City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM

Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

PROJECT NAME **Maple Lanes Views**

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
11DCP022K	
ULURP REFERENCE NUMBER (If Applicable))	**OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)**
090154ZMK	

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: City Planning Commission

NAME OF LEAD AGENCY CONTACT PERSON: Robert Dobruskin

ADDRESS: 22 Reade Street, 4 North

CITY: New York | STATE: ny | ZIP: 10007

TELEPHONE: 212-720-3417 | FAX: 212-720-3495

EMAIL ADDRESS: rdobrus@planning.nyc.gov

2b. *Applicant Information*

NAME OF APPLICANT: Fairmount Lanes, LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: James Heineman, Equity Environmental Engineering LLC

ADDRESS: 4 Gold Mine Road

CITY: Flanders | STATE: nj | ZIP: 07836

TELEPHONE: 646-662-5463 | FAX: 973-858-0280

EMAIL ADDRESS: jim.heineman@equityenvironmental.com

3. *Action Classification and Type*

SEQRA Classification

☑ UNLISTED ☐ TYPE I; SPECIFY CATEGORY *(see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):*

Action Type *(refer to Chapter 2, "Establishing the Analysis Framework" for guidance)*

☑ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description:*

The proposed action is a zoning map amendment from M1-1 to R6A affecting a 1.7-acre site at 1560 60th Street, on the west side of 16th Avenue between 60th and 61st streets (Block 5516, Lot 34) in the Borough Park section of Brooklyn Community District 12. The proposed zoning map amendment would permit development that is compatible with the site's location and surrounding context. The proposed action is being requested to allow a new mixed-use residential and community facility development containing 112 dwelling units and a 7,600-square foot synagogue. However, this analysis considers a worst-case development scenario of 182 dwelling units and no community facility space.

4a. *Project Location: Single Site* *(for a project at a single site, complete all the information below)*

ADDRESS: 1560 60th Street, Brooklyn | NEIGHBORHOOD NAME: Borough Park

TAX BLOCK AND LOT: Block 5516, Lot 34 | BOROUGH: Brooklyn | COMMUNITY DISTRICT: 12

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

bound by 60th Street on the north, 61st Street on the south, 16th Avenue on the east, and the LIRR Bay Ridge Line on the west

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: M1-1 | ZONING SECTIONAL MAP NO: 22d

4b. *Project Location: Multiple Sites* *(Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)*

5. *REQUIRED ACTIONS OR APPROVALS* *(check all that apply)*

City Planning Commission: YES ☑ NO ☐

- ☐ CITY MAP AMENDMENT
- ☑ ZONING MAP AMENDMENT
- ☐ ZONING TEXT AMENDMENT
- ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ HOUSING PLAN & PROJECT
- ☐ SITE SELECTION — PUBLIC FACILITY
- ☐ FRANCHISE
- ☐ DISPOSITION — REAL PROPERTY

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- ☐ MODIFICATION OF
- ☐ RENEWAL OF
- ☐ OTHER

Board of Standards and Appeals: YES ☐ NO ☑

- ☐ SPECIAL PERMIT

EXPIRATION DATE MONTH DAY YEAR

- ☐ VARIANCE (USE)
- ☐ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

Department of Environmental Protection: YES ☐ NO ☑

Other City Approvals: YES ☐ NO ☑

- ☐ LEGISLATION
- ☐ RULEMAKING
- ☐ FUNDING OF CONSTRUCTION; SPECIFY
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ POLICY OR PLAN; SPECIFY
- ☐ FUNDING OF PROGRAMS; SPECIFY
- ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL *(not subject to CEQR)*
- ☐ PERMITS; SPECIFY:
- ☐ 384(b)(4) APPROVAL
- ☐ OTHER; EXPLAIN
- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) *(not subject to CEQR)*

6. *State or Federal Actions/Approvals/Funding:* YES ☐ NO ☑ IF "YES," IDENTIFY

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

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 11×17 inches in size and must be folded to 8.5 ×11 inches for submission.*

- ☑ Site location map
- ☑ Zoning map
- ☑ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map
- ☑ Sanborn or other land use map
- ☑ Tax map
- ☐ For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING *(both developed and undeveloped areas)*

Total directly affected area (sq. ft.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.)
72,704		72,704

Other, describe (sq. ft.):

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

Size of project to be developed: 183,498 as proposed, 217,776 under worst-case analysis scenario. (gross sq. ft.)

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

If 'Yes,' identify the total square feet owned or controlled by the applicant : 72,704 Total square feet of non-applicant owned development: 0

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 disturbance (if known):

Area: approx. 72,704 (full lot sq. ft. (width × length) Volume: approx 720,000 (full lot x10 ft) cubic feet (width × length × depth)

Does the proposed project increase the population of residents and/or on-site workers? YES ☑ NO ☐ Number of additional residents? 624 Number of additional workers?

Provide a brief explanation of how these numbers were determined:

The development scenario assumes 182 dwelling units, and an average household size of 3.53 persons, which is the average for the site's census tract.

Does the project create new open space? YES ☐ NO ☑ If Yes: T (sq. ft)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: 7,462 (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: 20,502,528,000.00 (annual BTUs)

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

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:
2014	18

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. *What is the Predominant Land Use in Vicinity of Project?* *(Check all that apply)*

- ☑ RESIDENTIAL
- ☑ MANUFACTURING
- ☑ COMMERCIAL
- ☐ PARK/FOREST/OPEN SPACE
- ☐ OTHER, Describe:

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	YES ☐ NO ☑	YES ☐ NO ☑	YES ☑ NO ☐	
If yes, specify the following				
No. of dwelling units			182	182
No. of low- to moderate income units			0	0
No. of stories			6	6
Gross Floor Area (sq.ft.)			217,776	217,776
Describe Type of Residential Structures			multiple dwelling	
Commercial	YES ☑ NO ☐	YES ☑ NO ☐	YES ☐ NO ☑	
If yes, specify the following:				
Describe type (retail, office, other)	bowling alley	bowling alley		
No. of bldgs	1	1	o	(0)
GFA of each bldg (sq.ft.)	35,000	35,000	0	-35,000
Manufacturing/Industrial	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Open storage area (sq.ft.)				
If any unenclosed activities, specify				
Community Facility	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:				
Type				
No. of bldgs				
GFA of each bldg (sq.ft.)				
No. of stories of each bldg				
Height of each bldg				
Vacant Land	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, describe:				
Publicly Accessible Open Space	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Use	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, describe				
Parking				
Garages	YES ☐ NO ☑	YES ☐ NO ☑	YES ☑ NO ☐	
If yes, specify the following:				
No. of public spaces			0	
No. of accessory spaces			91	91
Operating hours			24/7	
Attended or non-attended			non-attended	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking *(continued)*				
Lots	YES ☑ NO ☐	YES ☑ NO ☐	YES ☐ NO ☑	
If yes, specify the following:				
No. of public spaces	0	0		
No. of accessory spaces	80	80	0	-80
Operating hours	9 a.m.-midnight	9 a.m.-midnight		
Other (includes street parking)	YES ☑ NO ☐	YES ☑ NO ☐	YES ☑ NO ☐	
If yes, describe	curbside parking is available adjacent to the project site.			
Storage Tanks				
Storage Tanks	YES ☐ NO ☑	YES ☐ NO ☑	YES ☐ NO ☑	
If yes, specify the following:				
Gas/Service stations	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	
Oil storage facility	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	
Other, identify:	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐	
If yes to any of the above, describe:				
Number of tanks				
Size of tanks				
Location of tanks				
Depth of tanks				
Most recent FDNY inspection date				
Population				
Residents	YES ☐ NO ☑	YES ☐ NO ☑	YES ☑ NO ☐	
If any, specify number			642	642
Briefly explain how the number of residents was calculated:	182 dwelling units at 3.53 residents per unit, which is the average household size in the project site census tract.			
Businesses	YES ☑ NO ☐	YES ☑ NO ☐	YES ☐ NO ☑	
If any, specify the following:				
No. and type	1 bowling alley	1 bowling alley		
No. and type of workers by business	62	62		-62
No. and type of non-residents who are not workers	approx. 500 daily patrons	approx. 500 daily patrons		
Briefly explain how the number of businesses was calculated:				
Zoning*				
Zoning classification	M1-1	M1-1	R6A	
Maximum amount of floor area that can be developed (in terms of bulk)	174,490 CF	174,490 CF	218,122 R or CF	43,622
Predominant land use and zoning classifications within a 0.25 mile radius of proposed project	M1-1, R5, R6, C8-1	M1-1, R5, R6, C8-1	M1-1, R5, R6, C8-1	
Attach any additional information as may be needed to describe the project. If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.*

PART II: TECHNICAL ANALYSES

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, answer the subsequent questions for that technical area and consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) 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 often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full 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 or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.	✓	
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) 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?		✓
(b) If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		
(1) ***Direct Residential Displacement***		
• If more than 500 residents would be displaced, would these displaced residents represent more than 5% of the primary study area population?		✓
• If 'Yes,' is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?		
(2) ***Indirect Residential Displacement***		
• Would the expected average incomes of the new population exceed the average incomes of the study area populations?		✓
• If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		
• If 'Yes,' would the study area have a significant number of unprotected rental units?		
Would more than 10 percent of all the housing units be renter-occupied and unprotected?		
Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		

	YES	NO
(3) *Direct Business Displacement*		
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		✓
• Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		✓
• Or, is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		✓
(4) *Indirect Business Displacement*		
• Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		✓
• Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?		
(5) *Affects on Industry*		
• Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		✓
• Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		✓
3. *COMMUNITY FACILITIES*: *CEQR Technical Manual Chapter 6*		
(a) 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) Would the project exceed any of the thresholds outlined in Table 6-1 in Chapter 6?	✓	
(c) If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.		
(1) *Child Care Centers*		
• Would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?		✓
• If Yes, would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		
(2) *Libraries*		
• Would the project increase the study area population by 5 percent from the No-Action levels?		✓
• If Yes, would the additional population impair the delivery of library services in the study area?		
(3) *Public Schools*		
• Would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 105 percent?	✓	
• If Yes, would the project increase this collective utilization rate by 5 percent from the No-Action scenario?		✓
(4) *Health Care Facilities*		
• Would the project affect the operation of health care facilities in the area?		✓
(5) *Fire and Police Protection*		
• Would the project affect the operation of fire or police protection in the area?		✓
4. *OPEN SPACE*: *CEQR Technical Manual Chapter 7*		
(a) Would the project change or eliminate existing open space?		✓
(b) Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	✓	
(c) If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?	✓	
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		✓
(e) If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?		
(f) If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?		
(g) If 'Yes' to any of the above questions, attach supporting information to answer the following: • Does the project result in a decrease in the open space ratio of more then 5%?		✓
• If the project is within an underserved area, is the decrease in open space between 1% and 5%?	✓	
• If 'Yes," are there qualitative considerations, such as the quality of open space, that need to be considered? There are several large regional parks (Prospect Park, Dyker Beach Park, and Shore Road Park) within two to three miles, that serve patrons from a wide geographic area and would be available to project occupants.	✓	

	YES	NO
5. *SHADOWS:* CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	✓	
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
(c) If 'Yes' to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		✓
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	✓	
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
(c) If "Yes" to either of the above, please provide the information requested in Chapter 10.		
8. *NATURAL RESOURCES:* CEQR Technical Manual Chapter 11		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes", complete the Jamaica Bay Watershed Form.		✓
(b) 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: Attach supporting information on whether the proposed project would affect any of these resources.		✓
9. *HAZARDOUS MATERIALS:* CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	✓	
(b) Does the proposed project site have existing institutional controls (e.g. (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	✓	
(d) Does the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?		✓
(e) Does the project result in development where underground and/or aboveground storage tanks (e.g. gas stations) are or were on or near the site?		✓
(f) Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?	✓	
(h) Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes," were RECs identified? Briefly identify: The Phase I determined that no RECs were identified.	✓	
(i) Based on a Phase I Assessment, is a Phase II Assessment needed?	✓	
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) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13?		✓
(d) Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and 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?		✓
(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 WWTP 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?		✓
(i) If "Yes" to any of the above, conduct the appopriate preliminary analyses and attach supporting documentation.		
11. *SOLID WASTE AND SANITATION SERVICES:* CEQR Technical Manual Chapter 14		
(a) Would the proposed project have the potential to generate 1000,000 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?		✓

	YES	NO
12. *ENERGY*: *CEQR Technical Manual Chapter 15*		
(a) 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:		
(1) 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 peakhour. See Subsection 313 in Chapter 16 for more information.*		
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		
14. *AIR QUALITY*: *CEQR Technical Manual Chapter 17*		
(a) *Mobile Sources:* Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?		✓
(b) *Stationary Sources:* Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed)	✓	
(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) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
(f) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS*: *CEQR Technical Manual Chapter 18*		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18?		
(c) If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal?		
16. *NOISE*: *CEQR Technical Manual Chapter 19*		
(a) Would the proposed project generate or reroute vehicular traffic?	✓	
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	✓	
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d) Does the proposed project site have existing institutional controls (*e.g.* E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
(e) If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
17. *PUBLIC HEALTH*: *CEQR Technical Manual Chapter 20*		✓
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20?		
18. *NEIGHBORHOOD CHARACTER*: *CEQR Technical Manual Chapter 21*		
(a) Based upon the analyses conducted for the following technical areas, check Yes if any of the following technical areas required 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 here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
A preliminary assessment of neighborhood character is attached.		

		YES	NO
19.	***CONSTRUCTION IMPACTS:*** *CEQR Technical Manual Chapter 22* Would the project's construction activities involve (check all that apply):		
	• Construction activities lasting longer than two years;		✓
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
	• Require 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 community facilities or disruption in its service;		✓
	• Activities within 400 feet of a historic or cultural resource; or		✓
	• Disturbance of a site containing natural resources.		✓

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

Construction activities would be conducted pursuant to all relevant Department of Buildings and Department of Transportation requirements to minimize disruption of vehicular and pedestrian travel on surrounding streets.

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 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

_____ of _____

APPLICANT/SPONSOR — NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: ☑ APPLICANT/REPRESENTATIVE or ☐ LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

James Heineman

APPLICANT/SPONSOR NAME: _____ LEAD AGENCY REPRESENTATIVE NAME: _____

SIGNATURE: _____ DATE: August 29, 2012

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 of 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 effect on the environment. 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.

	Potential Significant Adverse Impact	
IMPACT CATEGORY	**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 Impacts		✓

2. Are there any aspects of the project relevant to the determination 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? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment. ✓

3. ***LEAD AGENCY'S CERTIFICATION***

Deputy Director, Environmental Assessment and Review Division	NYC Department of City Planning
TITLE	LEAD AGENCY
Celeste Evans	Celeste Evans
NAME	SIGNATURE

0. Introduction/Project Description

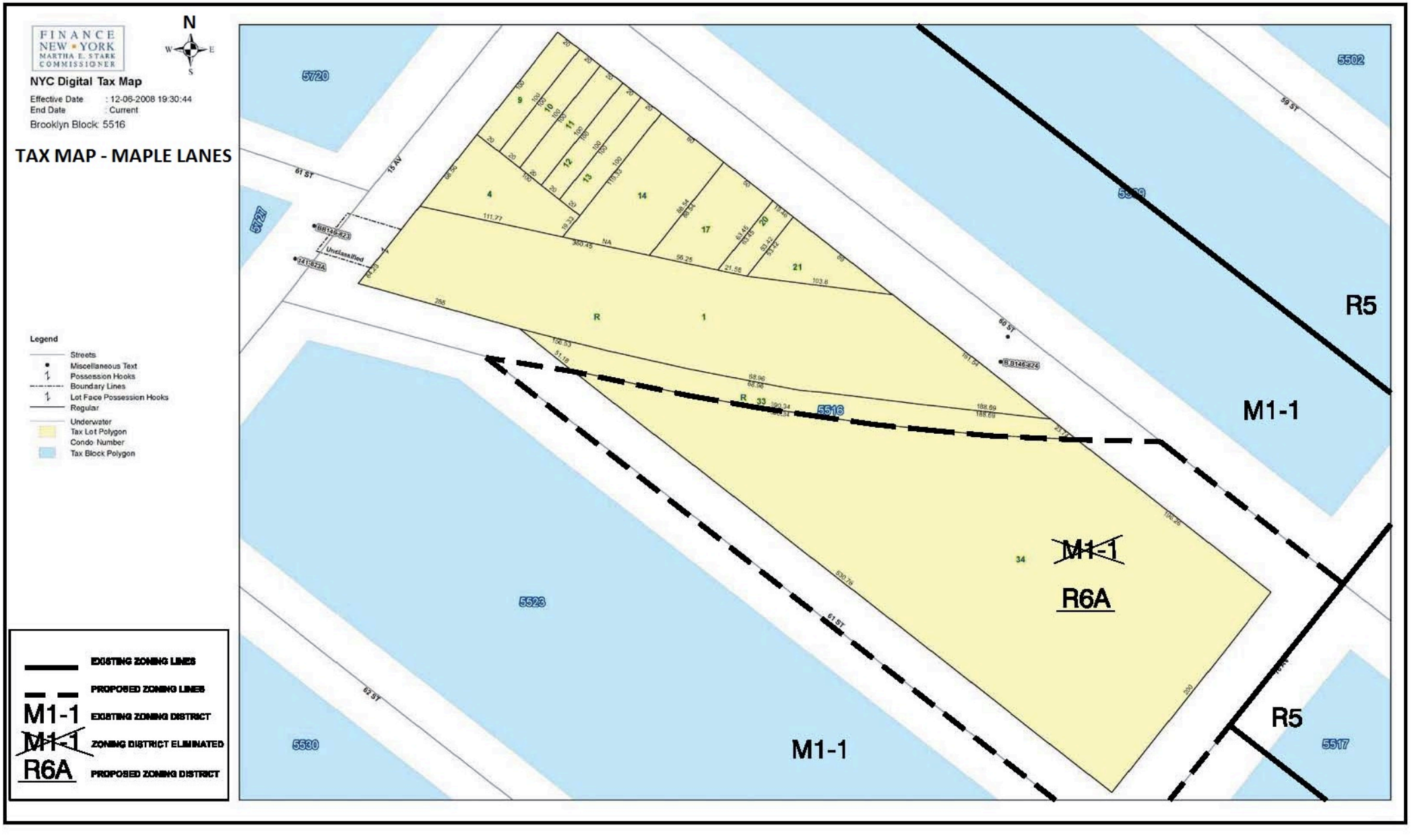
Background

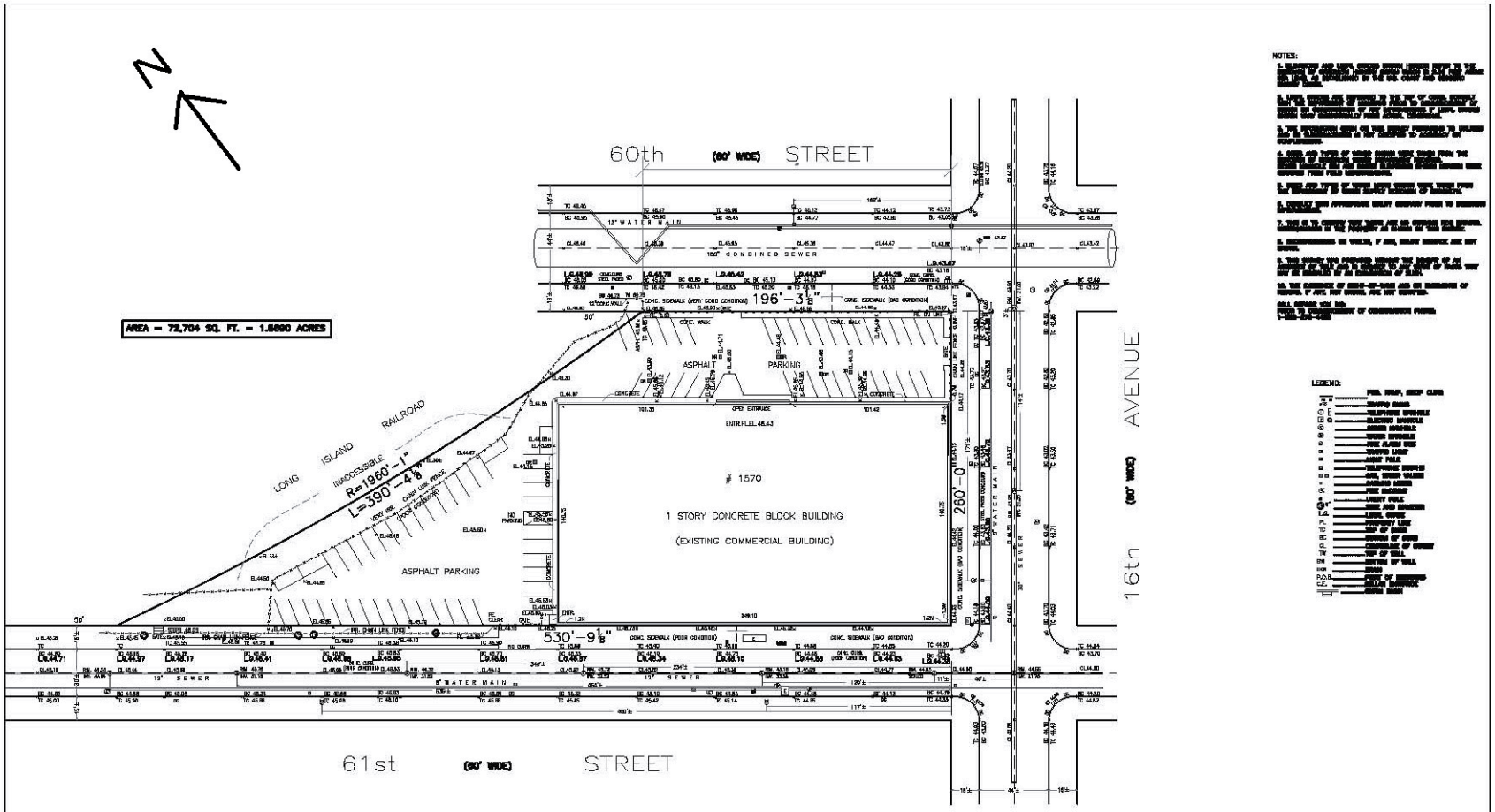
The applicant, Fairmount Lanes LLC, seeks an amendment to the New York City Zoning Map (Zoning Map 22d) from M1-1 to R6A to allow for the development of a mixed-use project with housing and community facility space, referred to as "Maple Lanes Views." The property is located at 1560 60th Street, on Tax Block 5516, Lot 34, in the Borough Park section of Brooklyn (the "Development Site"). The site measures 1.7 acres and is presently improved with a one-story and cellar bowling alley. A site plan showing existing conditions is attached.

