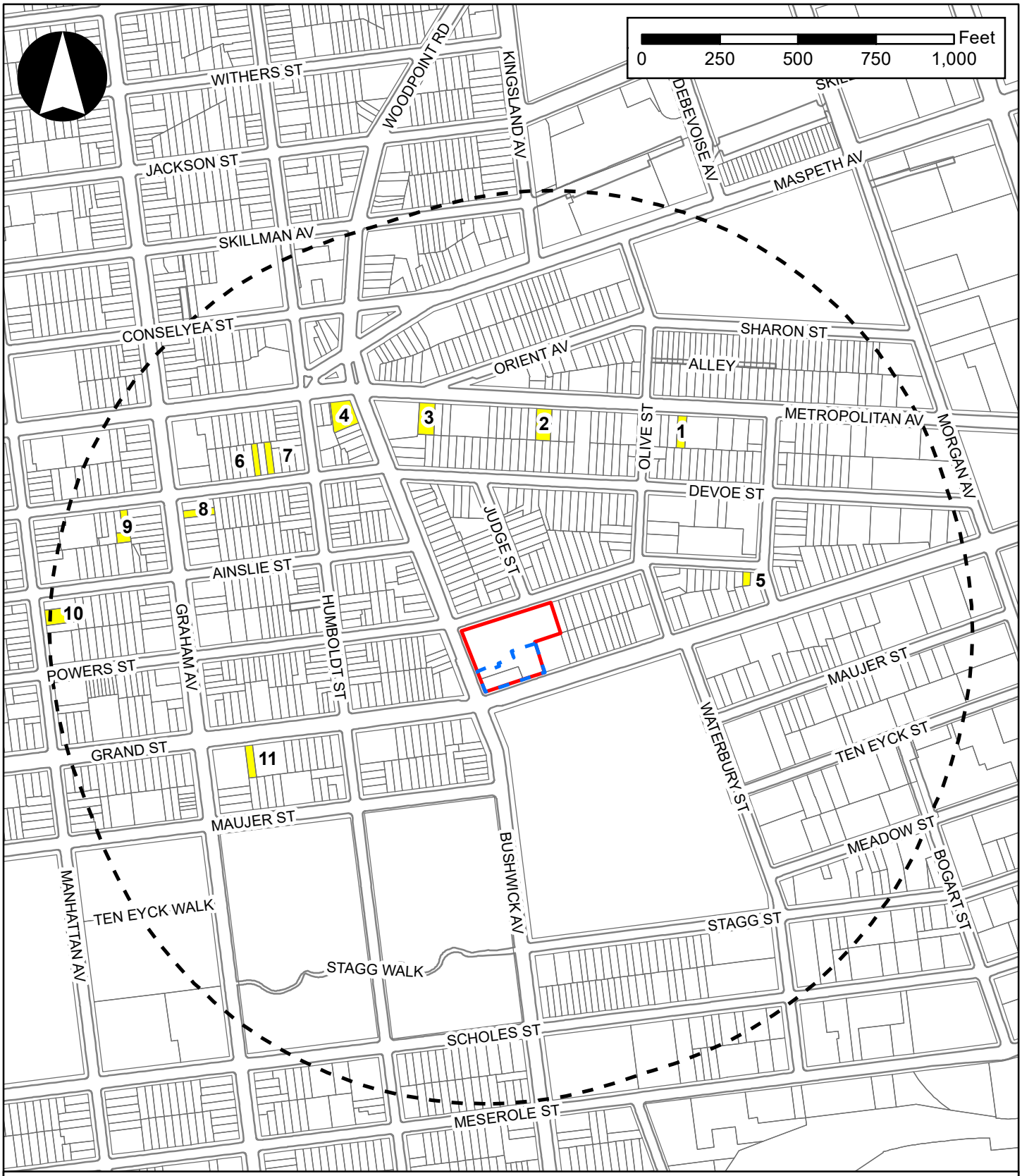
There are no known or anticipated development projects expected to be completed and occupied in the secondary study area by 2026; however, for purposes of analyses provided in other attachments of this EAS, No-Action developments anticipated within a quarter-mile radius of the primary study area are included and summarized in **Table C-2**.

As shown in **Figure C-6** and **Table C-2**, there are 11 projects in various stages of development within a quarter-mile radius of the primary study area. Combined, these 11 No-Action projects would introduce approximately 139 DUs and approximately 18,386 gsf of commercial use. No new parking is associated with these No-Action developments.

TABLE C-2: No-Action Developments within a Quarter Mile Radius of Project Area

Map No. [1]	Block	Lot	Address	DUs	Residential GSF	Commercial GSF	Community Facility GSF	Manufacturing GSF	Parking Spaces
1	2917	6	920 Metropolitan Ave	7	7,357	-	-	-	-
2	2916	29	870 Metropolitan Ave	22	21,059	-	-	-	-
3	2916	14	828 Metropolitan Ave	49	32,841	1,188	-	-	-
4	2766	11	2 Bushwick Ave	-	-	17,198	-	-	-
5	2923	3	14 Olive Street	20	24,936	-	-	-	-
6	2765	32	179 Devoe St	2	3,949	-	-	-	-
7	2765	30	183 Devoe St	7	4,550	--	--	--	--
8	2771	7	322 Graham Ave	13	13,014	--	--	--	--
9	2770	22	156 Devoe St	8	5,591	--	--	--	--
10	2776	6	270 Manhattan Ave	11	12,790	-	-	-	-
11	2789	10	738 Grand St	10	10,504	-	-	-	-
			Total	139	136,591	18,386	--	--	--

Sources: New York City Department of Buildings (DOB) Building Information System (BIS) and articles from *YIMBY*.
Note: [1] Refer to **Figure C-6**.



Legend

Project Area | Development Site / Tentative Lot 1 | 1/4-Mile Radius | No Build Sites

Zoning and Public Policy

In the absence of the Proposed Actions, no changes to zoning or public policy in the primary or secondary study areas are anticipated.

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

This section describes the land use, zoning, and public policy conditions that would result from the Proposed Actions and subsequent Proposed Project by 2026 and evaluates the potential for the Proposed Actions to result in significant adverse impacts to land use, zoning, and public policy.

In the future with the Proposed Action, the proposed zoning changes and discretionary funding would be approved. As described in detail in **Attachment A, "Project Description,"** the Proposed Actions include: (i) a zoning map amendment to rezone the Project Area from R6B, R7A, and R7A/C2-4 to R6B, R7X, and R7X/C2-4, respectively; (ii) a zoning text amendment to Appendix F of the ZR designating the Project Area a MIH area; and discretionary funding. This section describes the land use and zoning conditions that would result from the Proposed Actions by 2026 and evaluates the potential for the Proposed Actions to result in significant adverse impacts related to land use and zoning and their consistency with the applicable public policies described earlier in this attachment.

Land Use

Primary Study Area

The Proposed Actions would result in changes to land use within the primary study area. In the future with the Proposed Actions, the 150-unit AIRS Jennings Hall would remain, while the Development Site would be redeveloped with the Proposed Project, which would introduce new affordable senior housing and local retail. No changes to land use would result from the Proposed Actions in the 285-sf portion of Lot 20 and 277-sf portion of Lot 47 pursuant to ZR 77-11.[6] The upzoning of such sliver portions of Lots 20 and 47 do not represent a significant increase in permitted floor area for these sites and, therefore, would not contribute to the likelihood of redevelopment. Lot 20 contains a community garden and Lot 47 contains a 6-story residential building constructed in 2015.

Under this With-Action condition, the Proposed Project would replace the existing commercial building on Lot 1 and the 22-space at-grade parking lot with a new mixed-use residential and commercial development containing 218 AIRS units, approximately 5,298 gsf of ground-floor commercial retail space, and 10 accessory parking spaces (3,500 sf total; 2,000 sf as an indoor garage and 1,500 sf as an open parking lot). The new development would abut and connect to Jennings Hall through a ground-floor passageway while remaining a separate building, as defined in the ZR, with separate mechanical and building systems. The building's main entrance would be located along Grand Street, where residents

[6] According to ZR Section 77-11 whenever a zoning lot is divided by a boundary between districts in which different uses are permitted, the use regulations applicable to the district in which more than 50 percent of the lot area of the zoning lot is located may apply to the entire zoning lot, provided that the greatest distance from the mapped district boundary to any lot line of such zoning lot in the district in which less than 50 percent of its area is located does not exceed 25 feet distance. This is known informally as the "25-foot rule." Applying the 25-foot rule to Lots 20 and 47 would enable them to be developed under their existing zoning if the owners choose to do so.

would enter the building's lobby. An additional building entrance would also be accessible via the parking garage. Retail entrances would be separate from that of Jennings Hall; they would be located along Grand Street and Bushwick Avenue. Collectively, the Proposed Project and Jennings Hall would provide 368 AIRS units and 16,500 gsf of residential amenities, as well as 5,298 gsf of local retail. As shown in **Table C-3**, the Proposed Actions would result in an incremental (net) increase of 218 AIRS units and 5,298 gsf of commercial retail space, and a net reduction of 84 market rate DUs, and 54 parking spaces as compared to the No-Action Condition. **Table C-3** also provides an estimate of the number of residents and workers generated by the Proposed Actions.

The Proposed Actions would not result in significant adverse impacts to land use in the primary study area. The proposed residential and commercial uses, would be consistent with the existing mixed-use character, complementing the existing one- and two-family homes, multi-unit walkup residential apartment buildings, and mixed-use residential and commercial buildings in the immediate vicinity of the rezoning area, and would support existing uses already present in the surrounding area. The Proposed Actions would not directly displace existing land uses in such a way as to adversely affect surrounding land uses. The proposed mix of land uses would be consistent with and complementary to the existing land uses already present within the primary study area. The primary study area is within an established residential area located near public transportation and is adjacent to two wide streets. As such, it is well suited to accommodate new affordable housing development. The Proposed Actions would provide affordable senior housing in an area where such units are needed.

TABLE C-3: 2026 No-Action & With-Action Land Uses in the Primary Study Area

Use	No-Action Scenario	With-Action Scenario	Increment
Total Residential Units	234 DUs	368 DUs	**+134 DUs**
Market Rate	*84*	*0*	**-84**
AIRS units	*150*	*368*	**+218**
Local Retail	0 gsf	5,298 gsf	**+5,298 gsf**
Parking Spaces	64 spaces	10 spaces	**-54 spaces**
Parking sf	19,200 sf	3,500 sf	**-15,700 sf**
Population/Employment [1]	**No-Action Scenario**	**With-Action Scenario**	**Increment**
Residents	434 residents	552 residents	**+118 residents**
Workers	9 workers	31 workers	**+22 workers**

Note: 1. Resident population based on 2.49 residents per market rate unit and 1.5 persons per DU for affordable senior units. The estimate of workers is based on standard rates and are as follows: three employees per 1,000 sf of retail and one employee per 25 DUs.

Secondary Study Area

The Proposed Actions are site-specific and would not directly affect land use patterns or development patterns in the secondary study area, nor result in significant adverse impacts to land use in the secondary study area. The proposed affordable senior housing and local retail uses would be complementary to existing secondary study area land uses. Although there are no known planned developments within the secondary study, there are several properties located within quarter mile of the primary study area (see **Table C-2**) that are anticipated to introduce new residential and commercial uses by 2026. As exemplified by the No-Action developments listed in **Table C-2**, the new residential uses provided in the Proposed Project would be consistent with and complementary to the planned land uses. As such, the Proposed Actions would support existing land use trends in the secondary study area and would not introduce any new land uses that would be incompatible with their surroundings.

Zoning

Primary Study Area

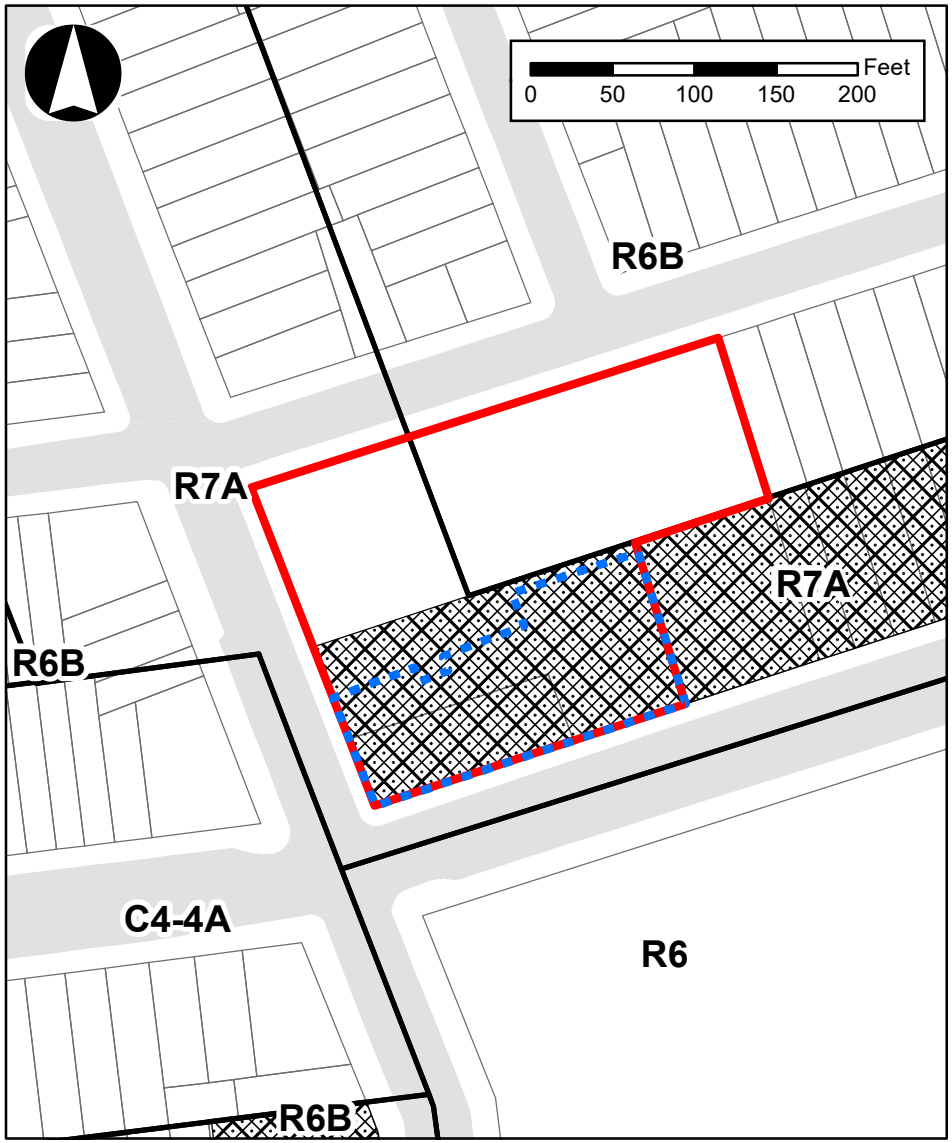
As discussed above, the Proposed Actions would result in changes to zoning in the primary study area that would allow for the production of the proposed 218 AIRS units at the Development Site, which is not currently achievable without the requested approvals. The proposed zoning changes would enable the Applicant to achieve the goals of maximizing the development of affordable senior housing at the Development Site at a density that make the development financially feasible.

As shown in **Figure C-7**, the Proposed Actions involve zoning map amendments to change the Project Area from R7A/C2-4, R7A, and R6B to R7X/C2-4, R7X, and R7A, respectively. The proposed zoning changes would increase the allowable density at the Project Area (Block 2922, Lots 1 and 3 and slivers of Lots 20 and 47). In addition, the proposed R7X/C2-4 districts would increase the maximum allowable building height to 145 feet (or 14 stories) and maximum base height to 95. The Project Area's existing R6B and R7A districts permit a maximum AIRS FAR of 2.2 and 5.01, respectively, resulting in an effective permitted AIRS FAR of 3.92 for the Development Site. Based on the lot area of the proposed zoning lot (48,525 sf), Jennings Hall has a built FAR of 3.1 leaving limited opportunity for additional affordable units to be developed at the site under the existing zoning. The proposed zoning changes of most of the Project Area to R7X, which has a maximum AIRS FAR of 6.0 and would facilitate the development of a new building on the Development Site. With the proposed increase in FAR and building heights, the Applicant would be able to accommodate the programmatic needs of the affordable housing, while providing amenities to residents throughout the expanded Jennings Hall complex.

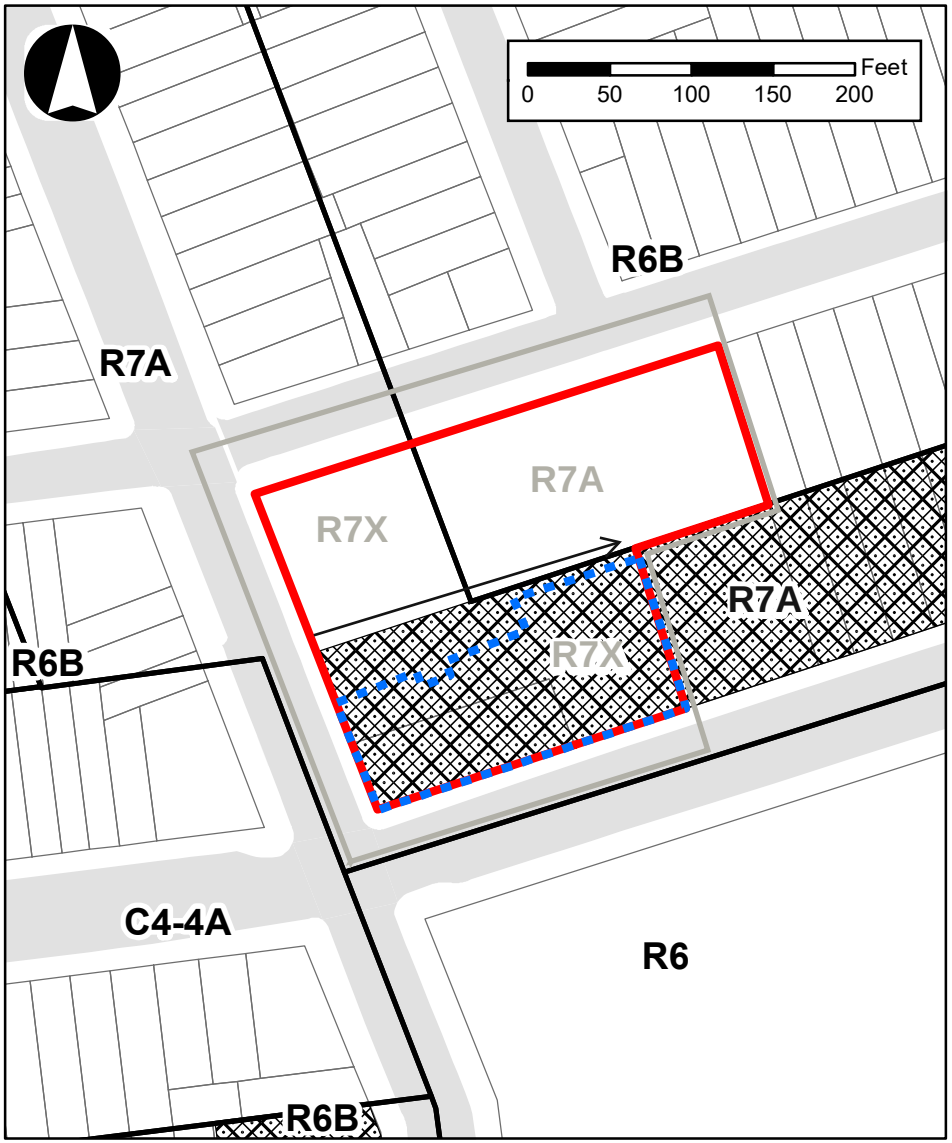
The proposed zoning map change would bring the existing Jennings Hall into compliance with the applicable bulk regulations and would permit new development consistent with land uses in the surrounding area. The proposed zoning change would allow for the expansion of new AIRS in an area that has existing AIRS and is well served by transit, as well as continue to permit local retail development. The proposed zoning district is consistent with the City's policy to support additional development in transit accessible area. It would allow for greater bulk and greater building heights in the primary study area. The proposed R7X/C2-4 district would be mapped along two wide streets, Grand Street and Bushwick Avenue, which from the Applicant's perspective, is an ideal location for higher-density mixed residential and commercial development. The proposed R7A district along Powers Street would serve as a transition between this higher-density R7X district and the lower-scale R6B districts remaining to the east.

The Proposed Actions would establish an MIH area coterminous with the rezoning area through ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 1. The proposed text amendment would require future development in accordance with the MIH program and would mandate the provision of affordable housing. Future qualifying development of all sites within the rezoning area would also be required to adhere to the requirements of the MIH program. Pursuant to the MIH program, a percentage of the new dwelling units would be affordable units, resulting in an affordable housing set-aside for either 25 percent of the residential floor area at an average of 60 percent of the Average Median Income (AMI) (Option 1) or 30 percent of the residential floor area at an average of 80 percent of AMI (Option 2). The final MIH Option will be chosen by the City Council during the ULURP process. The proposed affordable housing requirements would ensure that the development within the rezoning area would help to address the need for housing to serve diverse incomes, in the event that a non-AIRS residential building was to be developed.

Existing Zoning / No-Action



Proposed Rezoning / With-Action



Legend

Development Site / Tentative lot 1 | Project Area | R6 Zoning Districts | C2-4 | R7X Proposed Zoning District | 200 Feet

Figure C-7

Jennings Hall Expanson EAS

Existing and Proposed Zoning

Secondary Study Area

The Proposed Actions are site-specific and would not alter zoning designations within the secondary study area. The proposed zoning map and text amendments would be in keeping with the City's land use, zoning, and public policy objective to encourage denser development and create additional residential zoning capacity in areas served by public transit. The proposed R7A and R7X districts, which would be established as an MIH area, would facilitate the expansion of affordable housing. Retaining the existing C2-4 overlay along Grand Street would permit commercial development consistent with the mixed-use character of the street corridor.

The proposed zoning changes would increase the allowable density and maximum building height but would not be a significant departure from the existing zoning within the Williamsburg neighborhood and secondary study area, including the existing C4-4A district mapped to the west on Grand Street that allows AIRS or IH developments up to nine stories in height. The proposed rezoning area is located at the intersection of two wide streets, which are principal arteries in Williamsburg that is well-suited for additional development. It would allow greater density than is permitted in the secondary study area but would maintain contextual zoning by capping maximum building heights and requiring broad street walls located near the street line. Furthermore, the Proposed Actions would further citywide goals of building new housing and increasing the availability of income-restricted housing units. The proposed zoning text amendment would establish an MIH area coterminous with the primary study area. The proposed zoning text amendment would mandate the provision of income-restricted housing within the primary study area in the 2025 future with the Proposed Actions.

Public Policy

No changes to the applicable primary or secondary study area public policies are proposed as part of the Proposed Actions. As detailed below, the Proposed Actions and resultant Proposed Project would not result in any significant adverse public policy impacts to the primary or secondary study areas.

Statement of District Needs and Community Board Budget Requests for Brooklyn CB 1

The Proposed Actions would be consistent with Brooklyn CB 1's *Statement of District Needs* as they would facilitate the development of a project that would help address issues and priorities identified by Brooklyn CB 1. Specifically, the Proposed Project would provide new affordable senior housing and would be consistent with existing land uses and development trends in the area surrounding the Project Area. The provision of an additional 218 AIRS units would introduce a considerable amount of affordable housing in Brooklyn CB 1. The proposed AIRS units would be made available only to households earning between 30 percent and 130 percent of Area Median Income (AMI). In addition to new affordable senior housing opportunities, the Proposed Project would introduce ground-floor local retail uses that would be complementary to surrounding land uses and would be adjacent to a subway station entrance. Therefore, the Proposed Actions would be consistent with this public policy.

Housing New York 2.0

The Proposed Actions would be consistent with the *Housing New York 2.0* plan and would result in the development of new affordable housing for seniors and 100 percent of the units provided in the Proposed

Project would be income restricted. The Proposed Actions would establish an MIH area, which would require residential development in the With-Action condition in the primary study area to include permanently affordable housing units. The affordable dwelling units under the With-Action condition would provide the area with new affordable housing units and would support the City's efforts to increase the overall amount of affordable housing. Therefore, the Proposed Actions would be consistent with this public policy.

Grand Street BID

As noted previously, the Grand Street BID's mission is to create a vibrant commercial district and improve the quality of life for the Grand Street neighborhood from Union Avenue to Bushwick Avenue. The Proposed Actions would introduce 218 AIRS units, attracting new residents, and approximately 5,298 gsf of local retail, which would introduce new services and workers to the primary study area, located one block east of the Grand Street BID. For these reasons, this addition would be consistent with the goals of this public policy and the Grand Street BID.

FRESH

The Proposed Actions would not directly displace any FRESH grocery stores, and the Proposed Project does not include the creation of a FRESH grocery store. As such, the Proposed Actions would not conflict with this public policy.

ATTACHMENT D

SHADOWS

I. INTRODUCTION

This attachment assesses the potential for the Proposed Actions to result in incremental shadows long enough to reach any nearby publicly accessible open spaces or other sunlight-sensitive resources. According to the 2021 *CEQR Technical Manual*, an adverse shadows impact is considered to occur when an incremental shadow from a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight exposure, thereby significantly altering the public's use of the resource, or threatens the viability of vegetation or other resources. Pursuant to CEQR guidance, 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. Sunlight-sensitive resources can include publicly accessible open spaces, architectural resources, natural resources, community gardens, and Greenstreets. In general, shadows on city streets, sidewalks, buildings, or project-generated open spaces are not considered significant under CEQR. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

According to the *City Environmental Quality Review* (CEQR) *Technical Manual*, a shadows assessment is warranted if a proposed action(s) would result in structures (or additions to existing structures) of 50 feet in height or greater, or those that would be located adjacent to, or across the street from, a sunlight sensitive resource. As discussed in **Attachment B, "Supplemental Screening,"** the Proposed Actions would facilitate the development of a new building that would be greater than 50 feet in height on the Development Site at 819 Grand Street (Block 2922, Lot 1 and part of Lot 3)[1] abutting Jennings Hall. As such, a shadows analysis was prepared in accordance with 2021 *CEQR Technical Manual* guidance to determine the potential for the Proposed Actions to result in significant adverse shadows impacts on sunlight-sensitive resources.

II. METHODOLOGY

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

First, a preliminary screening assessment must be conducted to ascertain whether shadows resulting from an action or project could reach any sunlight-sensitive resource at any time of year. The *CEQR Technical Manual* defines sunlight-sensitive resources as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered sunlight-sensitive resources[2]:

- *Public open space* (e.g., parks, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating). Planted areas within unused portions or roadbeds that are part of the

[1] As described in **Attachment A**, **"Project Description,"** in the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned and the Development Site would comprise Tentative Future Lot 1.

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

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

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

- *Natural resources where the introduction of shadows could alter the resource's condition or microclimate.* Such resources could include community gardens, surface water bodies, wetlands, or designated resources, such as coastal fish and wildlife habitats.

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

If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow – or the additional, or new, shadow that a building or other built structure resulting from a proposed action would cast on a sunlight-sensitive resource during the year – resulting from the proposed project. Incremental shadows are determined by establishing a baseline condition (the No-Action condition) and comparing it to the future condition resulting from the Proposed Actions (i.e., the With-Action condition), thus illustrating the shadows cast by existing or future buildings and distinguishing the additional (incremental) shadows cast by the Proposed Actions. In accordance with the *CEQR Technical Manual*, shadows on sunlight-sensitive resources of concern were modeled for four representative days of the year. For the New York City area, the months of interest for an open space

resource encompass the growing season (i.e., March through October) and one month between November and February representing a cold-weather month (usually December). Representative days for the growing season are generally the March 21 vernal equinox (or the September 21 autumnal equinox, which is approximately the same), the June 21 summer solstice, and a spring or summer day halfway between the summer solstice and equinoxes, such as May 6 or August 6 (which are approximately the same). For the cold weather months, the December 21 winter solstice is included to demonstrate conditions when open space users rely most heavily on available sunlight warmth. As these months and days are representative of the full range of possible shadows, they are also used for assessing shadows on sunlight-sensitive resources.

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

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

- *Vegetation:* a substantial reduction in sunlight duration available to sunlight-sensitive features of the resource to less than the time of its minimum sunlight needs (when there would be sufficient sunlight in the future without the project) or a reduction in direct sunlight exposure where the sensitive feature of the resource is already subject to substandard sunlight (i.e., less than the minimum sunlight needs).

- *Historic and cultural resources:* a substantial reduction in sunlight available for the enjoyment or appreciation of the sunlight-sensitive features of an historic or cultural resource.

- *Open space utilization:* a substantial reduction in the usability of open space because of increased shadow, including information regarding anticipated new users and the open space's utilization rates throughout the affected times.

- *For any sunlight-sensitive feature of a resource:* complete elimination of all direct sunlight on the sunlight-sensitive feature of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

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

III. PRELIMINARY SCREENING

Tier 1 Screening Assessment

According to the *CEQR Technical Manual*, the longest shadow that a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. The maximum shadow radius for the

Proposed Project was determined using the Proposed Project's building massing and maximum height, which corresponds to the maximum allowable building heights in the proposed zoning districts. Based on the maximum height of 145-feet-tall in the proposed R7X district, the maximum shadow radius was determined to be approximately 623.5 feet in length.

As shown in **Figure D-1**, there are two identified potentially sunlight-sensitive open spaces resources. Additionally, the Tier I area includes the northeastern portion of the S/NR-listed Williamsburg Houses.

Tier 2 Screening Assessment

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

Figure D-1 illustrates the results of the Tier 1 and Tier 2 screening assessments (i.e., the portion of the longest shadow study area lying within -108 degrees from the true north and +108 degrees from true north as measured from the southernmost portions of the Development Site). As shown in **Figure D-1**, the Williamsburg Houses are located within the Tier 2 area (the area that cannot be shaded) and therefore would not be cast in any shadow from the Proposed Actions. Two sunlight-sensitive resources were identified as sunlight-sensitive resources that warranted further assessment (refer to **Table D-1** below).

TABLE D-1: Sunlight-Sensitive Resources Warranting Further Analysis Based on Tier 3 Screening

Map Number [1]	Sunlight-Sensitive Resources
1	Powers Street Garden
2	Olive Street Garden

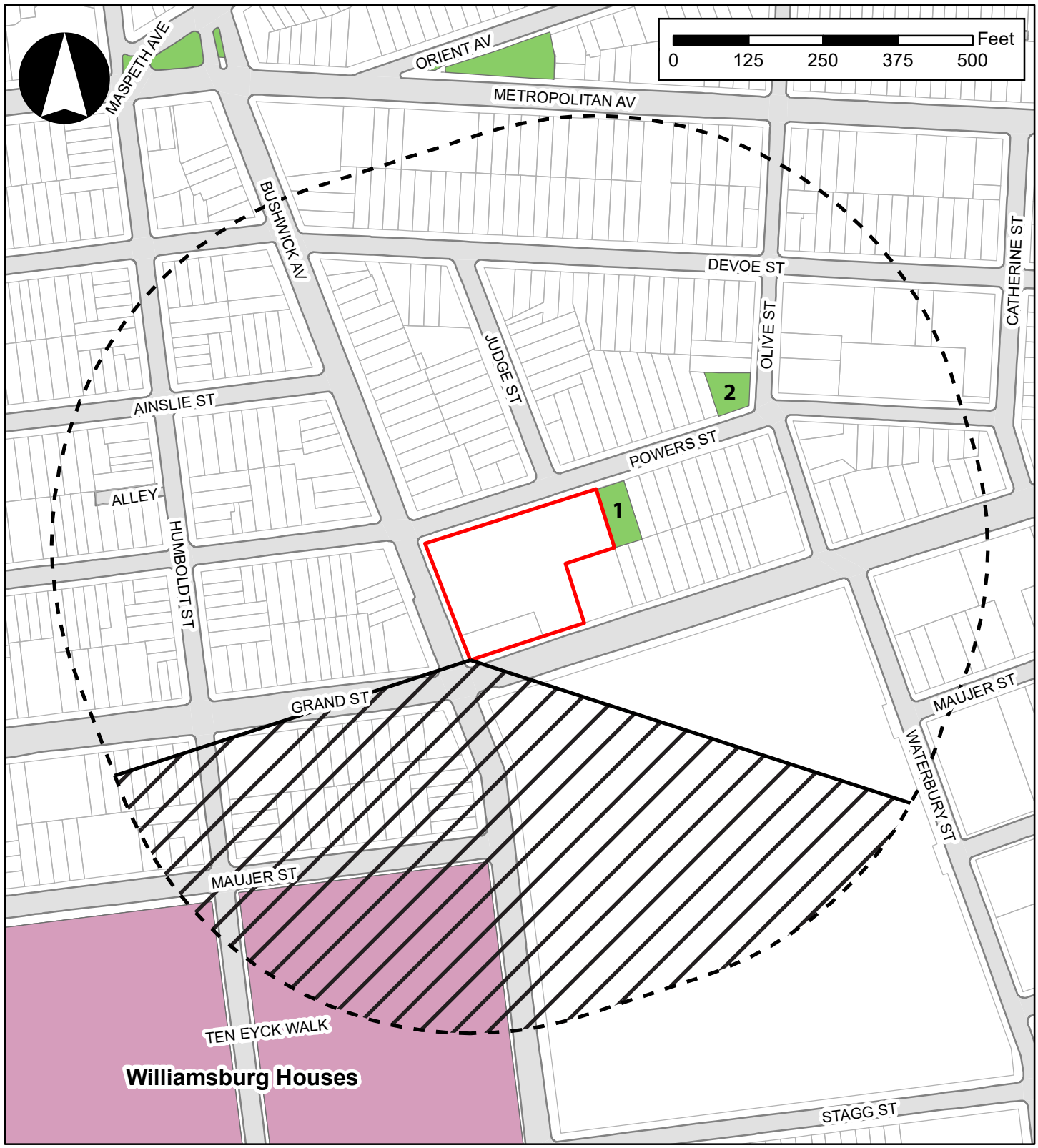
[1] Numbers keyed to **Figure D-1**.