The Development Site is located on Block 5516, which is bound by 15th and 16th Avenues, and 60th and 61st Streets. The Long Island Railroad Bay Ridge Division Line ("LIRR Line") runs diagonally through the subject block below street grade, in an open trench. The line is used by one or two round trips daily. As a freight line, there are no stations along this line or other access points except for sidings serving adjacent commercial uses. The applicant seeks to rezone and redevelop solely Tax Lot 34, which comprises the entire area southeast of the LIRR Line.

The proposed Zoning Map amendment changes the zoning affecting the Development Site from M1-1 to R6A. The existing M1-1 zoning district allows a maximum floor area ratio of 1.0 for light industrial and commercial uses, and 2.4 FAR for community facility uses. The proposed rezoning of the Development Site to R6A would permit residential and community facility development at a maximum residential floor area ratio of 3.0. The site is currently zoned for manufacturing and therefore is not within an Inclusionary Housing area. No text amendment is proposed that would extend the Inclusionary Housing area to cover the subject site.

The proposed Zoning Map amendment would allow development of needed housing for the Borough Park community, which has long been one of the most densely populated sections of Brooklyn Community District 12. Community facility space, to be occupied by a synagogue, would serve area residents. The proposed contextual zoning district would ensure that future residential and community facility development would be compatible with the building types and densities of this area. Surrounding zoning districts are medium-density R5 and, north of 57th Street, R6, and the area is characterized by low- to midrise housing. The immediately surrounding M1-1 district contains one-story manufacturing buildings, as well as multi-story loft structures that have been converted to community facility use. The proposed contextual R6A district would produce a high-coverage, midrise building type that is consistent with nearby loft buildings.


FINANCE NEW YORK
MARTHA E. STARK COMMISSIONER
NYC Digital Tax Map
Effective Date : 12-06-2008 19:30:44
End Date : Current
Brooklyn Block: 5516
TAX MAP - MAPLE LANES
N
W
E
S
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
EXISTING ZONING LINES
PROPOSED ZONING LINES
M1-1 EXISTING ZONING DISTRICT
M1-1 ZONING DISTRICT ELIMINATED
R6A PROPOSED ZONING DISTRICT
5720
5727
5502
5516
5523
5530
5517
61 ST
15 AV
59 ST
60 ST
62 ST
Unclassified
R5
M1-1
M1-1
R6A
R5
M1-1



NOTES:

LEGEND:

OR ADDITIONS TO THIS SURVEY IS A VIOLATION
NEW YORK STATE EDUCATION LAW.
AP NOT BEARING THE LAND SURVEYORS RAISED SEAL
NOT BE CONSIDERED TO BE A VALID TRUE COPY.
IONS INDICATED HEREON SHALL RUN ONLY TO THE
URVEY IS PREPARED AND ON HIGHWAY TO THE TITLE
ADDITIONS AND LENDING INSTITUTION LISTED HEREON,
THE LENDING INSTITUTION. GUARANTEES OR
RANSFERABLE TO ADDITIONAL INSTITUTIONS

DRAWN BY B.I.M.

ARCHITECTURAL SURVEY

TAX SECT.: 17	TAX BLOCK: 8518	TAX LOT(S):34

MAP OF PROPERTY AT

BROOKLYN

KINGS COUNTY, NEW YORK

JOSEPH NICOLETTI ASSOCIATES

PROFESSIONAL LAND SURVEYORS, P.C.

499 JERICHO TURNPIKE, SUITE 201
MINEOLA, N.Y. 11501
718-544-9000
516-673-7278

DATE: 08/04/05	SCALE: 1"=30'	REF.NO.: K5316

The general contractor shall check and verify all dimensions and report all errors and omissions to the Architects. Do not scale the drawing. This drawing shall not be used for construction purposes until signed by the Consultants.

REVISIONS

no.	date	description

ISSUES

no.	date	description

KARL FISCHER ARCHITECT
OAQ OAA RAIC AIA
630 BROADWAY, 9TH FLOOR, NEW YORK, NY. 10012
TEL: (212) 219-8733 FAX: (212) 219-8080
WEB SITE: www.karlfischer.com E-MAIL: kfischer@karlfischer.com
1420 NOTRE DAME WEST, MONTREAL, QUE. H3C 1K8
TEL: (514) 933-4137 FAX: (514) 933-0409
WEB SITE: www.karlfischer.com E-MAIL: mailroom@karlfischer.com

REGISTERED ARCHITECT KARL FISCHER STATE OF NEW YORK

project title

PROPOSED RESIDENTIAL DEV.
1580 60TH STREET, BROOKLYN, NY 11204
BLOCK 8518 LOT 34

drawing title

EXISTING SITE SURVEY

scale	1/32"=1'-0"	project no.	05-35
date	DECEMBER 2010	revision no.	
drawn		drawing no.	A-100_A
checked			

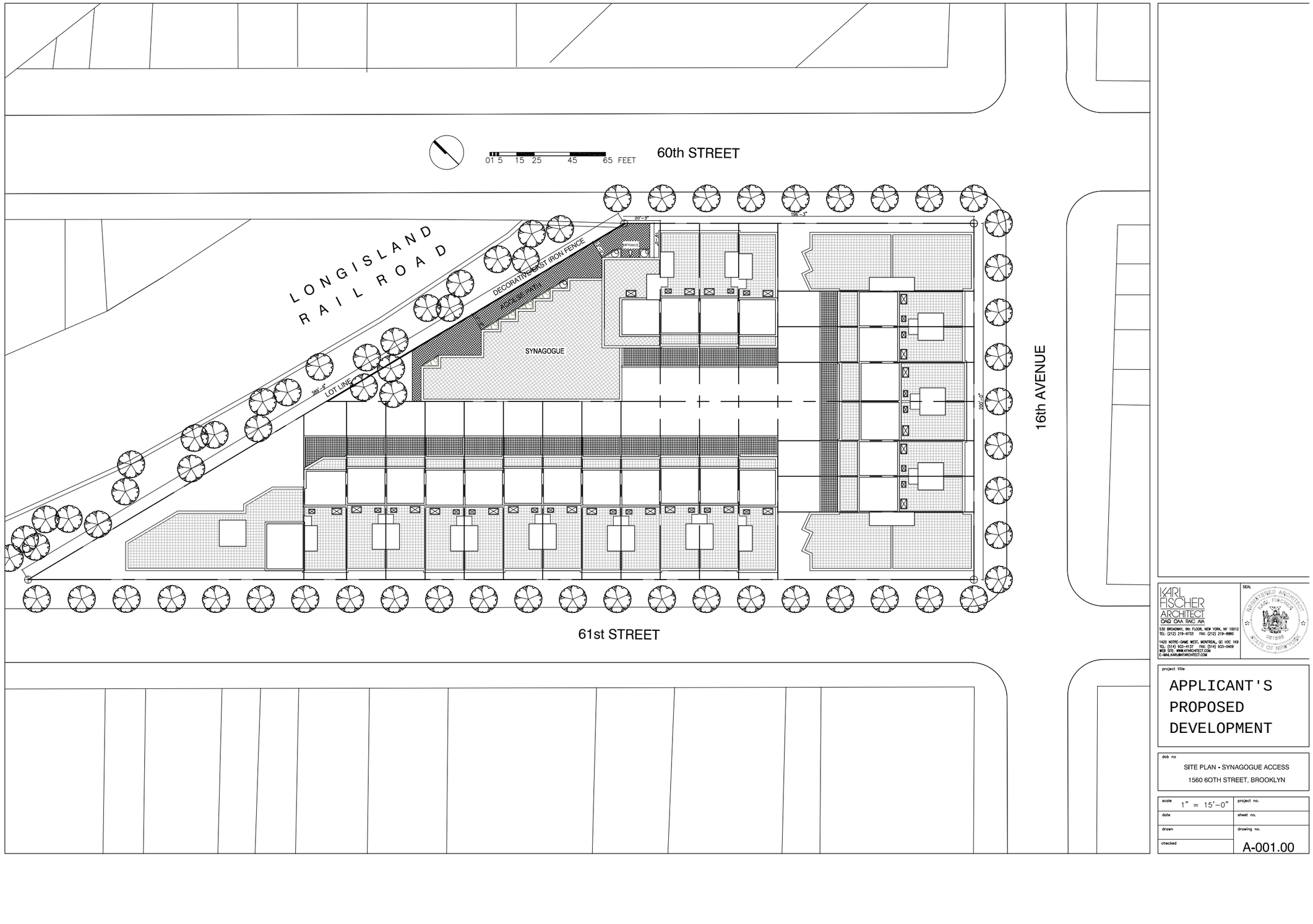
Proposed Development

Under the proposed R6A zoning district, the applicant intends to develop a mixed residential and community facility development consisting primarily of four-story townhouse structures, as well as a one-story synagogue occupying community facility space in the northwest section of the development site, adjacent to the LIRR train tracks. Each townhouse would contain four one-level dwelling units. Total residential floor area under the proposed development scenario would be 175,898 square feet. A total of 112 dwelling units would be produced, with an average dwelling unit size of 1,400 square feet. Large families are common in this section of Brooklyn, and a development with an average unit size of 1,400 square feet would be responsive to this market. The proposed development would include a below-grade 56-space parking garage, providing parking for 50% of the site's residences, as required by the proposed R6A zoning. Access to the garage would be via a one-way entrance on 60th Street, and egress would be via a one-way exit on 61st Street.

A 7,600-square foot synagogue would occupy an irregularly-shaped portion of the development site at the northwest corner of the site, adjacent to the LIRR tracks. There is strong demand for such community facilities in the Borough Park area. There would be no accessory parking requirement for this community facility.

Due to the site's irregular shape and the economic decision to limit height, the proposed development would not maximize permitted bulk under the proposed R6A district. The project would have a total floor area of 183,498 square feet, for an overall Floor Area Ratio of 2.52.

A proposed site plan and parking garage plan under the applicant's intended development scenario is provided.



KARL FISCHER ARCHITECT
OAQ OAA RAIC AIA
530 BROADWAY, 9th FLOOR, NEW YORK, NY 10012
TEL: (212) 219-9733 FAX: (212) 219-8980
1420 NOTRE-DAME WEST, MONTREAL, QC H3C 1K9
TEL: (514) 933-4137 FAX: (514) 933-0409
WEB SITE: WWW.KFARCHITECT.COM
E-MAIL:KARL@KFARCHITECT.COM

SEAL

REGISTERED ARCHITECT
KARL FISCHER
025285
STATE OF NEW YORK

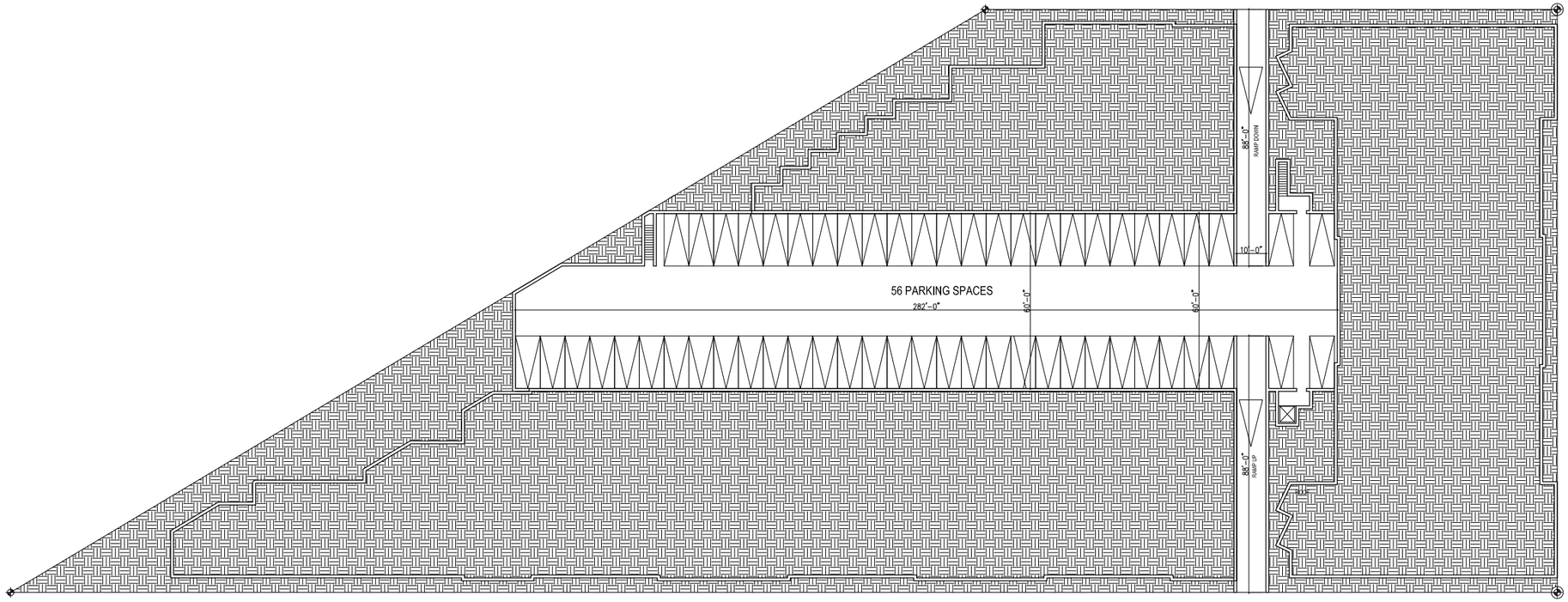
project title

APPLICANT'S PROPOSED DEVELOPMENT

dob no

SITE PLAN - SYNAGOGUE ACCESS
1560 6OTH STREET, BROOKLYN

scale 1" = 15'-0"	project no.
date	sheet no.
drawn	drawing no.
checked	A-001.00



KARL FISCHER ARCHITECT
OAQ OAA RAIC AIA
530 BROADWAY, 9th FLOOR, NEW YORK, NY 10012
TEL: (212) 219-9733 FAX: (212) 219-8980
1420 NOTRE-DAME WEST, MONTREAL, QC H3C 1K9
TEL: (514) 933-4137 FAX: (514) 933-0409
WEB SITE: WWW.KFARCHITECT.COM
E-MAIL:KARL@KFARCHITECT.COM

SEAL

REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title

issue	rev	date	description
01		08/20/12	ISSUED FOR ZONING APPROVAL

dob no

SITE PLAN - UNDERGROUND PARKING

scale 1" = 20'-0"	project no.
date	sheet no.
drawn	drawing no.
checked	A-002.00

Analysis Framework

The applicant's intended development scenario as described above does not take full advantage of the proposed R6A district's development potential. In order to provide a conservative assessment of the potential impacts associated with the proposed rezoning, this Environmental Assessment Statement will consider a Reasonable Worst-Case Development Scenario (RWCDS) that assumes full residential build-out under R6A. This scenario assumes 2.995 FAR of residential development (217,776 square feet) and a maximum building height of 70 feet, with a maximum base height of 60 feet. The RWCDS floor area is slightly below the maximum permitted under the proposed R6A zoning (3.0 FAR, or 218,112 square feet) but is the maximum that is realistically achievable given the district's bulk restrictions and the site layout.

Based on area development patterns and recent land use applications, an average dwelling size of 1,200 square feet is assumed. Therefore the 217,776 square feet of residential floor area would produce 182 dwelling units. As required by the R6A zoning district, accessory parking would be provided for 50% of the units. Therefore, a group parking facility with capacity of 91 spaces is assumed.

A site plan of the Reasonable Worst Case development is attached. The building would have alternating five-story and six-story sections along its facades. A two-way entrance to the below-grade parking facility would be on 61st Street near the site's western lot line, adjacent to the LIRR property. Landscaped private open space would occupy the triangular section at the site's western end, while the building fronts on 60th Street, 61st Street, and 16th Avenue.

In the future without the proposed zoning map amendment, it is assumed that the project site would continue to be occupied by Maple Lanes bowling alley. An analysis year of 2014 for project completion and occupancy is considered.

The analyses which follow are based on the incremental difference between a no-action condition, described as a continuation of current use of the site, and the reasonable worst-case development scenario as described in this section.