Tier 3 Screening Assessment

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

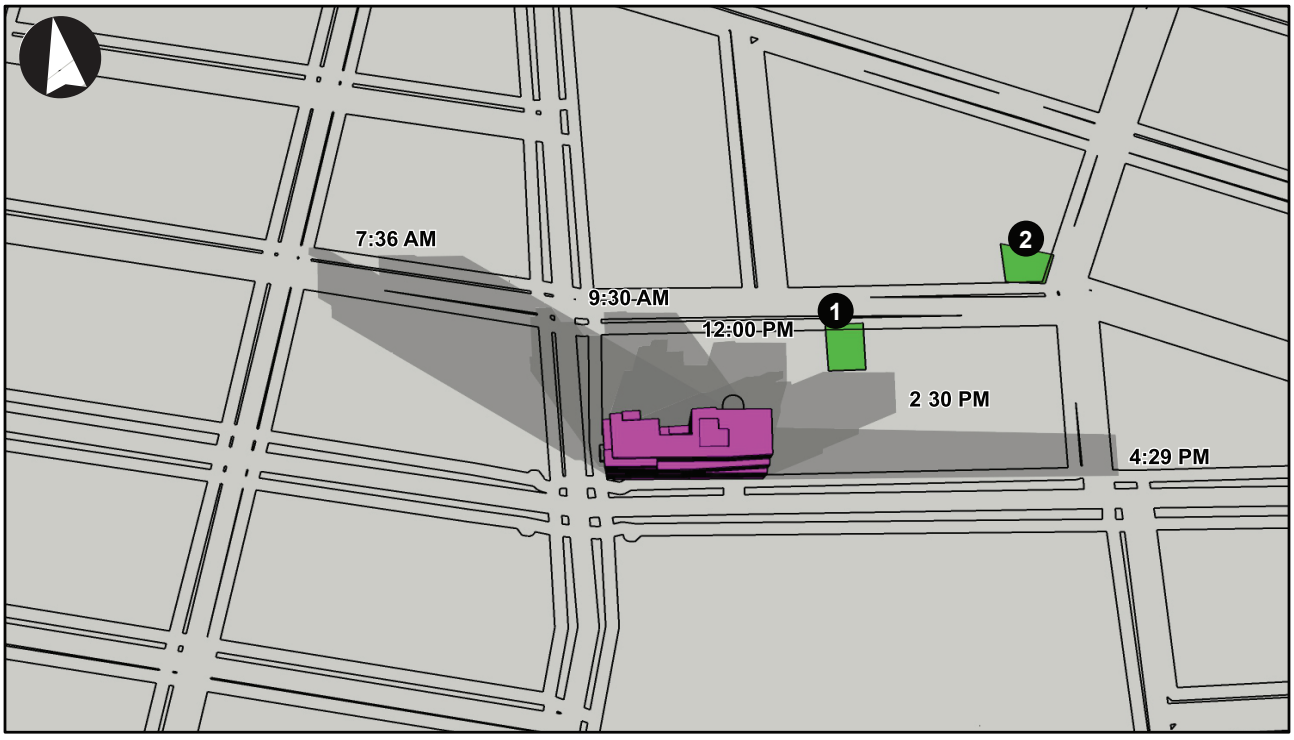
A Tier 3 assessment was performed using three-dimensional (3D) computer mapping software for the Projected Development Site to calculate and display action-generated shadows on individual representative analysis dates. The model contained 3D representations of the elements in the base map used in the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

As shown in **Figures D-2a** and **Figure D-2b** and presented in **Table D-2**, the Tier 3 results determined that Powers Street Garden and Olive Street Garden, could each receive incremental shadows from the Proposed Project, and therefore require a detailed shadows analysis.

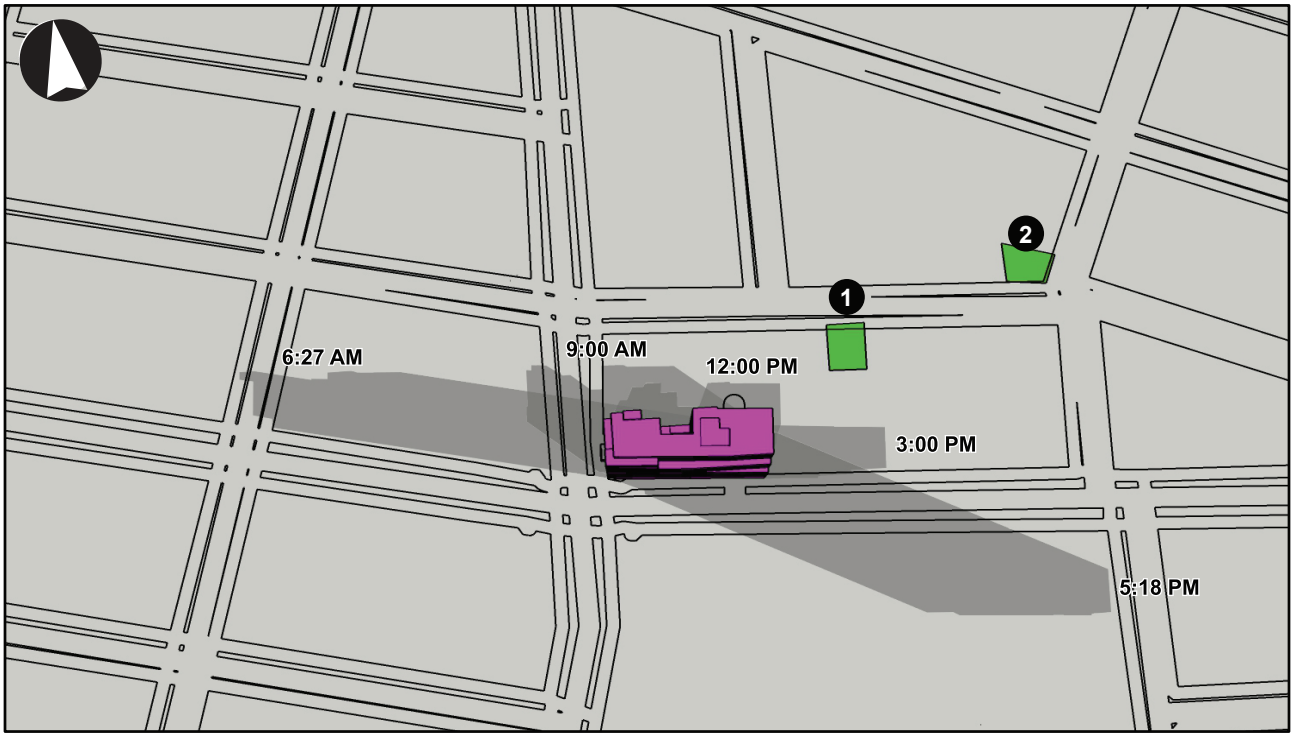


Legend

- Project Area
- Open Space
- NYC LPC-Designated Historic Resource
- Tier 1 Analysis: 623.5-foot Radius
- Tier 2 Analysis: Area that Cannot be Shaded



MARCH 21/SEPTEMBER 21

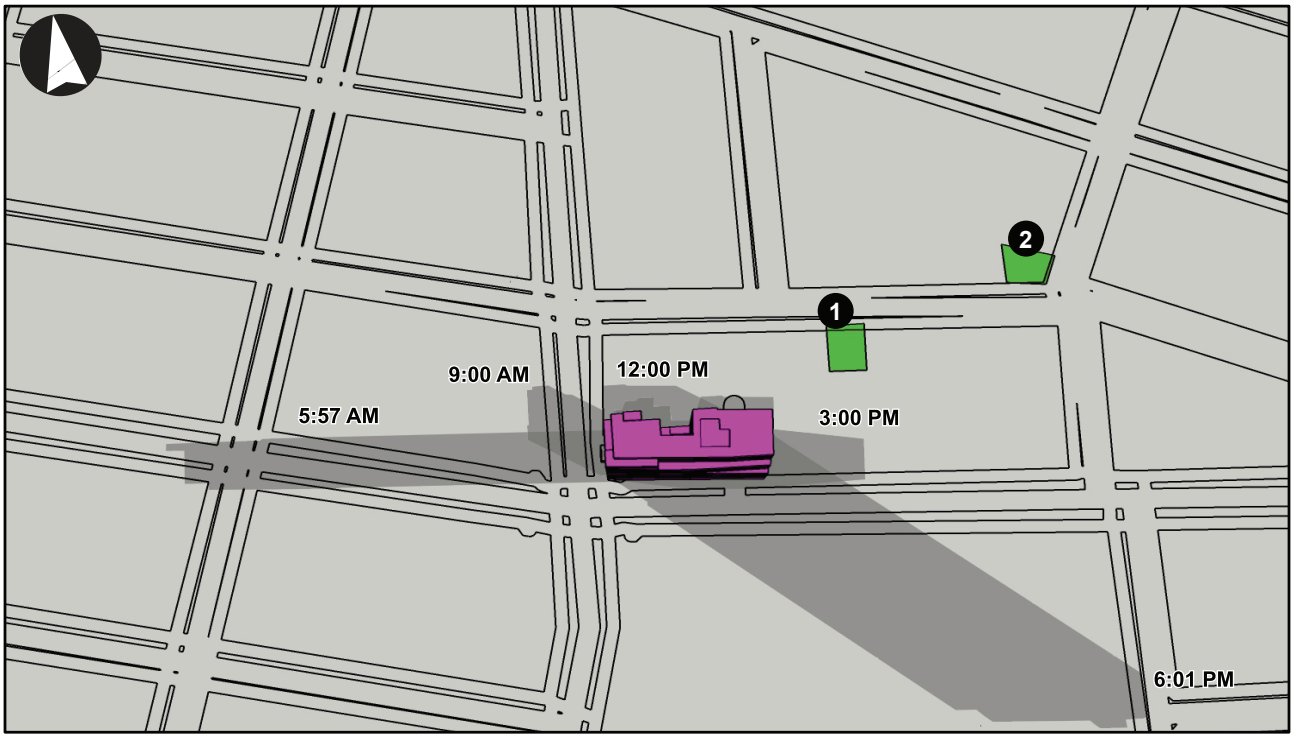


MAY 6/AUGUST 6

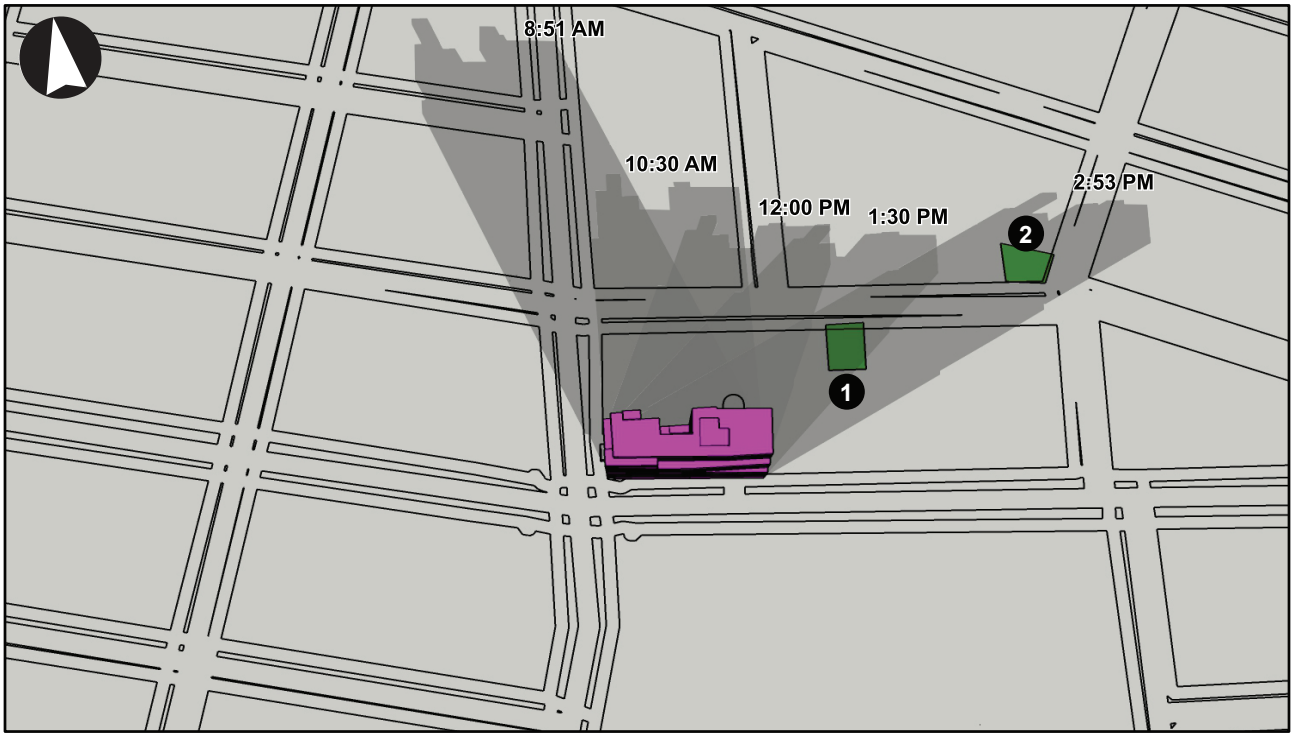
Proposed Project

Open Space
(keyed to Table D-2)

Incremental Shadow



JUNE 21



DECEMBER 21

Proposed Project

Open Space
(keyed to Table D-2)

Incremental Shadow

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

No. [1]	Name	March 21/Sept. 21 7:36AM - 4:29PM	May 6/August 6 6:27AM - 5:18PM	June 21 5:57AM - 6:01PM	December 21 8:51AM - 2:53PM	Number of Analysis Days
1	Powers Street Garden	**YES**	**NO**	**NO**	**YES**	**2**
2	Olive Street Garden	**NO**	**NO**	**NO**	**YES**	**1**

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

IV. DETAILED ANALYSIS OF SHADOW IMPACTS

Resources Potentially Affected by Project-Generated Shadows

Powers Street Garden

Powers Street Garden is a 5,000-sf (0.11-acres) community garden located along the south side of Powers Street comprising Lots 20 and 21 on Block 2922 and partially within the Project Area.[3] The community garden contains raised plant beds and passive seating areas. The raised planting beds are located in the northern half of the community garden. A bench and small table, along with small plants, are located along the southern lot line of the community garden. As the community garden is directly northeast of the Development Site, development as a result of the Proposed Actions could result in incremental shadows of this open space during the afternoon hours on two of the four analysis days.

Olive Street Garden

Olive Street Garden is a 3,940-sf (0.09-acres) community garden located on the corner of Olive Street and Powers Street to the east of the Project Site on Lots 32 and 33 on Block 2920. The open space includes raised plant beds and passive seating areas. As the community garden is located east of the Project Area, the Proposed Actions could result in incremental shadows on portions of this open space during the afternoon hours on one of the four analysis days.

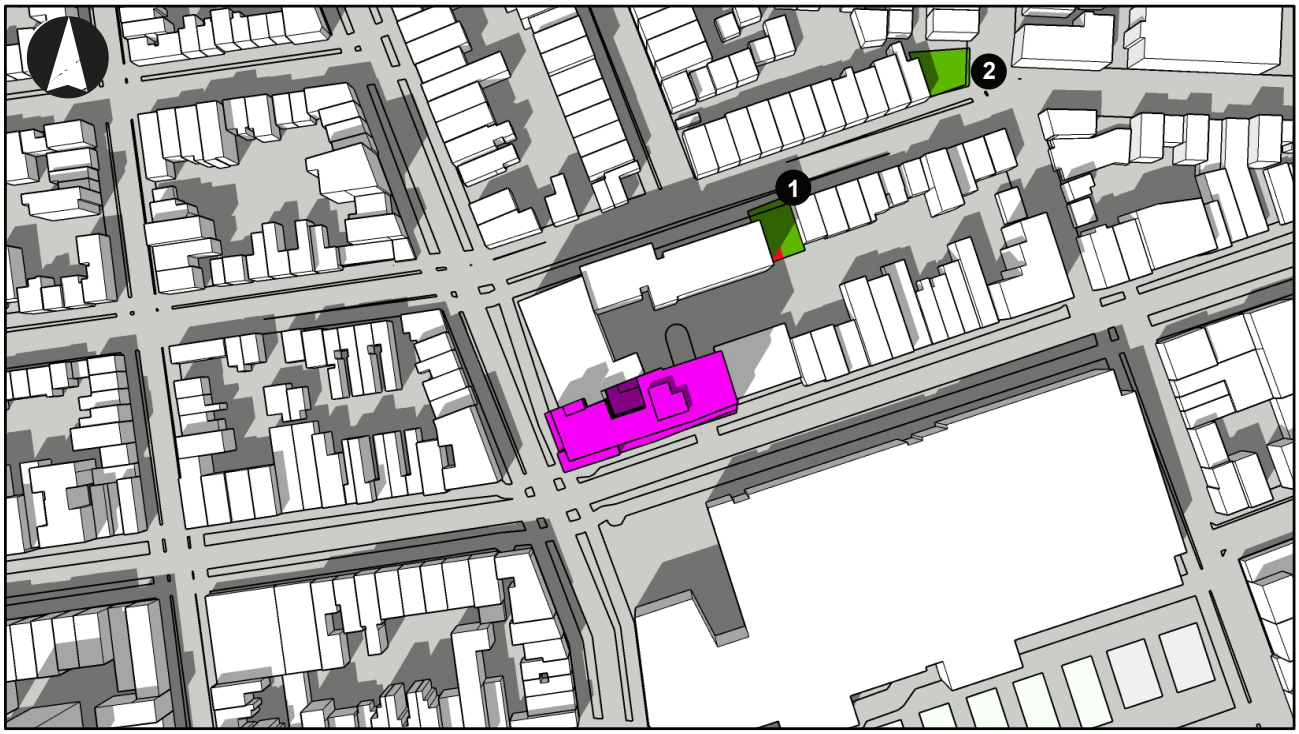
Detailed Shadow Analysis

Per *CEQR Technical Manual* guidance, shadow analyses were performed for the two sunlight-sensitive resources identified above on four representative days of the year: March 21/September 21, the equinoxes; May 6, the midpoint between the summer solstice and the equinox (and equivalent to August 6); June 21, the summer solstice and the longest day of the year; and December 21, the winter solstice and shortest day of the year. These four representative days indicate the range of shadows over the course of the year. CEQR guidance defines the temporal limits of a shadow analysis period to fall from 1.5 hours after sunrise to 1.5 hours before sunset. As discussed above, the results of the shadows analysis show the incremental difference in shadow coverage between the No-Action and With-Action conditions (see **Table D-3**). Under No-Action conditions, it is assumed that the Development Site would be redeveloped with a 7-story, 75-foot-tall residential building pursuant to the site's existing zoning.

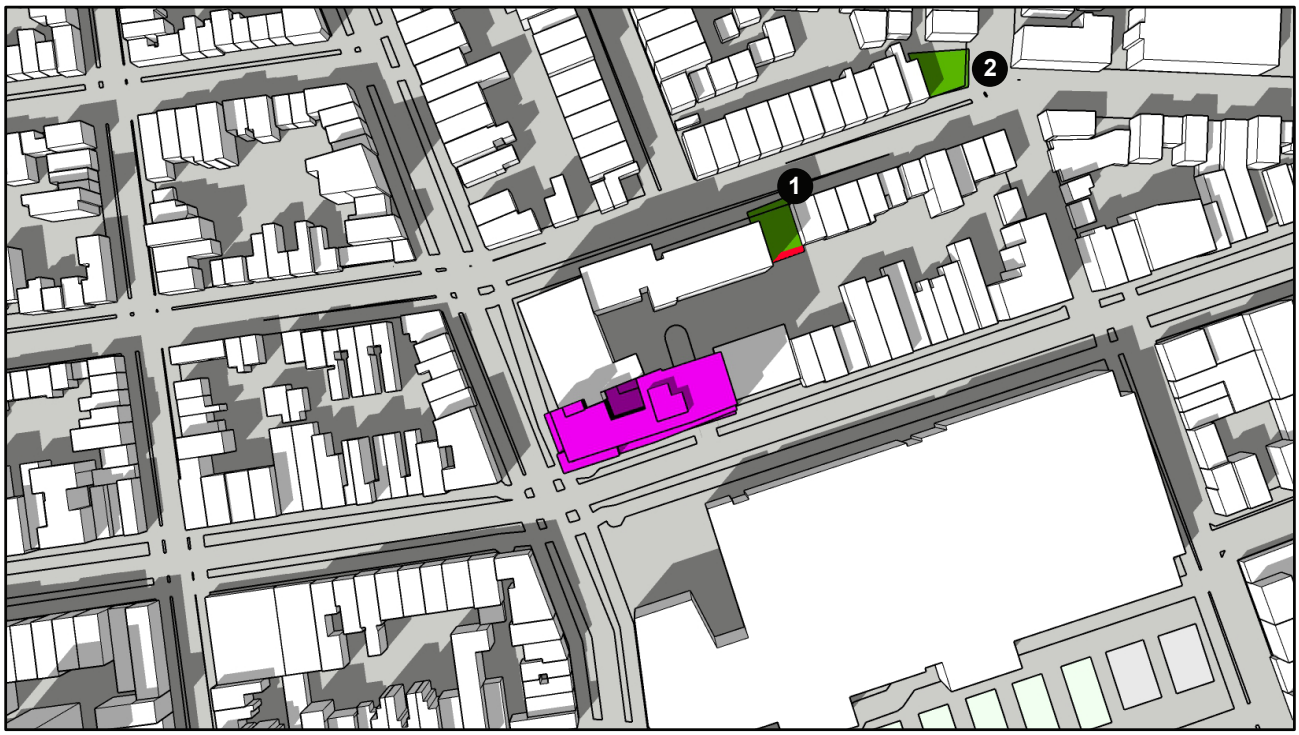
Figures D-3a through **Figure D-4b** show representative incremental shadows from the Proposed Project on the two sunlight sensitive resources on the corresponding representative analysis days indicated in **Table D-2**.

[3] The Project Area includes Lots 1 and 3 and small sliver portions of adjacent Lots 20 and 47 on Block 2922.

Incremental Shadows on March/September 21st - Powers Street Garden



1:30pm



2:00pm

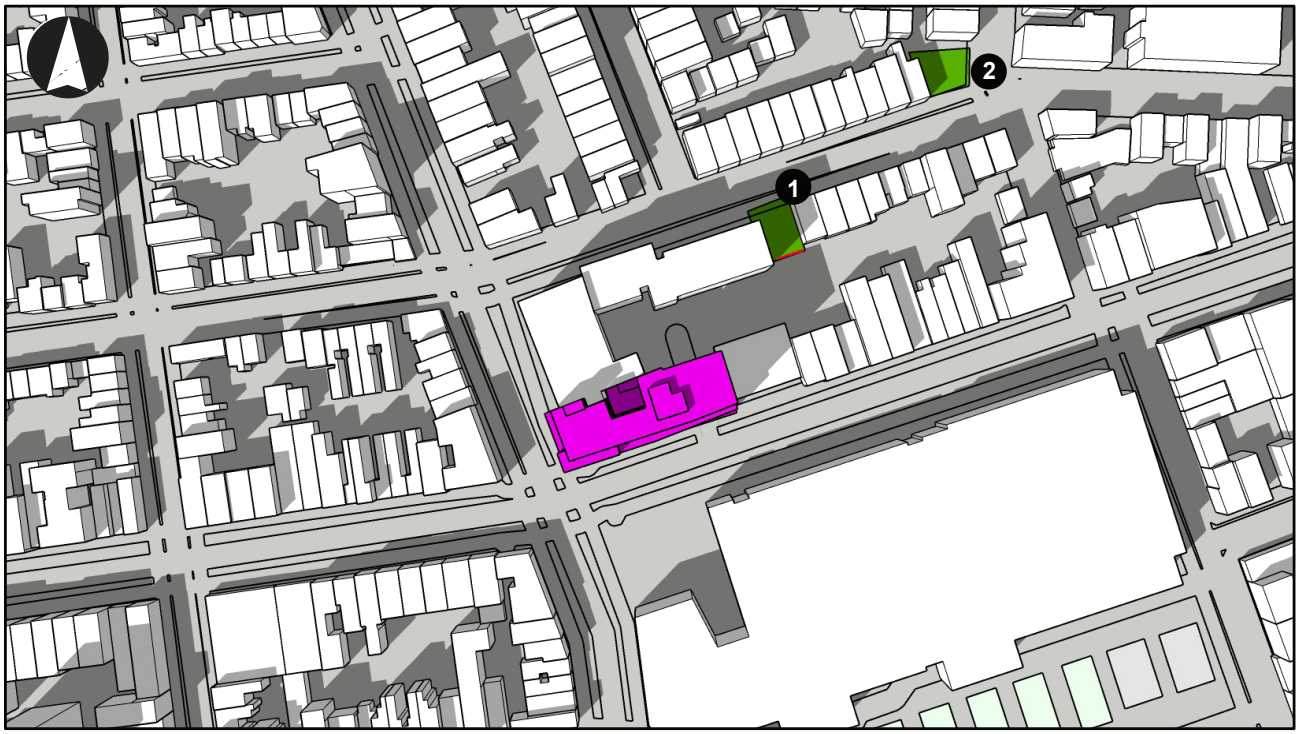
Proposed Project

Area of Resource in Direct Sunlight

Area of Open Space in New Shadow

Area of Resource in Existing Shadow

Incremental Shadows on March/September 21st - Powers Street Garden



2:15pm

Proposed Project

Area of Resource in Direct Sunlight

Area of Resource in Existing Shadow

Area of Open Space in New Shadow

Incremental Shadows on December 21st - Powers Street Garden



1:00pm



1:45pm

Proposed Project

Area of Resource in Direct Sunlight

Area of Open Space in New Shadow

Area of Resource in Existing Shadow

Incremental Shadows on December 21st - Olive Street Garden



2:30pm



2:53pm

Proposed Project

Area of Resource in Direct Sunlight

Area of Open Space in New Shadow

Area of Resource in Existing Shadow

It should be noted that, per the *CEQR Technical Manual*, all times reported herein are Eastern Standard Time and do not reflect adjustments for daylight savings time that is in effect from mid-March to early November. As such, the times reported in this attachment for March 21/September 21, May 6/August 6, and June 21 need to have one hour added to reflect the Eastern Daylight Savings Time.

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

Resource	Analysis Day	March 21/Sept. 21	May 6/August 6	June 21	December 21
		7:36 AM – 4:29 PM	6:27 AM – 5:18 PM	5:57 AM – 6:01 PM	8:51 AM – 2:53 PM
Powers Street Garden	Shadow enter-exit time	1:11 – 2:23 PM	-	-	12:54 – 1:59 PM
	Incremental shadow duration	1 hour 12 minutes	-	-	1 hour 5 minutes
Olive Street Garden	Shadow enter-exit time	-	-	-	2:18 – 2:53 PM
	Incremental shadow duration	-	-	-	35 minutes

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

March 21/September 21

The analysis period for March 21/September 21 is during the growing season and begins at 7:36 AM and continues until 4:29 PM. On this analysis day, development as a result of the Proposed Actions would cast incremental shadows on the Powers Street Garden for one hour and 12 minutes in the early afternoon (refer to **Table D-3**). The Olive Street Garden would not experience any incremental shadow coverage from the Proposed Project on this date.

As shown in **Figures D-3a and D-3b**, incremental shadows would be cast over a small portion of the community garden near its periphery starting at 1:11 PM and would move south-eastward until exiting the garden at approximately 2:23 PM. Incremental shadows from the Development Site would be cast on the southern portion of the community garden along the garden's rear lot line, which contains a few plants and seating. The southern edge of the community garden also contains existing tree cover.

As shown in **Figures D-3a and D-3b**, the extent and duration of incremental shadows on the community garden would be minimal. Most of the open space is currently covered in existing shadows from the adjacent buildings during the early morning and late afternoon hours. Due to the proximity of the existing buildings to the east and west of the garden, the garden only experiences approximately three and a half hours of direct sunlight on the March 21/September 21 analysis day. The incremental shadow coverage from the Proposed Project would extend slightly beyond the southern lot line of the garden, which contains few plants, but contains seating and is covered in existing tree canopy. The garden would not receive six to eight hours of direct sunlight under future With-Action conditions, similar to Existing and No-Action conditions, which, according to the *CEQR Technical Manual,* is the general minimum requirement for the survival of vegetation during the growing season. However, the adjacent existing building to the west of the community garden would continue to cast shadows on the garden for most of the analysis day with or without the Proposed Actions.

May 6/August 6

On May 6/August 6, the analysis period begins at 6:29 AM and lasts until 5:18 PM. On this analysis day, the Development Site would not cast incremental shadow on either of the open space resources (refer to **Table D-3**).

June 21

The analysis period for June 21 begins at 5:57 AM and continues until 6:01 PM. Incremental shadows from the Development Site would not be cast on the two open space resources (refer to **Table D-3**).

December 21

December 21 (the winter solstice), which is considered outside of the growing season in New York City, is the day with the least amount of sunlight. The sun is low in the sky, creating shadows that are at their longest. The analysis period for this day begins at 8:51 AM and ends at 2:53 PM. On this analysis day, incremental shadows from the Development Site would extend into limited portions of the Powers Street Garden and the Olive Street Garden for one hour and five minutes and 35 minutes, respectively (refer to **Figures D-4a** and **D-4b**).

Starting at 12:54 PM, incremental shadow would be cast over portions of Powers Street Garden and would move southeast throughout the afternoon. By approximately 1:30 PM, incremental shadow would be cast over a small portion of southern and eastern portions of the garden. Incremental shadows would be cast on Olive Street Garden near the end of the analysis period starting at 2:18 PM and would move east through the end of the analysis period (2:53 PM). By approximately 2:20 PM, incremental shadows would be cast over a small portion of the eastern and southern portions of the garden. However, the December 21 analysis day is not considered part of the growing season, and, thus, the viability of any existing vegetation within the two community gardens would not be threatened.

Assessment

The Development Site as a result of the Proposed Actions would cast incremental shadows of limited coverage and duration on the Powers Street Garden on two of the four analysis days and on the Olive Street Garden on one of the four analysis days (refer to **Table D-2**). Incremental shadow durations would range from one hour and 12 minutes to one hour and five minutes over the Powers Street Garden and 35 minutes over the Olive Street Garden. Incremental shadow coverage would generally be limited to the southern and eastern portions of both gardens, given their relative location northeast of the Development Site.

As shadows are not static and move from west to east throughout the day, both gardens' sunlight-sensitive features would continue to receive direct sunlight on these representative analysis days. Further, most of both gardens' sunlight sensitive features would be unaffected by incremental shadows, and thus, both gardens would largely contain areas unaffected by project-generated shadows at all times of the analysis day. At no point would incremental shadows result in the complete loss of sunlight on either community garden on the March 21/September 21 analysis day. Incremental shadows generated by the project on the Powers Street Garden would extend into the southern portion of the garden for approximately one hour and 12 minutes during the afternoon hours. This area of the community garden contains few plantings and seating and incremental shadows are expected to proceed in a southeasterly

direction before leaving the garden. Shadows generated by the existing adjacent buildings would cover the garden completely following the incremental shadows exit from approximately 3:20 to 4:04 PM. Incremental shadows would not reach the Olive Street Garden at any time on the March 21/September 21 analysis day.

During the growing season, incremental shadow coverage would not be cast on a single part of the Powers Street Garden for an extended period of time, allowing the garden's sunlight-sensitive features to receive adequate direct sunlight throughout the day. As discussed above, due to the proximity of adjacent buildings near Power Street Garden, the garden receives only approximately three and a half hours of direct sunlight during the March/September 21 analysis day. Incremental shadow from the Proposed Project would not significantly reduce direct sunlight to the garden during the afternoon hours. In addition, due to the limited duration of incremental shadow, it is unlikely that the utilization of seating in the garden would be negatively affected by incremental shadow.

Additionally, shadows occurring during the cold-weather months generally do not affect the growing season of vegetation. Given the limited size and duration of incremental shadow on the December 21 analysis day, and the fact that it would occur only in winter when shadows are longest, the project's incremental shadow would be too brief and small to affect this sunlight sensitive resource significantly.

Therefore, as the extent and duration of the incremental shadows would (1) not significantly reduce direct sunlight exposure on any of the sunlight-sensitive resources found within this open space; and (2) would not significantly alter the public's use of the passive seating area, or threaten the viability of vegetation or other resources located within these open spaces, incremental shadows on Powers Street Garden and Olive Street Garden, would not be considered a significant adverse impact, in accordance with *CEQR Technical Manual* methodology.

ATTACHMENT E

HISTORIAL & CULTURAL RESOURCES

I. INTRODUCTION

Historic and cultural resources include both architectural and archaeological resources. The *2021 City Environmental Quality Review* (CEQR) *Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Registers of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

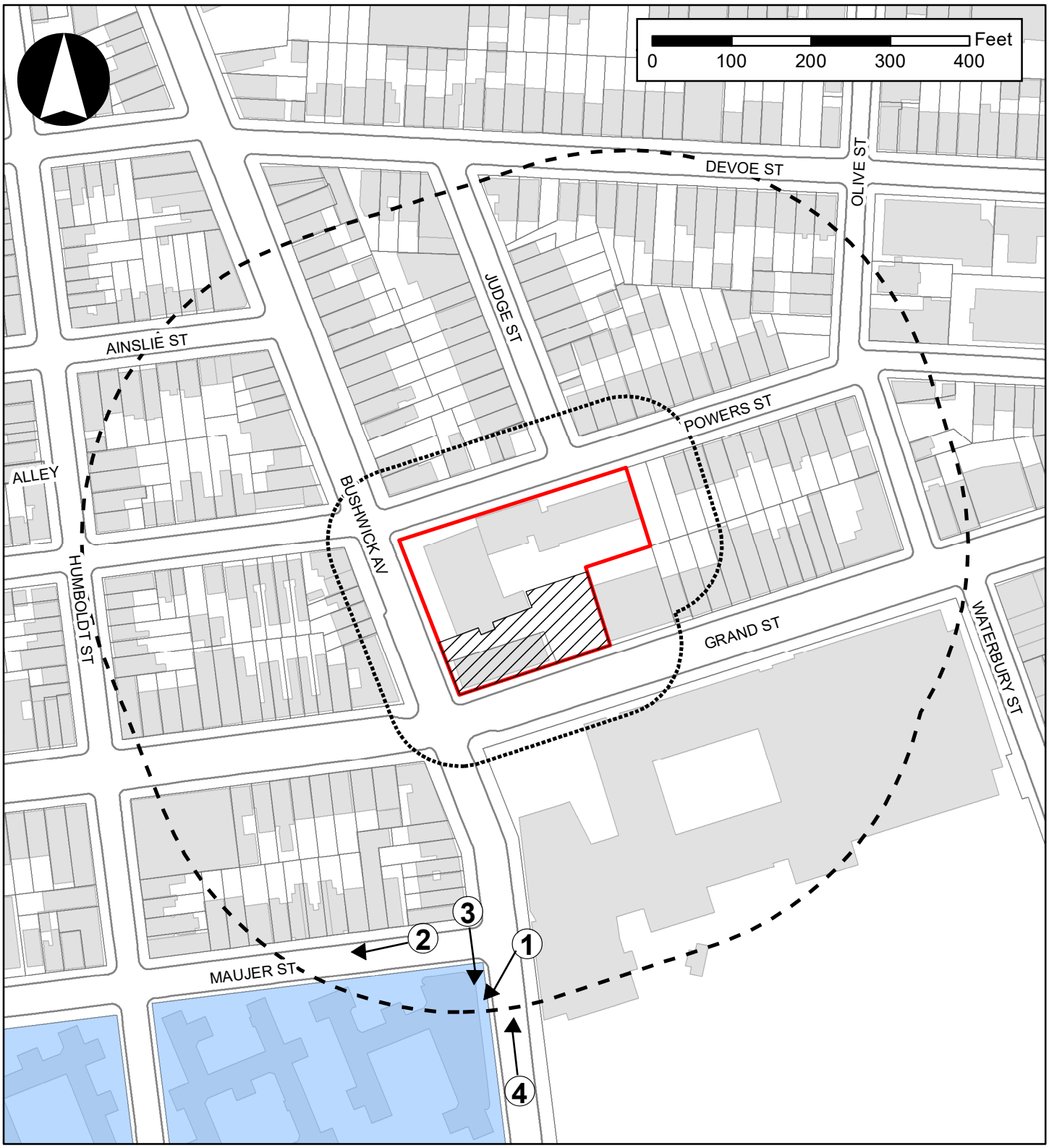
As the Project Area is located in close proximity to the S/NR-listed and LPC-designated Williamsburg Houses, it is necessary to assess the potential impacts of the Proposed Actions on historic architectural resources. According to *CEQR Technical Manual* guidance, impacts on historic architectural resources are considered on those sites affected by a proposed action and in the area surrounding the project area. The historic resources study area for the Proposed Actions is therefore defined as the Project Area (Brooklyn Block 2922, Lots 1 and 3, and includes slivers of Lots 20 and 47) plus an approximate 400-foot radius around the Project Area (refer to **Figure E-1**)[1], which is typically adequate for the assessment of historic architectural resources, in terms of physical, visual, and historical relationships.

Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared to No-Action conditions; these are limited to sites that may be developed as a result of the Proposed Actions. The Proposed Actions would induce development that could result in new in-ground disturbance on lots identified as potentially sensitive for archaeological resources. Therefore, an assessment of the potential effects of the Proposed Actions on archaeological resources is warranted and is provided below.

II. DEVELOPMENT BACKGROUND

Prior to the arrival of the European colonists in the 17th century, Brooklyn was inhabited by Canarsie Native Americans, a largely autonomous tribe of the Leni Lenape. The land that comprises the study area was part of the Dutch town of Boswyck (later Bushwick) in the mid-17th century and was subsequently incorporated as part of the village of Williamsburg in 1827. It remained largely rural farmland until the

[1] As described in **Attachment A**, **"Project Description,"** in the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned. The Development Site would comprise Tentative Future Lot 1 on Block 2922 and Lot 3 would be Tentative Future Lot 3. The boundary between Lots 1 and 3 would be relocated to accommodate the entire footprint of the new building or Proposed Development on Lot 1, thereby increasing the lot area of Lot 1 from 4,795 sf to 15,604 sf ("Tentative Lot 1"). Also, under the With-Action condition and prior to the construction of the Proposed Development, Lots 1 and 3 would be combined into become a single zoning lot.



Legend

- Project Area
- Development Site / Tentative Lot 1
- 400-Foot Study Area
- 90-Foot Radius
- S/NR-Listed and LPC-Designated Williamsburg Houses
- 1 Photo Location (see Figure E-2)

establishment of regular ferry service to Manhattan made the area attractive to commuters, particularly those of German descent who immigrated to New York City in the mid-19th century and settled in Bushwick/Williamsburg en masse.

In 1855, Williamsburg became part of the City of Brooklyn, known as the Eastern District, and concurrently, a regular grid pattern of streets were laid out and named for prominent Williamsburg residents, such as Powers Street, named for William P. Powers, an early landowner in the area, and Maujer Street in the southern portion of the study area, named for local lawyer and alderman Daniel Maujer. The earliest documented development of the Project Site was a large residence erected circa 1862 on Lot 3 for the family of Martin Kalbfleisch, a prominent industrialist who served as the Mayor of Brooklyn. The three-story, 30-room brick mansion fronted Bushwick Avenue, located in the center-west side of the Project Area, and the property included a greenhouse and a stable along Powers Street. A small frame building was constructed on Lot 1 of the Project Area sometime before 1868. Institutions followed the residential development of the study area, including the construction of St. Catherine's Hospital and Nursing School on the block to the south of the Project Area in 1869. The hospital purchased the Kalbfleisch mansion and grounds in 1916 to use as a nurses' residence; it was demolished in 1929 and replaced with a nurse's training hospital.

Completion of the Williamsburg Bridge in 1903, connecting the study area to Lower Manhattan, spurred rapid residential growth throughout Williamsburg, including the dense speculative development of rowhouses and tenement buildings in most of the remaining lots of the study area. This development attracted new immigrants of many backgrounds to the area, causing the neighborhood to become very crowded in the first decades of the 20th century. Consequently, living conditions in the area deteriorated, and in the 1920s, its population began to decline. During this time, the frame house and back buildings on Lot 1 of the Project Area were demolished and in 1924 replaced with a bank building.

In 1933, the Federal Public Works Administration (PWA) established a slum clearance committee, which determined that the blighted slum of Williamsburg should be earmarked for wholesale clearance and urban renewal. Chosen because property values were relatively low and many owners were willing to sell, the federal government purchased and demolished over 560 low-rise residential and mixed-use buildings over 12 blocks to make way for the 23.3-acre Williamsburg Houses campus in the southwestern portion of the study area (detailed further below).

The study area saw minimal investment during the remainder of the 20th century. In 1965, St. Catherine's Hospital closed. In 1981, the former main hospital building was demolished to make way for the Grand Street High School Campus. In 2009, the City rezoned the neighborhood as part of the Greenpoint-Williamsburg Contextual Rezoning, encouraging the development of a number of residential and mixed-use infill projects throughout the area.

III. ARCHAEOLOGICAL RESOURCES

Archaeological resources are the physical remnants, usually buried, of past activities on a site. They can include precontact archaeological resources associated with the Native American populations who used or occupied a site, or archaeological resources associated with the historic period, which began with the settlement of Europeans in the New York area beginning in the 17th century. In developed areas and in urban regions, archaeological resources are often disturbed or destroyed by grading, excavation, and the

installation and improvement of infrastructure. However, some archaeological resources do survive in an urban environment and are often sealed beneath the surface and protected from further disturbance.

In accordance with 2021 *CEQR Technical Manual* guidance, archaeological resources are assessed only in areas where excavation is likely and would result in new in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site. For projects that would result in new in-ground disturbance, assessment of both prehistoric and historic archaeological resources is appropriate. As detailed in **Attachment A, "Project Description,"** the Proposed Actions would facilitate new in-ground disturbance in the Project Area on the Development Site. As such, an assessment of archaeological resources is necessary for the Proposed Actions.

As detailed in the *CEQR Technical Manual*, the area of subsurface work for a project is considered the impact area for archaeological resources. Environmental review for archaeological resources is a predictive endeavor. Therefore, to assess whether the impact area may contain significant archaeological resources, data must be gathered from the surrounding area to predict the likelihood of archaeological resources existing in the impact area. For prehistoric resources, it is appropriate to determine whether there are known prehistoric archaeological resources within a half-mile radius of the site. For historic archaeological resources, it is appropriate to determine if there are known historic archaeological resources in the nearby area, such as on the present-day full tax lot or within the boundaries of the nearest adjacent mapped streets.

In a letter dated September 14, 2022 (provided in **Appendix I**), LPC determined that archaeological sensitivity models and historic maps indicate the potential for the recovery of remains from 19th century occupation of the Development Site. Therefore, LPC recommended that an archaeological documentary study be performed for Lots 1 and 3 on Block 2922 to clarify the initial findings and provide the threshold for the next level of review, if warranted.

Phase 1A Archaeological Assessment

In July 2023, Celia J. Bergoffen, Ph.D., RPA conducted a Phase 1A Archaeological Assessment for Lots 1 and 3 on Block 2922 (provided in provided in **Appendix III**). As detailed therein, it is possible that an area of Lot 3 of the Project Area was equipped with a cistern and privy when it was first developed with a residence circa 1862. Cisterns were below-ground, plaster-lined brick structures that were either built against the building's back wall or dug in the yard, as was the shaft of the family's privy. Once sewer and water service were introduced, these pits became obsolete and were used to dispose of household trash. The recovery and analysis of such material provides information about the everyday life and customs of the inhabitants and may be significant when it can be associated with specific individuals. Figure 19 of the Phase 1A depicts the area of Lot 3 that was identified as potentially containing archaeologically significant resources.

As noted above, the first and only residents of the mansion in the Project Area were the family of Martin Kalbfleisch, who served as the Mayor of Brooklyn and was a prominent industrialist. As the 30-room residence was purpose-built for the Mayor while in office, it is likely that the mansion would have been equipped with the latest improvements, including sewer and water lines. Nevertheless, the house may have had a cistern and privy.. The Phase 1A concluded that any archaeological features that might have been associated with the buildings on Lot 1 would have been destroyed in the construction of the former bank building still standing on the lot. Therefore, Lot 1 would not be sensitive for archaeological resources. The portion of Lot 3 not currently covered by buildings, however, has never been developed and therefore

not disturbed by past building episodes. Since the former Kalbfleisch residence may have had a cistern and privy, since this was the only family that occupied the building, and since the head of the household, Martin Kalbfleisch, was a former Brooklyn mayor and prominent industrialist, Phase IA concluded that a portion of Lot 3 is potentially sensitive for archaeological remains of historic significance and recommended archaeological testing in the unbuilt portions of Lot 3, as shown on Figure 19 (see **Appendix III**).

To ensure that potential archaeological resources on Lot 3 are not adversely impacted by construction related to the Proposed Actions, a commitment has been made that prior to any disturbance of the archaeologically sensitive area, an archaeology documentary study and subsequent archaeological reports and/or testing, as needed, will be performed per the 2018 *Guidelines for Archaeological Work in New York City* prior to any disturbance of the archaeologically sensitive area. The archaeological work will be overseen by LPC. The foregoing commitment will be memorialized in a Restrictive Declaration. With the implementation of the Restrictive Declaration, the Proposed Actions would not result in any significant adverse archaeological impacts.

IV. ARCHITECTURAL RESOURCES

Criteria and Regulations

Once the study area was determined, an inventory of officially recognized architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63. As recommended in the 2021 *CEQR Technical Manual*, Chapter 9, Section 160, LPC has adopted these criteria for use in identifying National Register listed and eligible architectural resources for CEQR review. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: (1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or (4) may yield [archaeological] information important in prehistory or history. Properties younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation & Historic Preservation (OPRHP).

In addition, LPC designates historically significant properties in the City as NYCLs and/or Historic Districts, following the criteria provided in the Local Laws of the City of New York, New York City Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a distinctive character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of NYCLs: individual landmarks, interior landmarks, scenic landmarks, and historic districts.

Existing Conditions

Project Area

In a letter dated September 14, 2022 (provided in **Appendix I**), LPC determined that there are no designated or eligible historic architectural resources on the lots that comprise the Project Area.

400-Foot Study Area

As shown in **Figure E-1**, there is one historic architectural resource located within the 400-foot study area surrounding the Project Area: the S/NR-listed and LPC-designated Williamsburg Houses. A brief description of this historic resource is presented below, and photos are provided in **Figure E-2**.

WILLIAMSBURG HOUSES (S/NR-LISTED; LPC-DESIGNATED)

Constructed in 1935-1938, the Williamsburg Houses were a collaborative project of the Federal Public Works Administration (WPA) and the New York City Housing Authority (NYCHA), notable as one of the earliest housing developments in the United States to reflect the influence of the modern movement in architecture. Nearly 600 structures were demolished and two streets were demapped to make way for the 23.3-acre campus which includes 20 four-story buildings on four superblocks turned at 15 degree angles to the street grid, oriented to the sun and prevailing winds of the site. This unusual layout produces a series of large and small courts, many of which flow into a large public space at the center of each block; the buildings cover slightly more than 30 percent of the entire site. The Williamsburg Houses were designed by the Williamsburg Associated Architects, led by chief architect Richmond H. Shreve and designer Williams Lescaze. As shown in **Figure E-2**, the light-colored palette of the Williamsburg Houses, executed in tan brick and exposed concrete, distinguishes the facades. Among the most prominent features of the buildings are their entrances, marked by blue tile, projecting stainless steel canopies, and streamlined storefronts. With 1,622 total apartments, the innovative Williamsburg Houses were the largest and costliest project built by the PWA. Conveyed to NYCHA from the federal government in 1947, the facades of the buildings were impeccably restored in the 1990s.

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

Under No-Action conditions, the status of historic resources could change. S/NR-eligible architectural resources could be listed in the Registers, and properties found eligible for consideration for designation as NYCLs could be calendared and/or designated. Changes to the historic resources identified above or to their settings could also occur irrespective of the Proposed Actions. Future projects could affect the settings of architectural resources. It is possible that some architectural resources in the area surrounding the Project Area could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Properties that are designated NYCLs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition of those resources can occur. All properties within LPC-designated historic districts also require LPC permit and approval prior to new construction, addition, enlargement, or demolition. The owners of a property may work with LPC to modify their plans to make them appropriate. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be issued by the New York City Department of Buildings (DOB) for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice



1.Looking west across Bushwick Avenue at the S/NR-listed and NYCL-designated Williamsburgh Houses from Maujer Street.



2. View west along Maujer Street of the S/NR-listed and NYCL-designated Williamsbugh Houses.



3. Looking south across Maujer Street at the S/NR-listed and NYCL-designated Williamsburgh Houses.



4. View north along Bushwick Avenue towards the Project Area with the S/NR-listed and NYCL-designated Williamsburgh Houses to the left.

being given to LPC. During the 40-day period, LPC has the opportunity to consider the case and, if it chooses, schedule a hearing and move forward with designation.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to designated NYCLs and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the DOB's Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCL-designated or S/NR-listed historic resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Additionally, historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection from the effects of federally-sponsored, or federally-assisted projects under Section 106 of the National Historic Preservation Act, and are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the New York State Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Private property owners using private funds can, however, alter or demolish their S/NR-listed or S/NR-eligible properties without such a review process.

Anticipated Developments in the No-Action Condition

PROJECT AREA

As detailed in **Attachment A, "Project Description,"** in the absence of the Proposed Actions, Jennings Hall would remain in its existing condition, and that the 15,604-sf Development Site would be redeveloped with an as-of-right, seven-story (75-foot-tall), approximately 88,400-gsf residential building with required accessory parking, as well as the existing 22 accessory parking spaces.

400-FOOT STUDY AREA

As discussed in **Attachment C, "Land Use, Zoning, & Public Policy,"** there are no known or planned developments slated for completion in the 400-foot study area in the 2026 future without the Proposed Actions.

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

According to the 2021 *CEQR Technical Manual*, generally, if a project would affect those characteristics that make a resource eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. This section assesses the Proposed Actions' potential to result in significant adverse impacts on identified architectural resources in the study area, including impacts resulting from construction of the Proposed Project, project-generated shadows, or other indirect effects on existing historic resources in the study area.

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

result of the Proposed Actions; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important. Whereas this attachment focuses specifically on the Proposed Actions' effects on the visual context of historic resources, an assessment of the Proposed Actions' effects on the visual character of the study area in general is provided separately in **Attachment F, "Urban Design & Visual Resources."**

As detailed in **Attachment A, "Project Description,"** the Proposed Actions would facilitate the development of a new, 14-story, mixed-use residential and commercial building on the Development Site. The Proposed Project would abut the existing Jennings Hall and would connect at the ground level. It would have a base height of approximately 103 feet after which it would set back 10 feet along Grand Street and Bushwick Avenue then rise to a roof height of 145 feet.

Direct (Physical) Impacts

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource's entrance, could result in significant adverse impacts, depending on the design. Direct effects also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

The Proposed Actions are localized, and, as discussed above, the Project Area does not contain any designated or eligible historic resources. Therefore, the Proposed Actions would not result in any direct impacts to historic architectural resources.

Indirect (Contextual) Impacts

Contextual impacts may occur to architectural resources under certain conditions. According to the *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect impacts can occur if the Proposed Actions would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as a NYCL.

The Proposed Actions would not result in significant adverse indirect impacts on historic architectural resources. The Proposed Project would not significantly alter the context or setting of the nearby S/NR-listed and LPC-designated Williamsburg Houses as compared to No-Action conditions. As detailed above, in the No-Action scenario, a seven-story building would be constructed on the Development Site; in the With-Action scenario, the Proposed Actions would facilitate the construction of a 14-story building on the Development Site. Although the additional floors of the Proposed Project would be visible when looking northeast from within the Williamsburg Houses campus, this would not be significant or adverse, as the study area is a dense urban environment with multiple existing mid-rise and high-rise buildings that currently form the backdrop for the Williamsburg Houses (see **Figure E-3**). The Proposed Project would not substantially change the visual setting of the Williamsburg Houses so as to affect those characteristics that make it eligible for listing on the S/NR and designation as a NYCL.

Additionally, in the future with the Proposed Actions, no incompatible visual, audible, or atmospheric elements would be introduced to any historic resource's setting. The Proposed Project would not alter the relationship of the Williamsburg Houses to the streetscape, as all streets in the study area would remain open and the Williamsburg Houses' relationship to the street would remain unchanged in the



1. View looking north along Bushwick Avenue towards the Proposed Project, with the S/NR-listed and LPC-designated Williamsburg Houses to the left.

Images courtesy of Curtis & Ginsberg

future with the Proposed Actions. The Proposed Project would not eliminate or screen public views of the Williamsburg Houses, which would remain visible in view corridors on adjacent public streets and sidewalks. No primary facades, significant architectural ornamentation, or notable features of the Williamsburg Houses would be obstructed by the Proposed Project.

The Proposed Actions would not result in development that would diminish the qualities that make the LPC-designated and S/NR-listed Williamsburg Houses historically and architecturally significant. As such, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources.

Construction-Related Impacts

Any new construction taking place within historic districts or adjacent to individual landmarks has the potential to cause damage to those historic resources from ground-borne construction vibrations. As noted above, the New York City Building Code provides some measure of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to LPC-designated and S/NR-listed historic resources located within 90 linear feet of a proposed construction site. For these structures, DOB's TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

As shown in **Figure E-1**, there are no historic architectural resources located within 90 feet of the Project Area. Therefore, the Proposed Actions would not have the potential to result in any significant adverse construction-related impacts to historic architectural resources.

Shadows Impacts

As detailed in **Attachment D, "Shadows,"** the Proposed Project facilitated by the Proposed Actions would not have the potential to cast incremental shadows on any nearby sunlight-sensitive historic resources. Therefore, the Proposed Actions would not result in significant adverse shadows impacts to historic architectural resources.

ATTACHMENT F

URBAN DESIGN AND VISUAL RESOURCES

I. INTRODUCTION

This attachment considers the potential effects of the Proposed Actions on urban design and visual resources. As defined in the 2021 *City Environmental Quality Review* (CEQR) *Technical Manual*, urban design is the totality of elements that shape and may affect a pedestrian's experience of public space. Elements such as streets, buildings, visual resources, open space, natural resources, wind, and sunlight play an important role in the pedestrian experience. In the future with the Proposed Actions, the applicant would develop a new mixed-use building with up to 14-stories containing Affordable Independent Residences for Seniors (AIRS) and ground floor local retail uses (the "Proposed Project") on a 15,604 square foot (sf) site at 819 Grand Street (the "Development Site;" Block 2922, Lot 1 and p/o Lot 3[1]) in the Williamsburg neighborhood of Brooklyn Community District 1. The proposed building would expand the existing affordable senior housing facility, known as Jennings Hall, at 260 Powers Street (Block 2922, Lot 3).

The Proposed Actions involve zoning changes that would increase the allowable bulk and maximum building height on the western portion of Brooklyn Block 2922, comprising Lots 1 and 3 ("Project Area")[2], and would result in new development that would differ from what is currently permitted as-of-right. Under the Proposed Actions, an approximately 167,786 gross square foot (gsf) affordable senior housing development with 218 AIRS units and approximately 5,298 gsf of ground floor local retail would be constructed at the Development Site, replacing underutilized land. The proposed 14-story (145 feet tall) building would connect to the existing Jennings Hall and would have separate mechanical and building systems. In absence of the Proposed Action, it is anticipated that the Development Site would be improved with an as-of-right, seven-story (75 feet tall), approximately 88,000 gsf residential building (including parking). The No-Action development would contain 84 market-rate dwelling units (DUs) and 64 accessory parking spaces. In accordance with *CEQR Technical Manual* guidance, the urban design and visual resources assessment focuses on the components of the Proposed Actions that may have the potential to alter the arrangement, appearance, and functionality of the built and natural environment for the pedestrian in the study area as compared to the No-Action Condition.

II. METHODOLOGY

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

[1] As described in **Attachment A**, in the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned and the Development Site would comprise Tentative Future Lot 1 on Block 2922 and Lot 3 would be Tentative Future Lot 3.

[2] The Project Area also includes small sliver portions of adjacent Lots 20 and 47, which would be up zoned as a result of the Proposed Actions. A 285 square foot portion of Lot 20 would be changed from an R6B District to an R7X District, resulting in an increase in permitted residential floor area of 801 square feet. In addition, a 277 square foot portion of Lot 47 would be changed from an R7A/C2-4 District to an R7X/C2-4 District, resulting in an increase in permitted floor area of 274 square feet.

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

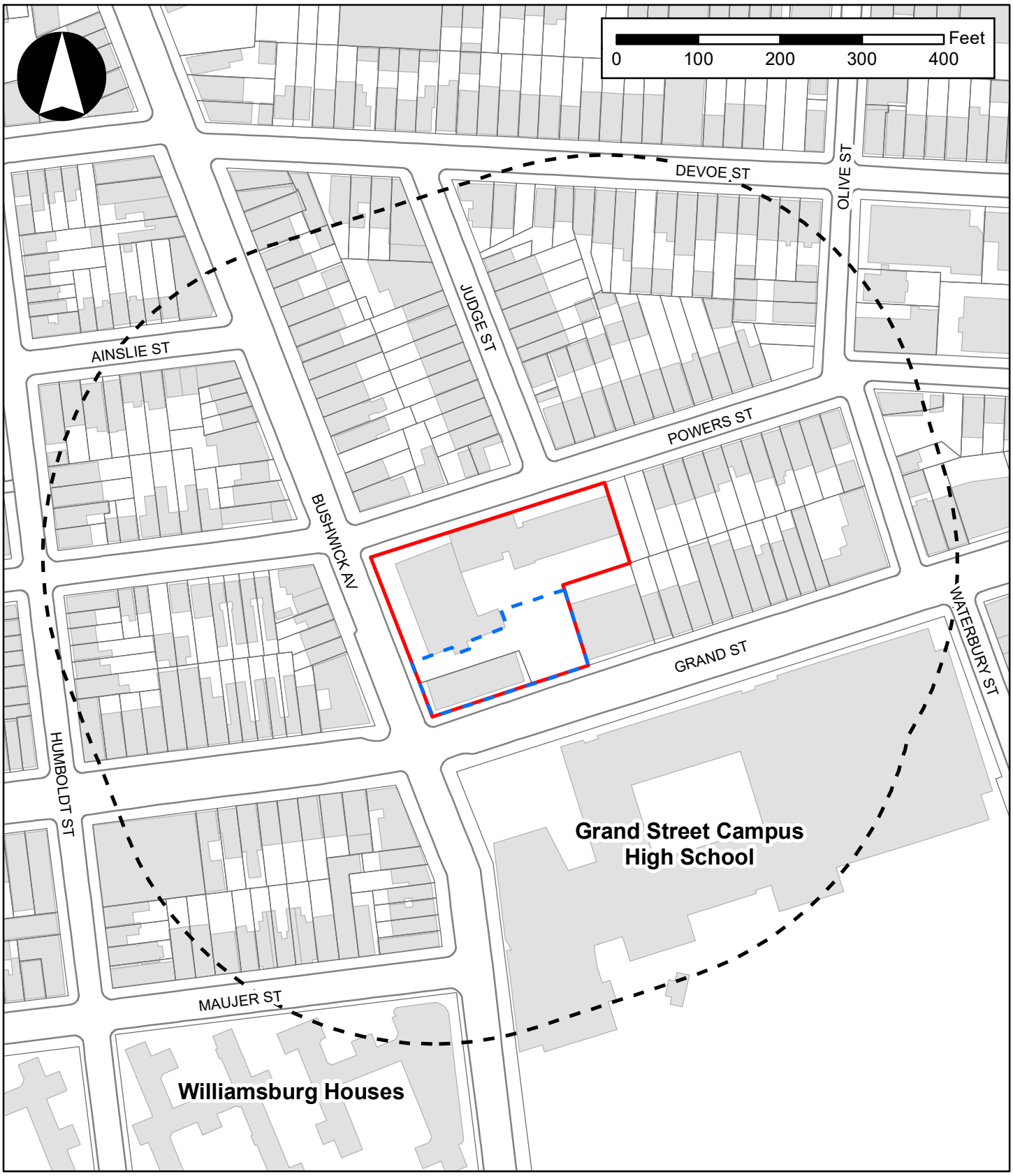
Per criteria of Section 230 of the *CEQR Technical Manual,* a wind condition analysis is not warranted for the Proposed Actions. The Project Area and Development Site are not located in a high wind location (such as along west and northwest-facing waterfronts), and the Proposed Project would not result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

Following *CEQR Technical Manual* guidance, the preliminary urban design and visual resources analysis is based on field visits, aerial views, photographs, and other graphic images of the Project Area and surrounding area. Zoning calculations, including floor area calculations, building heights and lot coverage information are also provided. The preliminary assessment provides a characterization of existing conditions, a description of urban design under the future No-Action and future With-Action conditions, and an analysis determining the extent to which physical changes resulting from the Proposed Actions would alter the pedestrian experience. The preliminary analysis also considers the effects of the Proposed Actions and resultant development on the area's visual resources, which are generally considered important public view corridors, vistas, or natural or built features. Visual resources can include waterfront views, public parks, landmark structures or districts, or natural features, such as rivers or geologic formations.

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

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

Figure F-1
Urban Design Study Area



Legend

Project Area (Primary Study Area) | Development Site / Tentative Lot 1 | 400-Foot Radius (Secondary Study Area)

III. PRELIMINARY ASSESSMENT

Existing Conditions

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

Urban Design

Primary Study Area

The 49,087 sf primary study area includes the entirety of the Project Area, which comprises Lots 1 and 3, located on the western portion of Brooklyn Block 2922 bounded by Olive Street to the east, Powers Street to the north, Bushwick Avenue to the west, and Grand Street to the south, and slivers of Lots 20 and 47. The primary study area also contains the Development Site, which comprises the 15,604 sf southern portion of the primary study area, including all of Lot 1 and p/o Lot 3 with frontage on Grand Street to the south and Bushwick Avenue to the west. As shown in **Figure F-1**, Lot 1 is a narrow rectangular-shaped corner lot with frontages on Grand Street to the south and Bushwick Avenue to the west. Lot 3 is an irregular, L-shaped lot with frontages along Grand Street to the south, Bushwick Avenue to the west, and Powers Street to the north.

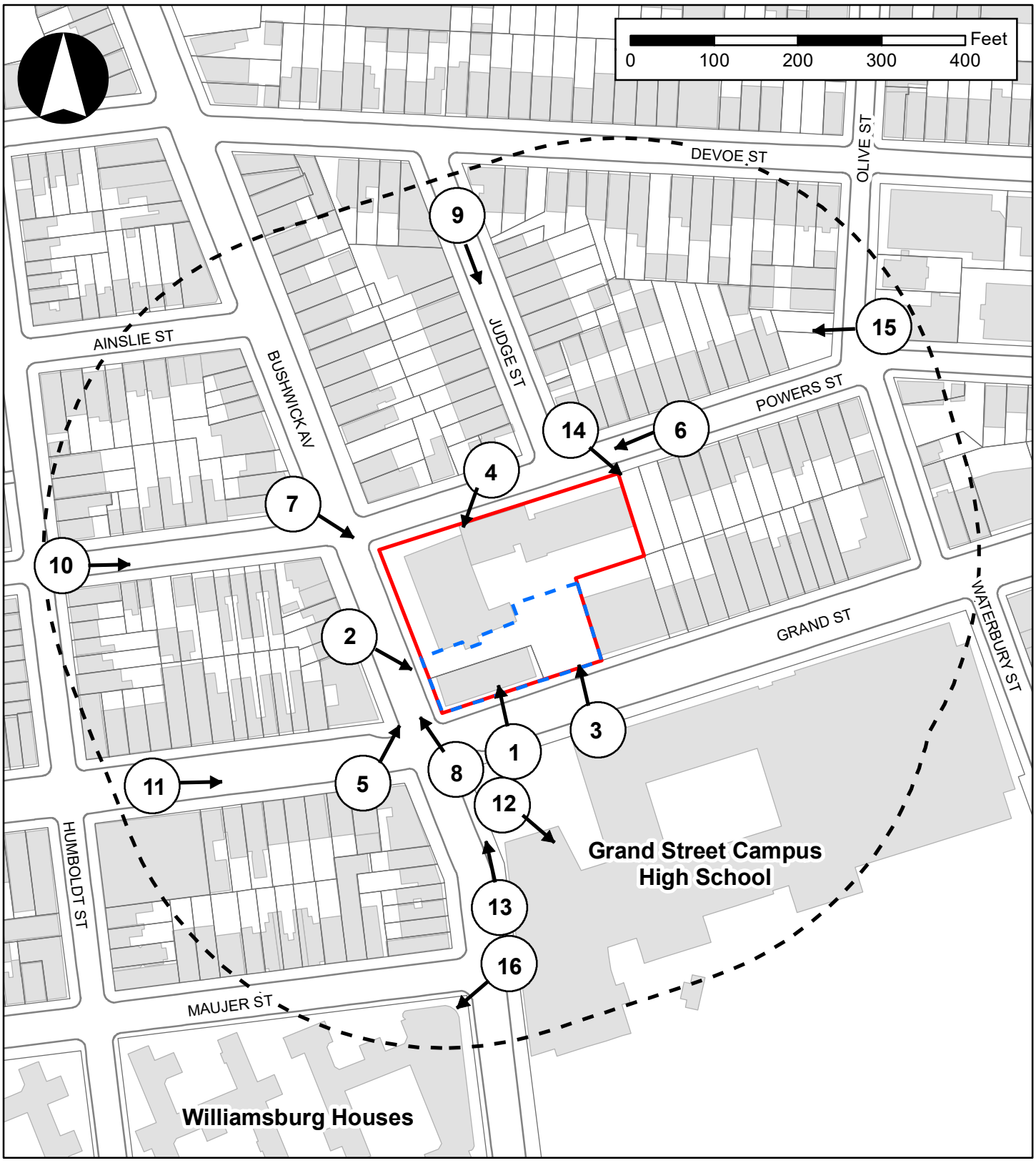
Building Bulk, Use, Type, and Arrangement

Lot 1 comprises 4,800 sf at 819 Bushwick Avenue with 40 feet of frontage along Bushwick Avenue and 120 feet of frontage along Grand Street. It currently contains a 13,357 gsf vacant commercial building that formerly housed a bank. The building has a commercial FAR of 2.8 based on the lot area of existing Lot 1, which is greater than the allowable FAR under the existing conditions. As shown in **Figure F-3a, Photo #1 and #2**, the building is built to the lot line on both frontages and occupies the entire Lot 1. Along the lot's Grand Street sidewalk, it is obstructed by nearby street construction. The Manhattan-bound L train Grand Street subway station entrance is located adjacent to the building's Bushwick Avenue frontage and entrance.

Lot 3 is an irregularly shaped eight-sided lot (43,725 sf) with three street frontages that wraps around the northern and eastern sides of Lot 1. It has approximately 75 feet of frontage along Grand Street, approximately 160 feet of frontage along Bushwick Avenue, and approximately 290 feet of frontage along Powers Street. It currently contains Jennings Hall, an affordable senior citizen housing residence, at 260 Powers Street and 22 at-grade accessory parking spaces.