TABLE I-1: REASONABLE WORST-CASE DEVELOPMENT SCENARIO

	Lot Area (sq. ft.)	Zoning District	Commercial Floor Area (sq. ft)	Residential Floor Area (sq. ft.)	Residential Units	Parking Spaces
No-Action	72,704	M1-1	35,000	0	0	80
With-Action	72,704	R6A	0	217,776	182	91

1560 60TH STREET
Brooklyn, New York
Block 5516
Lot 34

Lot Area: 72,700 SF (1.669 Acres)
Map: 22D
PROPOSED ZONING R6A

ZONING TABLE

Applicable Section ZR	Item	Required/Permitted	Proposed	Compliance
Map 22D	Zoning District	R6A (PROPOSED)	R6A	
22-00	Uses Permitted	UG 2 thru 4	UG 2	
23-145	Floor Area	MAX FAR = 3.00	3.0	complies
		3.00 X 72,700 SF = 218,100	217,776	complies
23-45, 46, 47	Yards	Side = 0" or 8'-0"	0" or 8'-0"	
		Rear = 30'	30'	
		= none for corner	none for corner	
		Front = 0"	0"	
23-145	Lot Coverage	80% corner lot	15,979/20,000 = 79.9%	complies
		65% interior lot	23,127/52,700 = 43.9%	complies
23-633	Height & Setback	10' on wide street	10'-0" on 16th ave & 60th st	complies
		15' on narrow street	15'-0" on 61st street	complies
		10' at rear yard	10'-0" at rear yard	complies
23-633		Min. base height: 40'-0"		
		Max. base height: 60'-0"	60'-0"	complies
		Max. buiding height: 70'-0"	70'-0"	
23-22	Density	Factor 680 = 218100/680 = 320	181	complies
25-23	Parking	50% of Dwelling Units	181units x 50%	complies
			91 units required	

FLOOR	GROSS FLOOR AREA		GROSS RESIDENTIAL AREA	PERMITTED DEDUCTIONS (5.0% APROX)	PROPOSED NET RESIDENTIAL FLOOR AREA FOR FAR		NET TOTAL FLOOR AREA FOR FAR
CELLAR	62,018		62,018				
GROUND	39,106		39,106	1,955	37,151	0	37,151
2ND	39,106		39,106	1,955	37,151		37,151
3RD	39,106		39,106	1,955	37,151		37,151
4TH	39,106		39,106	1,955	37,151		37,151
5TH	39,106		39,106	1,955	37,151		37,151
6TH	33,708		33,708	1,685	32,023		32,023
TOTAL*	**229,238**	**0**	**229,238**	**11,462**	**217,776**	**0**	**217,776**

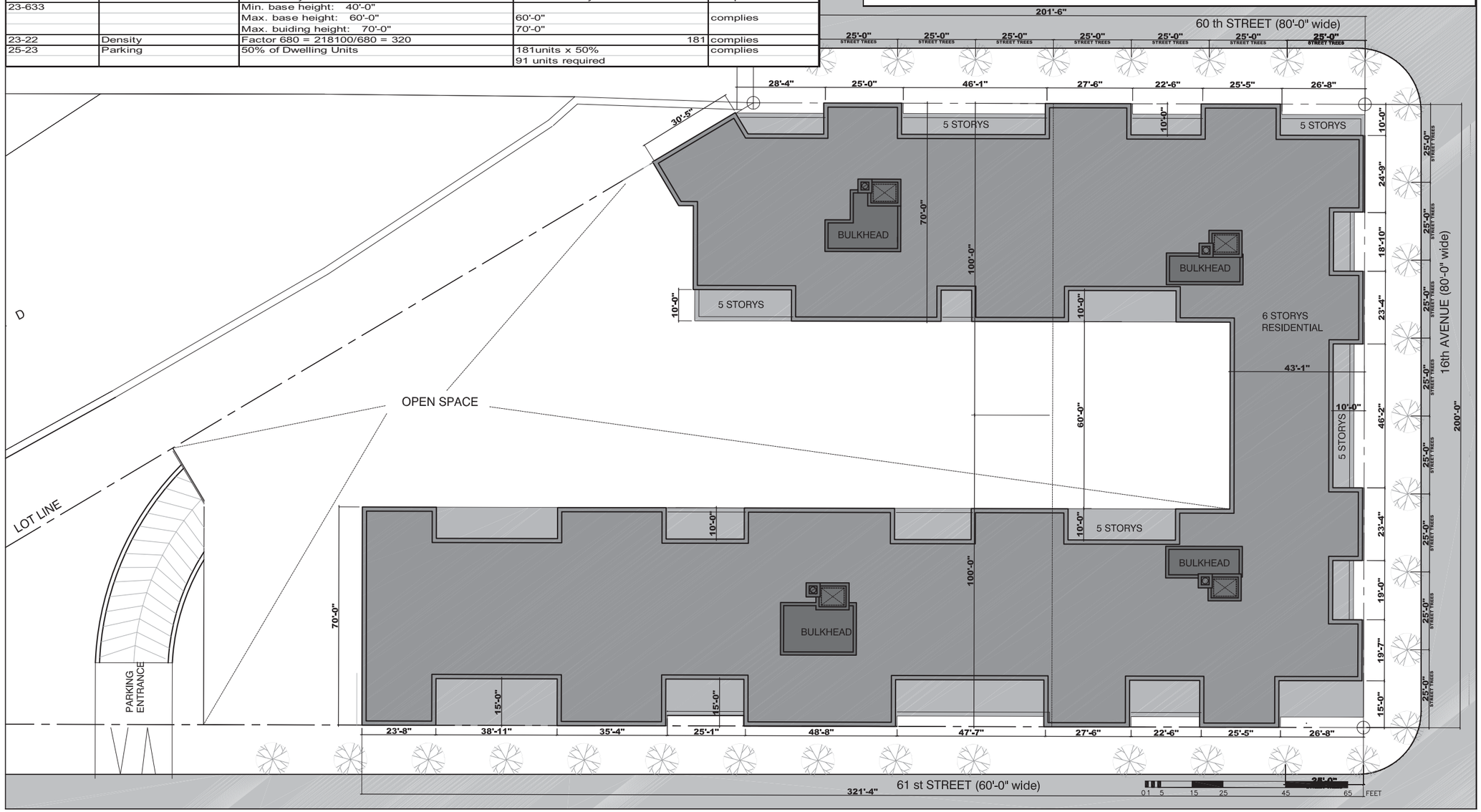
* ABOVE GRADE

TOTAL LOT AREA		72,700 SF
MAX. PERMITTED RESIDENTIAL FLOOR AREA (FAR=3.00)		218,100 SF
PROPOSED NET RESIDENTIAL FLOOR AREA FOR FAR		217,776 SF
PROPOSED RESIDENTIAL F.A.R.:	**217,776 / 72700**	**3.00**
MAX. PERMITTED TOTAL FLOOR AREA FOR F.A.R. 3.00		**3.00**
UNDERSUILT BY		**324** SF

max. # of units at 1200 sf per unit = 217,776 /1200 = 181.4800833

PARKING REQ'D FOR RESIDENTIAL = 50% OF RESIDENTIAL UNIT — **181 UNITS X 50% = 91 PARKING SPACES**

TOTAL PARKING REQ'D = — **91 SPACES REQUIRED**



The general contractor shall check and verify all dimensions and report all errors and omissions to the Architects. Do not scale the drawing. This drawing shall not be used for construction purposes until signed by the Consultants.

REVISIONS

no.	date	description

no.	date	description

ISSUES

KARL FISCHER ARCHITECT
QAC QAA RAIC AIA
530 BROADWAY, 9TH FLOOR, NEW YORK, NY. 10012
TEL: (212) 219-9733 FAX: (212) 219-8980
WEB SITE: www.kfarchitect.com E-MAIL:karl@kfarchitect.com
1420 NOTRE DAME WEST, MONTREAL, QUE. H3C 1K9
TEL: (514) 933-4137 FAX: (514) 933-0409
WEB SITE: www.kfarchitect.com E-MAIL:mailkf@kfarchitect.com
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

WORST-CASE DEVELOPMENT SCENARIO

project title
PROPOSED RESIDENTIAL PROJECT
1560 60TH STREET, BROOKLYN, NY, 11204
BLOCK 5516 LOT 34

drawing title
SITE PLAN REASONABLE WORST CASE SCENARIO
PROPOSED R6A ZONING NO COM. OVERLAY

scale	1/16"=1'-0"	project no.	05-35
date	MAY 2008	revision no.	
drawn		drawing no.	A-100
checked	KF		

Photo 1: project site from northeast



Photo 2: 60th Street sidewalk adjacent to site



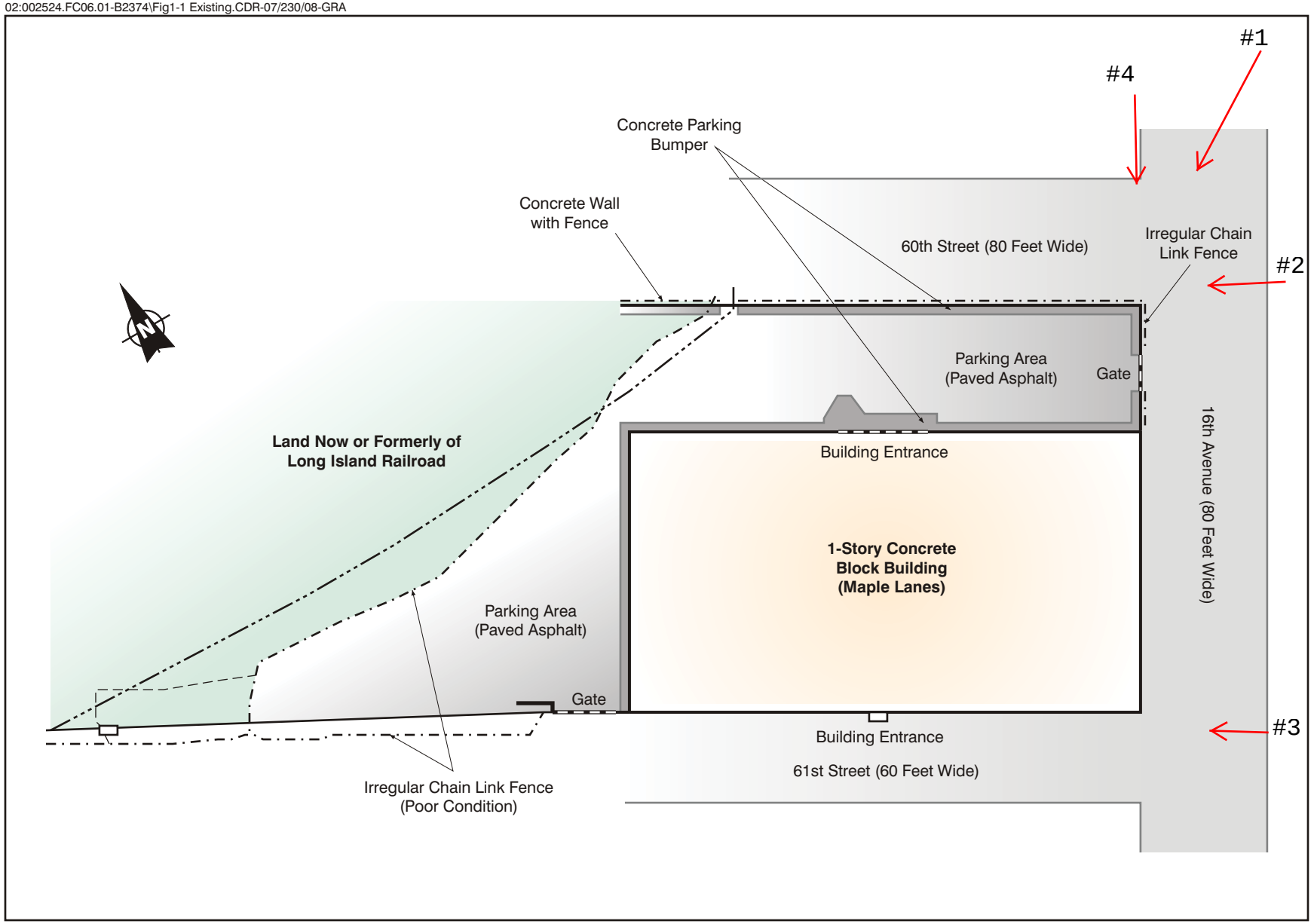
Photo 3: 61st Street adjacent to project site



Photo 4: 16th Avenue adjacent to project site



02:002524.FC06.01-B2374\Fig1-1 Existing.CDR-07/230/08-GRA



SITE PHOTOS - KEY MAP

1. Land Use, Zoning, and Public Policy

This section describes the existing land uses and development trends, local zoning, and public policy issues related to the project area and the surrounding area, including any anticipated or identified future changes in land use, zoning, or public policy.

According to the 2012 City Environmental Quality Review (CEQR) Technical Manual, a preliminary land use assessment, which includes a basic description of existing and future land uses, should be provided for all projects that would affect land use or would change the zoning on a site. Therefore a preliminary assessment is provided below. The proposed action would replace an M1-1 zoning district with an R6A district and would result in medium-density residential development. The surrounding area contains a mix of commercial, community facility, light industrial/auto related, and residential uses. Therefore no change in land use that is different from surrounding land use would occur. The action would map an R6A zoning district. Surrounding zoning districts include M1-1, R5, R6, and C8-1. Therefore the proposed action would introduce a medium-density contextual residence district into an area that contains a variety of zoning designations, including R5 and R6 medium-density residence districts. The regulations of the proposed R6A are similar to the optional Quality Housing Wide Street provisions available in an R6 district within 100 feet of a wide street.

The 2012 CEQR Technical Manual notes that significant adverse land use impacts are rare in the absence of an impact in another technical area.

Existing Conditions
Land Use

Subject Site
As evidenced by the Certificate of Occupancy, dated November 21, 1960, the subject site is currently improved with a one-story and cellar commercial building occupied by a bowling alley, a permitted use in the underlying M1-1 zoning district. The existing building measures approximately 35,000 square feet in floor area, with an approximate FAR of 0.48.

The existing accessory parking lot provides parking spaces for approximately 80 cars. The entrance to the parking lot is along 16th Avenue. The parking area wraps around the north and west sides of the subject lot. The building abuts 16th Avenue on the east and 61st Street to the south. The Long Island Railroad (LIRR) tracks form the northwest boundary of the site. The tracks are located below grade and are blocked from view by a row of trees and dense shrubs on the railroad property. There is no vegetation on the site.

Surrounding Area
Consistent with *CEQR Technical Manual* methodology, a 400-foot radius was identified as the study area for land use impacts associated with the action (see attached Figure). The study area extends from approximately 58th Street in the north to 63rd Street in the south, and from 15th Avenue to the west to midblock between 16th Avenue and 17th Avenue to the east.

The proposed action is in the Borough Park neighborhood. Borough Park is a densely populated area of Community District 12 and contains many large families. As a result, the average household size in Census Tract 242, which contains the project site, is 3.53 persons per household, which is larger than the average household size for CD12 (3.20), the borough of Brooklyn (2.75), or New York City (2.59).

The area contains a mix of land uses including residential, manufacturing, transportation and utility, and commercial. The general pattern of land uses within the study area is described below.

Midblocks north of the subject site are predominantly single- and multi-family residential, with scattered community facilities, consisting of synagogues and yeshivas. Single- and two-family attached, semi-detached, and detached residences are predominant within the study area on 59th and 60th streets north of the subject site. Older multi-family apartment buildings also exist throughout 59th and 60th streets.

Along 16th Avenue, uses vary and include commercial businesses providing financial, food, home decorating, or kitchen wholesale services as well as community facilities including health care facilities and schools. Heavy services uses on 16th Avenue south of 61st Street include auto repair and granite/marble supply and fabrication. The 66th Precinct is located on the northwest corner of 16th Avenue and 59th Street.

Midblocks south of the project site contain a mix of single family residences and commercial uses. Commercial uses are predominantly auto repair and parts, building supplies, construction contractors, and wholesale/distribution.

Uses on 15th Avenue include restaurant supplies, building supplies, contractors' offices, and two large multi-story buildings on either side of 15th Avenue south of 62nd Street. The building on the southwest corner of 15th Avenue and 62nd Street is currently vacant, but appears to be under renovation for conversion to a yeshiva. The warehouse structure on the southeast corner of 15th Avenue and 62nd Street has been renovated for office use.

There are no vacant lots in the study area.

400-FOOT RADIUS MAP

FEET
0 75 150 300

M1-1 EXISTING ZONING LINE/ DISTRICT

R6A PROPOSED ZONING LINE/ DISTRICT

~~M1-1~~ ZONING LINE ELIMINATED/ DISTRICT

APPLICANT'S PROPERTY

EXISTING ZONING LINES

PROPOSED ZONING LINES

REMOVED ZONING LINES

EXISTING COMMERCIAL (C2-2) OVERLAY

STREET DIRECTION ARROWS

5516 TAX BLOCK

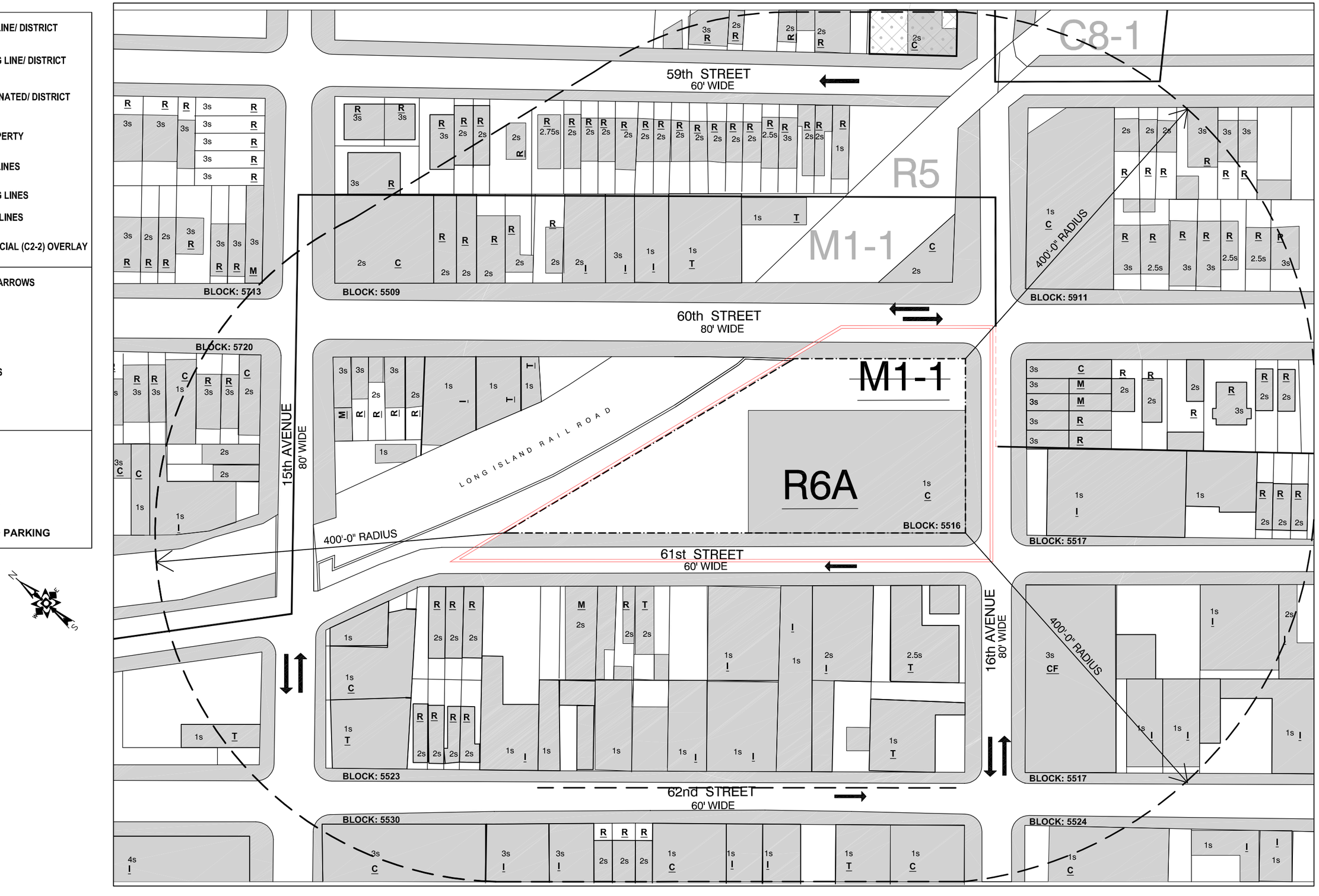
TAX BLOCKS/ LOTS

2s NUMBER OF STORIES

400' RADIUS

KEY TO LAND USE CODES

I = INDUSTRIAL
M = MIXED-USE
C = COMMERCIAL
CF = COMMUNITY FACILITY
R = RESIDENTIAL
T = TRANSPORTATION AND PARKING



Zoning

The Maple Lanes site is located in a M1-1 Light Manufacturing district, a light-manufacturing/high-performance district with a maximum FAR of 1.0 for commercial and manufacturing uses, and 2.4 FAR for community facility uses. M1-1 districts are commonly mapped adjacent to residence districts, and are often used to buffer medium (M2) and heavy (M3) manufacturing uses from districts permitting residential uses.

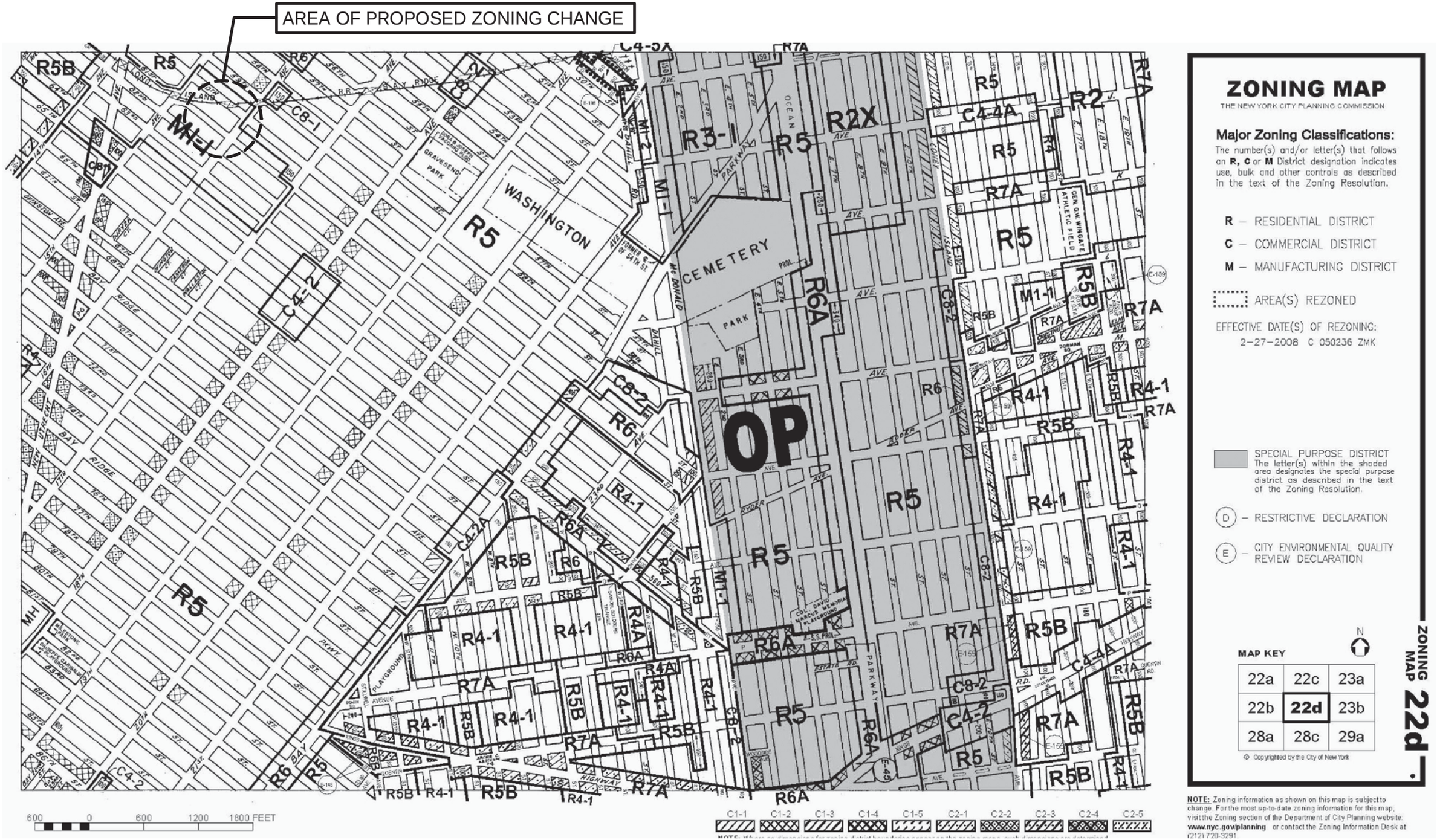
The study area contains three zoning districts: M1-1, R5, and C8-1. Within the land use study area, M1-1 is mapped west of 16th Avenue south of the midblock between 59th and 60th Streets, and on the east side of 16th Avenue south of midblock between 60th and 61st Streets. The M1-1 district is described above.