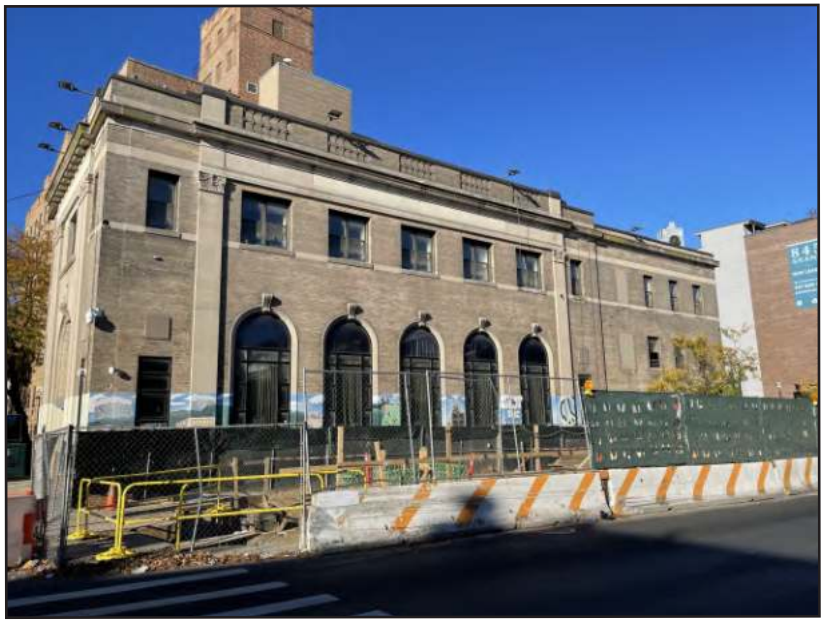
As shown in **Figure F-1,** Jennings Hall is an L-shaped building with two wings, including a seven-story structure, originally built in 1920, on Bushwick Avenue and a nine-story structure along Powers Street, built in the 1980s. The nine-story structure is approximately 109 feet tall, which is built taller than what is allowable under the existing zoning (75 feet). The building is set back from Bushwick Avenue and partially set back from Powers Street, ands occupies the northern and western portions of the lot. The building includes approximately 151,824 gsf (3.1 FAR, based on the present area of Lot 3) and contains 150 units of AIRS. As shown in **Figure F-3a, Photo #3**, the southern portion of Lot 3 is undeveloped and accommodates a paved parking lot with a gated entrance on Grand Street. Twenty-two at-grade accessory

Urban Design Photo Locations



Legend

- Project Area (Primary Study Area)
- 400-Foot Radius (Secondary Study Area)
- Development Site / Tentative Lot 1
- 1 → Photo Locations (See Figures F-3a to F-3d)



1. Looking north on Grand Street towards the Development Site.



2. View from Bushwick Ave looking east towards the Development Site.



3. View on Grand Street of Project Site, looking north at parking lot



4. View looking south on Powers Street at Jennings Hall

Photos Taken on 10/29/22

parking spaces are accessible via an existing curb cut along Grand Street. The building's main entrance is located along Powers Street (**Figure F-3a, Photo #4**), where there is a small curb cut for residents with mobility difficulties.

Block Form, Street Pattern, and Street Hierarchy

Powers Street is a one-way westbound local street, running from Catherine Street to Union Avenue. Powers Street is considered under the Zoning Resolution (ZR) to be a "narrow street." Grand Street is a two-way east-west bound street, running from the East River in the west to Newtown Creek and the Grand Street Bridge in the east, where it continues as Grand Avenue in Queens. It is considered under the ZR to be a "wide street" and is a local truck route. It also contains one protected bike lane in each direction. Bushwick Avenue is a two-way north-south bound street, running from Metropolitan Avenue in the north to Jamaica Avenue in the south. It is considered by the ZR to be a "wide street." Both Grand Street and Bushwick Avenue are principal arteries in Williamsburg. Near the primary study area, Grand Street west of Bushwick Avenue is lined with mixed-use commercial and residential uses, while Powers Street is lined with residential uses, and Bushwick Avenue adjacent to the Primary Study Area is lined with construction fencing (**Figure F-3b, Photo #5, #6, and #7**).

Streetscape Elements

Streetscape elements along the primary study area's street frontages include several street trees, parking signage, street lamps, bicycle parking racks, and fire hydrants. As shown in **Figure F-3b, Photo #8**, the entrance to the Manhattan-bound L subway Grand Street station is located adjacent to the primary study area on the Bushwick Avenue frontage. The sidewalk along Powers Street is approximately 15 feet. The sidewalk along Bushwick Avenue is approximately 19 feet, and the sidewalk along Grand Street is approximately 13 feet wide.

Topography, Natural Features and Open Space

The topography of the primary study area is generally flat. There are no natural features or open spaces within the Project Area, except for the 285 square foot sliver of adjacent Lot 20, where the St. Nicholas-Powers Street Garden is located.

Secondary Study Area

As discussed above, the secondary study area has been defined as the area within an approximate 400-foot radius of the primary study area. As shown in **Figure F-1**, it is generally bound by Devoe Street to the north, Olive Street to the east, Humboldt Street to the west, and Maujer Street to the south.

Building Bulk, Use, Type, and Arrangement

As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** residential uses are the most prevalent land use and are distributed throughout the secondary study area. Residential uses are varied and include attached and detached two- and three-story single- to two-family homes that occupy narrow rectangular-shaped lots, as well as taller, higher-density four- to six-story multi-family walkup and elevator buildings that occupy large sites. Higher-density multi-family residential buildings are generally located



5. View northeast towards the Project Area at intersection of Grand Street and Bushwick Avenue.



6. Looking west on Powers Street north of the Project Area.



7. Looking southwest towards the Project Area at intersection of Bushwick Ave and Powers Street.



8. Looking north on Bushwick Avenue. The L train subway improvements are located on either side of the street.

Photos Taken on 10/29/22

closer to Bushwick Avenue, Grand and Olive Streets, and one- and two-family homes characterize the mid-block areas.

Residential uses are distributed throughout the secondary study area with single- and two-family homes, and multi-family walkup buildings located mostly north of Powers Street and west of Bushwick Avenue. Mixed commercial and residential uses with ground floor retail are concentrated along Grand Street and Bushwick Avenue and generally range between one and four stories in height.

As shown in **Figure F-4**, most buildings within the study area contain five or fewer stories. As shown in **Figure F-3C, Photo #9 and #10**, narrower streets typically contain lower-density buildings of five or fewer stories. Higher-density buildings greater than five stories in height are located along Grand Street and Bushwick Avenue. As shown in **Figure F-3C, Photo #11**, Grand Street is an active commercial corridor that also features low-rise commercial uses, like restaurants, and prominent building signage.

Most buildings are oriented to the street, and are built at the street line, or include shallow, fenced front yards. Various built FARs are scattered throughout the study area, and range from 1.0 to 5.0 FAR, with one building located at 774 Grand Street at the western-most portion of the secondary study area, built to 6.6 FAR (see **Figure F-5**). 774 Grand Street was completed in 2014.

Located directly south of the Project Area is the Grand Street Campus High School. The campus is bounded by Grand Street to the north, Bushwick Avenue to the west, Stagg Street to the south, and Waterbury Street to the east. Although the campus occupies an entire 12.5-acre block, approximately 30 percent of the lot is located within the secondary study area, including the building concentrated in the northern portion of the site directly south of the primary study area. The building, which totals 446,763 gsf, is located along Grand Street, Bushwick Avenue, and Waterbury Street. The building's main entrance is located on the corner of Grand Street and Bushwick Avenue. As shown in **Figure F-3C, Photo #12**, the main entrance is a small, elevated plaza set back from Grand Street and Bushwick Avenue. The campus building is built to the lot line along the remainder of its Grand Street and Bushwick Avenue frontages. Parking spaces and athletic fields are located on the southern portion of the campus.

Located at the southwestern edge of the secondary study area is the Williamsburg Houses. The houses, which are located on seven lots across four blocks, total 21 multi-unit apartment buildings. Located on the corner of Maujer Street and Bushwick Avenue is Building 16, a mixed residential and commercial building. Although the residential building is set back and rises to 4 stories, the single-story commercial building is built to the lot line on the corner.

Block Form, Street Pattern, and Street Hierarchy

Streets in the study area generally follow a grid pattern alignment and form rectangular-shaped blocks. This block form has generally resulted in regular rectangular-shaped lots that vary in size and width. Grand Street and Bushwick Avenue are the only two-way, wide streets within the secondary study area. Ainslie Street, Judge Street, Devoe Street, Olive Street, Powers Street, and Maujer Street are one-way streets. All streets generally have on-street parking. Grand Street is the only local truck route located within the secondary study area.



9. View of the east side of Judge Street between Devoe and Powers Streets.



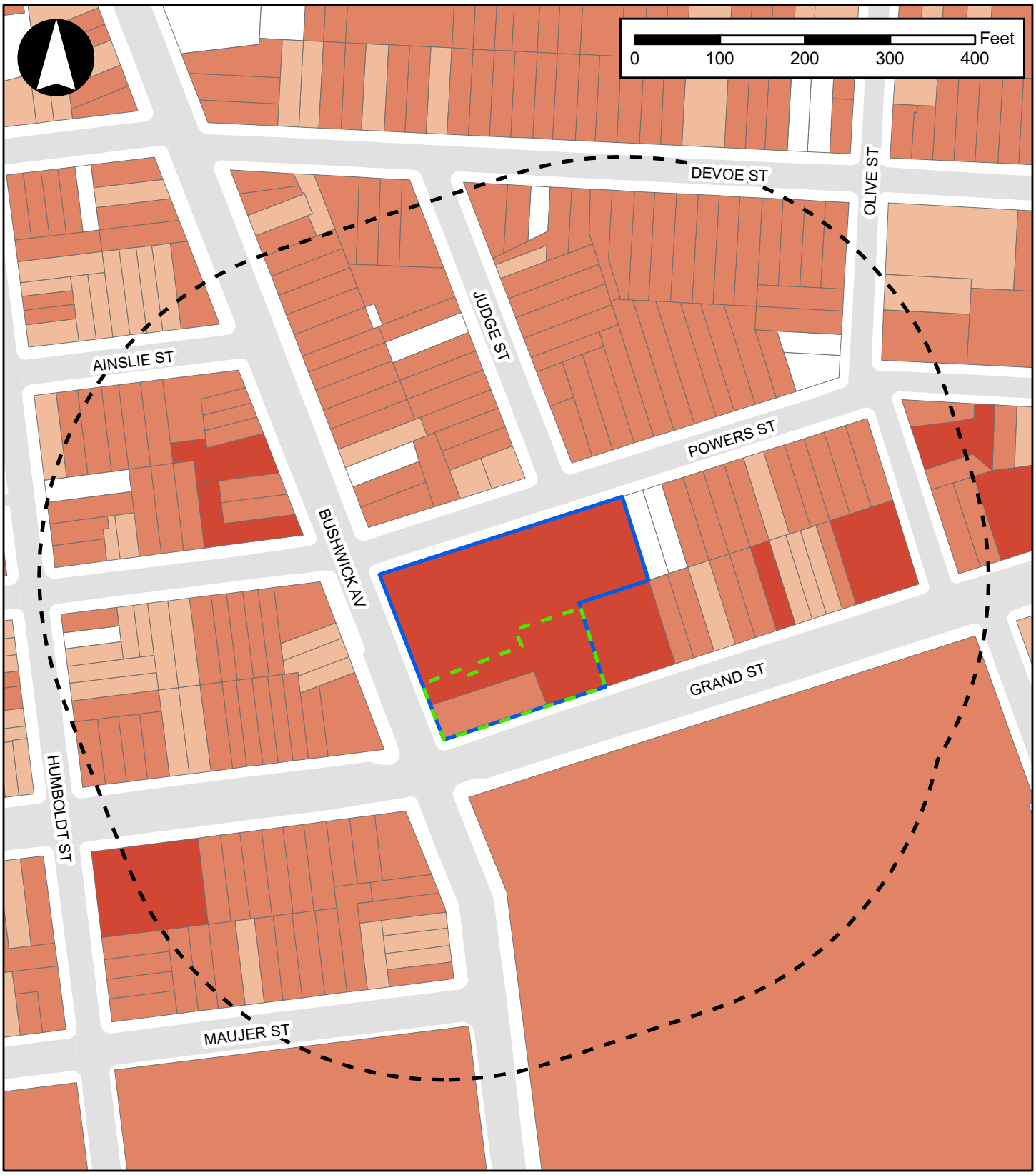
10. View looking east on Powers Street towards Bushwick Avenue from the pedestrian crosswalk.



11. View looking to the north side of Grand Street between Humboldt Street and Bushwick Avenue.



12. View looking south towards the main entrance of the Grand Street Educational Campus High School at 850 Grand Street,

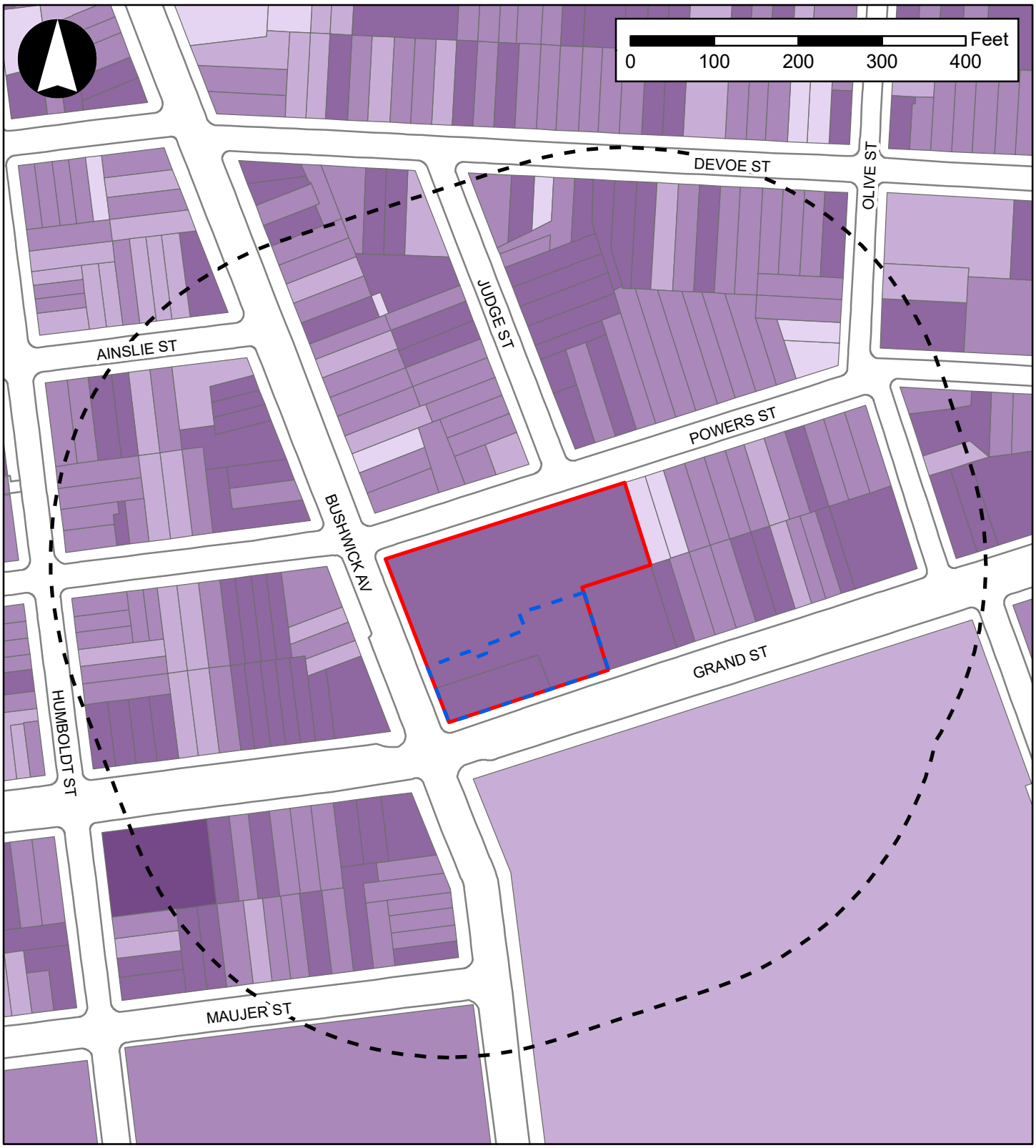


Legend

- Project Area
- Development Site / Tentative Lot 1
- 400ft Radius

Stories

- 0 Stories
- 1-2 Stories
- 3-5 Stories
- 6-10 Stories
- Greater than 10 Stories



Legend

- Project Area
- Development Site / Tentative Lot 1
- 400-Foot Radius

Built FAR

- 0 FAR
- 0.1 - 1.0 FAR
- 1.01 FAR - 2.0 FAR
- 2.01 FAR - 5.0 FAR
- 5.01 FAR - 10.0 FAR
- Greater than 10.01 FAR

Streetscape Elements

Concrete sidewalks flank all streets in the secondary study area and are generally in good condition. All sidewalks in the secondary study accommodate street lights, street signs, fire hydrants, mail boxes, bicycle racks, and street trees. As shown in **Figure F-3c, Photo #13**, sidewalks along Grand Street High School Campus are wider than sidewalks on narrower streets.

Topography, Natural Features and Open Space

The topography of the secondary study area is generally flat. There are no natural features located within the secondary study area. There are two open spaces within the secondary study area. St Nicholas-Powers Street Garden is located directly adjacent to the primary study area on Powers Street. The garden is under the ownership of NYC Department of Parks and Recreation. The second open space, Olive Street Garden, is located on the corner of Powers Street and Olive Street. It is a small community garden under the ownership of NYC Department of Parks and Recreation. Aside from these two community gardens, the secondary study area contains no other publicly accessible open spaces.

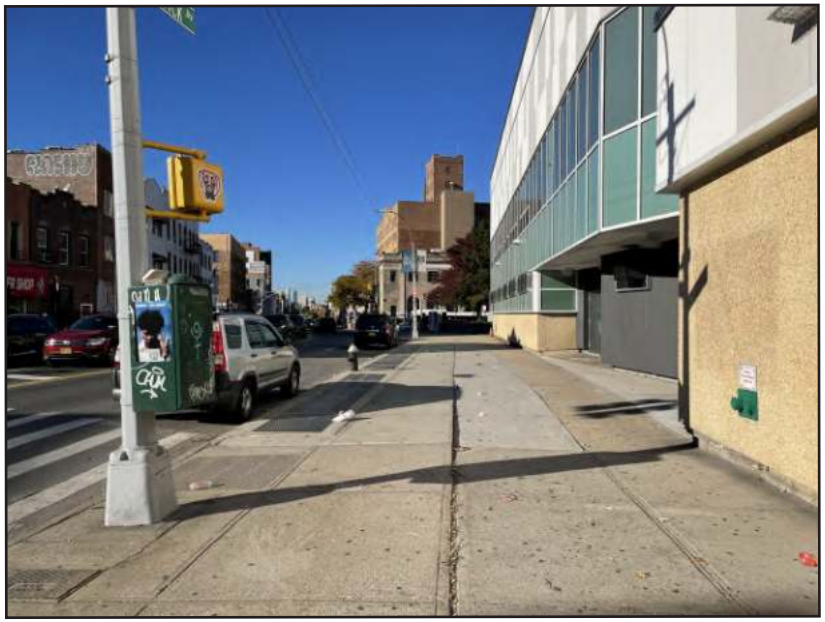
Visual Resources

Primary Study Area

There are no significant natural or built features, including public parks, designated landmark structures or districts, or otherwise distinctive buildings or groups of buildings in the primary study area. Nor are there any views to the waterfront from the Project Area. However, visual resources can be seen from the surrounding streets bounding the primary study area, including the St Nicholas-Powers Street Garden, located directly adjacent to the Project Area on Powers Street (see **Figure F-3d, Photo #14**) and Olive Street Garden (**Figure F-3d, Photo #15**). As shown in **Figure F-3d, Photo #14**, the St. Nicholas-Powers Street Garden is visible from the south side of Powers Street adjacent to Jennings Hall. The St. Nicholas-Powers Street Garden at 278 Powers Street is community garden that occupies an approximately 5,000 sf, rectangular site with 50 feet of frontage along Powers Street. It is located within the context of three- and nine-story portions of the adjacent buildings on Powers Street. Additionally, Building 16 of the Williamsburg Houses can be seen from the primary study area. The northeastern corner of the four-story walkup building, and the single-story commercial building are visible looking south along Bushwick Avenue. Building 16 in the Williamsburg Houses is a tan brick building set back from the lot line with residential entrances located inside the complex accessible from Maujer Street and Bushwick Avenue. The single-story commercial building is built to the lot line with metal siding.

Secondary Study Area

As shown in **Figure F-6**, the secondary study area includes a portion of the S/NR and LPC listed Williamsburg Houses located to the southwest of the secondary study area. Visual resources within the historic district that are visible from within the secondary study area includes one of the 20 residential buildings that make up the complex. The Williamsburg Houses represent one of the earliest public housing developments in the country. Built in the 1930s, the Williamsburg Houses consist of 20 four-story buildings across four large blocks totaling over 23 acres. The houses are bounded by Maujer Street to the north, Bushwick Avenue to the east, Scholes Street to the south, and Leonard Street to the west. The buildings are built at an angle from the street line; oriented to the sun and prevailing winds, this unusual layout



13. Looking north along Bushwick Avenue adjacent to the Grand Street Campus High School.



14. View of St Nicholas-Powers Street Garden.

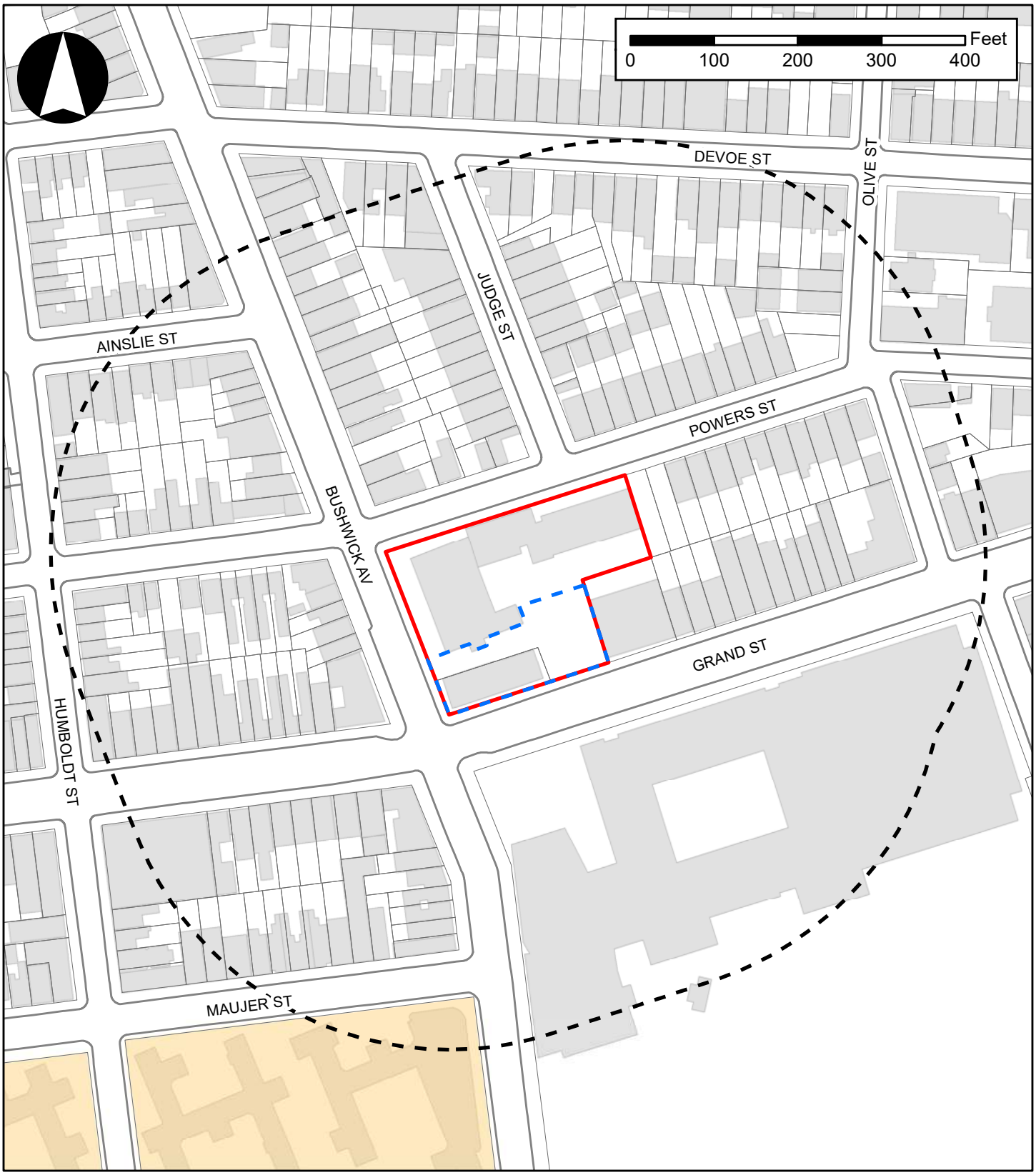


15. View of Olive Street Garden on the corner of Olive Street and Powers Street.



16. View of Williamsburg Houses Building 16 from the corner of Bushwick Avenue and Maujer Street.

Photos Taken on 10/29/22



Legend

Project Area (Primary Study Area)

400-Foot Radius (Secondary Study Area)

Development Site / Tentative Lot 1

LPC Individual Landmarks

produced a series of large and small courts, many of which flow into a large public space at the center of each block. The buildings were renovated in the 1990s, but light-colored facades executed in tan brick and exposed concrete, and blue-tiled entrances remain. As shown in **Figure F-3d, Photo #16**, Building 16 is partially located within the secondary study area and visible from the adjacent publicly accessible streets. Additionally, a one-story retail building is built to the lot line and located on the corner of Maujer Street and Bushwick Avenue.

There are two open spaces within the secondary study area. As mentioned, St Nicholas-Powers Street Garden is located directly adjacent to the primary study area on Powers Street. The garden is under the ownership of NYC Department of Parks and Recreation. Olive Street Garden, which is located on the corner of Powers Street and Olive Street, is a small community garden under the ownership of NYC Department of Parks and Recreation.

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

Primary Study Area

Under the No-Action condition, no zoning changes would occur. In absence of the Proposed Actions, the existing zoning would remain, and the primary study area would continue to be zoned R6B along the south side of Powers Street, and R7A within 100 feet of Bushwick Avenue and Grand Street, and with a C2-4 commercial overlay mapped on the north side of Grand Street to the mid-block line. It is also assumed that Jennings Hall would remain in its existing condition and continue to accommodate 150 senior housing units. It would remain over-built (109 feet tall).

The existing 3-story vacant commercial building at 819 Grand Street would be demolished, and the underutilized 15,604 sf Development Site comprising the southern portion of the primary study area would be redeveloped in accordance with existing zoning regulations. Under the No-Action scenario, the Development Site would be improved with an as-of-right, seven-story (75 foot tall), approximately 88,000-gsf residential building that would replace the 3-story vacant commercial building and the at-grade accessory parking lot on Grand Street (refer to **Figure F-7a and F-8a**). The No-Action development would contain 84 market-rate dwelling units (DUs) and 64 accessory parking spaces (including 17,200 sf indoors and 2,000 sf outdoors in the rear). The accessory parking would be accessible via an existing curb cut on Grand Street. As such, the No-Action scenario would total 234 units (84 market rate and the existing 150-unit AIRS), and 64 parking spaces.

As shown in **Figure F-7a and F-8a**, in accordance with existing contextual zoning, the No-Action development would be constructed at the street line and would locate street walls along Grand Street and Bushwick Avenue, filling in the visual gap created by the existing at-grade parking. The building would have a base height of 65 feet and then would set back to rise to 75 feet. The No-Action development would bring activity and a 24-hour presence to the Development Site.

Secondary Study Area

As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** there are no known No-Action developments anticipated by the 2026 analysis year in the secondary study area. No significant changes to the secondary study area's urban design character are anticipated. Additionally, no changes to the area's views to adjacent parks and open spaces are anticipated. It is assumed that any physical changes



Maximum Permitted Base Height (65')

Maximum Permitted Building Height (80')

Proposed Base Height

Proposed Building Height

Approximate Adjacent Building Height

Figure F-7a
Grand Street Streetview - No-Action



Maximum Permitted Base Height (65′)

Maximum Permitted Building Height (80′)

Proposed Base Height

Proposed Building Height

Approximate Adjacent Building Height

to buildings in the primary and secondary study areas would comply with applicable as-of-right zoning regulations. Pedestrian activity within the study areas under the No-Action condition would not experience dramatic changes compared to existing conditions.

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

This section describes the effects of the Proposed Actions on the urban design and visual resources conditions in the primary and secondary study areas by 2026 and evaluates the potential for the Proposed Actions to result in significant adverse urban design and visual resource impacts.

In the future with the Proposed Actions, the proposed zoning map and zoning text amendment would be approved and enacted. As such, the primary study area would be designated as an MIH area and would be mapped with R7A along the south side of Powers Street beyond 100 feet from Bushwick Avenue, and R7X within 100 feet of Bushwick Avenue and Grand Street. The existing 100-foot deep C2-4 commercial overlay would remain along the north side of Grand Street. The proposed zoning changes would retain the area's contextual zoning but would allow for greater residential and community facility floor area density and increase the allowable building height within the primary study area than is currently permitted under the existing zoning. The Proposed Actions are intended to provide the flexibility needed to develop a substantial amount of affordable senior housing and allow for the programmatic needs and residential amenities at the Project Area that would not be feasible under existing zoning.

Residential uses in the proposed R7X (MIH) district within 100 feet of Bushwick Avenue and Grand Street would be permitted up to a maximum 6.0 FAR and community facility use up to 6.5 FAR. Residential uses in the proposed R7A (MIH) district along Powers Street beyond 100 feet of Bushwick Avenue would be permitted up to a maximum of 5.01 FAR and community facilities up to 4.0 FAR. The maximum FAR for commercial uses in the C2-4 overlay would continue to be 2.0. The proposed R7X district would permit buildings up to a maximum height of approximately 145 feet.

As detailed in **Attachment A, "Project Description,"** the Proposed Actions would facilitate the construction of a single mixed residential and commercial building with 14 stories and a qualifying ground floor (145 feet tall). The proposed With-Action building would be built to the street line, include 167,786 gsf, and introduce affordable senior housing and ground floor local retail uses. It would expand Jennings Hall and would serve as its third wing. The With-Action building would have a ground floor connection to Jennings Hall, while remaining a separate "building" as defined in the ZR, with independent mechanical and building systems. In the With-Action condition, the new building would include up to 218 AIRS units and approximately 5,298 gsf of local retail space on the ground floor, as well as 10 accessory parking spaces.

Urban Design

Primary Study Area (Project Area)

New development facilitated by the Proposed Actions would be built on an existing block, and would not entail any changes to topography, street patterns and hierarchy, block shapes or natural features in the Project Area. It also is not expected to significantly change the pedestrian experience, nor would it disturb the vitality, walkability, or visual character of the area. The Proposed Actions would introduce a single

predominantly residential building accommodating affordable senior housing with ground floor commercial use.

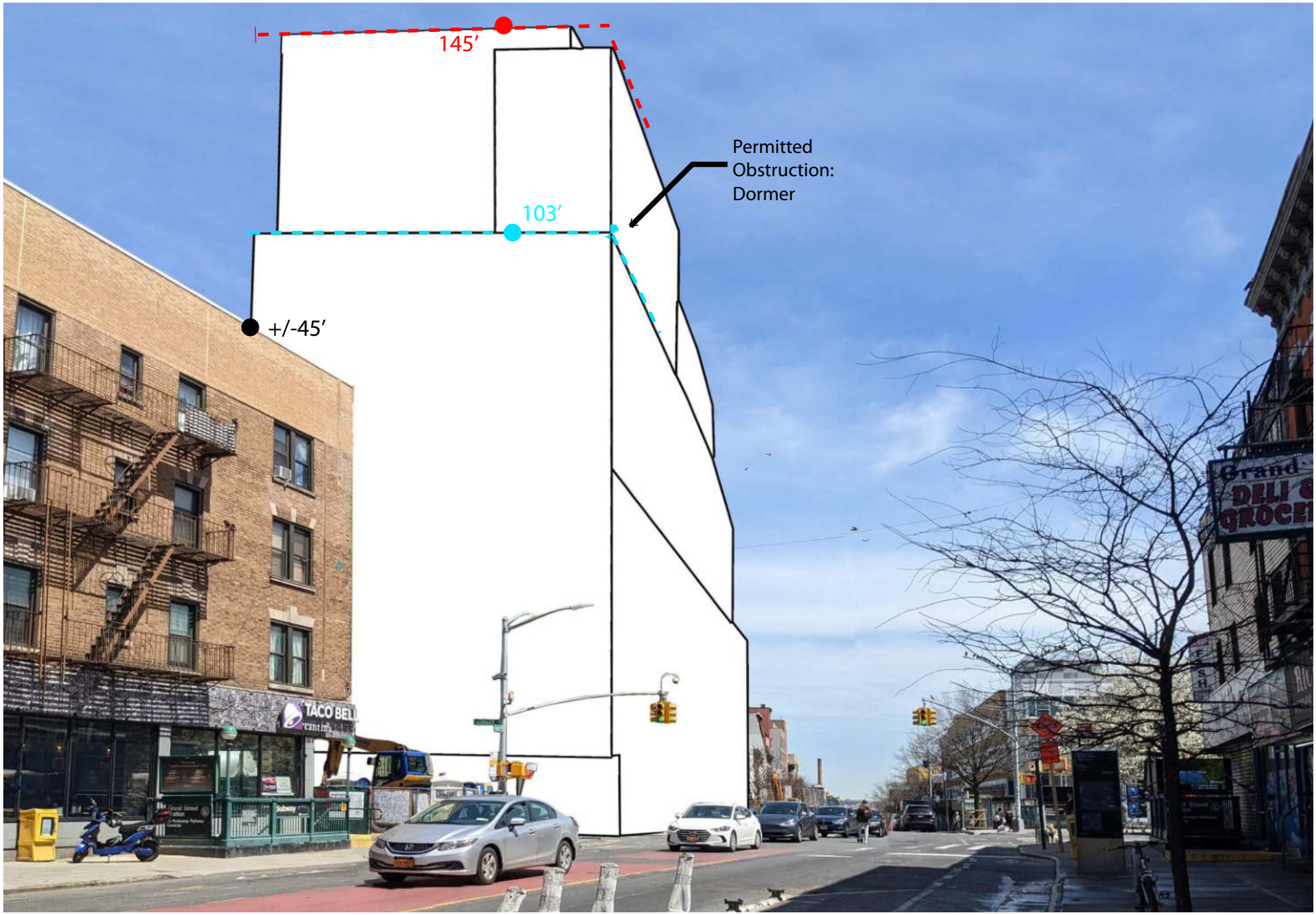
The proposed zoning changes would increase the allowable floor area density in the Project Area. In addition, the proposed R7X and R7X/C2-4 districts would increase the maximum allowable building height to 145 feet (or 14 stories) and maximum base height to 105 feet. The Project Area's existing R6B and R7A districts permit a maximum AIRS FAR of 2.2 and 5.01, respectively, resulting in an existing effective permitted AIRS FAR of 3.92 for the Development Site. Based on the total lot area of the Project's zoning lot (48,525 sf), Jennings Hall has a built FAR of 3.1, leaving limited opportunity for additional affordable units to be developed at the site. The proposed zoning changes of most of the Project's zoning lot to R7X, which has a maximum AIRS FAR of 6.0, would facilitate the development of a new building on the Development Site. This new building would contain approximately 218 additional AIRS units and would be connected to the existing Jennings Hall.

In accordance with the proposed R7X and R7X/C2-4 district regulations, the With-Action building would be built to the street line along the Development Site's Grand Street and Bushwick Avenue frontages (approximately 200 feet and 70 feet, respectively) forming strong street wall presence similar to the No-Action development. The With-Action building would have a maximum height of 145 feet with a base height of 105 feet, while the No-Action building would have a maximum height of 75 feet with a base height of 65 feet. The With-Action development would introduce new height to the existing scale of the neighborhood as compared to the No-Action development. The ground floor would be occupied by local retail space and AIRS would occupy the floors above. There would also be a 10-space accessory parking facility, consisting of a 2,000-sf indoor garage contiguous with a 1,500-sf open parking lot, both of which would be accessible via an existing curb cut on Grand Street.

Like the No-Action development, the Proposed Actions would further enhance the pedestrian environment and enliven the streetscape with the introduction of new residents, introducing a 24-hour presence to the site. In addition, the active ground floor uses are expected to further increase pedestrian activity along Grand Street, an existing mixed-use corridor.

With a maximum building height of 145 feet and building square footage of 167,786 gsf, the height and bulk of the With-Action building would be taller and have a greater scale than most surrounding developments. As shown in **Figure F-7b and F-8b**, the increased scale, both in terms of bulk and height, would be a notable change from the pedestrian's perspective to the appearance and character of the Development Site as compared to the No-Action condition. Nevertheless, as compared to the No-Action condition, this notable change would not result in a significant adverse impact to urban design because the proposed increases both height and density at the Development would be moderate and well-suited to the intersection of two wide streets. A taller and bulkier building at the Development Site, as proposed, would not significantly alter the urban design character of the primary study area, which is largely residential, or be so tall or large as to detract from the character of the area. **Figures F-9a and F-9b** provide four illustrative renderings of the With-Action development including a view looking west on Grand Street, a view of the ground floor local retail space of the With-Action development at the corner of Grand Street at Bushwick Avenue, a view of the With-Action development from the southwest corner of Grand Street and Bushwick Avenue, and a view of the With-Action development from Powers Street.

Compared to the future without the Proposed Actions, the pedestrian experience of the Development Site would change, as a 14-story With-Action building would replace a 7-story No-Action building. However, this change would not meet the 2021 *CEQR Technical Manual* threshold for a significant adverse



Maximum Permitted Base Height (105′)

Maximum Permitted Building Height (145′)

Proposed Base Height

Proposed Building Height

Approximate Adjacent Building Height



Maximum Permitted Base Height (105′)

Maximum Permitted Building Height (145′)

Proposed Base Height

Proposed Building Height

Approximate Adjacent Building Height

Jennings Hall Expansion EAS

Figure F-8b
Bushwick Avenue Streetview - With-Action



View of the With-Action Development on the north side of Grand Street.



View of the ground floor of the With-Action development at the north-east corner of Grand Street and Bushwick Avenue.

***With-Action renderings are for illustrative purposes only.**



View looking northeast to the Development Site from the southwest corner of Grand Street and Bushwick Avenue.



View looking southeast from Powers Street to Jenning Hall and the With-Action development.

***With-Action renderings are for illustrative purposes only.**

urban design impact. The Proposed Project would be constructed on an existing block and would not entail any changes to topography, street patterns, street hierarchy, block shapes, or natural features within the primary or secondary study areas. In addition, the Proposed Actions would not create land uses nor structures that would be substantially incompatible with the existing character of the surrounding neighborhood that would negatively affect a pedestrian's experience of the area.

Secondary Study Area

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

The proposed R7A and R7X districts are contextual medium-density districts governed by Quality Housing bulk regulations, which encourage high lot coverage buildings set at or near the street line with fixed height limits and mandatory setbacks. The permissible density and height regulations of R7X districts would be greater than that of the surrounding residential districts including R7A, C4-4A, R6B, and R6, and as such, the density and height of the resultant development at the Applicant's Development Site would be a moderate increase in permitted height and floor area density as compared to existing surrounding development. The total development on Lots 1 and 3, including the Proposed Project and existing Jennings Hall, comprising 319,600 gsf, would be comparable to the Grand Street Campus High School which includes 446,763 gsf and is located directly south of the primary study area. The With-Action building would be consistent with study area buildings' land uses, including multi-family residential, active ground floors uses, and building placement and orientation near the street line. The Applicant believes that the With-Action development would reinforce the existing development pattern with the study area. The With-Action development would expand an existing senior housing facility, introducing additional affordable senior housing and local retail uses.

The Proposed Actions would allow the development of additional affordable senior housing units, including permanently affordable housing units, in the Williamsburg neighborhood of Brooklyn, which would assist in addressing the City's well-documented shortage of affordable housing, particularly senior affordable housing.

The With-Action development would introduce strong street walls along Grand Street and Bushwick Avenue that would be consistent with surrounding development. With a maximum building height of 145 feet, the upper floors of the With-Action building would be visible from surrounding streets. As described previously, the surrounding area supports a mix of building types, scales and heights, including low-rise three- to five-story residential buildings, and six- to ten-story multi-family apartment buildings. While the With-Action development would be taller than most of the existing structures in the secondary study area, the building would be located on the corner of Grand Street and Bushwick Avenue, which are wide arterials characterized by a mix of building typologies and uses. Therefore, the scale of future development would be appropriate for the scale of the streets adjacent to the Development Site and study area. As such, the Proposed Actions are not expected to result in any significant adverse impacts to urban design in the study area surrounding the Project Area, nor would they result in significant adverse impacts to the experience of the pedestrian.

Visual Resources

As discussed above, except for the sliver of Lot 20 that contains the St. Nicholas-Powers Street Garden, the primary study area does not contain any visual resources, and this would not change in the future with the Proposed Actions. The Proposed Actions would facilitate the construction of a single building that is expected to rise to a maximum height of up to 145 feet at the intersection of two wide streets (Grand Street and Bushwick Avenue) under With-Action conditions. As the With-Action development would be constructed on existing lots, no view corridors would be blocked or partially obstructed. Under the With-Action condition, public views of the two gardens and Williamsburg Houses would not change under the Proposed Actions. No new development would occur along Powers Street, along which both the St. Nicholas-Powers Street Garden and the Olive Street Garden have frontage. As a result of the proposed zoning changes, the With-Action building would be taller and have a more prominent structure within the study area.

The With-Action building on the Development Site is expected to further define view corridors in the secondary study area by replacing a vacant former bank and surface parking lot, with new contextual development that would be constructed at the street line.

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

ATTACHMENT G

NOISE

I. INTRODUCTION

This attachment assesses the potential for the Proposed Actions to result in significant adverse noise impacts. As described in **Attachment A, "Project Description,"** the Proposed Actions involve zoning changes that would affect an approximately a 49,087-square-foot (sf) area (the Project Area) corresponding to Lots 1 and 3 and slivers of Lots 20 and 47 on Brooklyn Block 2922 in the Williamsburg neighborhood of Brooklyn Community District (CD) 1.

The Proposed Actions would facilitate the development of an approximately 167,786-gross-square-foot (gsf), 14-story mixed-use building containing approximately 218 Affordable Independent Residences for Seniors (AIRS) units and 5,298 gsf of ground level local retail space on Lot 1 and a portion of Lot 3 (the Development Site).[1] The With-Action development would have frontages along Grand Street and Bushwick Avenue and would abut an existing senior housing facility, known as Jennings Hall, currently developed on the northern portion of Lot 3. It is anticipated that construction for the With-Action development would be complete and full building occupancy expected in 2026.

As described in **Attachment B, "Supplemental Screening,"** approval of the Proposed Actions would not generate sufficient traffic volumes near the Project Area to trigger a detailed traffic analysis, and thus, it is unlikely that the Proposed Actions would result in a significant noise impact due to mobile sources (i.e., it would not result in a doubling of existing noise passenger car equivalents [PCEs] which would be necessary to a cause a 3 dBA increase in noise levels). As the Proposed Actions would create new noise-sensitive uses (or "receptors") within the Project Area, a noise analysis was conducted to determine the level of building attenuation required to ensure that future interior noise levels within the With-Action development would satisfy applicable noise exposure criteria.[2]

Additionally, based on a field survey of land uses in the area, it was determined that no stationary noise sources contribute significantly to noise levels in the area, and a stationary source noise analysis was not warranted.

II. NOISE FUNDAMENTALS

Quantitative information on the effects of airborne noise on people is well documented. If sufficiently loud, noise may adversely affect people in several ways. For example, noise may interfere with human activities such as sleep, speech communication, and tasks requiring concentration or coordination. It may

[1] As described in Attachment A, in the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned and the Development Site would comprise Tentative Future Lot 1 on Block 2922 and Lot 3 would b Tentative Future Lot 3.

[2] Lot 47 on Block 2922 has an existing (E) designation (E-232) for window wall attenuation and alternate ventilation requirement, which was mapped as part of the Greenpoint-Williamsburg Contextual Rezoning EAS (CEQR No. 09DCP056K). In order to ensure an acceptable interior noise environment, future residential/commercial uses on Lot 47 must provide a closed window condition with a minimum of 35 dBA window/wall attenuation on all facades to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but it not limited to, central air conditioning.

also cause annoyance, hearing damage, and other physiological problems. Although it is possible to study these effects on people on an average or statistical basis, it must be remembered that all the stated effects of noise on people vary greatly with the individual. Several noise scales and rating methods are used to quantify the effects of noise on people. These scales and methods consider factors such as loudness, duration, time of occurrence, and changes in noise level with time.

"A"-Weighted Sound Level (dBA)

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

TABLE G-1: Common Noise Levels

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

Source: *2021 CEQR Technical Manual* / Cowan, James P. Handbook of Environmental Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.
Note: A 10 dBA increase appears to double the loudness, and a 10 dBA decrease appears to halve the apparent loudness.

Noise Descriptors Used in Impact Assessment

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

peak levels are given as L_1 levels. L_{eq} is used in the prediction of future noise levels, by adding the contributions from new sources of noise (i.e., increases in traffic volumes) to the existing levels and in relating annoyance to increases in noise levels.

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

Applicable Noise Codes and Impact Criteria

New York City Noise Code

The New York City Noise Control Code, as amended in December 2005, contains prohibitions regarding unreasonable noise and specific noise standards, including plainly audible criteria for specific noise sources. In addition, the amended code specifies that no sound source operating in connection with any commercial or business enterprise may exceed the decibel levels in the designated octave bands at specified receiving properties.

CEQR Technical Manual Noise Standards

The New York City Department of Environmental Protection (DEP) has set external noise exposure guidelines. These guidelines are shown in **Table G-2**. Noise Exposure is classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable. In addition, the *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels as shown in **Table G-3.** The recommended noise attenuation values for buildings are designed to maintain interior L_{10} noise levels of 45 dBA or below, or interior L_{dn} noise levels of 40 dBA or below, depending on the noise source. L_{dn} refers to a 24-hour average noise level with a ten dBA penalty applied to the noise levels during the hours between 10:00 PM and 7:00 AM, due to increased sensitivity to noise levels during these hours.

TABLE G-2: Noise Exposure Guidance for Use in City Environmental Impact Review

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

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

Notes: (i) In addition, any new activity shall comply with the Impact Thresholds detailed in Section 410 of the 2021 *CEQR Technical Manual*;

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

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

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

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

TABLE G-3: Required Attenuation Values to Achieve Acceptable Interior Noise Levels

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

Source: DEP; 2021 *CEQR Technical Manual*, Table 19-3.

Notes:

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 5.0 dB(A) less in each category. All the above categories require a closed window situation and, hence, an alternate means of ventilation.

C The required attenuation value is the difference between L_{huild} and $L_{interior}$, using the appropriate noise descriptor
Where:
L_{build} is the projected noise level under the build condition rounded up to the whole number
$L_{interior}$ is the designed interior noise level (45 dBA for vehicular noise, 40 dBA for aircraft and train noise)

HUD Development Guidelines

The *HUD Noise Guidebook* sets exterior noise standards for housing construction projects based on L_{dn} values (see **Table G-5**). If the exterior noise level is 65 L_{dn} to 70 L_{dn}, 25 dBA L_{dn} of noise attenuation must be provided; if the exterior noise level is 70 L_{dn} to 75 L_{dn}, 30 dBA L_{dn} of noise attenuation is required; and if the exterior noise level exceeds 75 L_{dn}, sufficient attenuation must be provided to bring interior levels down to 45 L_{dn} or lower for residential uses.

TABLE G-5: HUD Exterior Noise Standards

	Acceptable	Normally Unacceptable	Unacceptable
Noise Level with Proposed Actions	$L_{dn} \leq 65$	$65 < L_{dn} \leq 75$	$75 < L_{dn}$

Source: HUD

For this analysis, L_{dn} levels were estimated using the following equation:

$$L_{dn} = L_{10} - 3$$

The method used to determine L_{dn} values is to measure the loudest hourly L_{10} for a typical day and then to estimate the L_{dn} from this loudest hourly L_{10}.

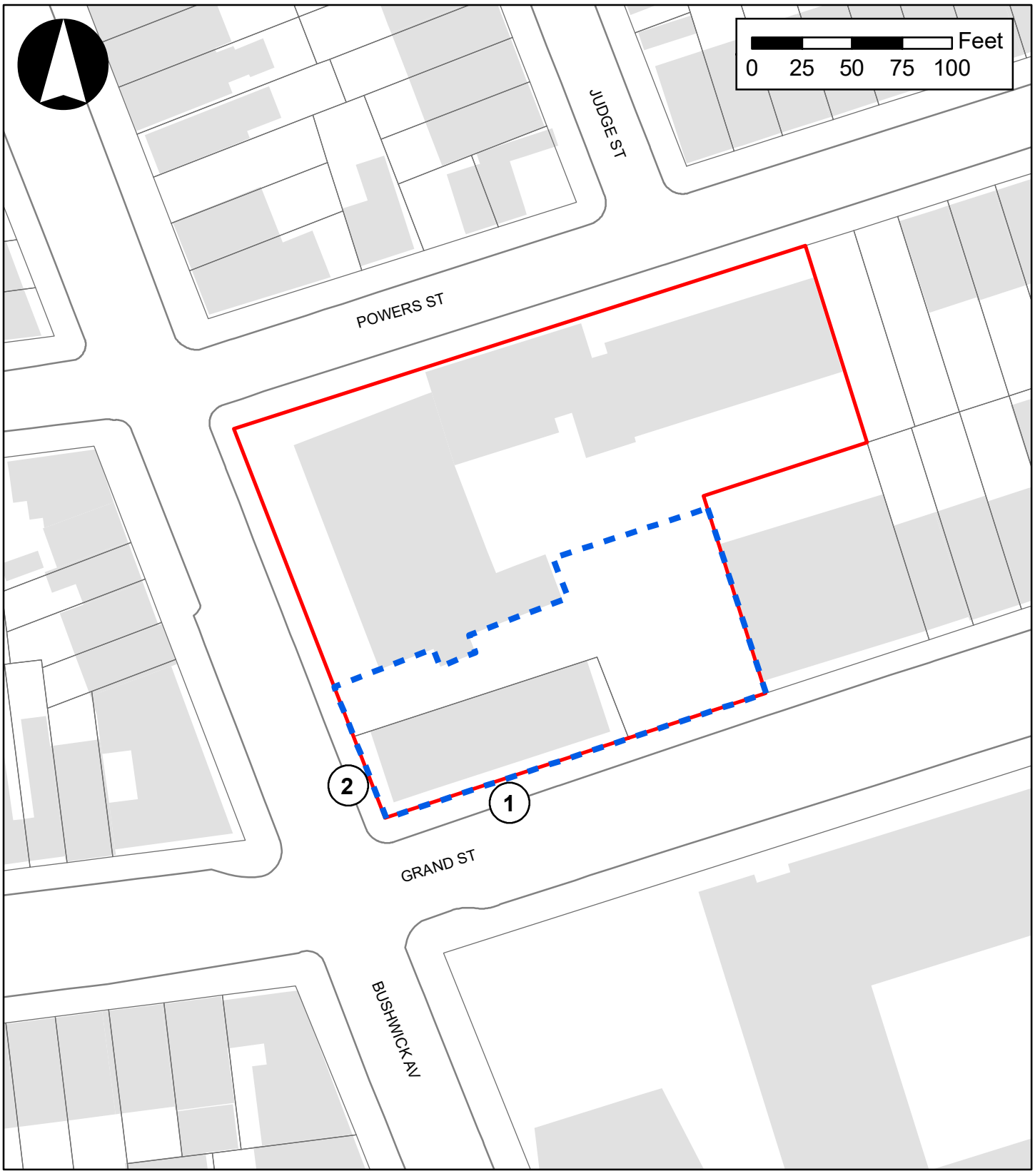
III. NOISE IMPACT SCREENING ANALYSIS

Selection of Noise Receptor Locations

The Project Area is in the eastern section of the Williamsburg, Brooklyn. It encompasses Block 2922, Lots 1 and 3 in their entirety and slivers of Lots 20 and 47, which totals approximately 49,087-sf and is bounded by Grand Street to the south, Bushwick Avenue to the west, Powers Street to the north, a line through Lot 20 measured 290 feet from Bushwick Avenue and a line through Lot 47 measured 200 feet from Bushwick Avenue. The Applicant-owned Development Site – the southern, approximately 15,604-sf portion of the Project Area – comprises the entirety of Lot 1 and approximately 10,804 sf of Lot 3. Lot 1 is currently occupied by an approximately 13,357-gsf, three-story, vacant commercial building. The southwest corner of Lot 1 is adjacent to the entrance to the Grand Street L train subway station. Lot 3 is occupied by the approximately 151,824-gsf Jennings Hall and a 22-space accessory parking lot. In connection with the Proposed Action, Lots 1 and 3 would become a single zoning lot. In addition, to facilitate the Proposed Project, existing Lots 1 and 3 on Block 2922 will be reapportioned. The Proposed Project would occupy the approximately 15,604 sf Development Site (or "Future Tentative Lot 1"), which would comprise the existing Tax Block 2922, Lot 1 (4,800 sf) and an approximately 10,804 sf portion of the existing Lot 3 at the northeast corner of Grand Street and Bushwick Avenue, with the existing Jennings Hall comprising the remainder of Lot 3 (or "Future Tentative Lot 3") which is currently a 43,725-sf lot but would be reduced to approximately 32,921 sf a result of the proposed lot reapportionment.

Noise receptor locations were selected along each of the two street frontages bounding the Development Site (see **Table G-4** below and **Figure G-1**). As discussed, local traffic is the dominant source of noise near the Development Site.

Figure G-1
Noise Receptor Locations



Legend

Project Area
Development Site / Tentative Lot 1
1 Noise Receptor Locations (keyed to Table G-4)

TABLE G-4: Noise Receptor Locations

Receptor Location/Map Number[1]	Duration	Monitoring Location
1	20 minutes	Development Site fronting the northern side of Grand Street (approximately at a depth of 60 feet west from Bushwick Avenue)
2	20 minutes	Development Site fronting the eastern side of Bushwick Avenue (at a depth of approximately 20 feet north from Grand Street)

[1] Noise receptor locations are keyed to **Figure G-1**.

Noise Monitoring

Monitoring was conducted during the typical midweek conditions. At both receptor locations, 20-minute spot measurements of existing noise levels were performed for the weekday AM peak hour (8:00AM to 9:00AM), weekday midday peak hour (12:00PM to 1:00PM), and weekday PM peak hour (5:00PM to 6:00PM). Additional noise measurements were performed at each receptor location during the school dismissal/bus departure (School PM) peak period (2:30 PM to 3:30 PM), due to the proximity of an existing school located on the south side of Grand Street, directly across from the Development Site at 850 Grand Street (Grand Street Campus). Noise monitoring was conducted during the weekday School PM peak period to determine whether ambient noise levels were higher during this period than during the other standard weekday peak periods. Noise measurements were performed on Tuesday, March 15, 2022. The weather was sunny with a high temperature of 68 ºF and average wind speeds of ten miles-per-hour. Traffic volumes and vehicle classifications were documented during the noise monitoring.

Equipment Used During Noise Monitoring

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

Existing Noise Levels at the Noise Receptor Locations

Measured Noise Levels

The noise monitoring results are shown in **Table G-5**. Noise from vehicular traffic was the dominant sources of noise at both receptor locations. The existing noise levels reflect the level of vehicular activity

on the roadways bounding the Development Site, with the highest existing noise levels observed at receptor location 2 along Bushwick Avenue during the weekday PM monitoring period.

TABLE G-5: Existing Noise Levels (in dBA) at the Receptor Locations

Receptor Location[1]	Time[2]	L_{eq}	L_{max}	L_{min}	L_1	L_{10}[3]	L_{50}	L_{90}	CEQR Noise Exposure Category
1	AM	69.1	92.8	54.6	79.2	**72.1**	64.8	60.8	Marginally Unacceptable (II)[4]
	MD	67.3	92.0	53.5	77.6	69.9	62.0	57.4	
	SC PM	73.4	99.7	52.5	87.6	69.7	61.6	57.0	
	PM	64.6	83.4	51.8	73.7	67.6	62.0	56.0	
2	AM	70.2	88.3	58.1	79.0	73.3	67.6	64.5	Marginally Unacceptable (III)
	MD	71.3	99.6	58.4	80.8	73.5	67.5	63.2	
	SC PM	75.8	101.7	58.7	84.9	**76.4**	69.0	64.3	
	PM	70.2	91.8	56.3	81.1	71.9	66.6	62.2	

[1] Refer to **Figure G-1** for noise monitoring receptor locations.
[2] The highest L_{10} noise levels are shown in **bold**.
[3] AM = weekday AM peak period; MD = weekday midday peak period; SC PM = weekday School PM peak period; and PM = weekday PM peak period.
[4] As the highest existing L_{eq} noise levels at Receptor Location 1 (73.4 dBA) during the weekday School PM peak period exceeds that of the corresponding highest existing L_{10} noise level (72.1 dBA), the higher L_{eq} noise levels were used in place of the highest L_{10} noise levels to determine the appropriate CEQR Noise Exposure category, and thus, any relevant noise attenuation requirements.

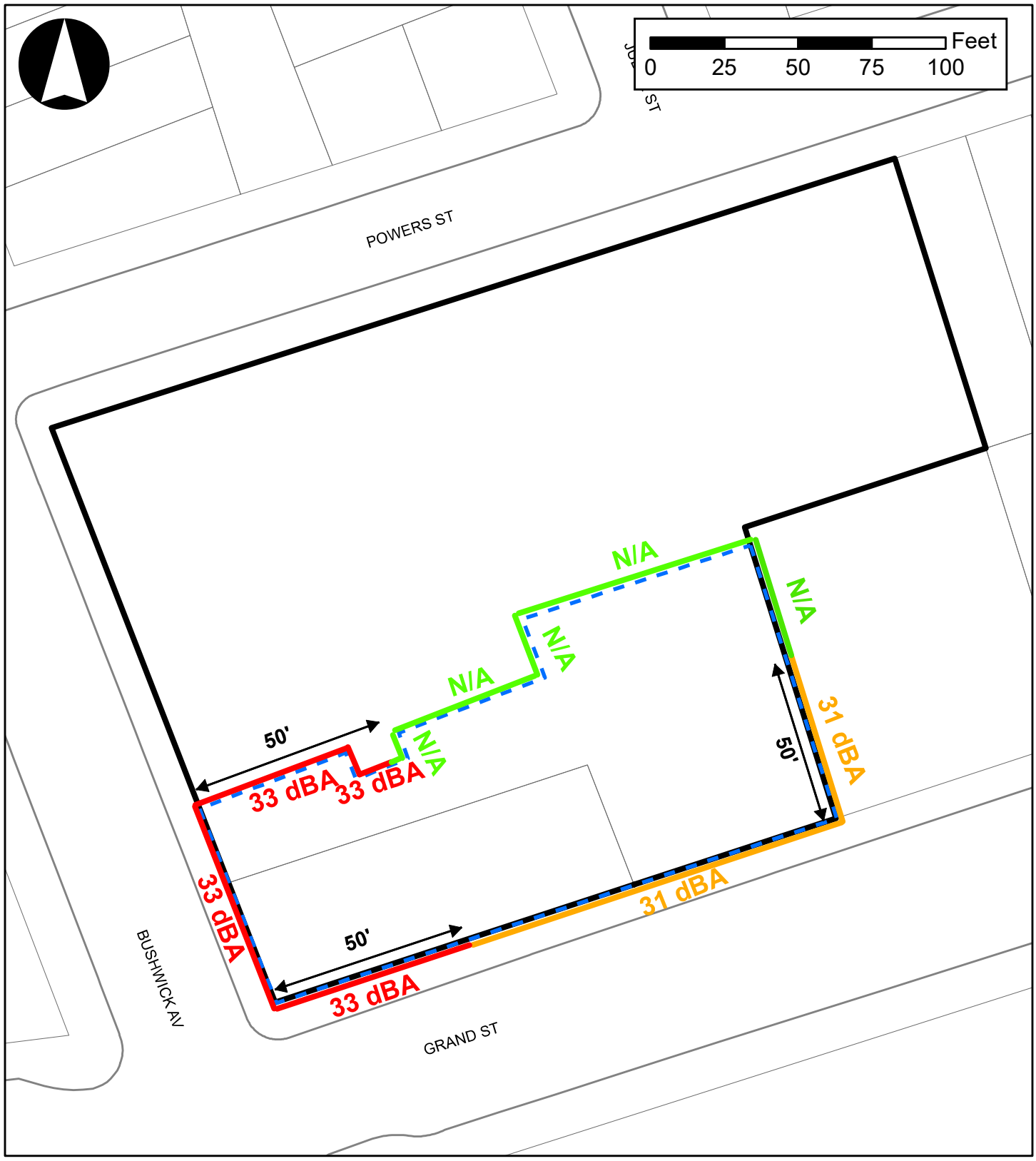
As shown in **Table G-5**, the highest noise level at receptor location 1 was recorded during the School (SC) PM peak hour (73.4 dBA), placing this receptor location in the "Marginally Unacceptable (II)" CEQR Noise Exposure category pursuant to the guidance of the *CEQR Technical Manual*. The highest noise level at receptor location 2 was also recorded during the SC PM peak hour as well (76.4 dBA), placing this receptor location in the "Marginally Unacceptable (III)" CEQR Noise Exposure category.

CEQR Attenuation Requirements

As shown earlier in **Table G-2**, the *CEQR Technical Manual* has set noise attenuation requirements for buildings based on exterior noise levels. Recommended composite window/wall attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential and community facility uses and are determined based on exterior L_{10} noise levels.

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Typically, a building façade is composed of the wall, windows, and any vents or louvers for heating ventilation and air conditioning (HVAC) systems in various ratios of area. All facades that would experience an L_{10} of 70.0 dBA or greater must provide an alternate means of ventilation (AMV) permitting a closed window condition during warm weather. This can be achieved by installing double-glazed windows on a heavy frame for masonry structures or windows consisting of laminated glass, along with AMV such as central air conditioning, through-wall sleeve-fitted air conditioners, packaged terminal air conditioning (PTAC) units, trickle vents integrated into window frames, or other approved means.

As presented in **Table G-6** and shown in **Figure G-2**, to satisfy CEQR interior noise level requirements and ensure acceptable interior noise levels for residential/community facility uses, a minimum composite window/wall attenuation rating of 31 dBA would be required for residential/community facility uses on



Legend

Project Area

Development Site

CEQR Window/Wall Attenuation Requirements
(Refer to Table G-6)

31 dBA **33 dBA** **N/A**

any southern-facing (Grand Street) frontages and any eastern-facing (Olive Street) frontages within 50 feet of Grand Street at the Development Site; and a minimum composite window/wall attenuation rating of 33 dBA would be required for residential/community facility uses on any western-facing (Bushwick Avenue) frontages and any northern-facing (Powers Street) or southern-facing (Grand Street) frontages within 50 feet of Bushwick Avenue.

TABLE G-6: Required Attenuation Values at the Development Site (Tentative Future Tax Lot 1 on Block 2922)[1]

Site	Facade	Receptor Location [2]	Exterior L_{10} Noise Level (in dBA)	CEQR Minimum Required Attenuation (in dBA)[3]	Exterior L_{dn} Noise Level (in dBA)	HUD Minimum Required Attenuation (in dBA)[5]
Block 2922; Tentative Future Tax Lot 1	Southern Frontage (Grand Street > 50 ft from Bushwick Ave)	1	73.4[3]	31	70.4	30
	Southern Frontage (Grand Street ≤ 50 ft from Bushwick Ave)	2	76.4	33	73.4	30
	Northern Frontage (Powers Street ≤ 50 ft from Bushwick Ave)	2	76.4	33	73.4	30
	Northern (Powers Street > 50 ft from Bushwick Ave)	N/A	N/A	N/A	N/A	N/A
	Eastern Facade (Olive Street ≤ 50 ft from Grand Street)	1	73.4[4]	31 dBA	70.4	30 dBA
	Eastern Facade (Olive Street > 50 ft from Grand Street)	N/A	N/A	N/A	N/A	N/A
	Western Frontage (Bushwick Avenue)	2	76.4	33 dBA	73.4	30 dBA

[1] In the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reproportioned and the Development Site would comprise Tentative Future Lot 1 on Block 2922. Future Tentative Lot 1 would comprise the existing Tax Block 2922, Lot 1 and an approximately 10,804 sf portion of existing Lot 3 at the northeast corner of Grand Street and Bushwick Avenue.

[2] Receptor locations shown in **Figure G-1**; required attenuation levels are shown in **Figure G-2**.

[3] The above composite window-wall attenuation values are for residential/community facility uses.

[4] As described in **Table G-6** above, the highest With-Action L_{eq} noise levels at Receptor Location 1 (73.4 dBA) during the weekday School PM peak period exceeds that of the corresponding highest With-Action L_{10} noise level (72.1 dBA). As such the higher L_{eq} noise levels were uses in place of the highest L_{10} noise levels to determine the appropriate CEQR Noise Exposure category, and thus, any relevant noise attenuation requirements.

[5] N/A = Not Applicable. Additional noise attenuation measures above standard construction practices are not required to achieve interior noise levels of 45 dBA or lower for residential/community facility uses.

(E) Designation

To preclude the potential for significant adverse impacts related to noise, an (E) designation would be mapped on Block 2922, Tentative Future Tax Lot 1 in conjunction with the Proposed Actions. With the implementation of the composite window/wall noise attenuation requirements, no significant adverse noise impacts would occur as a result of the Proposed Actions.

The text for the (E) designation (E-729) is as follows:

Brooklyn Block 2922; Tentative Future Tax Lot 1 (Development Site)

To maintain an acceptable interior noise level not greater than 45 dBA for residential and community facility uses, new future residential/community facility uses must provide a closed window condition with a minimum of 33 dBA window/wall attenuation on all façades facing Bushwick Avenue and all facades facing Grand Street and Powers Street within 50 feet of Bushwick Avenue and 31 dBA window/wall attenuation on all other facades facing Grand Street and all facades facing Olive Street within 50 feet of Grand Street. 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.

With the establishment of a (E) designation on the Development Site, and the implementation of the attenuation levels outlined above and described in **Table G-6**, the Proposed Project would provide sufficient attenuation to achieve *CEQR Technical Manual* interior noise level guidelines of 45 dBA for residential/community facility uses. Therefore, the Proposed Actions would not result in any significant adverse noise impacts, and no further analysis is warranted.

HUD

As described above in the "HUD Development Guidelines" section, the L_{dn} noise levels for all receptor locations were estimated using the worst-case With-Action L_{10} noise levels and are shown above. Based on the methodology for estimating the L_{dn} value described above in the "HUD Development Guidelines" section, the L_{dn} at Receptor 1 was determined to be 70.4 dBA and the L_{dn} at Receptor 2 was determined to be 73.4 dBA. As the calculated With-Action L_{dn} noise level at Receptors 1 and 2 would be in the in the "Normally Unacceptable" category, additional attenuation measures are required to ensure interior noise levels of 45 dBA or lower. As such, according to the *HUD Noise Guidebook*, to ensure acceptable interior noise levels at the Development Site, a minimum of 30 dBA of attenuation would be needed along the site's northern, eastern, western, and southern frontages. According to the *HUD Noise Guidebook*, all facades that would experience an L_{10} in exceedance of 65.0 dBA must provide an alternate means of ventilation (AMV) permitting a closed window condition during warm weather.

For the Development Site, the requirements for window/wall building attenuation, as well as the requirement for an alternate means of ventilation, will be satisfied by the CEQR requirements outlined in the (E) designation described above, as the CEQR requirements are more conservative and would provide a minimum of approximately 1-to-3 dBA of additional building attenuation than required under the HUD Development Guidelines. With the implementation of the attenuation levels outlined in the (E) designation described above, the Proposed Actions would provide sufficient attenuation to achieve the HUD interior noise level guidelines for residential uses. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building attenuation requirements for residential uses.

IV. NOISE FUNDAMENTALS

Mechanical Equipment

The future building's mechanical systems (i.e., heating, ventilation, and air conditioning systems) will be designed to meet all applicable noise regulations and requirements and would be designed to produce

noise levels that would not result in any significant increase in ambient noise levels. In addition, the building mechanical systems would be designed with enclosures where necessary to meet all applicable noise regulations (i.e., Subchapter 5 §24-227 of the New York City Noise Control Code and the NYC Department of Building's (DOB's) 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 increases in ambient noise levels.

Train Noise

An initial train noise impact screening analysis would be warranted if a new receptor would be located within 1,500 feet of existing rail activity and have a direct line of sight to that activity. The Project Area is located above the L train and the Grand Street subway station. However, since the train is below ground, there is no direct line of sight between the Project Area and the L subway line. Therefore, a detailed train noise analysis is not warranted.