R5 is mapped west of 16th Avenue north of midblock between 59th and 60th Streets, and east of 16th Avenue north of midblock between 60th and 61st streets. The R5 district is a general residence district, which allows a variety of housing types at a higher density. The maximum residential FAR of 1.25 typically produces three-story, attached houses, and small apartment buildings. The maximum roof height is 40 feet. A front yard minimum setback of 10 feet (or 18 feet when parking is provided) is required. Community facilities are permitted within an R5 district at 2.0 FAR.

A C8-1 district is mapped on the east side of 16th Avenue between 58th and 59th Streets. C8-1 permits commercial development, including heavy services such as auto repair, at an FAR of 1.0, and permits community facility development at 2.4 FAR. Residential development is not permitted within the C8-1 district.

Public Policy

Recognized public policies can describe the intended land use of an area in the city. In addition to zoning designations and zoning special districts, these plans could include urban renewal plans, adopted 197a plans, in-place industrial parks, the New York City Comprehensive Waterfront Plan, and the Solid Waste Management Plan. A review of New York City policies and plans revealed that there are no plans or policies relevant to the study area. Therefore public policy for land use development in the area's zoning 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

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
2–27–2008 C 050236 ZMK

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

(D) – RESTRICTIVE DECLARATION

(E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

N

MAP KEY

22a	22c	23a
22b	**22d**	23b
28a	28c	29a

© Copyrighted by the City of New York

ZONING MAP **22d**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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.

Future without the Proposed Action

Land Use

In the future without the proposed action, the project site is expected to remain a bowling alley. No significant land use changes are expected to occur within the planning study area, which is currently built up and does not contain vacant parcels. Recent trends have seen the development of community facilities (schools and health care facilities) and office space in new construction and in converted structures along 16th Avenue, and this trend may continue subject to the availability of suitable sites. There are no known development proposals that would affect land use within the study area by the proposed project's build year of 2014.

Zoning

In the future without the proposed action the existing zoning within the land use study area is not expected to change. There are no known public or private applications/proposals to rezone any portion of the study area.

Public Policy

There are no public plans or policies relevant to this area; thus, in the future without the proposed action, it is not expected that any changes in public policy regarding this area will occur.

Future with the Proposed Action

Land Use

In the future with the proposed action, the project site would be rezoned from M1-1 to R6A. The project site would be developed residentially. The Reasonable Worst-Case Development Scenario under the proposed zoning map amendment would consist of a residential development at 2.995 FAR (217,776 square feet) and a maximum building height of 70 feet, with a maximum base height of 60 feet. Such development would utilize nearly all the available residential floor area under the proposed zoning, in a building envelope that maximizes permitted base height and overall height.

Based on area development patterns and recent land use applications, an average dwelling size of 1,200 square feet is assumed. Therefore the 217,776 square feet of residential floor area would produce 182 dwelling units. As required by the R6A zoning district, accessory parking would be provided for 50% of the units. Therefore, a group parking facility with capacity of 91 spaces is assumed.
The proposed project would add residential dwellings that would meet the area's demand for housing.

Current uses in the 400-foot study area include residential, community facility, industrial and manufacturing, auto-related, and commercial. These uses would not be adversely or significantly impacted by the higher-density, mixed-use development. The height and bulk of proposed development would be consistent with multi-story buildings in the area that have been converted from warehouse/manufacturing to community facility use. The proposed use would

be consistent with existing surrounding residential uses and would accommodate the community's need for housing.

Zoning

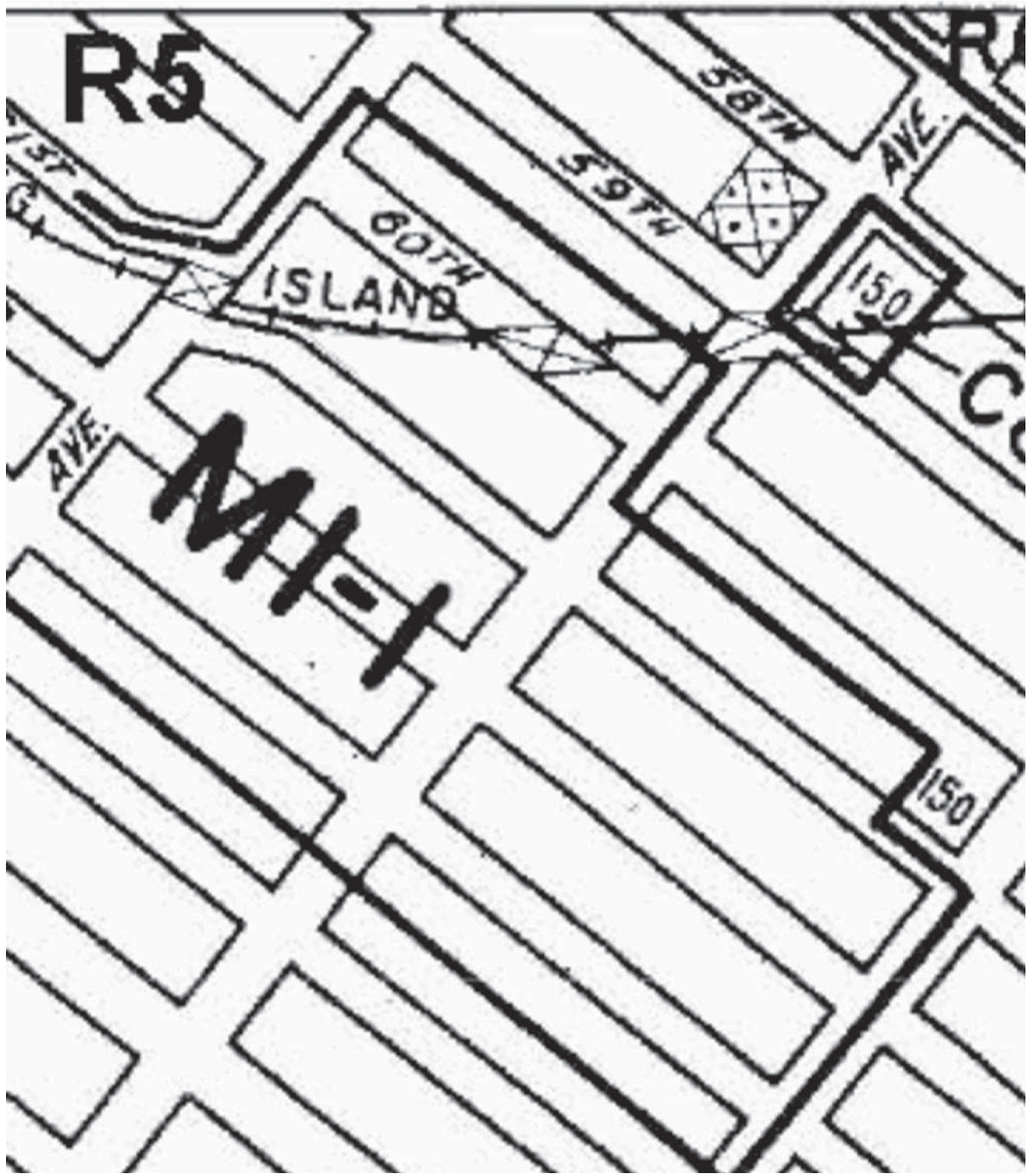
In the future with the proposed action, the project site would be rezoned from M1-1 to R6A. The proposed zoning district would be mapped adjacent to existing M1-1 and R5 districts. Because M1-1 is a high-performance manufacturing district which requires that all manufacturing uses be fully enclosed, it is commonly mapped adjacent to residence districts.

The R6A district would be compatible with other zoning districts in the area. The contextual height and bulk restrictions of the R6A district would prevent very tall buildings, and the resulting high-coverage midrise development would be consistent in form with the larger warehouse structures in the area, including those that have been converted to community facility use. Medium-density residence districts like R6A are commonly mapped adjacent to high-performance M1 manufacturing districts.

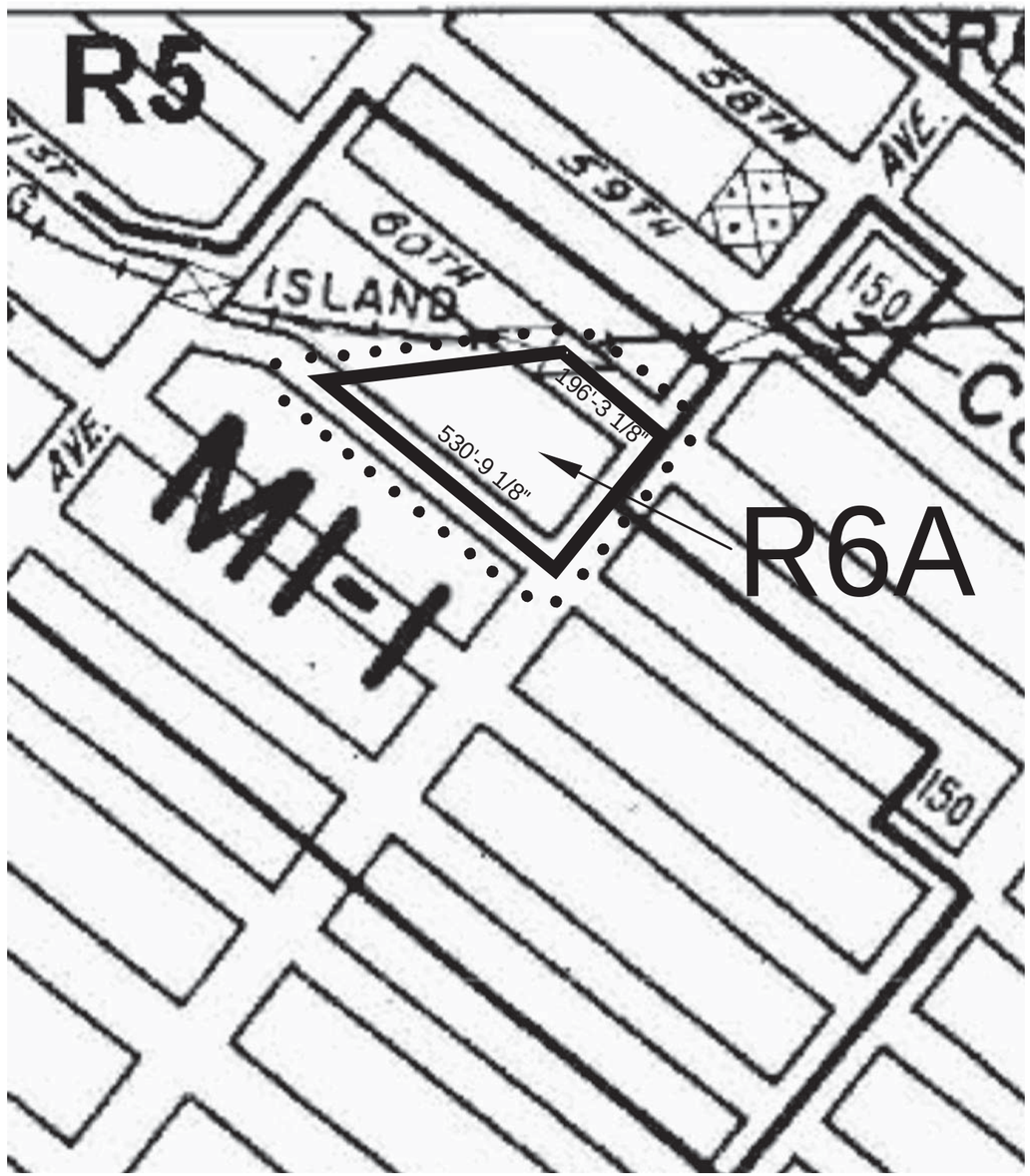
Public Policy

In the future with the proposed action, it is not expected that any changes in public policy regarding this area will occur. The proposed rezoning would be consistent with public policy to encourage new housing production in appropriate locations. The proposed action would allow for the growth of an established residential community, in an area which contains the commercial and community facility services and public infrastructure to support such development.

ZONING CHANGE MAP



CURRENT ZONING MAP



PROPOSED ZONING MAP- OUTLINE AREA BEING REZONED WITH DOTS SIMILAR TO THE ONES FOUND ON THE ZONING MAP

3. COMMUNITY FACILITIES AND SERVICES

A community facilities assessment may be necessary if an action could potentially affect the provision of services provided by public or publicly funded community facilities such as schools, hospitals, libraries, day care/Head Start facilities, and fire and police protection. According to the screening levels established in the *CEQR Technical Manual*, there are direct and indirect effects. An assessment of the project's effects on community facilities is generally warranted if:

- a project would add more than 100 residential units to an area, introducing new population to an area that would increase the demand for services and cause potential indirect effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population there may be effects on public or publicly funded schools, libraries, health care facilities, or day care/Head Start facilities.

- a project would physically alter a community facility, whether by displacement of the facility or other physical change. This direct effect triggers the need to assess the service delivery of the facility and the potential effect that the change may have on that service delivery.

Under the Reasonable Worst-Case Development Scenario, the proposed action would result in incremental development of 182 dwelling units. Based on a preliminary assessment of CEQR thresholds for analysis, as shown in Table CF-1, this project does not trigger a detailed C*EQR* analysis for libraries, health care facilities, publicly funded day care, or Police and Fire Protection services. However, there is a potential impact to public schools. A preliminary assessment was conducted to determine the necessity of additional analysis.

Table 3-1: Preliminary Assessment of *CEQR* Thresholds

Community Facility	Threshold Per *CEQR Technical Manual* Table 6-1	182 incremental DUs		Exceeds Criteria Threshold
Public Schools	>50 elementary and			Yes
Elementary School and	middle school children	0.29	53	(Total of 75
Middle School Students	(combined)	0.12	22	elementary and middle school)
High School Students	>150 high school students	0.14	22	No
Libraries				No
>5% Increase in ratio of residential units	>734 DUs (in Brooklyn)			
Health Care Facilities	Sizeable New Neighborhood			No
Publicly Funded Day Care/Head Start Facilities <6 years old	> 110low-to-moderate income DUs in Brooklyn			No
Fire Protection	Sizeable New Neighborhood or Direct Effect			No
Police Protection	Sizeable New Neighborhood or Direct Effect			No

Public Schools

Based on this analysis, the proposed action is not expected to have a significant adverse impact on public elementary and intermediate schools in CSD 20's Sub-district 3. The proposed action is projected to result in the development of approximately 182 new market rate units.

Pursuant to the *CEQR Technical Manual* Table 6-1a, the projected increment of 182 dwelling units would result in the addition of 53 elementary students and 22 intermediate students to the school district.

An assessment has been made of the utilization rate of local public elementary and middle schools to determine their ability to accommodate any project-related increase in enrollment. Information on school enrollment and capacity was obtained from the Department of Education's Utilization Profiles: Enrollment/Capacity/Utilization Report 2010-2011 ('Blue Book').

The following map (Figure 3-1) shows elementary and intermediate schools located in Community School District 20 Sub-district 3. Table 3-2 provides the location, enrollment, capacity, and utilization rate of elementary schools within CSD 20's Sub-district 3. As shown in this table, local elementary schools within sub-district 3 operate at 102% of capacity, while intermediate schools within sub-district 3 operate at 80% of

capacity. Within CSD 20 as a whole, elementary school utilization is 121% and middle school utilization is 99%

The proposed action has an analysis year of 2014. Accordingly, projections of school utilization during this analysis year were made, based on projections conducted for the Department of Education. Transportables at PS 112, PS 170, and PS 179 would no longer be available in the analysis year.

Projected elementary school enrollment for 2014 is 27,275 students in CSD 20. Projected middle school enrollment is 9,858 students in CSD 20. It is assumed that the percentage of School District 20 enrollment within sub-district 3 would remain constant between the existing and future no-action condition. Based on these assumptions, no-action conditions in the analysis year, elementary schools in CSD 20's Sub-district 3 would operate at 120% of capacity, and intermediate schools would operate at 106.9% of capacity. Elementary schools within the ½-mile local study area would operate at 175.7% of capacity, and intermediate schools within one mile would operate at 90.4% of capacity. Within all of CSD 20, elementary schools would operate at 158.4% of capacity, and intermediate schools would operate at 97.8% of capacity.

The proposed action is projected to generate 53 elementary school students, which would bring utilization rate within CSD 20's Sub-district 3 to 120.7% and the ½-mile study area to 177.8%. The proposed action would generate 22 middle school students, which would bring middle school utilization in Sub-district 3 to 107.5% and the 1-mile study area to 90.4%.

According to the *CEQR Technical Manual*, if no-action conditions within the sub-district exceed 105% of capacity and the proposed action would cause an increase of five percent or more in deficiency of available seats in the affected schools there may be a significant adverse impact on schools. The proposed action could result in a 0.7% increase in seat deficiency within Sub-district 3 elementary schools. This is below the CEQR threshold and therefore there is no potential for significant impacts. The proposed action would result in a 0.6% increase in seat deficiency within Sub-district 3 intermediate schools. Therefore the proposed action does not have the potential for significant adverse impacts at the intermediate level.