Aircraft Noise

An initial aircraft noise impact screening analysis would be warranted if the new receptors would be located within a 65 dB(A) DNL contour. Since the Project Area is not located within an existing 65 dB(A) DNL contour, no initial aircraft noise impact screening analysis is warranted.

V. CONCLUSION

Based on existing noise levels at both receptor locations, the frontages along Grand Street and Bushwick Avenue would be in the "Marginally Unacceptable (II)" and "Marginally Unacceptable (III)" categories, respectively. Therefore, additional attenuation measures would be required to ensure interior noise levels of 45 dBA or lower for residential/community facility uses. As such, according to the *CEQR Technical Manual*, to ensure acceptable interior noise levels for residential/community facility uses at the Development Site, a minimum of 31 dBA and 33 dBA of attenuation would be needed for the site's frontages facing and within 50 feet of Grand Street and Bushwick Avenue, respectively.

To preclude the potential for significant adverse impacts related to noise, an (E) designation would be mapped to require noise attenuation measures to ensure interior noise levels of 45 dBA or lower for residential/community facility uses. With the establishment of this requirement, no significant adverse impacts related to noise are expected and no further analysis is warranted.

APPENDIX I

AGENCY CORRESPONDENCES

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

January 31, 2023

Yuning Feng
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: Jennings Hall Expansion
Block 2922, Lots 1, 3, p/o 20 and p/o 47
CEQR # 77DCP891K

Dear Ms. Feng:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2023 Environmental Assessment Statement prepared by Philip Habib & Associates and the April 2020 Phase I Environmental Site Assessment (Phase I) prepared by Equity Environmental Engineering, LLC., on behalf of St. Nick Alliance (applicant), for the above referenced project located between Grand Street and Powers Street in the East Williamsburg neighborhood of Brooklyn Community District 1. It is our understanding that the applicant is seeking:

1. A zoning map amendment from the New York City Department of City Planning (DCP) to rezone Block 2922, Lots 1, 3, p/o 20 and p/o 47 from R6B, R7A and R7A/C2-4 zoning districts to R7A, R7X and R7X/C2-4 zoning districts.
2. A zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the project area as a Mandatory Inclusionary Housing Area.
3. Financing through the New York City Department of Housing Preservation and Development's Senior Affordable Rental Apartments Program and/or through the New York State Homes and Community Renewal's Senior Housing Program.
4. A 420-c Real Estate Tax Exemption.

The proposed actions would facilitate the redeveloping Block 2922, Lots 1 and p/o 3, (Development Site) with a new 14-story, 167,786 gross square feet (gsf), mixed-use building containing approximately 218 Affordable Independent Residences for Seniors units, 5,298 gsf of ground floor local retail space and 10 accessory parking spaces. The new building will connect to the existing Jennings Hall assisted living facility via the ground floor and will function as a third wing to the facility while remaining a separate building as defined by ZR Section 12-10 with separate mechanical and building systems. The applicant-owned Development Site (Block 2922, Lots 1 and p/o 3) is currently developed with a vacant 3-story building while the remainder of the project area not controlled by the applicant, (Block 2922, Lots p/o 20 and p/o 47), is currently developed with a 6-story residential building and a New York City Parks and Recreation Community Garden. It should also be noted that in the Reasonable Worst-Case Development Scenario, it is assumed that Block 2922, Lots p/o 20 and p/o 47 would not be redeveloped.

Development Site: Block 2922, Lots 1 and p/o 3

The April 2020 Phase I report revealed that historical on-site and surrounding area land uses consists of residential, commercial, institutional and manufacturing uses including a Chase Bank, Jennings Hall assisted living facility, a child care center, a beer storage facility, a furniture factory, a hospital, Grand Street Campus High School, a church, a rubber factory, a marble works factory, a bakery, an auto repair shop, a filling station, a dry cleaner, as well as several residential buildings. Regulatory databases such as the New York State Department of Environmental Conservation SPILLS, Leaking Underground Storage Tank, Leaking Storage Tanks (LTANKS), Resource Conservation and Recovery Act Generators, and Petroleum Bulk Storage (PBS) Underground Storage Tanks (USTs) and PBS Aboveground Storage Tanks (ASTs) identified several sites in close proximity to the project site. The SPILLS database reported 14 SPILLS within a 1/8-mile radius of the project site and the LTANKS database reported 38 LTANKS within a 1/2-mile radius of the project site. The PBS USTs and the PBS ASTs databases reported 24 USTs and 23 ASTs within a 1/4-mile radius of the project site. The Phase I also reported four Historical Cleaners within a 1/8-mile radius of the project site. Based on the age of the building that currently occupies the project site, asbestos containing materials could be present in the structure.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Development Site: Block 2922, Lots 1 and p/o 3 (Site under the control or ownership of the applicant)

- DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment is necessary to adequately identify/characterize the surface and subsurface soils, groundwater and soil vapor of the subject property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. A Phase II Investigation Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be developed in accordance with the *City Environmental Quality Review Technical Manual* and submitted for DEP review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. A site-specific Health and Safety Plan (HASP) should also be submitted for DEP review and approval.

- DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted for DEP review and approval prior to the start of any fieldwork.

Future correspondence and submittals related to this project should include the following CEQR # **77DCP891K**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595-6756.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
C. Scantlebury
M. Wimbish
S. Shellooe – DCP
E. Ulker Kacar – DCP

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: 819 GRAND STREET REZONING
Date Received: 9/8/2022

Properties with Archaeological and No Architectural significance:
1) 819 BUSHWICK AVENUE, BBL: 3029220001
2) 75 BUSHWICK AVENUE, BBL: 3029220003, ARCHEOLOGY FINDINGS: HISTORIC POTENTIAL, TIME PERIOD: 19th c (unspecified)

Comments:
LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2021).

Properties with Architectural significance in the radius only:

LPC DESIGNATED AND S/NR LISTED WILLIAMSBURGH HOUSES, SCHOLES TO MAUJER STRETS; BUSHWICK AVENUE TO LEONARD STREET WITHIN RADIUS.

Gina Santucci

9/14/2022

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 36603_FSO_DNP_09142022.docx

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

ARCHAEOLOGY REVIEW

Final Sign-Off (Multiple Sites)

Project number: 23DCP133K (DEPARTMENT OF CITY PLANNING)
Project: JENNINGS HALL EXPANSION
Date Received: 7/19/2023

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.

Properties with Archaeological significance:

75 BUSHWICK AVENUE, BBL: 3029220003, ARCHEOLOGY FINDINGS: HISTORIC POTENTIAL, TIME PERIOD: 19th c (unspecified)

Comments: The LPC is in receipt of the Historic Resources chapter dated July 7, 2023. The text pertaining to archaeological resources is acceptable but the Commission notes that the draft restrictive declaration should be submitted to LPC for review before it is executed. We also reviewed the revised sensitivity plan shown in Appendix III Figure 19 and concur with those boundaries.



7/21/2023

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

File Name: 1_36603_FSO_ALS_07212023.docx

APPENDIX II

TDF MEMORANDUM

Philip Habib & Associates
Engineers and Planners • 432 Park Avenue South • New York, NY 10016 • 212 929 5656 • 212 929 5605 (fax)

TECHNICAL MEMORANDUM

TO: **NYC Department of City Planning (NYCDCP)**

FROM: **Philip Habib & Associates**

DATE: **August 1, 2023**

PROJECT: **Jennings Hall Expansion EAS (PHA No. 2136)**

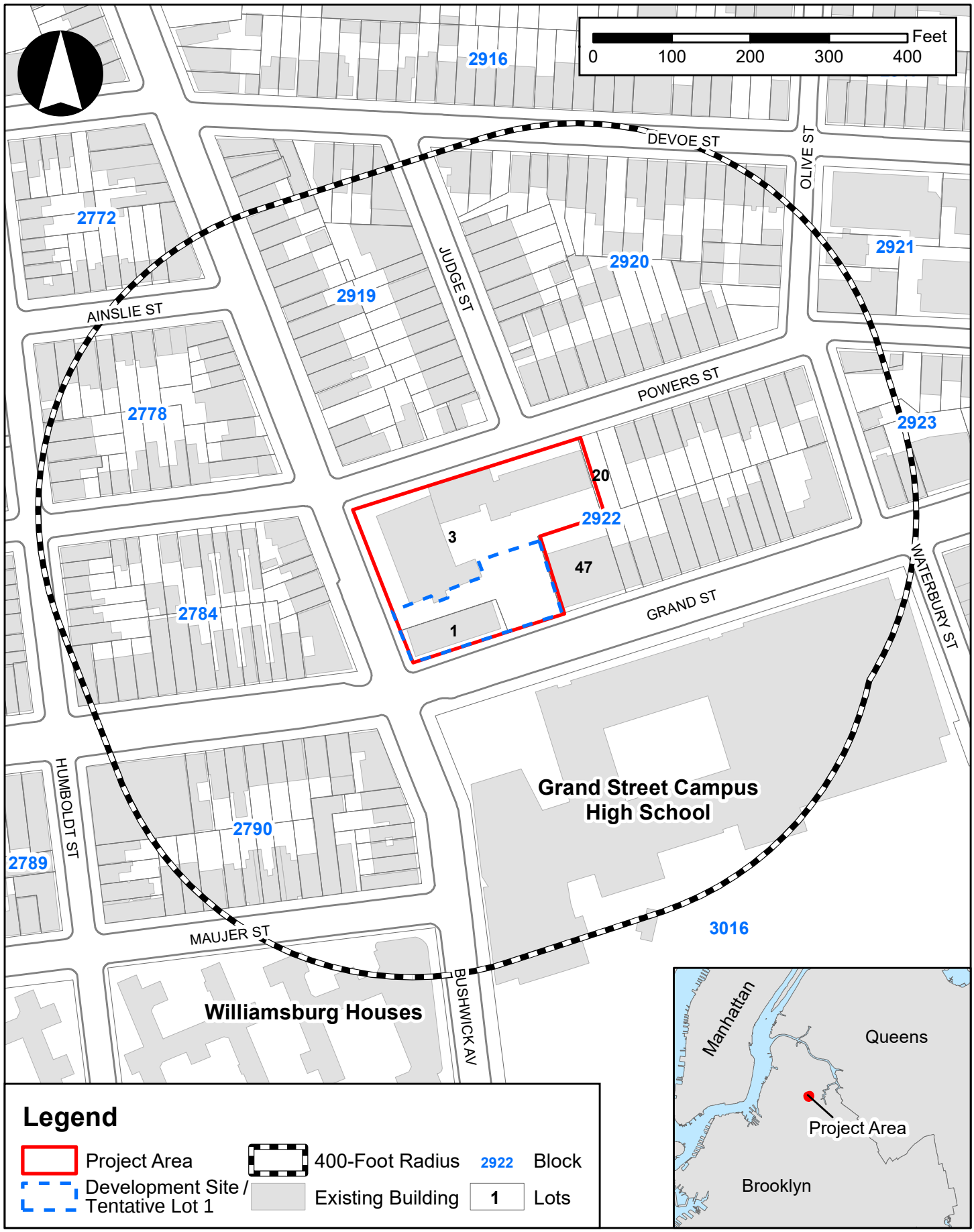
RE: **Transportation Planning Factors and Travel Demand Forecast**

This memorandum summarizes the transportation planning factors to be used for the analyses of traffic, transit, pedestrian, and parking conditions for the J*ennings Hall Expansion EAS*. Estimates of the peak travel demand for the proposed action's reasonable worst-case development scenario (RWCDS) are provided, along with a discussion of trip assignment methodologies and study area definitions. As outlined herein, detailed analyses of traffic, transit, pedestrian, and parking conditions can be screened out pursuant to *CEQR Technical Manual* guidance and methodologies.

THE PROPOSED ACTIONS

The Applicant, St. Nicks Alliance, is requesting the approval for two discretionary actions (the "Proposed Actions") which would affect two parcels – Lots 1 and 3, and portions of (p/o) Los 20 and 47 of Block 2922 in the eastern portion of the Williamsburg neighborhood in Brooklyn Community District 1 (the "Project Area") (refer to **Figure 1**). The Proposed Actions consist of (i) a zoning map amendment to rezone the Project Area from R6B, R7A, and R7A/C2-4 to R7A, R7X, and R7X/C2-4 and (ii) a zoning text amendment to Zoning Resolution (ZR) Section 23-90 (Appendix F) designating the Project Area a Mandatory Inclusionary Housing (MIH) area. The Proposed Actions would facilitate the development of a new Affordable Independent Residences for Seniors (AIRS) building (the "Proposed Project") of approximately 218 AIRS dwelling units (DUs) and 5,298 gross square feet (gsf) of local retail uses on the southern portion of the Project Area (the "Development Site")[1]. The Development Site would abut and connect at ground level to the existing Jennings Hall (a 150 AIRS unit facility currently developed on Lot 3) and would function as a third wing to the hall while remaining a separate building as defined by ZR Section 12-10 with separate mechanical and building systems. The existing 22-space accessory at-grade

[1] As discussed in **Attachment A, "Project Description,"** of the EAS, in the future with the Proposed Actions, existing Lots 1 and 3 on Block 2922 would be reapportioned and the Development Site would comprise Tentative Future Lot 1 on Block 2922 and Lot 3 would be Tentative Future Lot 3 on Block 2922.


Feet
0
100
200
300
400
2916
DEVOE ST
OLIVE ST
2772
2921
2920
JUDGE ST
2919
AINSLIE ST
POWERS ST
2778
2923
20
2922
3
47
2784
GRAND ST
WATERBURY ST
1
Grand Street Campus
High School
HUMBOLDT ST
2790
2789
3016
MAUJER ST
BUSHWICK AV
Williamsburg Houses
Manhattan
Queens
Project Area
Brooklyn
Legend
Project Area
Development Site / Tentative Lot 1
400-Foot Radius
Existing Building
2922
Block
1
Lots

parking lot would be replaced with a 10-space surface parking lot which would be accessed from Grand Street via the existing curb cut. Collectively, the Proposed Project and the existing Jennings Hall would contain 368 AIRS units (308,812 gsf) and approximately 5,298 gsf of ground floor, commercial retail space.

THE REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

In order to assess the potential effects of the proposed action, a RWCDS for both "future without the proposed action" (No-Action) and "future with the proposed action" (With-Action) conditions is analyzed for an analysis year of 2026. As per the RWCDS, the No-Action scenario assumes that the Proposed Actions would not be approved and the existing conditions on the Project Site would remain unchanged. As such, under the No-Action condition, an approximately 7-story, 75-foot tall (roof height), as-of-right building of approximately 84 market rate DUs and 64 parking spaces could be constructed at the Development Site as the construction of the Proposed Project would not be possible given the height and floor area restrictions under the Project Area's existing R6B, R7A, and R7A/C2-4 zoning districts. The existing Jennings Hall would remain in the No-Action scenario and no new affordable senior housing would be created. Under the No-Action condition, the Project Area would include approximately 234 DUs (84 market rate DUs and 150 AIRS DUs) and 64 parking spaces.

In the future with the Proposed Actions, the Proposed Project would be an approximately 14-story, 145-foot tall (roof height) mixed-used building on the Development Site with approximately 218 AIRS units and 5,298 gsf of local retail uses. The existing Jennings Hall would also remain in the With-Action condition. Under the With-Action condition, the Project Area would include approximately 368 DUs (all AIRS units) and 5,298 gsf of local retail uses as well as ten parking spaces.

As shown in **Table 1**, under the proposed action's RWCDS, there would be a net incremental increase of approximately 134 DUs (a decrease of 84 market rate units and an increase 218 AIRS units) and 5,298 gsf of local retail uses. In addition, there would a net reduction of 54 parking spaces.

Table 1
2026 Total No-Action and With-Action Land Uses

Land Use	No-Action Condition	With-Action Condition	Net Increment
Residential	234 DUs (84 market rate DUs; 150 AIRS DUs)	368 DUs (0 market rate DUs; 368 AIRS DUs)	*+ 134 DUs* *(- 84 market rate DUs;* *+ 218 AIRS DUs)*
Local Retail	0 gsf	5,298 gsf	*+ 5,298 gsf*
Parking Spaces	64 spaces	10 spaces	*- 54 spaces*

TRANSPORTATION PLANNING FACTORS

The transportation planning factors used to forecast the travel demand that would be generated by the No-Action and With-Action land uses on the project site are summarized in **Table 2** and discussed below. The trip generation rates, temporal distributions, modal splits, vehicle occupancies, and truck trip factors for each of the land uses were primarily based on those cited in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, factors cited in the 2017 *1965 Lafayette Avenue EAS,* data provided by the New York City Department of Transportation (NYCDOT), and census data for tracts surrounding the project site (Brooklyn tracts 481, 485, and 495). Factors are shown for the weekday AM and PM peak hours (typical peak periods for commuter travel demand) and the weekday midday and Saturday peak hours (typical peak periods for retail demand).

Residential

The trip generation rates, temporal distributions, and directional in/out splits for the residential use were based on data from the *CEQR Technical Manual*. The modal splits were based on 2015-2019 US Census Bureau's American Community Survey (ACS) Means of Transportation to Work data for Brooklyn census tracts 481, 485, and 495. The vehicle occupancies were also based on the aforementioned Census data and data from the 2017 *1965 Lafayette Avenue EAS.* Truck trip generation rates and temporal distributions were based on data from the *CEQR Technical Manual*.

Local Retail

The trip generation rates, temporal distributions, and directional in/out splits for the local retail use were based on data from the *CEQR Technical Manual*. The modal splits and vehicle occupancies were based on data from NYCDOT Local Retail Mode Choice Surveys. Truck trip generation rates and temporal distributions were based on data from the *CEQR Technical Manual*.

TRIP GENERATION

The net incremental change in person and vehicle trips expected to result from the Proposed Actions by the 2026 analysis year was derived based on the net change in land uses shown in **Table 1** and the transportation planning factors shown in **Table 2**. **Tables 3 and 4** show an estimate of the total net incremental change in peak-hour person trips and vehicle trips (versus the No-Action condition) that would occur in 2026 with implementation of the Proposed Actions.

As shown in **Table 3**, under the RWCDS, the Proposed Actions would generate a net increase of approximately 186 person trips in the weekday AM peak hour, 202 in the weekday midday, 284 in the weekday PM peak hour, and 326 in the Saturday peak hour.

Table 2
Transportation Planning Factors

Land Use:	**Residential**		**Local Retail**	
Size/Units:	134 DU		5,298 gsf	
Trip Generation:	(1)		(1)	
Weekday	8.18		329.0	
Saturday	9.08		358.0	
	per DU		per 1,000 gsf	
Temporal Distribution:	(1)		(1)	
AM	9.3%		4.8%	
MD	5.6%		8.0%	
PM	8.5%		10.9%	
SAT	8.4%		11.7%	
	(2)		(4)	
Modal Splits:	All Periods		All Periods	
Auto	9.5%		11.0%	
Taxi	0.5%		0.0%	
Subway/Railroad	74.8%		3.0%	
Bus	4.6%		2.0%	
Walk/Bike/Other	10.6%		84.0%	
	100.0%		100.0%	
	(1)		(1)	
In/Out Splits:	In	Out	In	Out
AM	22.0%	78.0%	52.0%	48.0%
MD	50.0%	50.0%	50.0%	50.0%
PM	62.0%	38.0%	50.0%	50.0%
SAT	55.0%	45.0%	50.0%	50.0%
Vehicle Occupancy:	(3)(2)		(4)	
	All Periods		All Periods	
Auto	1.10		1.20	
Taxi	1.40		1.20	
Truck Trip Generation:	(1)		(1)	
Weekday	0.06		0.35	
Saturday	0.02		0.04	
	per DU		per 1,000 sf	
	(1)		(1)	
AM	12.0%		8.0%	
MD	9.0%		11.0%	
PM	2.0%		2.0%	
SAT	9.0%		11.0%	
	In	Out	In	Out
	50.0%	50.0%	50.0%	50.0%

Notes :

(1) Based on 2021 *City Environmental Quality Review (CEQR) Technical Manual.*

(2) Based on 5 Years (2015-2019) *American Community Survey (ACS)* Means of Transportation to Work Table for Brooklyn Census Tracts 481, 485, and 495.

(3) Based on the *1965 Lafayette Avenue EAS* (2017).

(4) Based on data provided by NYCDOT.

Table 3
RWCDS Travel Demand Forecast by Land Use

Land Use:		Residential		Local Retail		Total	
Size/Units:		134	DU	5,298	gsf		
Peak Hour Person Trips:							
	AM	102		84		186	
	MD	62		140		202	
	PM	94		190		284	
	SAT	104		222		326	
Person Trips:							
		In	Out	In	Out	In	Out
AM	**Auto**	2	8	5	4	7	12
	Taxi	0	0	0	0	0	0
	Subway	17	60	1	1	18	61
	Bus	1	4	1	1	2	5
	Walk/Other	2	8	37	34	39	42
	Total	22	80	44	40	66	120
		In	Out	In	Out	In	Out
MD	**Auto**	3	3	8	8	11	11
	Taxi	0	0	0	0	0	0
	Subway	24	24	2	2	26	26
	Bus	1	1	1	1	2	2
	Walk/Other	3	3	59	59	62	62
	Total	31	31	70	70	101	101
		In	Out	In	Out	In	Out
PM	**Auto**	6	3	10	10	16	13
	Taxi	0	0	0	0	0	0
	Subway	43	27	3	3	46	30
	Bus	3	2	2	2	5	4
	Walk/Other	6	4	80	80	86	84
	Total	58	36	95	95	153	131
		In	Out	In	Out	In	Out
SAT	**Auto**	5	4	12	12	17	16
	Taxi	0	0	0	0	0	0
	Subway	44	35	3	3	47	38
	Bus	3	2	2	2	5	4
	Walk/Other	6	5	94	94	100	99
	Total	58	46	111	111	169	157
Vehicle Trips :							
		In	Out	In	Out	In	Out
AM	**Auto (Total)**	2	7	4	3	6	10
	Taxi Balanced	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	2	7	4	3	6	10
		In	Out	In	Out	In	Out
MD	**Auto (Total)**	3	3	7	7	10	10
	Taxi Balanced	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	3	3	7	7	10	10
		In	Out	In	Out	In	Out
PM	**Auto (Total)**	5	3	8	8	13	11
	Taxi Balanced	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	5	3	8	8	13	11
		In	Out	In	Out	In	Out
SAT	**Auto (Total)**	5	4	10	10	15	14
	Taxi Balanced	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	5	4	10	10	15	14

Note: 0% linked-trip credit applied to local retail trips

Table 4
Travel Demand Forecast Summary

Peak Hour	Net Vehicle[1]			Person Trips											
				Total Subway			Total Bus			Net Walk			Total Pedestrian Trips[2]		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
AM	6	10	16	18	61	79	2	5	7	39	42	81	59	108	167
MD	10	10	20	26	26	52	2	2	4	62	62	124	90	90	180
PM	13	11	24	46	30	76	5	4	9	86	84	170	137	118	255
SAT	15	14	29	47	38	85	5	4	9	100	99	199	152	141	293

Notes:
[1]Includes Auto, Taxi and Truck trips for all peak hours
[2]Includes Walk-Only trips and pedestrians en route to/from nearby subway and bus stops

As shown in **Table 4**, peak-hour vehicle trips (including auto, truck, and taxi trips balanced to reflect that taxis would arrive or depart empty) would increase by a net total of approximately 16, 20, 24, and 29 (in and out combined) in the weekday AM, midday, and PM peak hours, and the Saturday peak hour, respectively. Peak-hour subway trips would increase by a net total of approximately 79, 52, 76, and 85 during these periods, respectively, while transit bus trips would increase by approximately 7, 4, 9, and 9, respectively. Lastly, walk-only trips would increase by 81, 124, 170, and 199 trips during the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively. In addition to walk-only trips, accounting for the walk portions of the subway and bus trips generated by the Proposed Actions, the Proposed Actions would generate a total of 167, 180, 255, and 293 pedestrian trips during the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively.

LEVEL 1 SCREENING ASSESSMENT

The *CEQR Technical Manual* describes a two-level screening procedure for the preparation of a "preliminary analysis" to determine if quantified operational analyses of transportation conditions are warranted. As discussed in the following sections, the preliminary analysis begins with a trip generation (Level 1) analysis to estimate the numbers of person and vehicle trips attributable to the Proposed Actions. According to the *CEQR Technical Manual*, if the Proposed Actions is expected to result in fewer than 50 peak-hour vehicle trips and fewer than 200 peak-hour transit or pedestrian trips, further quantified analyses are not warranted. When these thresholds are exceeded, detailed trip assignments (a Level 2 assessment) are to be performed to estimate the incremental trips that could occur at specific transportation elements and to identify potential locations for further analysis. If the trip assignments show that the Proposed Actions would generate 50 or more peak-hour vehicle trips at an intersection, 200 or more peak-hour subway trips at a station, 50 or more peak-hour bus trips in one direction along a bus route, or 200 or more peak-hour pedestrian trips traversing a sidewalk, corner area or crosswalk, then further quantified operational analyses may be warranted to assess the potential for significant adverse impacts on traffic, transit, pedestrians, vehicular and pedestrian safety, and parking.

Traffic

Based on *CEQR Technical Manual* guidelines, a quantified traffic analysis is typically required if a proposed action would result in 50 or more vehicle trip ends in a peak hour at one or more intersections. As shown in **Table 4**, an incremental increase of approximately 16, 20, 24, and 29 vehicle trips (in and out combined) would be generated under the Proposed Actions' RWCDS in the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively. As the *CEQR Technical Manual* Level 1 screening threshold of 50 vehicle trips per peak hour is not exceeded during any analyzed peak hour, significant adverse impacts would be unlikely and a Level 2 screening analysis is not warranted. As per the *CEQR Technical Manual*, a detailed parking assessment is not needed if the threshold for traffic analysis is not exceeded.

Transit

According to the general thresholds used by the Metropolitan Transportation Authority (MTA) and cited in the *CEQR Technical Manual*, detailed transit analyses are generally not required if the Proposed Actions are projected to result in fewer than 200 peak-hour rail or bus transit riders. If the Proposed Actions would result in 50 or more bus passengers being assigned to a single bus route in one direction, or if it would result in an increase of 200 or more passengers at a single subway station or on a single subway line, a detailed bus and/or subway analysis would be warranted. Transit analyses typically focus on the weekday AM and PM commuter peak hours, as it is during these periods that overall demand on the subway and bus systems is usually highest.

As shown in **Table 4**, the Proposed Actions are expected to generate approximately 79 and 76 incremental subway trips in the weekday AM and PM peak hours, respectively. Similarly, the proposed action would generate an incremental increase of approximately 7 and 9 bus trips in the weekday AM and PM peak hours, respectively. Therefore, the transit thresholds are not met in either peak hour, thus a detailed transit analysis would not be warranted and no significant adverse impacts are expected.

Pedestrians

According to *CEQR Technical Manual* guidelines, a quantified analysis of pedestrian conditions is typically required if the Proposed Actions would result in 200 or more peak-hour pedestrian trips at any pedestrian element (sidewalk, corner area or crosswalk). As shown in **Table 4**, the Proposed Actions' RWCDS would generate an incremental demand of approximately 167, 180, 255, and 293 total pedestrian trips (including walk-only trips and pedestrians en route to and from nearby subway stations and bus stops) in the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively. As the numbers of trips in the weekday PM and Saturday peak periods would exceed the 200-trip threshold, a Level 2 screening analysis is warranted to determine which, if any, pedestrian elements would require quantified analysis during these periods.

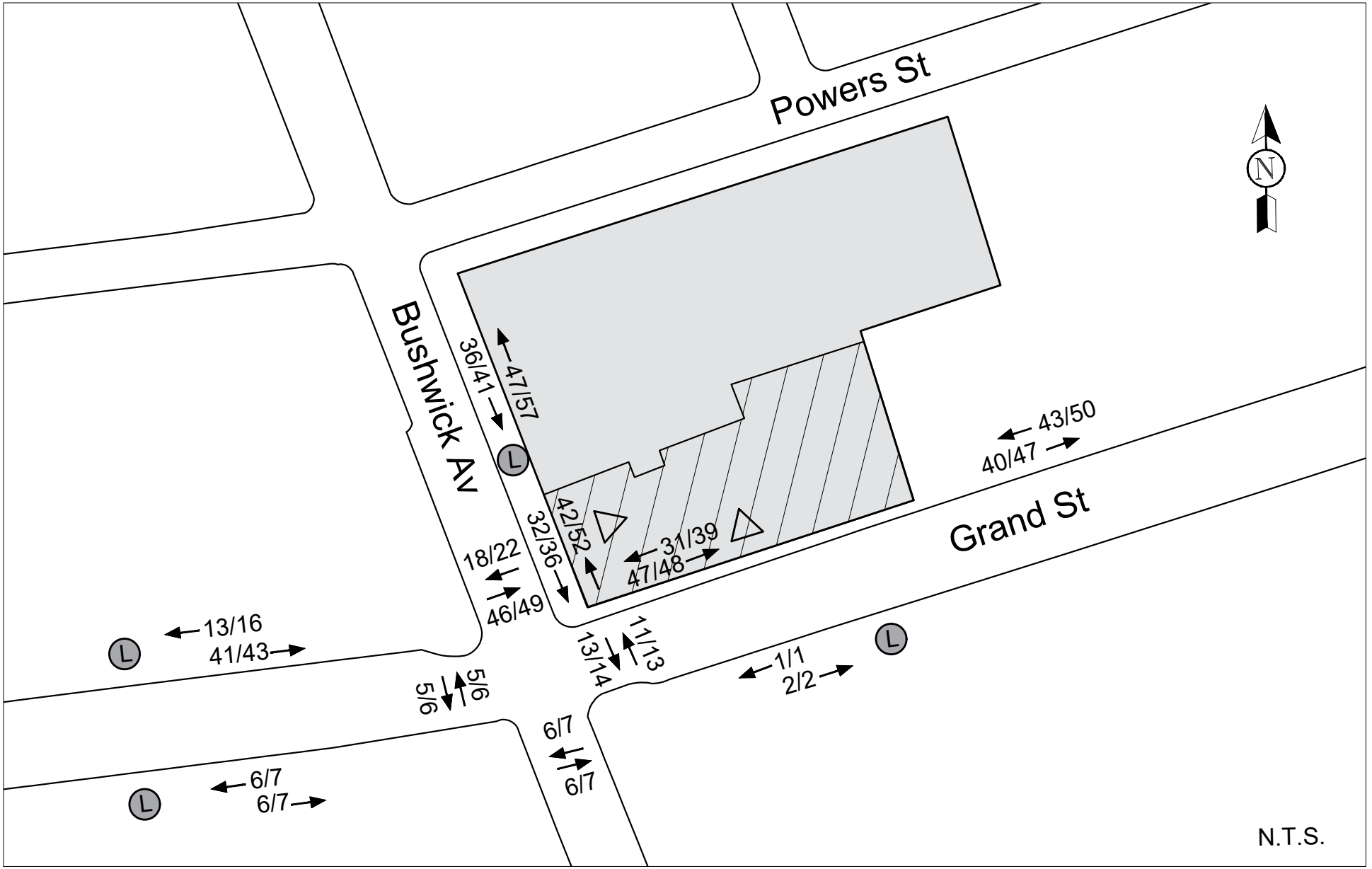
LEVEL 2 SCREENING ASSESSMENT

PEDESTRIANS

Under *CEQR Technical Manual* guidelines, detailed pedestrian analyses are generally warranted if the Proposed Actions are projected to result in 200 or more new peak-hour pedestrians at any sidewalk, corner reservoir area, or crosswalk. As shown in **Table 4**, the Proposed Actions is expected to generate approximately 170 walk-only trips in the weekday PM peak hour and 199 in the Saturday peak hour. Persons en route to and from subway station entrances and bus stops would add approximately 85 and 94 additional pedestrian trips to sidewalks and crosswalks in proximity to the project site during these same periods, respectively. Therefore, the total incremental pedestrian demand would amount to approximately 255 trips in the weekday PM peak hour and 293 trips in the Saturday peak hour.

A preliminary pedestrian assignment is shown below in **Figure 2** for the weekday PM and Saturday peak hours. The Proposed Project would have entrances for the local retail use located along Bushwick Avenue and Grand Street and the residential pedestrian entrance would be located along Grand Street. Although the residential and local retail uses would be accessible via the open space, pedestrian trips were conservatively assigned to their respective primary entrances. As shown in **Figure 2**, there are no pedestrian elements that would exceed the 200-trip *CEQR Technical Manual* analysis threshold. Therefore, based on the *CEQR Technical Manual* guidance, significant adverse impacts to pedestrian conditions are not anticipated to occur as a result of the Proposed Project, and detailed pedestrian analyses are not warranted.

Weekday PM/Saturday Peak Hours Project Incremental Pedestrian Assignment



Legend

Project Area | Development Site | 2/2 - Weekday PM/Saturday Pedestrian Volumes | (L) Subway Station Entrance | △ Proposed Entrance

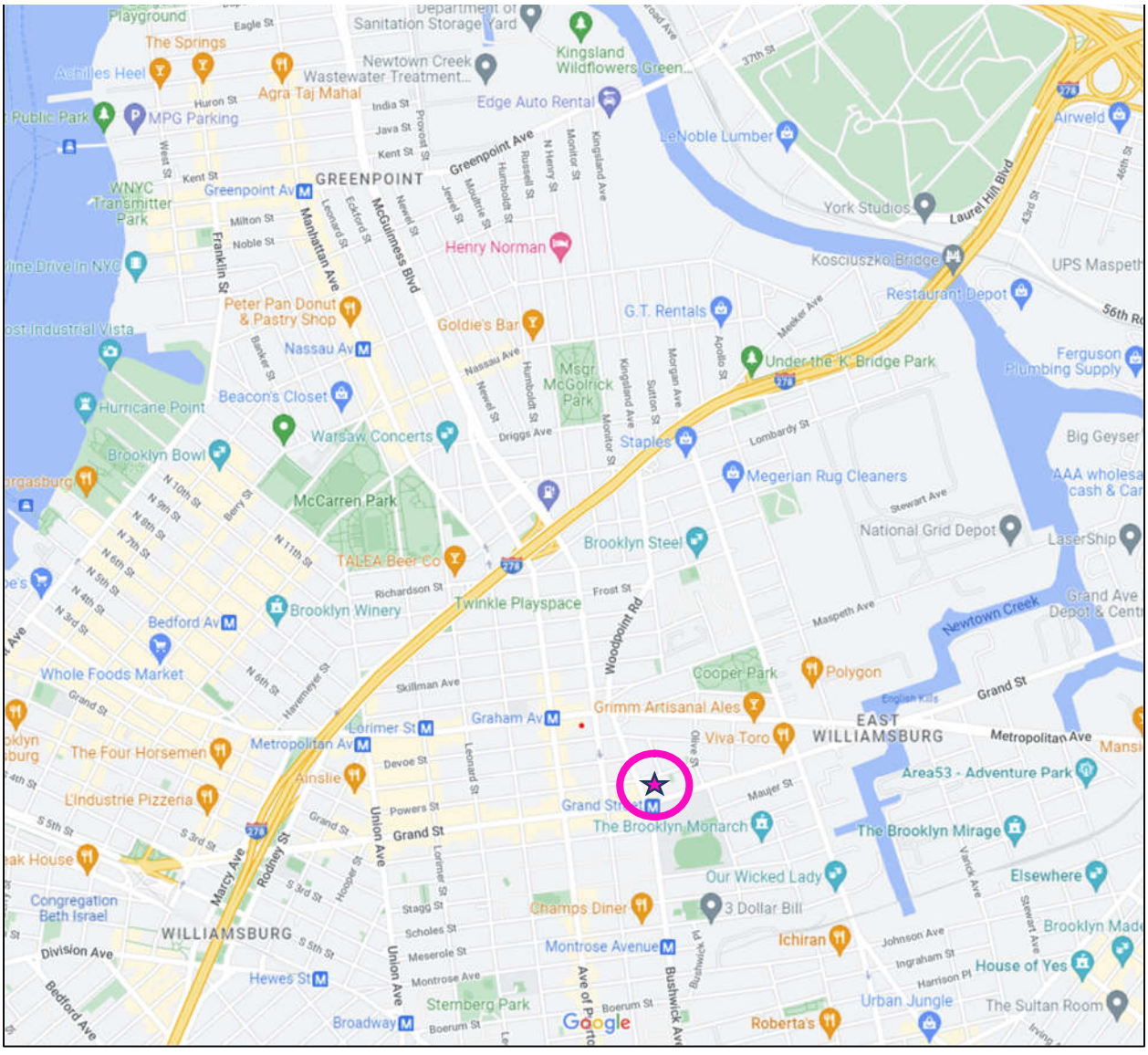
APPENDIX III

Phase IA
819 Grand Street Rezoning (Block 2292, Lots 1 & 3)

Prepared by:
Celia J. Bergoffen, Ph.D., RPA

819 GRAND STREET REZONING
Block 2292, Lots 1 and 3

Borough of Brooklyn, New York



Prepared by: Celia J. Bergoffen, Ph.D., RPA
Prepared for: Philip Habib and Associates
June 22, 2023

TABLE OF CONTENTS

LIST OF FIGURES…… 2

I. EXECUTIVE SUMMARY……. 4

II. DESCRIPTION OF THE PROJECT SITE AND PLANNED DEVELOPMENT…… 5

III. PREVIOUS INVESTIGATIONS: SOIL BORINGS AND TEST PITS…….. 7

IV. ENVIRONMENTAL SETTING, PREHISTORIC AND EARLY HISTORIC PERIODS… 8

V. 19TH AND 20TH CENTURY HISTORY OF THE PROJECT SITE……... 11

VI. CONCLUSIONS AND RECOMMENDATIONS……. 16

VII. BIBLIOGRAPHY…… 18

PLATES

LIST OF FIGURES

Cover. Google map showing the location of the Project Site.

Fig. 1. Tax map of the Project Site on Block 2292, Lots 1 and 3.

Fig. 2. View of the Project Site from the southwest corner of Bushwick Avenue and Grand Street looking towards the building on Lot 1 and the west façade of Jennings Hall on Lot

Fig. 3. View of the Project Site from the northeast corner of Powers Street and Bushwick Avenue looking towards the north side of the old and new wings of Jennings Hall on Lot 3.

Fig. 4. View of the Project Site from the south side of Grand Street looking towards the building on Lot 1 (left), the east and south faces of Jennings Hall (left and center), the parking lot, and the apartment buildings on the adjacent lot 47 (right).

Fig. 5. View of the parking lot on Lot 3 from its southwest corner, looking north and northeast towards the south face of Jennings Hall and the west face of the apartment buildings on the adjacent lot 47 (right).

Fig. 6. View from the east side of Bushwick Avenue of the grassy area between the building on Lot 1 (right) and the old wing of Jennings Hall (left), with the parking lot and the west face of apartment buildings on the adjacent lot 47 in the distance.

Fig. 7. Architectural rendering of the project site, aerial view (Courtesy of Curtis & Ginsburg Architects and St. Nicks Alliance).

Fig. 8. Plan of proposed construction (Courtesy of Curtis & Ginsburg Architects and St. Nicks Alliance).

Fig. 9. 1852 Dripps map showing the location of the Project Site.

Fig. 10. 1868 Higginsons map showing the location of the Project Site in relation to the Kalbfleisch Chemical Works.

Fig. 11. 1868 Higginsons map showing the location of the Project Site.

Fig. 12. 1888 Sanborn map showing the location of the Project Site.

Fig. 13. Portrait of Martin Kalbfleisch (Stiles 1884, p. 504).

Fig. 14. The Kalbfleisch Chemical Works ca. 1880 (*Scientific American* 1880, 319).

Fig. 15. The Kalbfleisch mansion in 1916 (*Brooklyn Daily Eagle* 1916, 20).

Fig. 16. The Kalbfleisch mansion in 1922 after conversion to a Nurse's Home (Armbruster 1922).

Fig. 17. 1933 Sanborn map showing the location of the Project Site.

Fig. 18. 2007 Sanborn map showing the location of the Project Site.

Fig. 19. Composite plan of the Project Site showing the footprint of the former Kalbfleisch mansion in relation to the footprints of the present-day buildings and the area of potential archaeological sensitivity proposed for archaeological testing.

I. EXECUTIVE SUMMARY

The New York City Landmarks Preservation Commission (LPC) flagged Block 2922, Lots 1 and 3, the "Project Site", as potentially sensitive for archaeological remains. This report assesses whether such archaeological remains may or may not be present on the site; their degree of integrity, that is, whether have been negatively impacted by successive construction episodes, and their historic significance.

The earliest documented development of the project site was a large residence erected ca. 1862, at a time when sewer and water service in Brooklyn had just begun. It is therefore possible that the property was initially equipped with a cistern and privy. Cisterns were below-ground, plaster-lined brick structures that were either built against the building's back wall or dug in the yard, as was the shaft of the family's privy. Once sewer and water service were introduced, these pits became obsolete and were used to dispose household trash. The recovery and analyses of this material provides information about the everyday life and customs of the inhabitants and is particularly significant when it can be associated with specific individuals. The first and only residents of the mansion on Lot 3 and so also with the contents of the potential privy and / or cistern was the family of Martin Kalbfleisch, who served as Mayor of Brooklyn and was a prominent industrialist, owner of one of the largest chemical works in the country at that time.

The present archaeological assessment of the Project Site involved research of primary data including historic maps, city directories, tax assessments, Building and Sewer Department records, and Common Council Proceedings of the Brooklyn Board of Aldermen, as well as secondary sources such as local histories, doctoral dissertations, newspaper articles, etc. The report concludes that any archaeological features that might have been associated with the buildings on Lot 1 will have been destroyed in the construction of the former bank building still standing on the lot. The part of the Project Site not currently covered by buildings on Lot 3, however, has never been developed and therefore not disturbed by past building episodes. Since the former Kalbfleisch residence may have had a cistern and privy, since this was the only family that occupied the building, and since the head of the household, Martin Kalbfleisch, was a former Brooklyn mayor and prominent industrialist, this report concludes that a portion of the Project Site on Lot 3 is potentially sensitive for archaeological remains of historic significance and recommends archaeological testing in the unbuilt portions of that Lot, as shown on Fig. 19.

II. DESCRIPTION OF THE PROJECT SITE AND PLANNED DEVELOPMENT

The Project Site is in the eastern section of Williamsburg on Lots 1 and 3 of Block 2922, which is bounded by Powers Street on the north, Olive Street on the East, Grand Street on the south, and Bushwick Avenue on the west (Front cover, Figs. 1 and 19). The rectangular Lot 1 is completely covered by a three-story, former bank building, now vacant, with frontages along Bushwick Avenue and Grand Street (Fig. 2). Its address is 819 Grand Street. Lot 3, bordering lot 1 to the north and east, is an irregularly shaped, eight-sided property of about 43,725 sf. (Figs. 2, 4, 5, 6 and 18). It is partly covered by Jennings Hall, a senior residence whose address is 75 Bushwick Avenue. The residence is owned and operated by St. Nick's Alliance. The roughly L-shaped complex consists of a seven-story building fronting on Bushwick Avenue built in 1929 as a nurses' residence and a new, nine-story wing built flush against the old in 1980 that continues down Powers Street to the east lot line. The old wing was set back about 17.0 ft. from Bushwick Avenue. East of the new wing, on Powers Street, is the Powers Street Garden (Lot 20), which extends south to the fenced backyards of a row of three-story dwellings fronting on Grand Street. The rest of the Powers Street block is occupied by small apartment buildings or single-family dwellings. Adjacent to the old and new wings of the senior residence, the remaining, L-shaped portion of Lot 3 is an open area, mostly taken up by a parking lot. Bounding a portion of the east lot line of Lot 3 on Grand Street, between the parking lot and the above-mentioned row of three-story houses, is a six-story apartment complex (Lot 47).

There is an entrance to the Grand Street stop of the L train on Bushwick Avenue, next to the Project Site, just north of the corner of Grand Street. A mix of old and new apartment buildings stand on the other side of Bushwick Avenue. The two-block area south of Grand Street, opposite the project site, is occupied by three educational institutions, a parking lot, and the campus field.

There is one individual landmark in the immediate area of the project site, the Williamsburg Houses complex, which extends west of Bushwick Avenue to Leonard Street, between Maujer (north) and Scholes Streets (south). Erected 1935-38, these buildings exemplify the International style introduced to the United States by European architects like Mies Van der Rohe, among others.

The nonprofit community development organization Williamsburg Court HDFC is seeking funding through the NYC HPD's Senior Affordable Rental Apartments Program, as well as approval of changes to the zoning map and zoning text, to allow construction of Affordable Independent Residences for Seniors (AIRS). The proposed building will involve construction on both Lots 1 and 3 (Fig. 7 and 8). It would impact the entirety of Lot 1 (4,800 sf) and approximately 10,367 sf of Lot 3. The building on Lot 1 would be demolished to make way for a new, fourteen-story residence that would also include ground level commercial space and a ten-foot-high cellar encompassing a portion of the building's footprint. The new building will be recessed approximately six feet along its Bushwick Avenue frontage to provide additional sidewalk space next to the subway station entrance. It would cover the area of the building on lot 1 as well as currently unbuilt portions of Lot 3, including the strip of lawn between the building on lot one and the old wing of the nurse's residence, and a portion of the parking lot. An area adjacent to the new building would be reserved for a 16-space parking lot, while a new green space equipped with benches and enhanced with plantings would be created in the remaining space.

For the renovation of the courtyard garden, existing concrete pavement will largely be retained (Fig. 20). Select portions, however, will be removed to allow installation of new pathways connected to the parking area. The new permeable paving will involve excavation to approximately two feet, including for the pavement and subbase. The planting area adjacent to the parking will be expanded to the north and planted with a hedge to screen the parking to a depth of approximately two feet. Select curbs will be removed and can be cut down to depth required for planting of one to two feet. Benches will mount to pavement or slab approximately one foot in depth. Existing light pole footings in this area will be protected in place.

III. PREVIOUS INVESTIGATIONS: SOIL BORINGS AND TEST PITS

The elevation of the project site apparently has not changed appreciably since the late 19th century, rising from approximately 44.0 to 45.0 ft. above msl at Bushwick Avenue and Powers Streets to 47.6 to 48.0 ft. at Bushwick Avenue and Grand Street (Robinson 1886, GEODesign 2022, Fig. 2).[1] The water table lies approximately 18.5 feet below grade (GEODesign, p. 19).

GEODesign Inc. excavated six test borings on the Project Site, one additionally equipped with a groundwater observation well (B4), and six test pits. Soil borings B-1, B-2 and B-3 were sunk in the grassy strip between the building on Lot 1 and the old wing of the senior residence on Lot 3. B-4 and B-5 were in the parking lot east of Lot 1, and B-6 immediately east of the building on Lot 1.

The general stratigraphy observed in the soil borings consisted of an approximately five-foot deep layer of dark brown sand mixed with gravel, silt, and construction detritus. This was followed, between 45 and 65 feet below grade, of brown coarse to fine sand mixed with gravel and silt. Below this was a stratum of gray clay with silt and sand extending to a minimum depth of 100 feet (GEODesign 2022, 8).

GEODesign excavated test pits around the old wing of the senior residence on its west, south and east sides (T-3, T-4, T-5 and T-6) and two pits against the wall of the apartment building on the east side of the parking lot, on Lot 47 (T-1 and T-2). The area between the sidewalk and the Bushwick Avenue Façade of the old wing, explored in test pits T-5 and T-6 is not considered archaeologically sensitive as several manhole covers spaced along its length indicate that the ground here has been disturbed. Moreover, this portion of the site will not be impacted by the proposed construction. Test pit TP-3, at the southwest corner of the old wing, was excavated to a depth of 13 feet without reaching the base of the building's foundation. Similarly, Test pits TP-1 and TP-2, excavated against the west wall of the building on Lot 47, reached a depth of 12 feet below grade without reaching the base of its foundations (GEODesign 2022, Appendix B, drawings TP-01A and TP-02A). TP-4 was excavated inside the building and is not relevant for this assessment.

[1] A possible number after the decimal is not legible.

IV. ENVIRONMENTAL SETTING, PREHISTORIC AND EARLY HISTORIC PERIODS

The project site is located north of the terminal moraine, the ridge of gravel and boulders deposited at the end of the last ice age, about 12,000 years ago, by the retreating glacier. The ridge separates the northern and southern sections of Brooklyn and continues across northern Long Island. Near the project site, it forms the southeast border of the Newtown Creek watershed.

Newtown Creek, formerly known as Mispat or Maspeth Kill, is a tidal arm of the East River that debouches roughly opposite East 30th Street in Manhattan. In the 1920s, the navigable portion of Newton Creek, largely bulkheaded, was 125 feet wide and 18 feet deep at mean low water, with a tidal range of approximately four feet (Merchants' Ass'n 1921, 12). The project site is located about three miles from the Creek's mouth. Before the area was developed, the marshes around the brackish creek attracted Native Americans for their abundant waterfowl, fish, and oysters. They called it, in Lenape, maspaethes "great brook with tides," mech-pe-is-it "bad-water place," or massapichtit "lands of those living here and there" (Newtown Creek). The area around Bushwick village was called Kes-kack-que-rem (Fields 1868, 50). In the mid-late 19th century, the land between the project site and Newtown Creek was covered with salt marshes periodically flooded at high tides (Armbruster 1942, 16). In ca. 1855, there were still Native Americans living near Newton village. They paddled their bark canoes down the creek to a small Native American settlement at the southern tip of Manhattan (Schroeder 1852, 58). One of the tributaries of the creek and the adjacent salt marshes known as English Kills was located immediately east of the project site. This creek extended approximately to the line of present-day Morgan Avenue (High and Low Ground 1876). In Lenape it was called quandus quaricus – "stream source" (Ibid.) Armbruster (1942, 237) recalled a white sandy beach where Metropolitan Avenue and Grand Street met Newton Creek. There, "Lafayettes, eels and shedder crabs, were plentiful" (lafayettes are a type of fish), and "black mussels, used for bait could be picked up in any quantity" (Ibid.)

Parker noted a prehistoric site near the head of the creek on the Maspeth hills (Parker et. al. 1922, 672, #13, State Museum Site #3613). A second site, reportedly also discovered by Parker, is listed as State Museum site #4536 without a locality (Loorya and Rutigliano 2020, 18).

European settlement of the project site area began officially in 1638 when the West India Company purchased the territory including later Bushwick from the Native Americans (Stiles

1869, 304). William Kieft, then Director-General of New Netherland, granted an allotment of land to Abraham Rycken, or de Rycke, which according to Stiles' understanding of the patent's boundaries included the meadows up to Luqueer's mill (Stiles 1884, 6).[2] This mill, later known as the Master's Mill, stood near the present-day intersection of Metropolitan Avenue and Grand Street and Rycken's tract therefore probably also included the area of the project site (Fields 1868, 67; Dripps 1852; Armbruster 1942, 180). Peter Stuyvesant granted the mill site and permission to grind the village's grain to Abraham Jansen in 1664, making this one of the two oldest mills in Brooklyn (Fields 1868, 68). A dam erected near the intersection created a tide pond known as Luqueer's and later, the Master's Pond (Fields 1868, 57).

Bushwick Village was founded in1660 by Peter Stuyvesant and laid out by his chief surveyor, Jacques Cortelyou. Stuyvesant called this settlement of twenty-three families "Boswyck", roughly translated as "The Town of the Woods" (Stiles 1867, 113-114, 118; Fields 1868, 7). The village, on 16 acres of land surrounded by a palisade for protection against the Native Americans, lay immediately northwest of the Project Site along Bushwick Avenue, between present-day Maspeth and Skillman Avenues (Fields 1868, 45; Stiles 1884). The area extending to the Project Site was known as "English Kills". From at least 1670, there was a ferry across Newton Creek near present day Meeker Avenue (Armbruster 1912, 15). A bridge on piles was erected after 1812 at the ferry crossing, where shortly after, the Newtown and Bushwick Turnpike Road, now Meeker Street was built across the creek. In 1836, the sturdier "Penny Bridge", supported on stone piers, replaced the earlier wooden structure (Armbruster 1942, 232). Formerly, the land east of Bushwick Avenue bordering the creek was covered by salt marshes, which provided pasturage for the villagers. A second, narrow bridge crossed the creek near the Master's mill at later Metropolitan Avenue, and a toll house stood nearby (Fields 1868, 67). Today, the bridge over Newtown Creek at this point is called the Metropolitan Avenue Bridge (built 1931).

The earliest known owner of the project site block was Jacob Jansen (as recorded in his will, dated 1688-89, Brooklyn Historical Society Archives). Other owners of Block 2292 listed in copies of the land conveyances archived at the Brooklyn Historical Society were Peter Praa and Charles and Leah Debevoise. The Debevoises sold the land to Abraham van Alst in 1821. He

[2] The Luqueers descended from Jan Lequier, born in Paris, who emigrated ca. 1658; Provost 1949, 103.

and his descendants owned the property until ca. 1847. In that year, Abraham's widow and executors sold this holding to Ebenezer Jennings (L. 164, P. 359).[3]

During the Revolutionary War, following the defeat at the Battle of Long Island, Bushwick was occupied by a regiment of Hessian soldiers under the command of Colonel Rahl, and British soldiers and British warships plied the waters of Newton Creek (Stiles 1884, 12; Armbruster 1912, 17; Provost 1949, XI). The depredations of both British and Hessians are detailed in the histories cited. Five years after the British finally withdrew, the town of Bushwick, including the area of later Williamsburg, was recognized by state law (1788).

[3] According to the office staff, the books containing the lists of Deeds and Conveyances formerly housed in the Brooklyn Municipal Building in the Department of Finance were moved to the municipal offices on Sutphin Blvd. in Queens where they will be unavailable for consultation until they are archived.

V. 19TH – 20TH CENTURY HISTORY OF THE PROJECT SITE

At mid-century, much of the land around and east of the project site was either used for farming or industry. The Jamaica Turnpike, now Metropolitan Avenue, had been laid out in 1813-1814 (Armbruster 1942, 35). Williamsburg, whose development began in earnest in the 1830s, separated from Bushwick in 1840 to become an independent town. In 1855 however, Williamsburg was rejoined with Bushwick and together with Brooklyn, these towns were consolidated into the City of Brooklyn. The 18th ward, in which the Project Site is located, was formed in 1854-55 (Armbruster 1942, 37 and 62; Provost 1949: xi).

The 1852 Dripps map shows that the densely built-up part of Williamsburg had not reached Bushwick Avenue, the boundary between Williamsburg and Bushwick (Fig. 9; USCS 1844-45; Dripps 1850-59). Nor had the arm of Newton Creek known as English Kills been canalized, although the matter was discussed in the Common Council, as was as the opening of Grand Street from Bushwick Avenue to Metropolitan Avenue (Aldermen 1856, 226, 484). These developments, however, must have followed soon after the creation of the City of Brooklyn, probably during the late 1850s and 1860s, judging by the evidence of the historic maps and local histories cited in this report.

The population of the 18th ward increased from 2,601 in 1850 to 4,317 in 1860, then experienced a decade of dramatic growth in the 1860s, with the population rising to 11,608 by 1870 and dwellings increasing from 632 in 1860 to 1606 by 1870 (Armbruster 1942, 37).

The old farm lines recorded on late 19th century Brooklyn atlases indicate that the Project Site was within a strip of land lying roughly between Powers and Grand Streets and extending east to Morgan Avenue that belonged to the Van Alst family (Perris 1855, Robinson 1886; Belcher Hyde 1898). According to the 1858 Directory, Abraham Van Alst lived on Bushwick Avenue near Powers Street, but we do not know on which side of street(s) as the house was not numbered. The 1852 Dripps map shows several houses on the east side of Bushwick Avenue between Grand and Powers Streets on the Project Site, but nothing else could be learned about their exact location or inhabitants either from other historic maps or by searching the Directories (Fig. 9).

Judging by the 1868 Higginson's map (Fig. 11), the above-mentioned street and canal improvements had been accomplished by this date, together with the opening of Powers Street,

named for William P. Powers, who clerked for the lawyer John Lorimer Graham (1797-1876) and was an early landowner in Williamsburg (Stiles 1884, 5). Rows of frame houses had been built along both sides of the eastern half of Block 2922. Instead of the houses indicated on the 1852 Dripps map, a single, grand mansion belonging to the Honorable Martin Kalbfleisch, now stood on Lot 3 of the Project Site, facing Bushwick Avenue.

Hezekiah D. and Caroline Hall sold the property containing the Project Site to Mayor Martin Kalbfleisch at the end of 1862 (L. 586 P. 508, Dec. 30, 1862), but he was first recorded residing here, on Bushwick Avenue at the corner of Grand Street, only in the 1866-67 Brooklyn Directory. Before that, while his new residence was being built, he lived on Metropolitan Avenue at the corner of Morgan Avenue (Fig. 10; Brooklyn Directory 1865-66; Armbruster 1942, 241). The earliest preserved tax assessments from 1866 record that the plot and house were valued at $33.000. M. Kalbfleisch also owned Lot 1, valued at $1000 in 1866 (Tax Assessments). This lot was partly built up with a small, three-story frame building on the corner and two one-story service buildings at its rear, on Grand Street.

The "Estate of the Honorable Martin Kalbfleisch" on Lot 3 comprised a large residence set back about 30 feet from Bushwick Avenue and standing in the center west side of the Project Site and a "Green House" and "Stable" on Powers Street, on the northeast side of the Project Site (Fig. 11). The brick, three-story mansion had a two-story rear section and two frame porches, one on the front and one at the rear of the building (Fig. 12). Unfortunately, given the state of the records at the NYC Sewer Department, it is not possible to determine when the mansion was connected to the sewer system. The earliest evidence for pipes in the streets around the Project Site Block are the 1875 Adams plan and 1888 Sanborn map (Fig. 12). Otherwise, the earliest tap and sewer cards obtained from the NYC DEP date from 1924 and may not reflect when sewer or water service was actually first made available to the building's residents.

Born ca. 1804 in Vlissingen, Holland, the "honest Dutchman" Martin Kalbfleisch immigrated to the United State in 1826, after living four years in Paris, where he studied chemistry and met his first wife (Fig. 13; *Scientific American* 1880, 43, 50). He opened his first chemical works in Harlem New York in 1829, where he manufactured paint pigments, then lived briefly in Norwalk (or Bridgeport?) Connecticut. After his factory in that town was destroyed by

fire, he moved to Greenpoint in 1842, and finally to Bushwick in 1847.[4] The Kalbfleisch Chemical Works became M. Kalbfleisch & Sons and finally, Martin Kalbfleisch sons, when the latter took over the establishment (Fig. 14; Armbruster 1942, 241). In ca.1868, the factory employed 70 to 80 men (*Manufactures* 1868, 196). They worked in a complex of buildings covering about five acres of land west of Newton Creek between the north side of Metropolitan Avenue to the South side of Grand Street and west to Morgan Avenue, where the Master's Mill and tollgate were located. Extending further west, between Grand Street and Maujer Street (formerly Remsen Street), were Kalbfleisch's glass and pottery works, which allowed the company to produce all the vessels required for the manufacture and packing of its chemicals (Fig. 11; *Manufactures* 1868, 195). In 1880, the establishment was reputedly the largest manufacture of sulfuric acid ("vitriol") in the United States, occupying some twenty acres on Newton Creek and consisting of numerous buildings and yards. [5] The plant produced 50 to 60 tons of sulfuric acid daily, as well as other chemicals, shipping them both by rail and by water, via the Newtown Creek and the Long Island Sound to Connecticut, Rhode Island and Massachusetts (*Scientific American* 1880, 323).

Kalbfleisch's first civic appointment was in 1832 as Health Warden for Bushwick (Karnbach 1979, 4). He also served as School Trustee (1836) and for several terms as Brooklyn Alderman, between 1851 and 1861 (Armbruster 1942, 185). In 1853, he was appointed one of the commissioners to draw up the charter for the consolidation of Williamsburg and Bushwick. He served two terms as Mayor of Brooklyn, from 1861 to 1864 and 1867 to 1871. Before his

[4] *Appletons' Cyclopaidia* 1892, 491; *Scientific American* 1880, 47-48 records that Kalbfleisch moved to Bridgeport and lived there five years before returning to Greenpoint and then moving to Bushwick, in 1850; Armbruster 1942, 180; Hayes 48, gives 1850 for the date of the move to Brooklyn; the 1852 Field map records a single factory building on the project site.

[5] *Scientific American* 1880, 232; the factory mainly produced sulfuric acid but also "Muriatic Acid … Aquafortis, Muriate of Tin, Strong Ox, Muriate Tin, Soda Ash, Aqua Ammonia, Tin Chrystals, Nitrate of Iron, Sulphate of Zinc, and other officinal chemicals" (Appleton's 1892, 196).

first term in office had elapsed, he was elected to the U.S. Congress as Democratic representative, serving from 1863-1865 (*Manufactures* 1868, 196; *Biographical Directory*).

Martin Kalbfleisch's first wife, Elizabeth Harvey, came from Southampton, England (*Scientific American,* 1880, 43). His second, Matilda, was a New Yorker twenty-two years his junior (1860 Census). Elizabeth was the mother of Frederick W., Charles H., Albert M. and Franklin H. (Chas. Kalbfleisch; F.W. Kalbfleisch; 1860 U.S. Census). Matilda was the mother of two daughters, Isabella and Josephine (1860 US Census). Martin Kalbfleisch lived in the mansion on Bushwick Avenue until his death in 1873, by which time all his children had grown up and moved out except for Josephine, who continued to live in the house with her husband, Robert Speer Fleet and his unmarried brother, Clarence C. Fleet. The Fleets were an old Brooklyn family with large landholdings. The wedding of Josephine and Robert was held in the Kalbfleisch residence and was the "social event of those times" (*Brooklyn Daily Eagle* 1913). Josephine and Robert lived in the mansion until 1916. In that year, following Robert's death, St. Catherine's Hospital purchased the house from the Fleet family together with its approximately fifteen lot tract (*Brooklyn Daily Eagle* 1916).

St. Catherine's teaching hospital was established by Msgr. Michael May in 1869. The nurses were drawn from local women who entered the order of the Sisters of St. Dominic as postulants and were allowed to go out into the community to care for the sick and beg for alms (HeritageAmityvilleOP 2011). The first patients were treated in a cottage and in the nurses' homes. A new building for St. Catherine's hospital was dedicated in 1875 and the training school for nurses, attached to the hospital, was inaugurated in 1908. When the building at Bushwick Avenue and Maujer Street outgrew its premises and needed additional space for a nurses' home, the hospital purchased the former Kalbfleisch residence. The mansion, containing approximately thirty rooms and reputedly one of "the largest and most magnificent in the borough", would provide more than enough space to accommodate the entire nursing staff (*Brooklyn Daily Eagle* 1916; Fig. 16). It was also ideally situated to benefit from the anticipated opening of a subway stop at Grand Street and Bushwick Avenue, which occurred in 1924.

Photographs of the mansion in 1916 and in 1922, after it was converted into a nurses' home, show that the renovations involved adding a fourth story (Figs. 15 and 16; *Brooklyn Daily Eagle* 1916; Armbruster 1922). The original roof with its dentilled cornice was removed. A new string course capping the third story and the cornice of the addition were unornamented. Other

modification including removing the balcony above the entrance portal, renovating or replacing the staircase leading to the front door, and installing at least one exterior fire escape on the building's south façade.

The mansion was demolished in 1929 and replaced with a nurse's training hospital, now the old wing of Jennings Hall on Bushwick Avenue (Fig. 17; Brooklyn Daily Eagle 1930). This building continued to serve as St. Catherine's nurses' residence until the hospital closed in 1965. It was used for some years as a childcare center (Sanborn 1977). In 1978, the Catholic Medical Center of Brooklyn & Queens Inc. sold Lot 3 to Jennings Hall Senior Citizens Housing Development Fund Corporation, which built the new wing along Powers Street in 1980 (ACRIS Reel 972, Page 294, Deed, recorded 1/24/1978; Sanborn 1979, 1980, vol. 3, pl. 24).

The bank on Lot 1, built for this purpose, was erected in 1924 over the site of the 19th century frame house and back buildings described above (Sanborn 1933). From 1951 on, the building was designated "Manufacturers Trust Co." J.P. Morgan Chase owned it until 2017 (New York City Department of Finance, ACRIS database).

VI. CONCLUSIONS AND RECOMMENDATIONS

It is possible that there were buildings on the Project Site in the 1850s although the only evidence for these is the 1852 Dripps map, which is not very detailed and may not accurately represent the location of the houses relative to Powers and Grand Streets, which at that date had not yet been extended east of Bushwick Avenue. Martin Kalbfleisch built his mansion on Lot 3 around 1862, while the small frame building on Lot 1 was built before 1868. At that time, water and sewer services were only beginning to be introduced in Brooklyn. While conveniently situated relative to Kalbfleisch's chemical factory, a few blocks to the east, the Kalbfleisch residence was beyond the area of the old Bushwick Village and at the edge of the built-up area of rapidly expanding Williamsburg. By 1868, however, the eastern half of the Project Site block and adjacent blocks were developed (Higginsons 1868).

Martin Kalbfleisch was a prominent political and business personality, and his family were the only occupants of the mansion before it was converted into a nurses' residence in 1916. Archaeological remains, such as those contained in a privy or cistern, would be historically significant in that they could be associated with a historically noteworthy individual. If the Kalbfleisch mansion had originally been equipped with a cistern built against the rear wall of the house or freestanding in the yard and / or a privy in the yard, these installations would not have been impacted by the construction of the nurses' residence in 1929, since the building was set well back from Bushwick Avenue and its backyard facilities would be located under the present-day parking lot behind that building.

Any backyard installations associated with the house on lot 1 would have been destroyed when the bank was built, in 1924. This portion of the project site is therefore not considered sensitive for archaeological remains.

According to measurements made of historic maps, more recent maps showing the existing buildings, and the plan of the projected construction, the back wall of the former Kalbfleisch residence and the yard immediately behind it will have been located in the area of the present parking lot (Fig. 19). This area has never been built on and it is therefore likely that construction impacts on subsurface archaeological resources will have been negligible.

In view of the potential historic significance of remains connected with Martin Kalbfleisch and his family, this assessment recommends, and the LPC has mandated, that archaeological testing be conducted in the area indicated on Fig. 19. The testing will employ a backhoe to remove the paving, to determine the nature and depth of fill and whether a cistern or privy may be found at the rear of the building or in the former grounds surrounding the mansion, within the area of the present-day parking lot and green spaces. Any archaeological features encountered by the backhoe would be excavated by hand. A detailed scope for archaeological testing, showing the location of proposed trenches, will be prepared in consultation with the LPC and submitted for the Commission's approval prior to any archaeological work being undertaken on the site.

No landscaping or other operation involving in-ground work in the area designated as archaeologically potentially sensitive may be undertaken until the archaeological testing is completed and the LPC has received and approved a report on the archaeological investigation.

V. BIBLIOGRAPHY

Adams, J. W.
1875 *Plan Exhibiting the System of Sewerage in the city of Brooklyn, N.Y* . Prepared to accompany the Report of the Brooklyn Board of Health 1875-76. Brooklyn Public Library, Center for Brooklyn History. https://mapcollections.brooklynhistory.org/map/plan-exhibiting-the-system-of-sewerage-in-the-city-of-brooklyn-n-y-prepared-by-j-w-adams/ Accessed 6/12/2022.

Armbruster, E.
1912 *Brooklyn's Eastern District.* Brooklyn: The author.

1922 Bushwick: Martin Kalbfleisch House, 85 Bushwick Avenue, built ca. 1864, east side between Grand and Powers Streets, 1922. Eugene L. Armbruster photograph collection, 1894-1939, New York Historical Society, nyhs_PR081_b-02_f-22_509-2-01

1942 *Brooklyn's Eastern District.* Brooklyn: The author.

Belcher Hyde
1898 *Atlas of the Brooklyn Borough of the City of New York.* Hyde & Co. Vol. 1, pl. 36.

1916 *Atlas of the Brooklyn Borough of the City of New York.* Hyde & Co. Vol. 1 part 2, pl. 36.

Biographical Directory
n.d. Kalbfleisch, Martin 1804-1873. *Biographical Director of the United States Congress.* https://bioguide.congress.gov/search/bio/K000005 Accessed 16/6/2022.