Figure 3-1: Area Public Elementary and Middle Schools

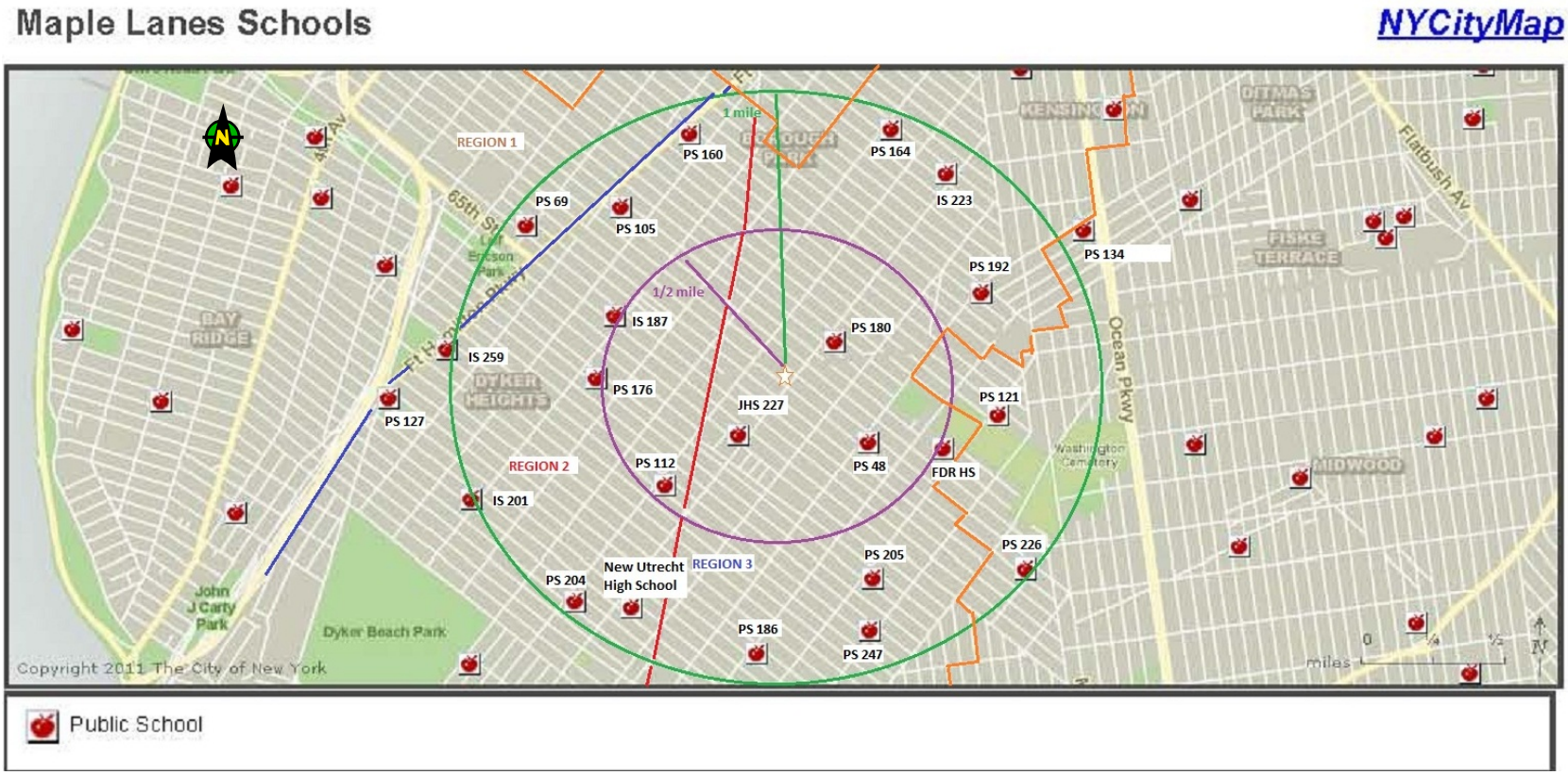


Table 3-2: Existing Conditions

Existing Study Area and CSD 20 Public Elementary and Intermediate School Enrollment, Capacity, and Utilization

Map No.	School Name and Address	Grades Served	Enrollment	Capacity	Seats Available	Percent Utilization
Elementary Schools Within 1/2-Mile Radius of Project Area						
	PS 48: 6015 18th Avenue	PK-5	649	563	-86	115%
	PS 180: 5601 16th Avenue	PK-5 (PS)	1201	772	-429	156%
	PS 176: 1225 Bay Ridge Avenue (Region 2)	K-5	1225	932	-293	131%
	PS 112: 7115 15th Avenue (Region 2)	K-5	451	338	-113	133%
Other Elementary Schools Within CSD 20 Region 3						
	PS 164: 4211 14th Avenue	PK-5	517	565	48	92%
	PS 179: 202 Avenue C	PK-5	789	892	103	88%
	PS 179 Transportable	PK-5	157	104	-53	151%
	PS 186: 7601 19th Avenue	PK-5	934	796	-138	117%
	PS 192: 4715 18th Avenue	PK-5	640	698	58	92%
	PS 200: 1940 Benson Avenue	PK-5	1329	1067	-262	125%
	PS 205: 6701 20th Avenue	PK-5	911	952	41	96%
	PS 247: 7000 21st Avenue	PK-5	735	635	-100	116%
	PS 682: 50 Avenue P	PK-5	194	509	315	38%
	PS 686: 50 Avenue P	K-3 (current)	196	562	366	35%
Total 1/2 Mile Study Area Elementary Schools			3526	2605	-921	135%
Total Region 3 Elementary Schools			8252	8115	-137	102%
Total for Elementary Schools In CSD 20			21,009	17,401	-3608	121%
Intermediate Schools Within 1-Mile Radius of Project Area						
	JHS 227: 6500 16th Avenue	6-8	1349	1389	40	97%
	IS 223: 4200 16th Avenue	6-8	619	1147	528	54%
	IS 259: 7305 Ft. Hamilton Parkway (region 2)	6-12	1,419	1,577	158	90%
	IS 201: 8010 12th Avenue (region 2)		1,495	1,338	-157	112%
	IS 187: 1171 65th Street (region 2)		996	891	-105	112%
Total 1-Mile Study Area Intermediate Schools			4,529	4,953	424	91%
Total Region 3 Intermediate Schools			3,174	3,945	771	80%
Total for Intermediate Schools In CSD 20			9,966	10,079	113	99%

Table 3-3: No-Action Conditions

	2014 Projected Enrollment (w/ Pre-K)	Students Generated by Development (Without Action)	Total Projected Enrollment	Program Capacity	Seats Available	Program Utilization (%)
Elementary/K-8 Schools						
Study Area (Half-Mile Radius)	4,578	0	4,578	2,605	-1,973	175.7%
Sub-district 3	9,617	0	9,617	8,011	-1,606	120.0%
CSD 20	27,275	0	27,275	17,217	-10,058	158.4%
Intermediate/Secondary Schools						
Study Area (One-Mile Radius)	4,480	0	4,480	4,953	473	90.4%
Sub-district 3	4,217	0	4,217	3,945	-272	106.9%
CSD 20	9,858	0	9,858	10,079	221	97.8%

Source: Enrollment Projections: *Grier Actual 2008, Projected 2009-2018.*

Subdistrict Projections		
	Percentages for Sub-district 3	Proj. Enroll
PS	35.26%	9617
IS	42.78%	4217

Elementary Proj. for Study Area	
Existing 1/2 Mile CSD20 enrollment	3526
Existing CSD20 enrollment	21,009
Percent of Existing CSD20 Enrollment	17%
Applied to CSD20 Enrollment	4578

Table 3-4: With-Action Conditions

	2013 No-Build Projected Enrollment (w/ Pre-K)	Students Generated by Development (With Action)	Total Projected Enrollment	Program Capacity	Seats Available	Program Utilization (%)	No Action Program Utilization (%)	Difference between No Action and With Action	Difference between 100% and With Action
Elementary Schools									
Study Area (Half-Mile Radius)	4,578	53	4,631	2,605	-2,026	177.8%	175.7%	2.0%	77.8%
Sub-district 3	9,617	53	9,670	8,011	-1,659	120.7%	120.0%	0.7%	20.7%
CSD 20	27,275	53	27,328	17,217	-10,111	158.7%	158.4%	0.3%	58.7%
Intermediate/Secondary Schools									
Study Area (One-Mile Radius)	4,480	22	4,502	4,953	451	90.9%	90.4%	0.4%	-9.1%
Sub-district 3	4,217	22	4,239	3,945	-294	107.5%	106.9%	0.6%	7.5%
CSD 20	9,858	22	9,880	10,079	199	98.0%	97.8%	0.2%	-2.0%

4. Open Space

Introduction

An analysis was conducted for the proposed action to determine whether it would have any direct or indirect impacts on open space in the study area. A direct impact is one that would result in the elimination or physical alteration of open space or change in the accessibility of an open space. An indirect impact is one where the addition of population to an area results in the overtaxing of available open space resources.

The proposed action would not result in the direct displacement or alteration of any open spaces, and it is not expected that it would indirectly cause adverse effects on open spaces within the study area. The proposed action's Reasonable Worst Case Scenario includes the addition of up to 182 residential units. This is a conservative assumption, since the developer's intended project would include only 112 residential units. The proposed action would occur in an underserved area of the city as identified in Chapter 7 of the CEQR Technical Manual. The proposed development is expected to increase the area's population by approximately 643 new residents. Based on the CEQR Technical Manual, a preliminary open space analysis was conducted and is presented below.

Methodology

The CEQR Technical Manual outlines that for an analysis of a residential development, a 0.50-mile radius study area should be considered. Using current population figures, an open space ratio is calculated for both the future no-action and future-action scenarios, expressed as the amount of open space acreage per 1,000-user population. Because the project site is within an underserved area, a relatively small decrease in the open space ratio may require detailed analysis.

Study Area Definition

The open space study area is defined as the nearby open spaces and the population that uses those open space resources (which are defined as being within a reasonable distance to which residents would walk). For this analysis the study area was defined as 0.50 miles from the proposed residential development.

Existing Conditions

Population

In order to include the entire population that could use open spaces, the study area was modified to include all of the census tracts with at least 50% of their areas within the 0.50-mile radius study area. (The study area is shown in Figure 1-2.) The project site is located in census tract 242; the additional census tracts that are included in the study area are 192, 216, 238, 240, 244, 248, 250, 252, 470, and 472. Table Open Space-1 shows the population by census tract for the study area. As shown, the total population for the study area is 37,525.

Table: 4-1: Open Space Study Area Population

Geographic Area				Total Population			
				2000	2010	Change 2000-2010	
Borough	2010 Census FIPS County Code	2010 DCP Borough Code	2010 Census Tract	Number	Number	Number	Percent
Brooklyn	047	3	019200	2,320	2,772	452	19.5
Brooklyn	047	3	021600	3,601	4,015	414	11.5
Brooklyn	047	3	023800	4,470	4,590	120	2.7
Brooklyn	047	3	024000	4,634	4,693	59	1.3
Brooklyn	047	3	024200	2,808	2,984	176	6.3
Brooklyn	047	3	024400	3,069	3,238	169	5.5
Brooklyn	047	3	024800	2,448	2,698	250	10.2
Brooklyn	047	3	025000	1,532	1,722	190	12.4
Brooklyn	047	3	025200	4,654	4,786	132	2.8
Brooklyn	047	3	047000	3,020	2,886	-134	-4.4
Brooklyn	047	3	047200	2,969	3,141	172	5.8
				35,525	37,525	2,000	

Open Space Facilities

Field surveys and New York City Department of Parks and Recreation maps were used to determine the size and location of public open space resources that exist within the study area. An open space is determined to be active or passive depending on the uses its design allows. The study area contains two public parks that serve this community:

- Lt. Petrosino Playground: Located at 70th Street, New Utrecht Street; and 16th Avenue, the playground contains 0.85 acre of open space; and

- Gravesend Park: Located between 18th and 19th avenues and 56th through 58th streets, the park contains 6.38 acres of open space. This park was renovated in 2008 and was observed to be in excellent condition. It includes ball fields, playground equipment, and seating areas.

In addition, there are three school playgrounds within approximately ½ mile that are available for public use during non-school hours. These are:

- I.S. 227 Playground: Located on 65th Street between 15th and 16th avenues, contains 0.66 acres of open space including playground equipment and ball fields and courts.

- ■ PS/IS 180 playground, 16th Avenue and 57th Street, contains playing courts and playground equipment. This playground is 1 acre in size.

- PS112 playground, 15th Avenue and 71st Street contains playground equipment and playing courts. The playground is 0.53 acres in size.

Including the nearby school playgrounds, there are 9.42 acres of public open space in the 0.50-mile radius of the proposed project site. The open space ratio of the area is 0.25 acres per 1,000 people. Half of the community districts in New York City have an open space ratio of 1.5 acres per 1,000 or more. The current open space ratio of the area compared to the City-wide average suggests that the study area is currently underserved by open space resources.

Because much of the surrounding area's housing stock consists of one- and two-family houses, it is believed that many area residents have access to private rear yards which provide a private open space resource. However, for quantitative analysis purposes this analysis considers only publicly-accessible open space.

Future without the Proposed Action

In the future without the proposed action, there are no known proposed additions to open spaces in this community. Any continued growth to area population would further decrease the area's open space ratio, although there are no known developments within the open space study area that would add to area population by the analysis year of 2014. No increase in public parkland within the affected area is anticipated by the analysis year. However, the field at Franklin Delano Roosevelt High School, at 19th Avenue and 58th Street less than ½ mile from the project site, is currently under renovation and would be made available to community users when it is not needed for the school's teams or classes. This field is approximately 1.5 acres in size. Additionally, a capital program to improve the playground equipment in Gravesend Playground is included in the current city capital budget.

Future with the Proposed Action

The proposed action would not displace or expand any existing open space areas; however, it could increase the area's population by approximately 643 new residents. When added to the 2000 population of the open space study area, this would decrease the open space ratio slightly to 0.23 acres per 1,000 people. The decrease in the open space ratio of the study area that will be caused by the proposed action would be 1.68%. According to the CEQR Technical Manual, in areas that are extremely lacking in open space, a reduction as small as 1 percent may be considered significant, depending on the area of the city. Development under the proposed R6A district would be required to provide indoor or outdoor recreation space equal to 3.3% of the residential floor area.

The project sponsor's proposed development would include significant on-site open space that would provide a recreational amenity for project residents. The site would include 25,715 square feet of ground level open space with playground equipment and landscaped seating areas, as well as 24,327 square feet of landscaped roof terrace and 5,544 square feet of balcony area. The project sponsor's proposed development would generate 112 new dwelling units, which would result in a 1.04% decrease in open space ratio, compared to no-action conditions.

Because of the project's small incremental effect on open space ratio, provision of recreation space as required by the Quality Housing program, the availability of private open space for residents of the area's one- and two-family homes, and the project sponsor's intent to provide

significant on-site open space for project occupants, it is not expected that the proposed action would have the potential for significant adverse impacts related to open space.

Qualitative Analysis
Because the study area has very low open space ratios, under existing, future no-action, and future with-action conditions, a qualitative analysis is provided. Pursuant to CEQR Technical Manual methodology, a qualitative analysis of Open Space includes the following elements:

The CEQR Technical Manual states that a qualitative assessment should consider the type of open space (active or passive), its capacity and conditions, the distribution of open space, whether the area is considered 'well-served' or 'underserved' by open space, the distance to regional parks, the connectivity of open space, and any additional open space provided by the project.

Type of Open Space
The main open space resource in the area, Gravesend Park, contains ball fields, playground equipment, and seating areas, thereby serving both active and passive recreational needs. The park was recently (2008) renovated, and was observed to be in excellent condition. Lt. Petrosino Playground provides playground equipment as well as seating areas, while the two school playgrounds that are available for public use contain ball fields, playing courts, and playground equipment. Therefore the area's publicly accessible open space resources contain both active and passive open space features, as well as active open space areas serving a range of user ages. As described below, the project sponsor's proposed development would also provide both active and passive private open space for project occupants.

Distribution of Open Space
Two of the school yards available for public use are located approximately ¼ mile north and south of the subject site, while the third is located ½ mile south of the subject site. Gravesend Park is approximately 1/3 mile to the east of the subject site, while Lt. Petrosino Playground is located almost ½ mile to the south. Therefore the area's public open spaces are evenly distributed and are easily accessible to project occupants, as well as to residents of the general Borough Park community. Additionally, local open space includes a mix of active and passive spaces, with recreational facilities for users ranging from playground equipment for young children through ball fields and playing courts suitable for teens and adults, as well as walking and seating areas.

Well-served or Underserved
The affected area is within a section of Brooklyn identified as being underserved for open space resources.

Distance to Regional Parks
Several regional parks, which contain extensive and varied recreational features and serve visitors from a wider area, are within two to three miles of the affected area. Because of the quality and breadth of these parks' recreational facilities, they attract visitors from throughout Brooklyn and constitute a boroughwide resource. These regional parks are also typically linked to bikeways that provide connections to other parks and neighborhoods throughout Brooklyn.

These are:

- **Dyker Beach Park.** Located approximately 2 miles east of the affected area, this park contains 217 acres of open space that includes a golf course, numerous ball fields, basketball, tennis and handball courts, and several playgrounds.

- **Shore Road Park.** Located approximately 3 miles northwest of the affected area, this park is 58 acres of open space that includes miles of waterfront biking/pedestrian paths alongside ball fields and playgrounds; it is directly connected to Owls Head Park, Shore Parkway, and Bensonhurst Park.

- **Prospect Park.** Located approximately 3 miles northeast of the affected area, this is a regional park that consists of 585 acres of open space and features boating, hiking, playgrounds, and many ball fields and tennis and basketball courts. A lakeside complex within the park is currently under development that will provide facilities for ice skating and roller skating. Prospect Park is directly connected to Ocean Parkway and Eastern Parkway, which provide bicycle and pedestrian paths. Ocean Parkway connects Prospect Park to Asser Levy Park and the Coney Island boardwalk and beach.

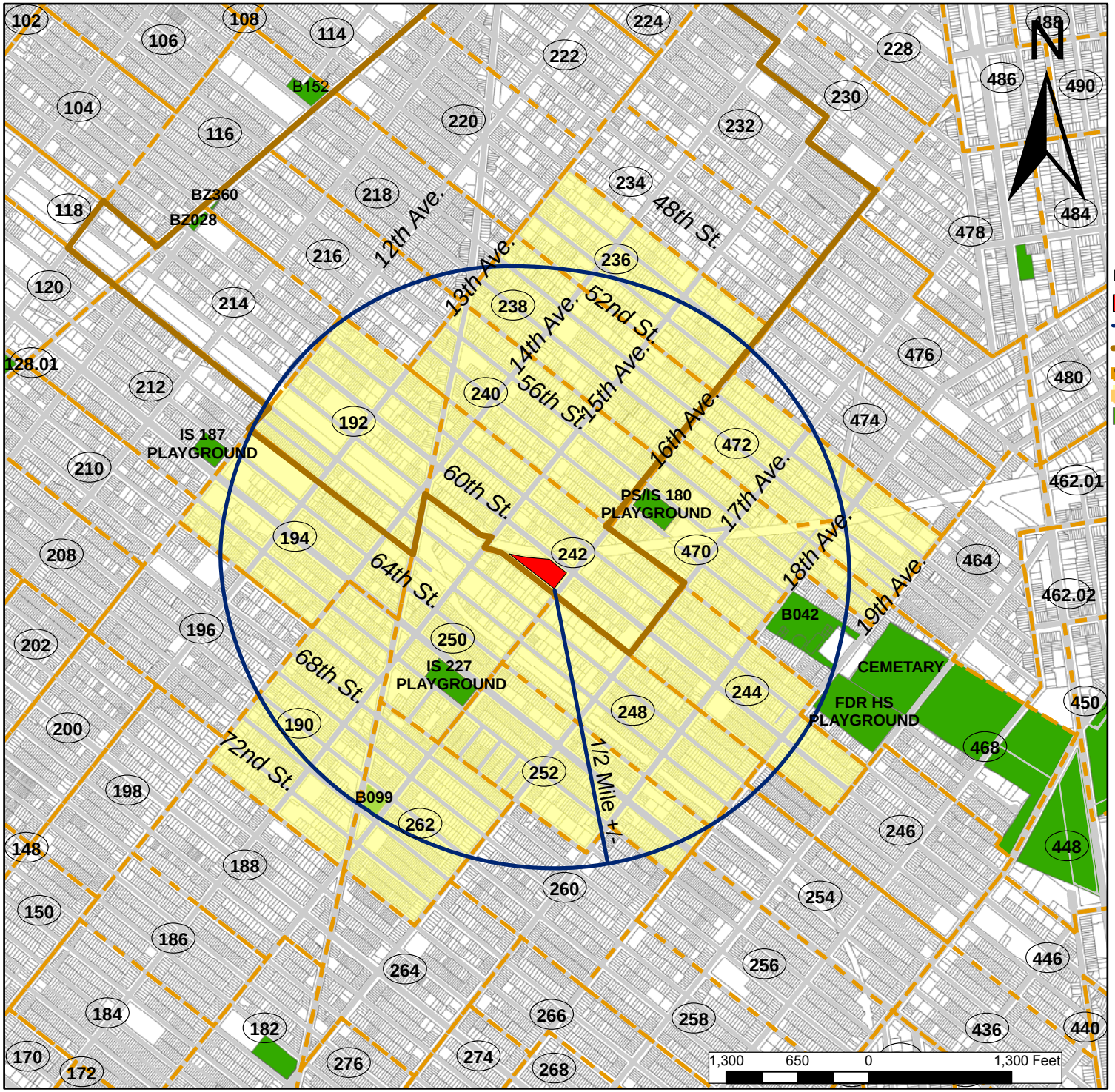
Connectivity

Although the open spaces within the ½-mile study area are not connected to other open space resources, the regional parks beyond the study area offer extensive connectivity as described above.

Private Open Space

Open space that is not publicly accessible or is available only to limited users, and is not available to the public on a regular or constant basis is defined as 'private.' It is not included in the quantitative analysis but may be considered in the qualitative assessment of potential open space impacts. According to the CEQR Technical Manual, if a project is likely to have indirect effects on public open space (such as greater utilization demands), the ability of private open space to influence or alter those effects may be considered. Additionally, the CEQR Manual notes that an analysis should note whether the project would provide on-site open space resources in sufficient quantity and quality to serve the needs of its users adequately (offsetting any effect of the anticipated increase in population.

Much of the housing in the affected area consists of one- to three-family homes with front porches or stoops, as well as front and/or rear yards. Additionally, as described above, the project sponsor's proposed development would include 55,576 square feet, or 1.28 acres, of open space available for the use of project occupants. This open space, consisting of ground floor open space with playground equipment, landscaped roof terraces, and balconies, would be evenly divided between active and passive open space. With an anticipated project population of 378 new residents, the applicant's project would have an internal open space ratio of 3.4 acres per thousand people, which is far greater than the existing open space ratio in the area, and exceeds the citywide average of 1.5 acres per thousand. Under the reasonable worst-case development scenario, it is assumed that 33,594 square feet of the subject site would be ground floor open space, or .77 acres, resulting in an internal open space ratio of 1.2 acres per thousand, which is well in excess of existing or future no-action open space ratio in the area.



Legend

- Project Site
- 1/2 Mile Residential Study Area Radius (Approximate)
- Underserved Neighborhood Boundary
- 244 Census Tract & No.
- Census Tracts at least 50% within Residential Study Area
- B042 Open Space & Property No.

Notes:
Study area is residential only.

Census tracts that are highlighted have 50% or more of their total area within residential study area (approx.)

Reference: 2010 NYC Dept of City Planning/ 2008 MapPluto-Brooklyn

FIGURE:
OPEN SPACE-
CENSUS TRACT MAP

1560 60 STREET
BLOCK 5516, LOT 34
BROOKLYN, NY 11204

Equity Environmental Engineering LLC
4 Gold Mine Road, Flanders, NJ 07836
Phone: 973-527-7451 Fax: 973-858-0280

DRAWN BY/ DATE	SCALE	DRAWING NUMBER
TAF/12-12-11	1 inch = 1,300 feet	2010021-D1

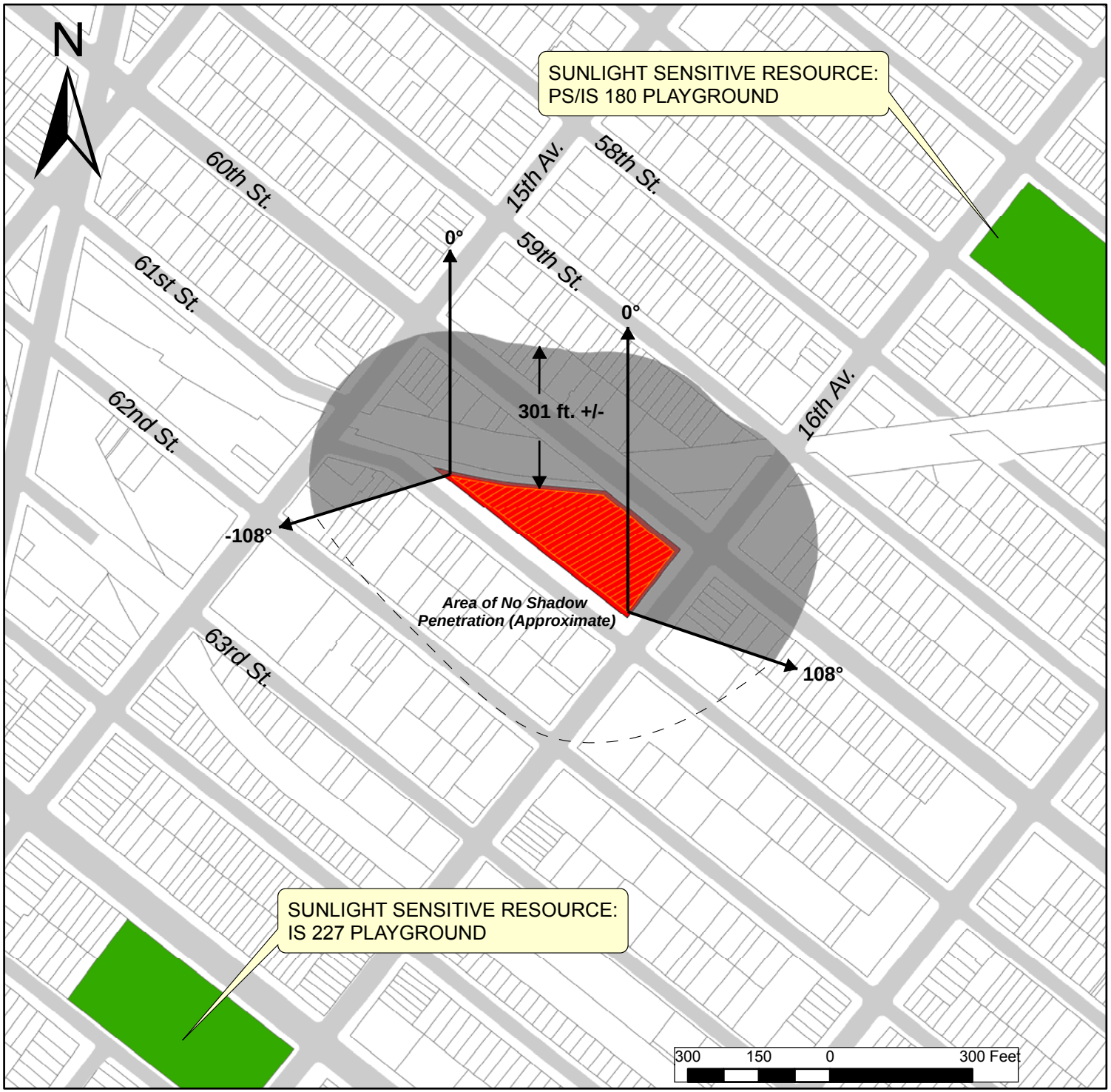
5. Shadows

Under CEQR, a shadow is defined as the circumstance in which a building or other structure blocks the sun from the land. An adverse shadow impact occurs when the shadow from a proposed project falls on a publicly accessible open space, important natural feature, or a historic resource or landscape (assuming that the features that make the resource significant depend on sunlight). An impact occurs if the shadow adversely affects a sunlight-sensitive space or building's use and/or important landscaping and vegetation, or in the case of historic resources, obscures the features or detail that make that resource significant.

The shadow assessment considers actions that result in new shadows long enough to reach a publicly accessible open space or landmark structure (except within an hour of sunrise or sunset). Therefore, a shadow assessment is required only if the action would result in new structures or additions to existing structures and if those structures are tall enough for shadows to reach a park, natural feature, or sunlight-sensitive architectural resource. Because CEQR does not consider shadows cast during the early morning or late evening, the longest shadow that CEQR considers is 4.3 times the height of a structure, which is the length of a shadow cast 1.5 hours after sunrise on December 21, the shortest day of the year. Therefore, the height of the building (including all roof-top structures and mechanical equipment) is multiplied by 4.3 to determine the length of the proposed building's shadow for CEQR purposes. In the northern hemisphere the sun rises in the east, crosses the southern sky, and sets in the west. Therefore, early morning shadows are cast to the west, midday shadows are cast to the north, and evening shadows are cast to the east.

The proposed action would result in a six-story, 70-foot-tall apartment complex of 182 apartments. When multiplied by 4.3, the length of the shadow would be 301 feet. The Project Site is surrounded by mixed commercial and attached residential buildings, industries, utilities, warehouses, and garages. As indicated on the following figure, there are no sunlight-sensitive land uses within the area where action-related shadows would fall.

There are no open space resources or significant architectural resources within 301 feet of the project site. Therefore, the proposed project would not result in significant adverse impacts related to shadows.



Legend

- Area of Incremental Shadow
- Proposed Building (Approximate)
- Sunlight Sensitive Resources
- Project Site

Notes:
Worst case building height estimated to be 70ft.

Estimated maximum shadow length is 301ft.

No shadow penetration between 108° and -108° from true north (0°).

No other sunlight sensitive resources are present within the study area.

Reference: 2010 NYC Dept of City Planning/ 2008 MapPluto-Brooklyn

LONGEST SHADOW STUDY AREA

1560 60 STREET
BLOCK 5516, LOT 34
BROOKLYN, NY 11204

Equity Environmental Engineering LLC
4 Gold Mine Road, Flanders, NJ 07836
Phone: 973-527-7451 Fax: 973-858-0280

DRAWN BY/ DATE	SCALE	DRAWING NUMBER
TAF/12-12-11	1 inch = 300 feet	2010021-D1

7. Urban Design and Visual Resources

An area's urban design components and visual resources constitute the appearance of the neighborhood. The urban design characteristics of a neighborhood consist of the various components of the buildings and streets of the area. These include building bulk, use, arrangement, block form, and streetscape. An area's visual resources are its unique or important public view corridors, vistas, or natural or built features. For CEQR purposes, this includes only views from publicly accessible locations and does not include views from private residences or businesses. Important visual resources could include views of the waterfront, public parks, landmark structures or districts, or natural resources.

The CEQR Technical Manual states that a preliminary assessment is appropriate for projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed in the future without the proposed action.

The proposed action would permit the development of a complex of 182 apartment units in a 6-story building with a maximum height of 70 feet. The building would have a near-continuous streetwall on 60th Street, 16th Avenue, and 61st Street. A landscaped yard would occupy the western end of the subject site, adjacent to the LIRR cut. There would be a parking garage for 91 cars below the entire site. Street access to the parking garage would be a ramp from 61st Street.

This development would replace a one-story bowling alley with open parking that currently occupies the site, and is projected to remain in the future without the proposed action.

Existing Conditions

The study area does not have a unified urban design. Its building stock is comprised predominantly of medium density residential buildings and row houses, low- and mid-rise office and institutional buildings, light industrial activities, auto repair shops, warehouse storage and goods distribution, and a railroad corridor. In addition, there is a large multi-story school located one block southwest and across the street from the project site. Height regulations encourage small apartment buildings on small lots and tall, narrow buildings set back from the street on larger lots. Some residential areas are interspersed throughout this light industrial area. The area does not consist of a pattern of buildings or a strongly defined urban design context.

The project area has a generally rectangular street grid that is interrupted by a rail corridor that runs generally in a southeast to northeast direction. The affected area includes the project site, which is now a 1.7-acre property with a bowling alley building and a parking lot for approximately 80 cars. The bowling alley building is a single-story structure. The parking area wraps around the north and west sides of the lot. The building abuts the sidewalks on 16th Avenue on the east and 61st Street to the south. The LIRR tracks form the northwest boundary of

the site. The tracks are below street grade and are blocked from view by a row of trees and dense shrubs on the railroad property. There is no vegetation or other buildings on the site. The only structures that exist on the same block as the project are west of the LIRR tracks. There are no views to significant visual resources from within the affected area or surrounding neighborhood.

Future without the Proposed Action

No changes to urban design in the area are anticipated in the future without the proposed action. The operation of the existing bowling alley would continue. No new development would occur in the affected area. Any new development in the area is expected to be consistent with established built forms, and is likely to consist primarily of conversion of older industrial buildings to commercial or community facility use. No changes to the roadway network would occur.

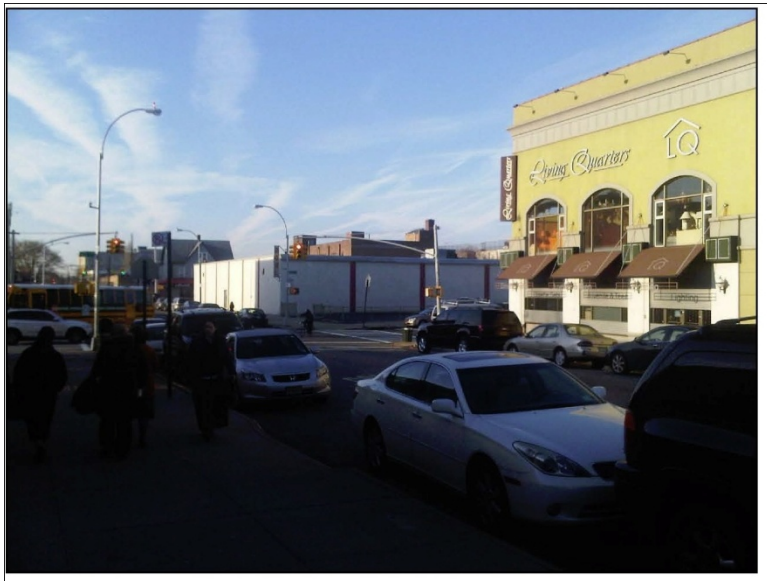
Future with the Proposed Action

The residential complex to be constructed is not expected to have any significant adverse impacts on the study area. The proposed R6A district mandates a midrise, high lot coverage form that would be consistent with the area's multi-story loft buildings, including those on the southeast corner of 16th Avenue and 61st Street, and the southeast and southwest corners of 15th Avenue and 61st Street. The building would have a nearly continuous streetwall, with a single curb cut on 61st Street. This would provide a pedestrian-friendly environment on surrounding sidewalks, as compared to the existing and no-action condition of a one-story building surrounded by surface parking with multiple curb cuts.

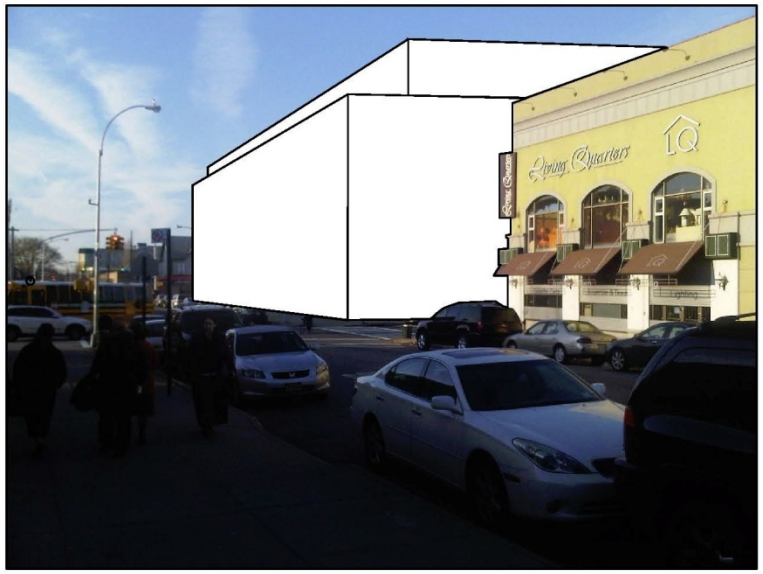
The project would be somewhat taller than most nearby buildings but not by a large extent, and would not be a significant departure from the surrounding structures which include large multi-story loft buildings as well as two- to three-story commercial and residential buildings.. The area has a diverse built form, and the proposed rezoning would introduce a new element, of midrise multiple-family residential, that would be compatible and of similar scale as the larger, more massive buildings in the area. The project site is bounded by streets and the LIRR corridor, and therefore does not directly abut any other lots. This serves to isolate the project from surrounding buildings. There are no residential buildings located across 16th Street, 60th Street, or 61st Street from the project site. This would minimize the effect of the building's height as only one- to four-story commercial buildings exist directly across the street, east, west, and south from the project site.

The project would not change block form or the street grid, street hierarchy, streetscape, land use, or pedestrian activity. Therefore, the Project would not result in significant adverse impacts on urban design or visual resources.

The following figures show no-action and with action views toward the site from 60th Street and from 16th Avenue.



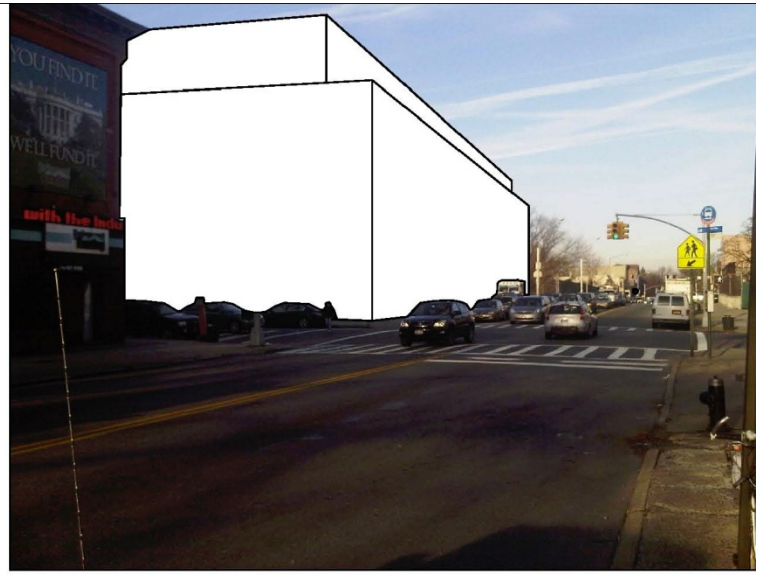
EXISTING SITE AND CONTEXT
(VIEW SOUTH ON 16 AVENUE)



PROPOSED PROJECT
(VIEW SOUTH ON 16 AVENUE)



EXISTING SITE AND CONTEXT
(VIEW WEST ON 60 STREET)



PROPOSED PROJECT
(VIEW WEST ON 60 STREET)

1560 60TH STREET

New Residential Project
Brooklyn, New York

1420 NOTRE DAME WEST, MONTREAL, QUE. H3C 1K9
TEL: (514) 933-4137 FAX: (514) 933-0409
WEB SITE: www.kfarchitect.com E-MAIL:mailkfa@kfarchitect.com

530 BROADWAY, 9TH FLOOR, NEW YORK, NY. 10012
TEL: (212) 219-9733 FAX: (212) 219-8980
WEB SITE: www.kfarchitect.com E-MAIL:karl@kfarchitect.com

KARL FISCHER ARCHITECT
OAQ OAA RAIC AIA



VIEW TOWARDS INTERIOR COURTYARD



VIEW FRONT ELEVATION

The general contractor shall check and verify all dimensions and report all errors and omissions to the Architects. Do not scale the drawing. This drawing shall not be used for construction purposes until signed by the Consultants.

REVISIONS

no.	date	description

no.	date	description

ISSUES

KARL FISCHER ARCHITECT
OAQ OAA RAIC AIA
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK
530 BROADWAY, 9TH FLOOR, NEW YORK, NY. 10012
TEL: (212) 219-9733 FAX: (212) 219-8980
WEB SITE: www.kfarchitect.com E-MAIL:karl@kfarchitect.com
1420 NOTRE DAME WEST, MONTREAL, QUE. H3C 1K9
TEL: (514) 933-4137 FAX: (514) 933-0409
WEB SITE: www.kfarchitect.com E-MAIL:mailkfa@kfarchitect.com

project title

PROPOSED RESIDENTIAL PROJECT
1560 60TH STREET, BROOKLYN, NY, 11204
BLOCK 5516 LOT 34

drawing title

RENDERING
REASONABLE WORST CASE SCENARIO

scale	project no. 05-35
date MAY 2008	revision no.
drawn	drawing no. A-000
checked KF	

1560 60TH STREET
Brooklyn, New York
Block 5516
Lot 34

Lot Area: 72,700 SF (1.669 Acres)
Map: 22D
PROPOSED ZONING R6A

ZONING TABLE

Applicable Section ZR	Item	Required/Permitted	Proposed	Compliance
Map 22D	Zoning District	R6A (PROPOSED)	R6A	
22-00	Uses Permitted	UG 2 thru 4	UG 2	
23-145	Floor Area	MAX FAR = 3.00	3.0	complies
		3.00 X 72,700 SF = 218,100	217,776	complies
23-45, 46, 47	Yards	Side = 0" or 8'-0"	0" or 8'-0"	
		Rear = 30'	30'	
		= none for corner	none for corner	
		Front = 0"	0"	
23-145	Lot Coverage	80% corner lot	15,979/20,000 = 79.9%	complies
		65% interior lot	23,127/52,700 = 43.9%	complies
23-633	Height & Setback	10' on wide street	10'-0" on 16th ave & 60th st	complies
		15' on narrow street	15'-0" on 61st street	complies
		10' at rear yard	10'-0" at rear yard	complies
23-633		Min. base height: 40'-0"		
		Max. base height: 60'-0"	60'-0"	complies
		Max. buiding height: 70'-0"	70'-0"	
23-22	Density	Factor 680 = 218100/680 = 320	181	complies
25-23	Parking	50% of Dwelling Units	181units x 50%	complies
			91 units required	

FLOOR	GROSS FLOOR AREA		GROSS RESIDENTIAL AREA	PERMITTED DEDUCTIONS (5.0% APROX)	PROPOSED NET RESIDENTIAL FLOOR AREA FOR FAR		NET TOTAL FLOOR AREA FOR FAR
CELLAR	62,018		62,018				
GROUND	39,106		39,106	1,955	37,151	0	37,151
2ND	39,106		39,106	1,955	37,151		37,151
3RD	39,106		39,106	1,955	37,151		37,151
4TH	39,106		39,106	1,955	37,151		37,151
5TH	39,106		39,106	1,955	37,151		37,151
6TH	33,708		33,708	1,685	32,023		32,023
TOTAL*	**229,238**	**0**	**229,238**	**11,462**	**217,776**	**0**	**217,776**