Bromley, G.W.
1880 *Atlas of the Entire City of Brooklyn.* New York: Geo. W. Bromley & E. Robinson. Pl. 27

Brooklyn Daily Eagle
1913 "Robert S. Fleet Dead at his home…" March 24, p. 2.

1916 "Large E.D. Mansion to be Nurses Home Old Kalbfleisch Residence on Bushwick Ave. Secured for St. Catherine's Hospital", p. 20.

1930 'Kalbfleisch Family Prominent in Politics", April 29, p. 17.
Brooklyn Directory.

Chas. Kalbfleisch
New York, New York City Marriage Records, 1829-1938", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:24ZP-BQW: 21 August 2022), Martin Kalbfleisch in entry for Chas. Kalbfleisch and Josephine Conover, 1867. Accessed 12/6/2022.

Directory
The Brooklyn City Directory. J. Lain & Co.1857-58, 1859-1860, 1861-62, 1862-63, 1863-64, 1864-65, 1866-67.

Smith's Brooklyn Directory. 1855-56, 1856-57.

Dripps, Matthew
1852 *Map of Kings and part of Queens counties, Long Island N.Y*

1850-59 *Map of the Cities of Brooklyn, Williamsburg, and Township of Bushwick.*

1869 *Map of the City of Brooklyn, being the Former Cities of Brooklyn & Williamsburgh and the Town of Bushwick…* New York: M. Dripps, Sheet 7.

EEE
2020 *Phase I Environmental Site Assessment. 819 Grand Street. Brooklyn, New York, 11211.* St. Nicks Alliance. Equity Environmental Engineering. Prepared for St. Nicks Alliance.

Field, Thomas W.
1852 *Map of the City of Williamsburgh and the town of Bushwick, including Green Point with part of the City of Brooklyn.*

Fields, T. W.
1868 *Historic and Antiquarian Scenes in Brooklyn and its Vicinity.*

F.W. Kalbfleisch
"New York, New York City Municipal Deaths, 1795-1949", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:2WF2-P1H: 11 May 2022), Frederick W. Kalbfleisch, 1906. Accessed 12/5/2022.

GEODesign
2022 *Geotechnical Evaluation Report Proposed 14-Story Building 819 Grand Street Brooklyn, New York.* Prepared for St. Nicks Alliance by GEODesign, Inc. P.C., New York.

Hayes, Wm.
1939 *Chemical Pioneers. The Founders of the American Chemical Industry.* New York: D. Van Nostrand Co.

HeritageAmityvilleOP
2011 "History of St. Catherine's Hospital and Nursing School in Bushwick Brooklyn, NY and the Sisters of St. Dominic." Video from the Heritage Center of the Dominican Sisters of of Amityville, NY. https://www.youtube.com/watch?v=fjn3QNRhSY8&t=2s Accessed 12/5/2022.

Higginson, J.H.
1868 *Higginson's Insurance Maps of the City of Brooklyn, Long Island*. Vol. 4, pl. 84.

High and Low Ground
1876 "Map showing the original high and low grounds, salt marsh and shorelines in the city of Brooklyn: from original government surveys made in 1776-7." *The New York Public Library Digital Collections*. 1876. https://digitalcollections.nypl.org/items/60a01985-1e8b-848a-e040-e00a180624fb

Karnbach, Wm. F.
1979 "The Old Dutchman: Martin Kalbfleisch of Brooklyn" *Journal of Long Island History* IX (no.1): 44-49. MS copy presented to the Brooklyn Historical Society, 1979, pp. 68-77.

Loorya, A. and Rutigliano, E.
2020 *Phase IA Documentary Study and Archaeological Assessment for 808 – 832 Metropolitan Avenue, Brooklyn, Kings County, New York, Block 2916, Lots 8, 14, 16 and 17*. *http://s-media.nyc.gov/agencies/lpc/arch_reports/1888.pdf* Accessed 12/6/2022.

Manufactures
1868 Leander, J., Bishop, Freedley, Edwin T. and Young, Edward. *A history of American manufactures from 1608-1860…* Philadelphia: E. Young; London: S. Low.

Merchants' Ass'n
1921 *The Newtown Creek Industrial District of New York City.* The Merchants' Association of New York Industrial Bureau.

Newtown Creek
The History and Geography of Newtown Creek https://storymaps.arcgis.com/stories/4d38389f05a94d5e8bb67ef7e5b03b32. Accessed 12/4/2022.

Ostrander, Stephen M.
1894 *A History of the City of Brooklyn and Kings County.* Pub. by subscription.

Parker, A.C., et. al.
1922 *The Archaeological History of New York*. *New York State Museum Bulletin*, Nos. 235, 236. Albany, NY: University of the State of New York.

Provost, Andrew 1. Jr.
1949 *Early Settlers of Bushwick, Long Island, New York and their Descendants.* Vol. One. Darien, *CT:* the author.

Robinson E.
1880 *Atlas of the Entire City of Brooklyn.* New York: Geo. W. Robinson and E. Bromley. Vol. 2, Pl. D.

Sanborn
1888 Insurance Maps, Borough of Brooklyn, City of New York. New Sanborn Map Company, Vol. 9, pl. 241.

1907 Insurance Maps, Borough of Brooklyn, City of New York. New Sanborn Map Company. Vol. 9, pl. 62.

1933 Insurance Maps, Borough of Brooklyn, City of New York. New Sanborn Map Company. Vol. 9, pl. 24.

1951 Insurance Maps, Borough of Brooklyn, City of New York. New Sanborn Map Company, Vol. 9, Pl. 24

1977 Insurance Maps, Borough of Brooklyn, City of New York. New Sanborn Map Company, Vol. 9, Pl. 24

1979 Insurance Maps, Borough of Brooklyn, City of New York. New Sanborn Map Company, Vol. 9, Pl. 24

1980 Insurance Maps, Borough of Brooklyn, City of New York. New Sanborn Map Company, Vol. 9, Pl. 24

2007 Insurance Maps, Brooklyn, New York. Vol. 9, pl. 24.

Schroeder, C.S.
1852 *A history of the town of Bushwick: and the village and city of Williamsburgh.* Series of articles clipped from the Long Island Family Circle. Brooklyn Historical Society.

Scientific American
1880 "American Industries.--No. 60. The Manufacture of Chemicals.", Nov. 20, pp. 319, 322-323.

Stiles, Henry R.
1867 *A History of the City of Brooklyn, Including the Old Town and Village of Brooklyn, the Town of Bushwick and the Village and City of Williamsburgh,* vol. I. Brooklyn: Henry R. Stiles.

1869 *A History of the City of Brooklyn, Including the Old Town and Village of Brooklyn, the Town of Bushwick and the Village and City of Williamsburgh,* vol. II. Brooklyn: Henry R. Stiles.

1884 *History of Kings County, 1683-1883*. New York: Munsell.

Tax Assessments
Brooklyn, Ward 18. New York Municipal Reference Library microfilm.

USCS
1844-45 Map of New York Bay and Harbor and the Environs. United States Coastal Survey.

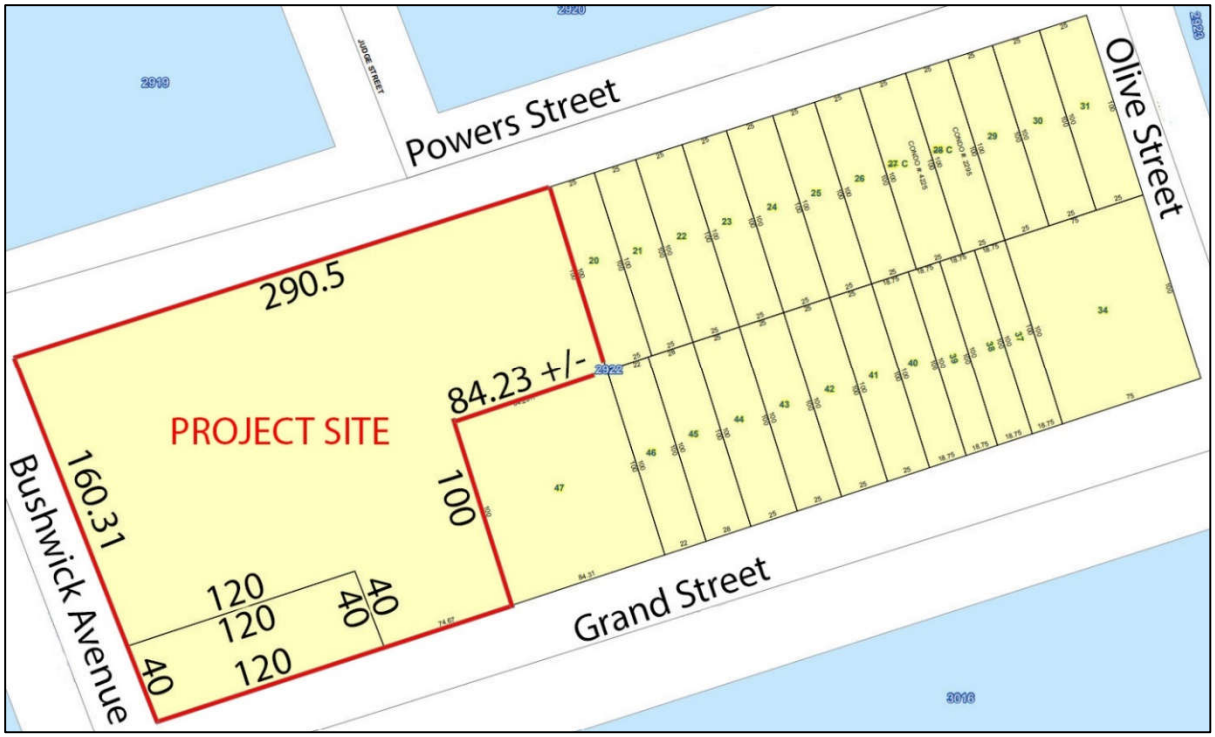


Fig. 1. Tax map of the Project Site on Block 2292, Lots 1 and 3.


Fig. 2. View of the Project Site from the southwest corner of Bushwick Avenue and Grand Street looking towards the bank building on Lot 1 and the west façade of Jennings Hall on Lot 3.



Fig. 3. View of the Project Site from the northeast corner of Powers Street and Bushwick Avenue looking towards the north side of the old and new wings of Jennings Hall on Lot 3.



Fig. 4. View of the Project Site from the south side of Grand Street looking towards the building on Lot 1 (left), the east and south faces of Jennings Hall (left and center), the parking lot, and the apartment buildings on the adjacent lot 47 (right).



Fig. 5. View of the parking lot on Lot 3 from its southwest corner, looking north and northeast towards the south face of Jennings Hall and the west face of the apartment buildings on the adjacent lot 47 (right).



Fig. 6. View from the east side of Bushwick Avenue of the grassy area between the building on Lot 1 (right) and the old wing of Jennings Hall (left), with the parking lot and the west face of apartment buildings on the adjacent lot 47 in the distance.



Fig. 7. Architectural rendering of the project site, aerial view (Courtesy of Curtis & Ginsburg Architects and St. Nicks Alliance).

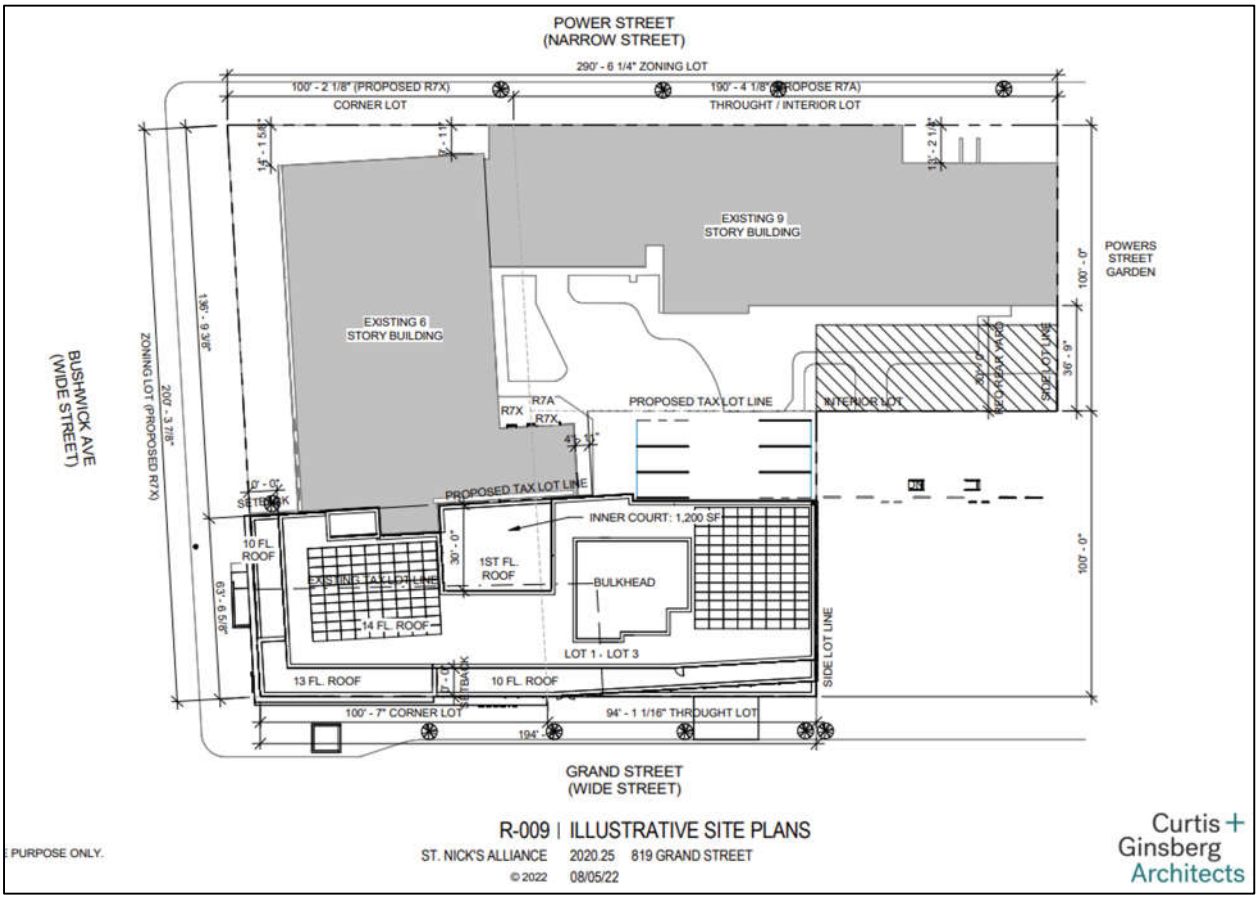


Fig. 8. Plan of proposed construction (Courtesy of Curtis & Ginsburg Architects and St. Nicks Alliance).



Fig. 9. 1852 Dripps map showing the location of the Project Site.



Fig 10. 1868 Higginsons map showing the location of the Project Site in relation to the Kalbfleisch Chemical Works.

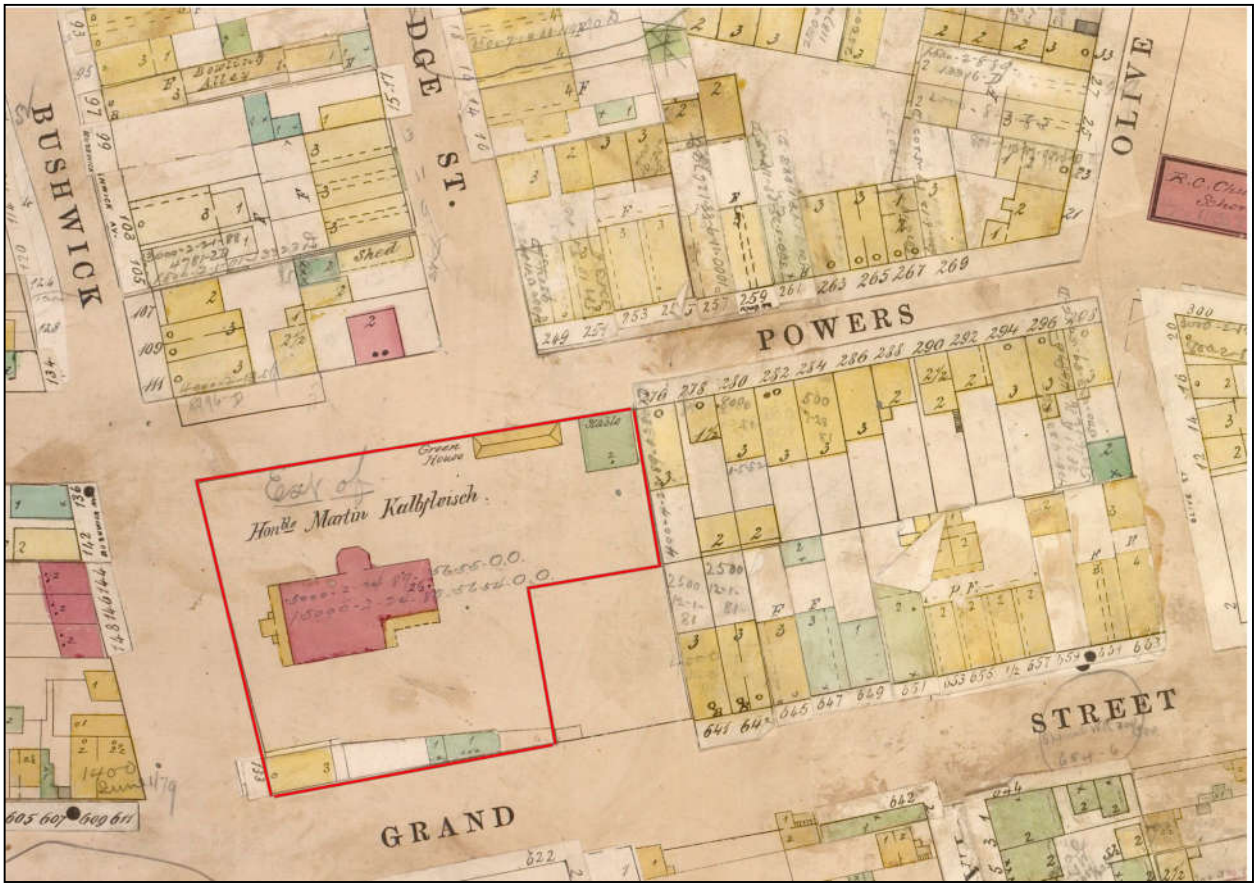


Fig. 11. 1868 Higginsons map showing the location of the Project Site.

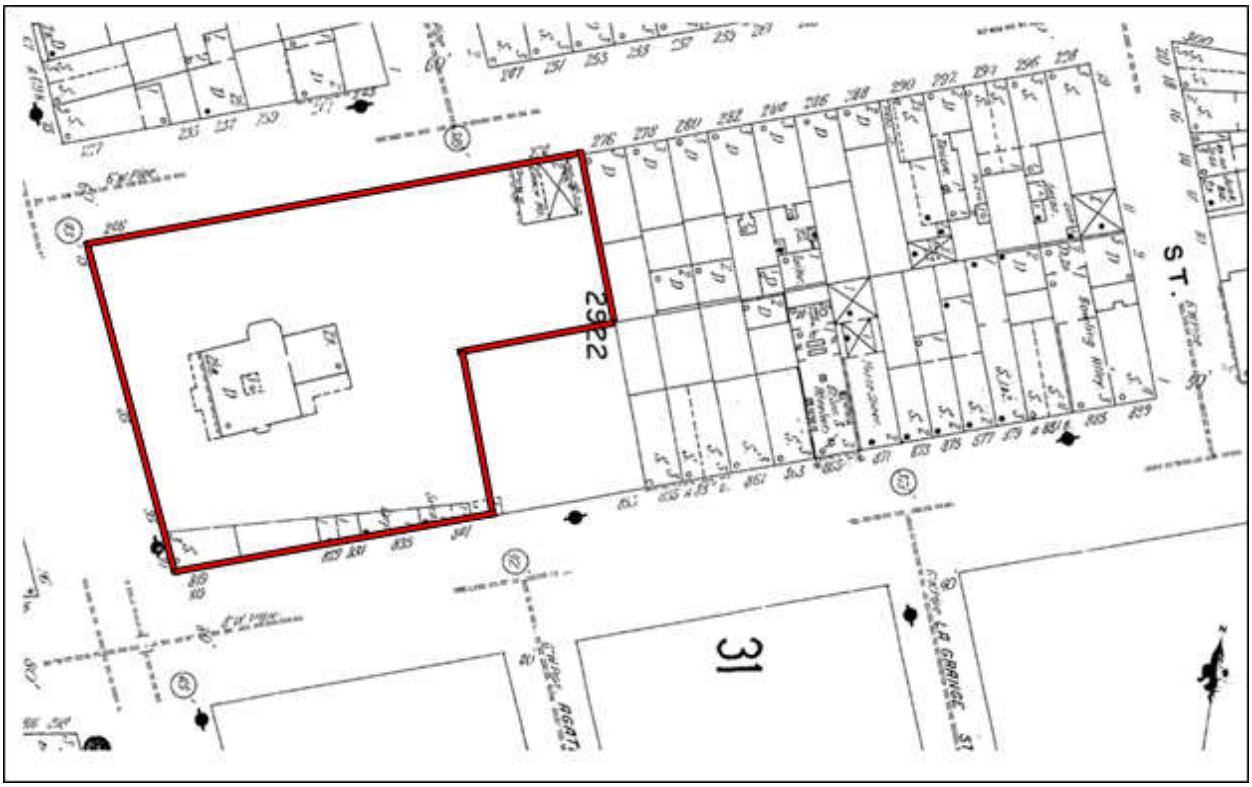


Fig. 12. 1888 Sanborn map showing the location of the Project Site.

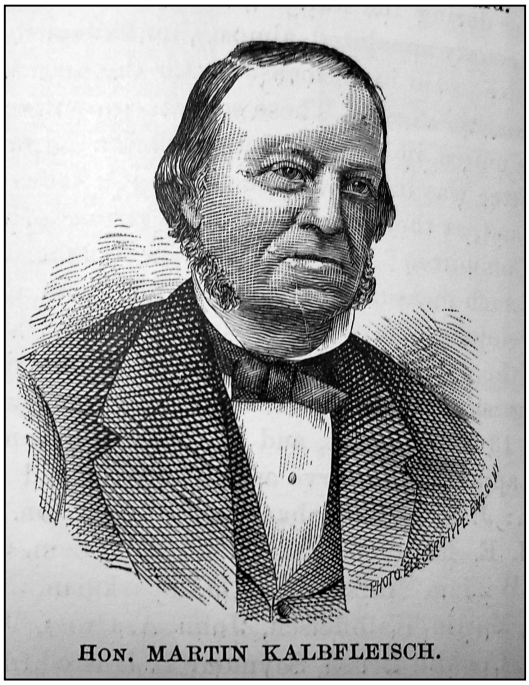


Fig. 13. Portrait of Martin Kalbfleisch (Stiles 1884, p. 504).

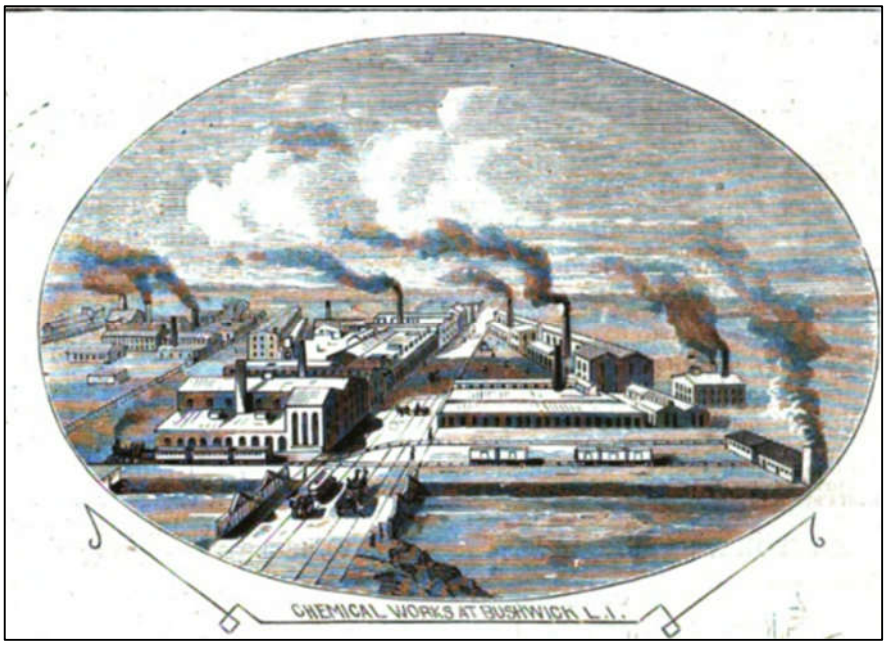


Fig. 14. The Kalbfleisch Chemical Works ca. 1880 (*Scientific American* 1880, 319).



Fig. 15. The Kalbfleisch mansion in 1916 (*Brooklyn Daily Eagle* 1916, 20).



Fig. 16. The Kalbfleisch mansion in 1922 after conversion to a Nurse's Home (Armbruster 1922).

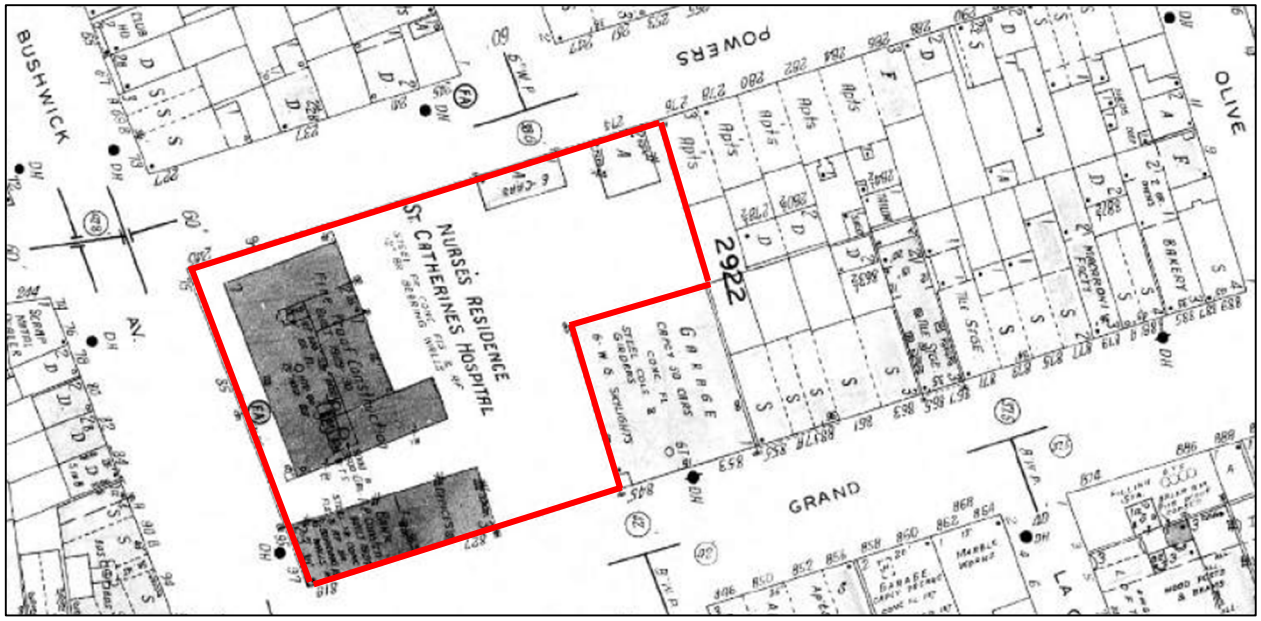


Fig. 17. 1933 Sanborn map showing the location of the Project Site.

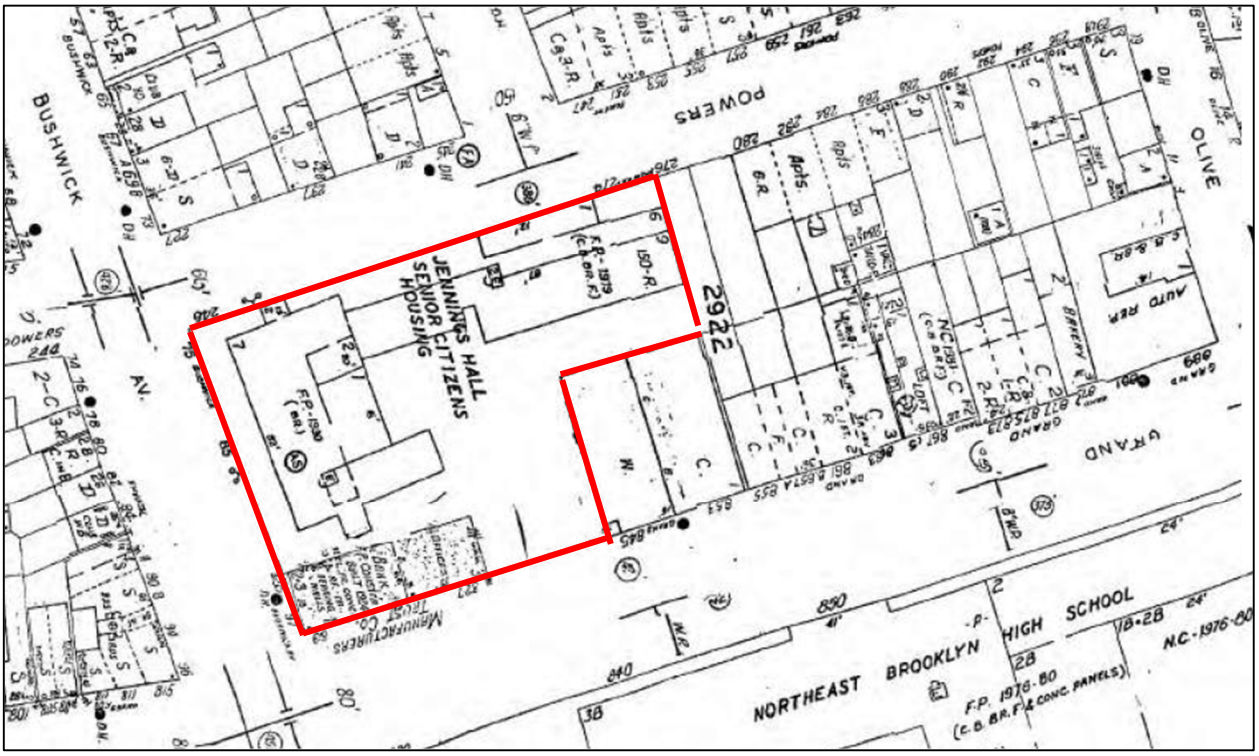


Fig. 18. 2007 Sanborn map showing the location of the Project Site.



Fig. 19. Composite plan of the Project Site showing the footprint of the former Kalbfleisch mansion in relation to the footprints of the present-day buildings and that of the proposed new construction, and the area of potential archaeological sensitivity proposed for archaeological testing.

APPENDIX IV

Phase I Environmental Site Assessment (ESA)
Executive Summary

PHASE I ENVIRONMENTAL SITE ASSESSMENT

819 Grand Street
Brooklyn, New York 11211

April 2020

EXECUTIVE SUMMARY

Equity Environmental Engineering, LLC (Equity) was retained by St. Nicks Alliance to conduct a Phase I Environmental Site Assessment (Phase I) to identify Recognized Environmental Conditions (RECs) associated with current and prior site use at the property identified as 819 Grand Street, New York 11211. Equity conducted the assessment in accordance with the requirements of the American Society for Testing and Materials (ASTM) Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and good professional practices.

Site Overview

The Subject Property is as follows:

Property Designation	819 Grand Street
Property Address	819 Grand Street Brooklyn, New York 11211
Parcel ID	Block 2922 / Lot 1
Parcel Size	4,800 Square Feet
Number of Buildings	One (1)
Number of Stories	three (3)
Finished Area (SF)	13,357 Square Feet
Date Constructed	1924
Construction Type	Brick and mortar with a concrete foundation
Property Usage	Vacant
Inspection Date	March 25, 2020
Weather Conditions	40°F, Cloudy
Site Contact/Title	Wenting Yuan
Site Contact Phone	718-388-5454, ext. 113

Definitions

The ASTM Phase I Standard defines environmental conditions as follows:

- ***Recognized Environmental Conditions (RECs)***

  The term "Recognized Environmental Condition" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any

release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- ***Controlled Recognized Environmental Conditions (CRECs)***

  The term "Controlled Recognized Environmental Condition" is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

- ***Historical Recognized Environmental Conditions (HRECs)***

  The term "Historical Recognized Environmental Condition" is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls, such as property use restrictions or activity and use limitations (AULs, which include both institutional controls and engineering controls).

- ***Vapor Encroachment Conditions (VECs)***

  The term "Vapor Encroachment Condition" is a condition where the presence or likely presence of chemicals 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.

- ***De Minimis Conditions***

  The term "De Minimis Condition" is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- ***Data Gaps***

  The term "Data Gap" is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

- ***Non-Scope Considerations***

  Consideration of business environmental risk issues some of which are identified in Section 13 and Appendix XI of ASTM E1528-14e1 (e.g., asbestos, ecological resources, mold, radon, wetlands, regulatory compliance et. Al.).

Findings

The following environmental conditions were identified:

A. Recognized Environmental Conditions (RECs)

No RECs were identified as a result of this assessment.

B. Controlled Recognized Environmental Conditions (CRECs)

No Controlled RECs were identified as a result of this assessment.

C. Historical Recognized Environmental Conditions (HRECs)

No Historic RECs were identified as a result of this assessment.

D. Vapor Encroachment Conditions (VECs)

The EDR Vapor Encroachment database identified two VECs (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property. One VEC in related to a historic dry cleaner approximately 180 feet from the Subject Property. The second VEC is related to a 70-gallon spill of #2 heating fuel oil approximately 450 feet from the Subject Property. Based on these findings, a vapor encroachment condition can be ruled out. Details on the VECs can be found in Appendix C.

E. De Minimis Conditions

No, De Minimis Conditions were identified as a result of this assessment.

F. Data Gaps

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

Conclusions

Equity's review of available information and observations of the subject and surrounding properties indicates that no RECs, CRECs, Historical RECs, De Minimis conditions, or Data Gaps were identified as a result of this assessment. A VEC can be ruled out.