* ABOVE GRADE

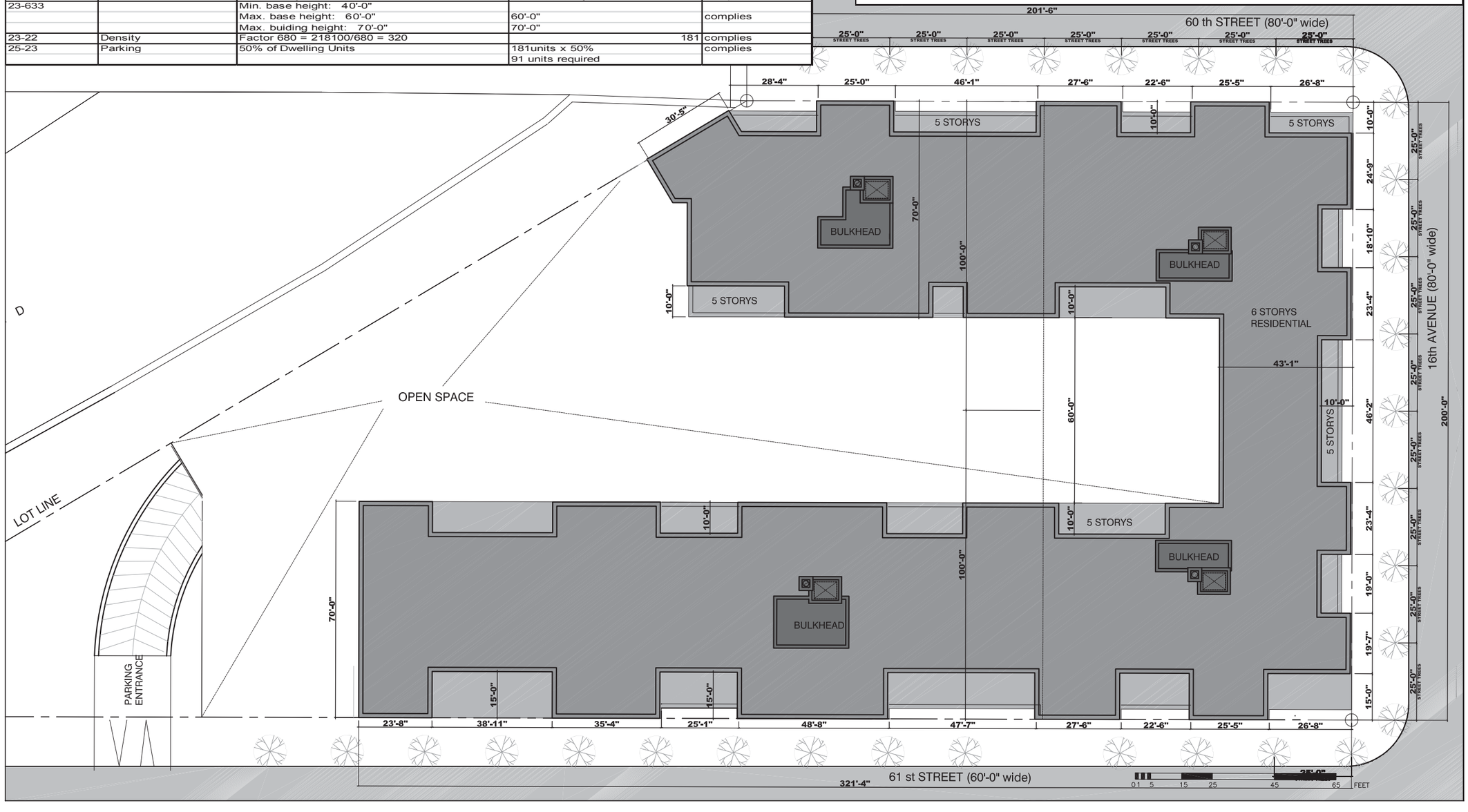
TOTAL LOT AREA		72,700 SF
MAX. PERMITTED RESIDENTIAL FLOOR AREA (FAR=3.00)		218,100 SF
PROPOSED NET RESIDENTIAL FLOOR AREA FOR FAR		217,776 SF
PROPOSED RESIDENTIAL F.A.R.:	**217,776 / 72700**	**3.00**

MAX. PERMITTED TOTAL FLOOR AREA FOR F.A.R. 3.00	**3.00**
UNDERBUILT BY	**324** SF

max. # of units at 1200 sf per unit = 217,776 /1200 = 181.4800833

PARKING REQ'D FOR RESIDENTIAL = 50% OF RESIDENTIAL UNIT — **181 UNITS X 50% = 91 PARKING SPACES**

TOTAL PARKING REQ'D = — **91 SPACES REQUIRED**



The general contractor shall check and verify all dimensions and report all errors and omissions to the Architects. Do not scale the drawing. This drawing shall not be used for construction purposes until signed by the Consultants.

REVISIONS

no.	date	description

no.	date	description

ISSUES

KARL FISCHER ARCHITECT
OAQ OAA RAIC AIA
530 BROADWAY, 9TH FLOOR, NEW YORK, NY. 10012
TEL: (212) 219-9733 FAX: (212) 219-8980
WEB SITE: www.kfarchitect.com E-MAIL:karl@kfarchitect.com
1420 NOTRE DAME WEST, MONTREAL, QUE. H3C 1K9
TEL: (514) 933-4137 FAX: (514) 933-0409
WEB SITE: www.kfarchitect.com E-MAIL:mailinfo@kfarchitect.com

REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
PROPOSED RESIDENTIAL PROJECT
1560 60TH STREET, BROOKLYN, NY, 11204
BLOCK 5516 LOT 34

drawing title
SITE PLAN REASONABLE WORST CASE SCENARIO
PROPOSED R6A ZONING NO COM. OVERLAY

scale	1/16"=1'-0"	project no.	05-35
date	MAY 2008	revision no.	
drawn		drawing no.	A-100
checked	KF		

9. Hazardous Materials

Pursuant to *CEQR Technical Manual* methodology, actions that would result in ground disturbance in an area where current or past uses on or near the site raise the potential for the presence of hazardous materials should be assessed for hazardous materials. Accordingly a Phase I Environmental Site Assessment (Phase I) dated May 7, 2010, was conducted by Singer Environmental Group, Ltd. for the subject site.

The purpose of a Phase I ESA is to determine whether any type of environmental hazard exists within or adjacent to the project site. Environmental hazards may include, but are not be limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; asbestos within the building materials/structures; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

The Phase I ESA revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial and manufacturing/industrial uses including auto repair facilities, gasoline service stations, and several other commercial facilities.. The New York State Department of Environmental Conservation (NYSDEC) database identified 23 Leaking Underground Storage Tanks, 11 Underground Storage Tanks sites, and 17 Above-ground Storage Tank sites within ¼ mile radius of the subject site. In addition, 9 spills were reported within 1/8 mile of the subject property. Based on the age of the on-site building, Asbestos Containing Materials (ACM) and lead based paint (LBP) may be present in the structure.

Based on their review of the Phase I report, the Department of Environmental Protection (DEP) determined that due to historical on-site and surrounding uses including manufacturing/industrial and automotive facilities, and the presence of reported leaking tanks and spills in the vicinity, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/ characterize the surface and subsurface soils of the project site prior to on-site soil disturbance.

To preclude the potential for significant adverse impacts on the applicant's site (Block 5516, Lot 34), the applicant has agreed to enter into a Restrictive Declaration that has been approved by DEP. The restrictive declaration is binding upon the property's successors and assigns. The declaration serves as a mechanism to assure the potential for hazardous material contamination would be characterized prior to any site disturbance (i.e., site grading, excavation, demolition, or building construction).

The restrictive declaration was executed on June 6, 2011 and was recorded on March 6, 2012 (see Appendix). Pursuant to a letter from DEP dated August 29, 2012, DEP is in receipt of a signed copy of a DEP-approved restrictive declaration with proof of recording for the site. The Restrictive Declaration requires the applicant to identify the existence of any potential hazardous materials and remediate any such hazardous materials found in connection with the development or redevelopment of the Subject Property and has agreed to submit a hazardous materials

sampling protocol prepared by a qualified consultant and including a health and safety plan, (as approved by DEP the "Sampling Protocol"), which shall be submitted for the approval of DEP and to test and identify any potential hazardous materials pursuant to the approved Sampling Protocol and, if such hazardous materials are found, to submit a hazardous materials remediation plan, including a health and safety plan, (as approved by DEP the “Remediation Plan”) and upon the approval of the Remediation Plan by DEP, the Declarant shall provide for the remediation of such hazardous materials; and implement the Sampling Protocol and all hazardous material remediation required by the Remediation Plan, if any, and desires to restrict the manner in which the Subject Property may be developed or redeveloped by having the implementation of the Sampling Protocol and Remediation Plan, if any, performed to the satisfaction of DEP, as evidenced by a writing as set forth herein, be a condition precedent to any change of use or soil disturbance for any such development or redevelopment

With the RD in place, it is anticipated that all potential hazardous materials that could adversely affect project construction workers or occupants would be adequately addressed, and therefore the proposed project does not pose the potential for significant adverse impacts related to hazardous materials.

16. Noise

Framework of Noise Analysis

The proposed zoning map amendment would introduce a residential population into an area which is currently zoned for manufacturing. The proposed residential use is not a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. Therefore this noise assessment is limited to the potential that ambient noise in the area could adversely affect occupants of the development occurring as a result of the proposed action.

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

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud. Table Noise-1 lists some noise levels for typical daily activities.

Table Noise-1 Noise Levels of Common Sources

Sound Source	SPL (dBA)
Fire alarm siren at 50 feet	120
Maximum levels at rock concerts (rear seats)	110
On platform by passing subway train	100
On sidewalk by passing heavy truck or bus	90
On sidewalk by typical highway	80
On sidewalk by passing automobiles with mufflers	70
Typical urban area	60 – 70
Typical suburban area	50 – 60
Quiet suburban area at night	40 – 50
Typical rural area at night	30 – 40
Isolated broadcast studio	20
Audiometric (hearing testing) booth	10
Threshold of hearing	0

Source: City of New York, 2001, CEQR Technical Manual.

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

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

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

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

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.
- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

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

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line"

sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is vehicular traffic, noise monitoring was conducted during peak vehicular travel periods, 8-9 a.m., 12 noon-1 p.m., and 5-6 p.m. Pursuant to CEQR Technical Manual methodology, readings were conducted for a 20-minute period during each peak hour. The monitoring was conducted on the sidewalk in front of the subject site, at the southwest corner of 16th Avenue using a Type 2 Larson Davis LxT2 Sound Level meter. The monitor was calibrated prior to each monitoring session.

Measurement Conditions

Monitoring was conducted during a typical midweek day. Traffic volumes and vehicle classification were documented during the noise monitoring.

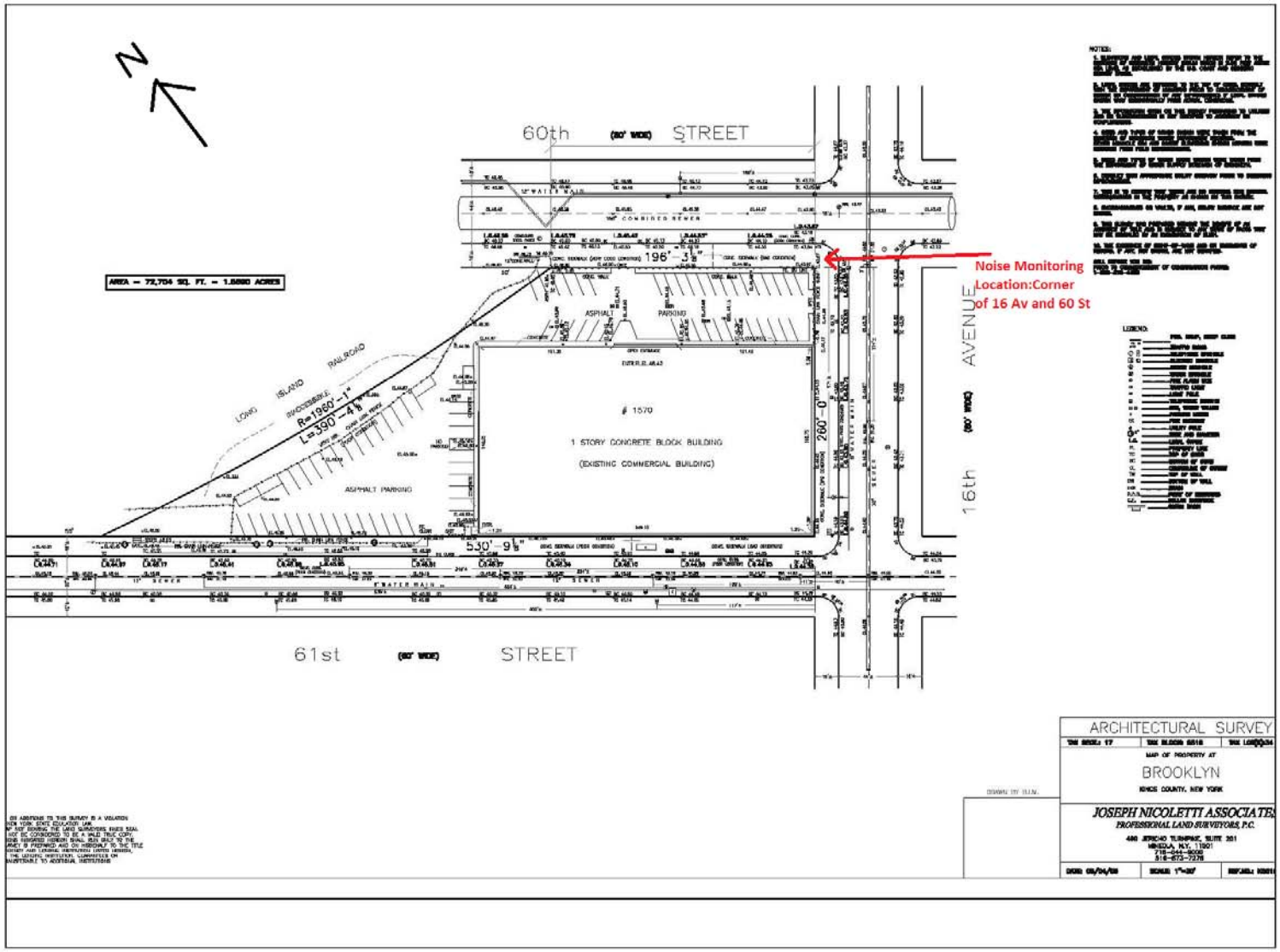
Existing Conditions

Based on the noise measurements taken at the project site, the predominant source of noise at the site is traffic along 16th Avenue and 60th Street. Train noise from the elevated subway line on New Utrecht Avenue two blocks west of the subject site is also audible at the site, but its contribution is limited. Train traffic is infrequent on the Bay Ridge line, which is used only for freight movements, and the train noise is attenuated by the below-grade location of the tracks. According to the New York & Atlantic Railway's Superintendent of Transportation, there are either one or two daily round trips, five days a week, on the Bay Ridge line.

Generally, noise levels currently at the Maple Lanes site are characteristic of a medium-density urban area. Table Noise-2 contains the results for the measurements taken at the subject site.

Table Noise-2: Noise Levels at 60th Street and 16th Avenue

	Wednesday January 26, 2011 8 – 9 a.m.	Wednesday January 26, 2011 12 – 1 p.m.	Wednesday January 26, 2011 5-6 p.m.
L_{max}	81.2 dB(A)	78.9 dB(A)	78.6 dB(A)
L_5	75.7 dB(A)	75.5 dB(A)	75.5 dB(A)
L_{10}	**73.3 dB(A)**	**74.4 dB(A)**	**72.4** dB(A)
L_{eq}	69.7 dB(A)	70.7 dB(A)	69.6 dB(A)
L_{50}	67.2 dB(A)	69.1 dB(A)	67.2 dB(A)
L_{90}	61.9 dB(A)	58.2 dB(A)	64.1 dB(A)
L_{min}	56.7 dB(A)	51.0 dB(A)	63.1 dB(A)



The general contractor shall check and verify all dimensions and report all errors and omissions to the Architects, do not scale the drawing. This drawing shall not be used for construction purposes until signed by the Consultants.

REVISIONS

no.	date	description

ISSUES

KARL FISCHER ARCHITECT
CAAD OAA RAIC AIA
REGISTERED ARCHITECT KARL FISCHER STATE OF NEW YORK
629 BROADWAY, 8TH FLOOR, NEW YORK, NY 10012
TEL: (212) 219-8333 FAX: (212) 219-8660
1430 UNION Street WEST, MONTREAL, QUE. H3G 1A6
TEL: (514) 933-4587 FAX: (514) 933-0429

ARCHITECTURAL SURVEY

TAX BLOCK: 17 TAX BLOCK: 5518 TAX LOT: 34

MAP OF PROPERTY AT

BROOKLYN

KINGS COUNTY, NEW YORK

JOSEPH NICOLETTI ASSOCIATES
PROFESSIONAL LAND SURVEYORS, P.C.
480 JERICHO TURNPIKE, SUITE 201
MINEOLA, N.Y. 11501
718-544-3000
516-873-7278

DRAWN BY: D.L.N. DATE: 09/04/08 SCALE: 1"=20' REVISED:

project title
PROPOSED RESIDENTIAL DEV.
1580 60TH STREET, BROOKLYN, NY 11204
BLOCK:5518 LOT:34

drawing title
Noise Monitoring Locations

scale	1/30"=1'-0"	project no.	05-35
date	DECEMBER 2010	revision no.	
drawn		drawing no.	A-100_A
checked			

ANY ADDITIONS TO THIS SURVEY IS A VIOLATION NEW YORK STATE EDUCATION LAW. NY 7207 BEARING THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE A VALID TRUE COPY. SOME EMBOSSED SEALS SHALL ALSO BELONG TO THE SURVEY IS PREPARED AND OR ASSIGNED TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON, THE LISTED INSTITUTION, CORPORATION OR SUBSIDIARY TO ADDITIONAL INSTITUTIONS

The primary noise source at the subject site is vehicular traffic on 60th Street and on 16th Avenue. Both streets carry one moving lane in each direction. A bus route operates on 60th Street, and a large number of school buses were noted particularly during the a.m. and midday periods. Traffic volumes and vehicle classifications during the noise monitoring sessions are presented in Table Noise-3.

Table Noise-3: Traffic Volumes and Vehicle Classifications (20-minute counts)

	8:30-8:50 AM		12:33-12:53 PM		5:57-6:57 PM	
	60th Street	16th Avenue	60th Street	16th Avenue	60th Street	16th Avenue
Car	151	69	156	56	170	90
Light truck/bus	23	19	28	7	9	8
Heavy truck/bus	19	22	9	2	15	2
Total	193	110	193	65	194	100

The CEQR Technical Manual Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L_{10} between 70 and 80 dB(A) is identified as marginally unacceptable. CEQR Technical Manual Table 19-3 identifies required attenuation levels to achieve acceptable interior noise levels. This table indicates that, for an L10 between 73 and 76, attenuation of 31 dB(A) is required.

To ensure that the required attenuation is provided for new development occurring under the proposed action, the proposed zoning map amendment would include placing an (E) Designation on affected parcels. The text of the (E) designation would read as follows:

Block 5516, Lot 34

In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 31 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level of 45 dB(A). In order 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, central air conditioning or air conditioning sleeves containing air conditioners.

14. AIR QUALITY

INTRODUCTION

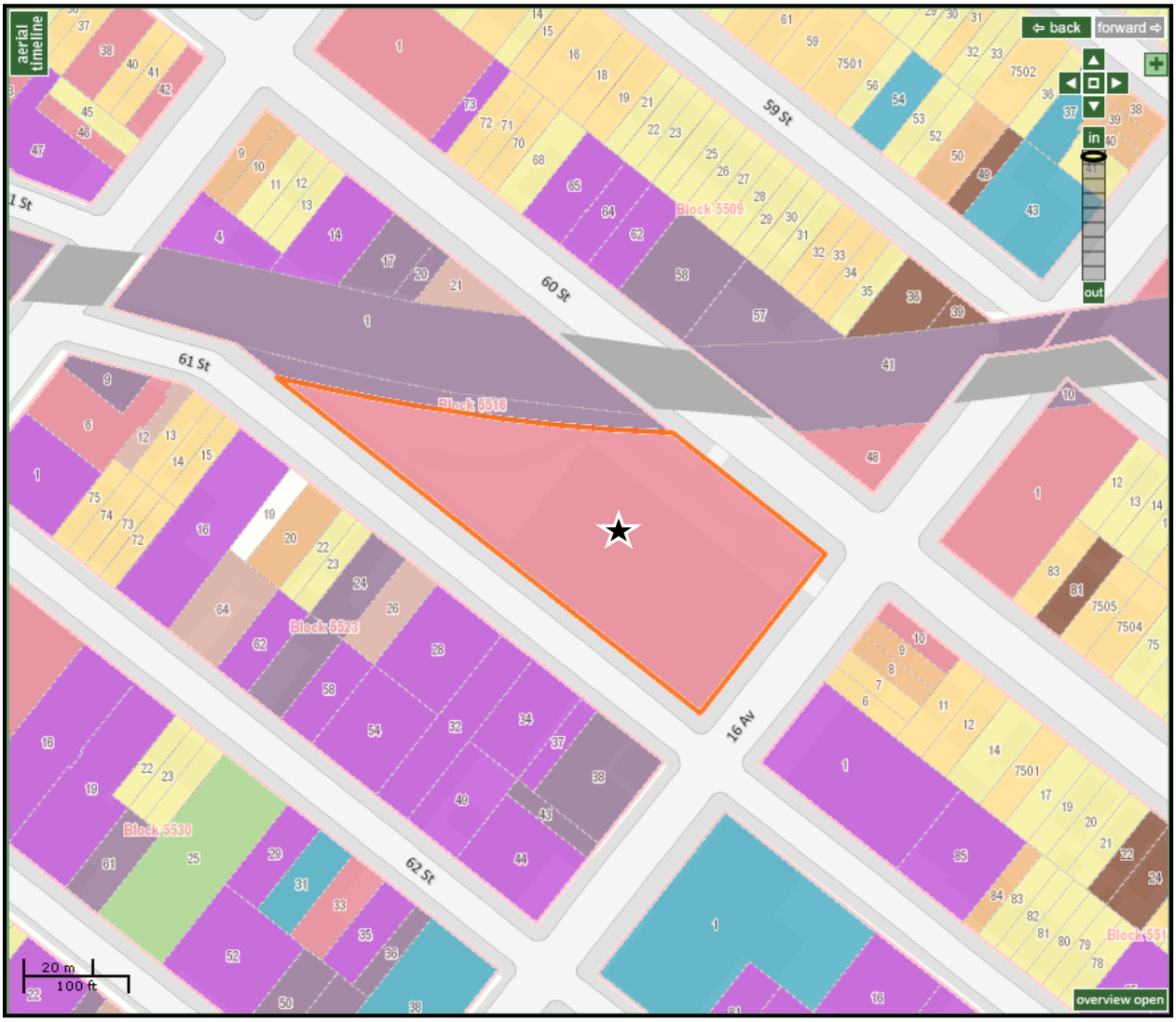
Fairmount Lanes LLC, seeks an amendment to the New York City Zoning Map (Zoning Map 22d) from M1-1 to R6A to allow for the development of a mixed-use project with housing and community facility space, referred to as "Maple Lanes Views." The property is located at 1560 60th Street, on Tax Block 5516, Lot 34, in the Borough Park section of Brooklyn. The site covers 1.7 acres and is presently improved with a one-story and cellar bowling alley. Figure 1 shows the project location.

Under the proposed R6A zoning district, the applicant intends to develop a mixed residential and community facility development consisting primarily of four-story townhouse structures, as well as a one-story synagogue occupying community facility space. A total of 112 dwelling units would be constructed with a total of 218,112 sq. ft. A 6,025-square foot synagogue would occupy an irregularly-shaped portion of the development site at the northwest corner of the site, adjacent to the LIRR tracks. However, the reasonable worst-case development scenario considered for environmental analysis assesses an entirely residential development containing 182 dwelling units, with maximum building height of 70 feet. A group parking facility with capacity of 91 spaces is assumed.

SUMMARY OF FINDINGS

A systematic search of nearby developments and institutions with the potential to create an air quality impact was conducted for the area within 1,000 feet encompassing 1560 60th Street in Brooklyn, NY. Online records searches were conducted as well to find if any additional relevant uses existed which were not uncovered during the land survey. No major sources of concern were located within 1,000 feet. Four active NYCDEP boiler permits were found. Screening tables from the NYC *CEQR Technical Manual Appendices* determined that there would be no adverse impact from these HVAC systems. Nine operations and/or processing permits issued by NYCDEP were found within 400 feet of the proposed development. However, only two of the permits were active, and one was for a facility that had vacated the building. The Industrial Source Screen was used to determine if pollutants emanating from the existing facility with an active permit would exceed the SGC or AGC threshold at the project site. The screen did not project any potential impacts. Two automotive establishments with spray-paint operations were analyzed using the Industrial Source Screen as well to see if impacts from this particular use would constitute a concern. The Industrial Source Screen found that no impacts were predicted to take place. Based on this overall analysis, no significant adverse air quality impacts to the Maple Lanes establishment are anticipated from the surrounding uses.

Figure 1
Site Location



Source: OASIS.

★ = Project Location.

STANDARDS AND GUIDELINES

National Ambient Air Quality Standards

National Ambient Air Quality Standards (NAAQS) were promulgated by The US Environmental Protection Agency (EPA) for six major pollutants, deemed criteria pollutants, because threshold criteria can be established for determining adverse effects on human health. They consist of primary standards, established to protect public health, and secondary standards, established to protect plants and animals and to prevent economic damage. The six pollutants are:

- Carbon Monoxide (CO), which is a colorless, odorless gas produced from the incomplete combustion of gasoline and other fossil fuels.
- Lead (Pb) is a heavy metal principally associated with industrial sources.
- Nitrogen dioxide (NO_2), which is formed by chemical conversion from nitric oxide (NO), which is emitted primarily by industrial furnaces, power plants, and motor vehicles.
- Ozone (O_3), a principal component of smog, is formed through a series of chemical reactions between hydrocarbons and nitrogen oxides in the presence of sunlight.
- Inhalable Particulates (PM_{10}/$PM_{2.5}$) are primarily generated by diesel fuel combustion, brake and tire wear on motor vehicles, and the disturbance of dust on roadways. The PM_{10} standard covers those particulates with diameters of 10 micrometers or less. The $PM_{2.5}$ standard covers particulates with diameters of 2.5 micrometers or less.
- Sulfur dioxides (SO_2) are heavy gases primarily associated with the combustion of sulfur-containing fuels such as coal and oil.

Table 1 shows the New York and National Ambient Air Quality Standards, as well as monitored values at the monitoring stations closest to the site.

Table 1
National and New York State Ambient Air Quality Standards

Pollutant	Averaging Period	Standard	2009 Value	Monitor
Sulfur Dioxide	12-month arithmetic mean	80 μg/m^3	16 μg/m^3	Queens College 2 / P.S. 219
	24-hour average	365 μg/m^3	79 μg/m^3	
	3-hour average	1,300 μg/m^3	139 μg/m^3	
	1-hour average[f]	75 ppb	NA	
Inhalable Particulates (PM_{10})	24-hour average	150 μg/m^3	57 μg/m^3	Queens College 2 / P.S. 219
Inhalable Particulates ($PM_{2.5}$)	3-yr average annual mean	15 μg/m^3	10.7 μg/m^3	P.S. 59 (Manhattan)
	Maximum 24-hr. 3-yr. avg.[d]	35 μg/m^3	34.4 μg/m^3	
Carbon Monoxide	8-hour average[a]	9 ppm	1.9 μg/m^3	Queens College 2
	1-hour average[a]	35 ppm	3.1 ppm	
Ozone	Maximum daily 1-hr avg.[b]	NA	0.094 ppm	Queens College 2
	Maximum daily 8-hr avg.[c]	0.075 ppm	0.074 ppm	
Nitrogen Dioxide	12-month arithmetic mean	100 μg/m^3	47 μg/m^3	Queens College 2
	1-hour average[e]	100 ppb (188 μg/m^3)	0.446 ppm	
Lead	Quarterly mean	1.5 μg/m^3	0.019 μg/m^3	J.H.S. 126 (Brooklyn)

Notes: ppm = parts per million; μg/m^3 = micrograms per cubic meter
a Not to be exceeded more than once a year.
b Applies only to areas designated non-attainment. The NYC metropolitan area is no longer subject to the 1-hour ozone requirement.
c. Three-year average of the annual fourth highest maximum 8-hour average concentration effective May 27, 2008.
d Not to be exceeded by the 98th percentile of 24-hour $PM_{2.5}$ concentrations in a year (averaged over 3 years).
Sources: New York State Department of Environmental Conservation; New York State Ambient Air Quality Development Report, 2007; New York City Department of Environmental Protection, 2010.

New York State Short-Term and Annual Guideline Concentrations

The New York State Department of Environmental Conservation (NYSDEC) has established Short-Term Guideline Concentrations (SGCs) and Annual Guideline Concentrations (AGCs) for certain toxic or carcinogenic non-criteria pollutants for which EPA has no established standards. They are maximum allowable 1-hour and annual guideline concentrations, respectively, that are considered acceptable concentrations below which there should be no adverse effects on the health of the general public.

SGCs are intended to protect the public from acute, short-term effects of pollutant exposures, and AGCs are intended to protect the public from chronic, long-term effects of the exposures. However, NYCDEP considers that, for pollutants for which the NYSDEC-established AGC is based on a health risk criteria (i.e., a one in a million cancer risk), impacts less than 10 times the AGC are not considered significant. This is because NYSDEC developed the AGCs for these pollutants by reducing the health risk criteria by a factor of 10 as an added safety measure. In determining potential impacts, therefore, NYCDEP considers concentrations within ten times the AGC to be acceptable. Pollutants with no known acute effects have no SGC criteria, but do have AGC criteria. The guidelines are updated periodically, and NYSDEC DAR-1 (October 18, 2010) contains the most recent compilation of the SGCs and AGCs guideline concentrations.

No NAAQS, SGCs, or AGCs exist for total solid particulates, or total organic solvents. Therefore, as recommended by NYCDEP, all solid particulates are assumed to be PM_{10}. For total organic solvents, the SGCs and AGCs for specific compounds should be used in an analysis.

NYC *De Minimis* Criteria

For carbon monoxide from mobile sources, the New York City's *de minimis* criteria are used to determine the significance of the incremental increases in CO concentrations that would result from a proposed action. These set the minimum change in an 8-hour average carbon monoxide concentration that would constitute a significant environmental impact. According to these criteria, significant impacts are defined as follows:

- An increase of 0.5 parts per million (ppm) or more in the maximum 8-hour average carbon monoxide concentration at a location where the predicted No Action 8-hour concentration is equal to or above 8 ppm.
- An increase of more than half the difference between the baseline (i.e., No Action) concentrations and the 8-hour standard, where No Action concentrations are below 8 ppm.

For $PM_{2.5}$ analyses at the microscale level, the City's *de minimis* criteria for developing significance are:

- 2.0 $\mu g/m^3$ for the 24-hour period, and
- 0.3 $\mu g/m^3$ for the annual period.

No *de minimis* values have been assigned to PM_{10}.

Background Concentrations

For SO_2, and NO_x, and PM_{10}, the background values provided by NYCDEP's May 21, 2010 memo as shown below would be used. The closest monitor to the project site is the one at Queens College 2 / Public School 219.

- 139 $\mu g/m^3$ for the 3-hour SO_2 average,
- 79 $\mu g/m^3$ for the 24-hour SO_2 average,
- 16 $\mu g/m^3$ for the annual SO_2 average,
- 47 $\mu g/m^3$ for the annual NO_2 average, and
- 57 $\mu g/m^3$ for the 24-hour PM_{10} average.

- As a conservative approach for CO, the highest value from the past 5 years of monitored values was used as the background value. Based on the Queens College station, the CO background would be 3.4 ppm for the 1-hour average and 2.8 ppm for the 8-hour average as shown in Table 2.

Table 2
Monitored CO Concentrations (ppm)

Monitor	Year	1-Hour Value	8-Hour Value
Queens College, Queens	2005	3.1	2.1
	2006	2.5	1.8
	2007	**3.4**	**2.8**
	2008	2.3	1.7
	2009	3.1	1.9

Note: Numbers in bold type are the highest in their category.
Source: New York State Department of Environmental Conservation

FACILITIES WITH PERMITS

Search for Permits

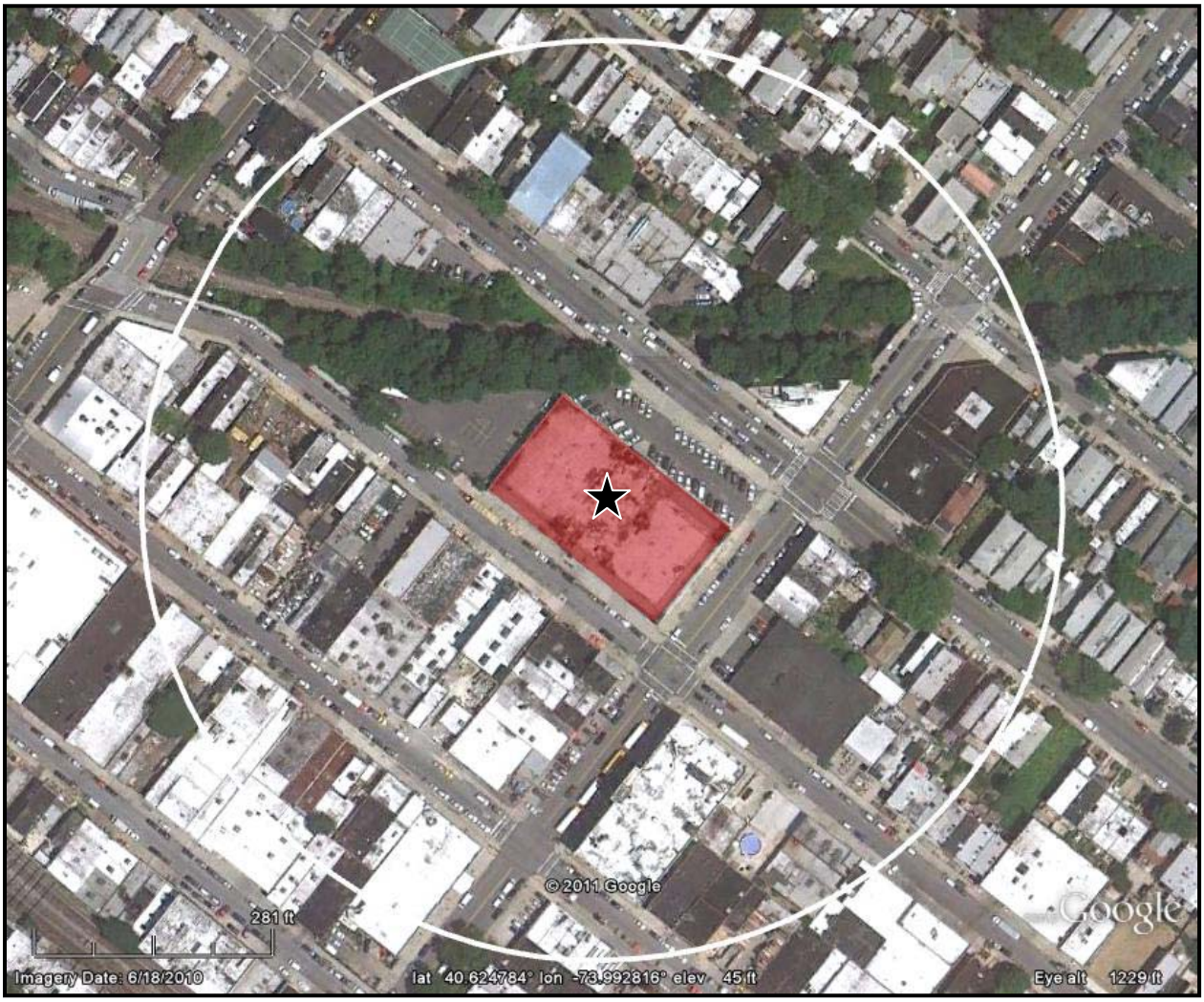
According to the NYC *CEQR Technical Manual*, facilities with the potential to cause adverse air quality impacts are those that would require permitting under city, state and federal regulations. The Manual lists the following types of uses that would be a source of concern for the proposed development:

- large emission source (e.g., solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants) within 1,000 feet,
- a medical, chemical, or research laboratory nearby,
- a manufacturing or processing facility within 400 feet, and
- an odor-producing facility within 1,000 feet.

An online look-up of data provided by the NYC Department of Buildings (DOB), telephone directory listings, internet websites, and a search for NYSDEC permits were executed to identify if any of the facilities listed above exist near the project site. Figure 2 and Figure 3 show the area within 400 feet and 1,000 feet of the proposed site respectively. No major sources of air emissions were identified within 1,000 feet of the site. Two boiler permits found on the NYCDOB website were added to those from NYCDEP, as discussed below.

A request for NYCDEP manufacturing and processing permits was made for all establishments on blocks and lots within 400 feet of the proposed action that were zoned industrial and/or manufacturing and that had visible names indicative of conducting manufacturing operations. These locations were found through City agency website, on-line directories, and other sources. NYCDEP returned 13 permits in all. Four of the permits were issued for boilers. Nine operations or manufacturing permits were found in NYCDEP's current database.

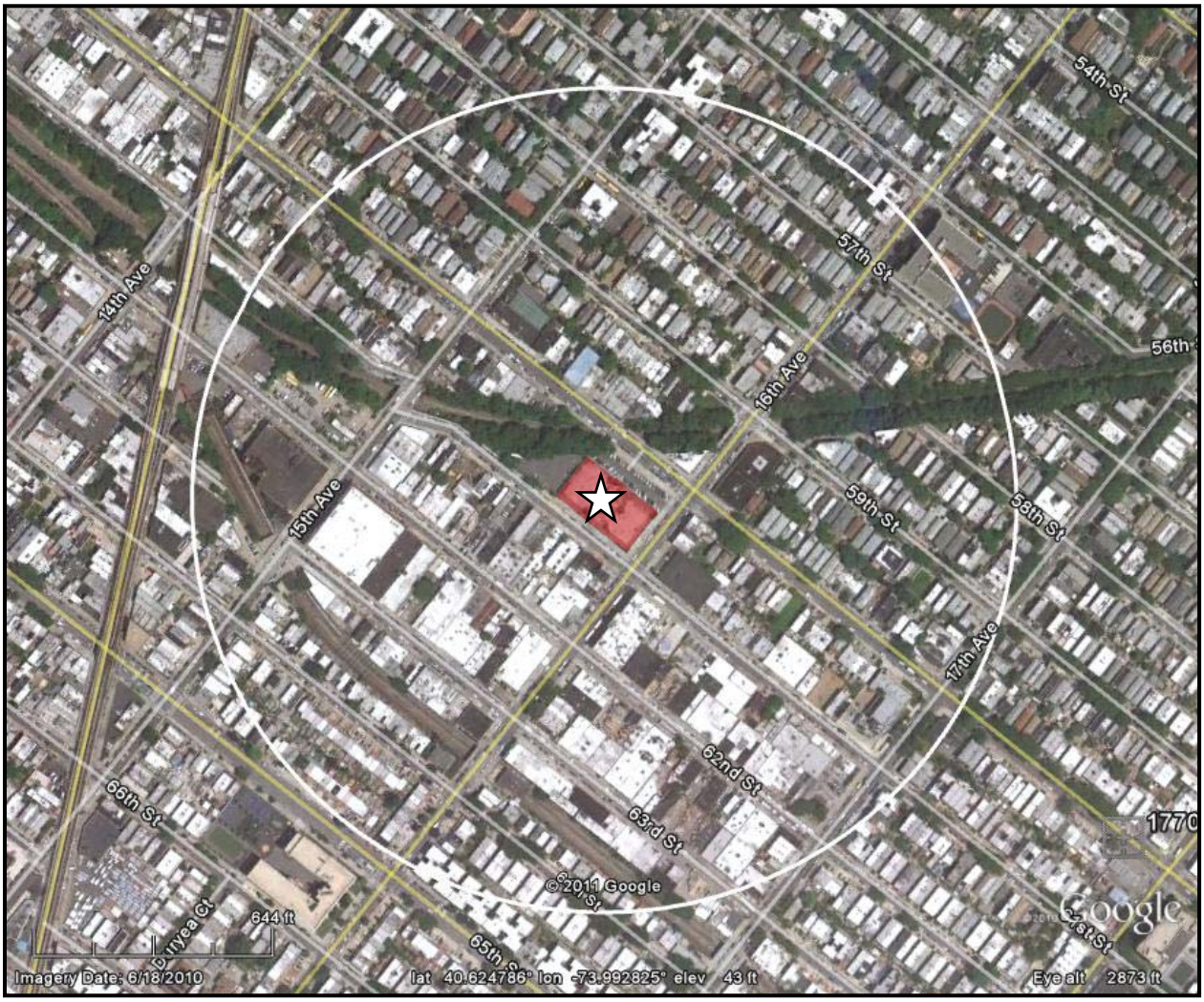
Figure 2
Area within 400 Feet of the Proposed Site



Source: Google Earth.

★ = *Site Location.*

Figure 3
Area within 1,000 Feet of the Proposed Site



Source: Google.

☆ = *Site location.*

HVAC ANALYSIS

Potential Impacts from Surrounding Community

Table 3 lists the establishments with active registrations or Certificates to Operate for boilers within a 400-foot radius of the proposed development. A preliminary HVAC screening analysis was carried out using Figures 17-4, and 17-6 for fuel oil #2, and fuel oil #4 for non-residential uses from the NYC *CEQR Technical Manual Appendices* for all sites listed in Table 3 based upon their heating fuel type. These figures display SO_2 concentration threshold curves from boilers using fuel oil. Based on the screening results shown in Table 3, the two sites carrying boiler permits screen out from adversely impacting the project site. No further analysis is recommended concerning surrounding HVAC uses.

Table 3
Active NYCDEP Boiler Permits within 400 Foot Radius

Location	Block	Lot	Sq. Ft	Registration No.	No. of Stories	Stack Height (ft.)	Fuel Type	Stack distance to subject site (ft)	Screens out?
1514 60th Street	5516	14	5,862	CA154898Y	1	28	#2 Oil	295	Yes
1535 63rd Street	5530	29	4,000	CA267890K CA267790N CA024699X	1	16	N/A*	320	Yes

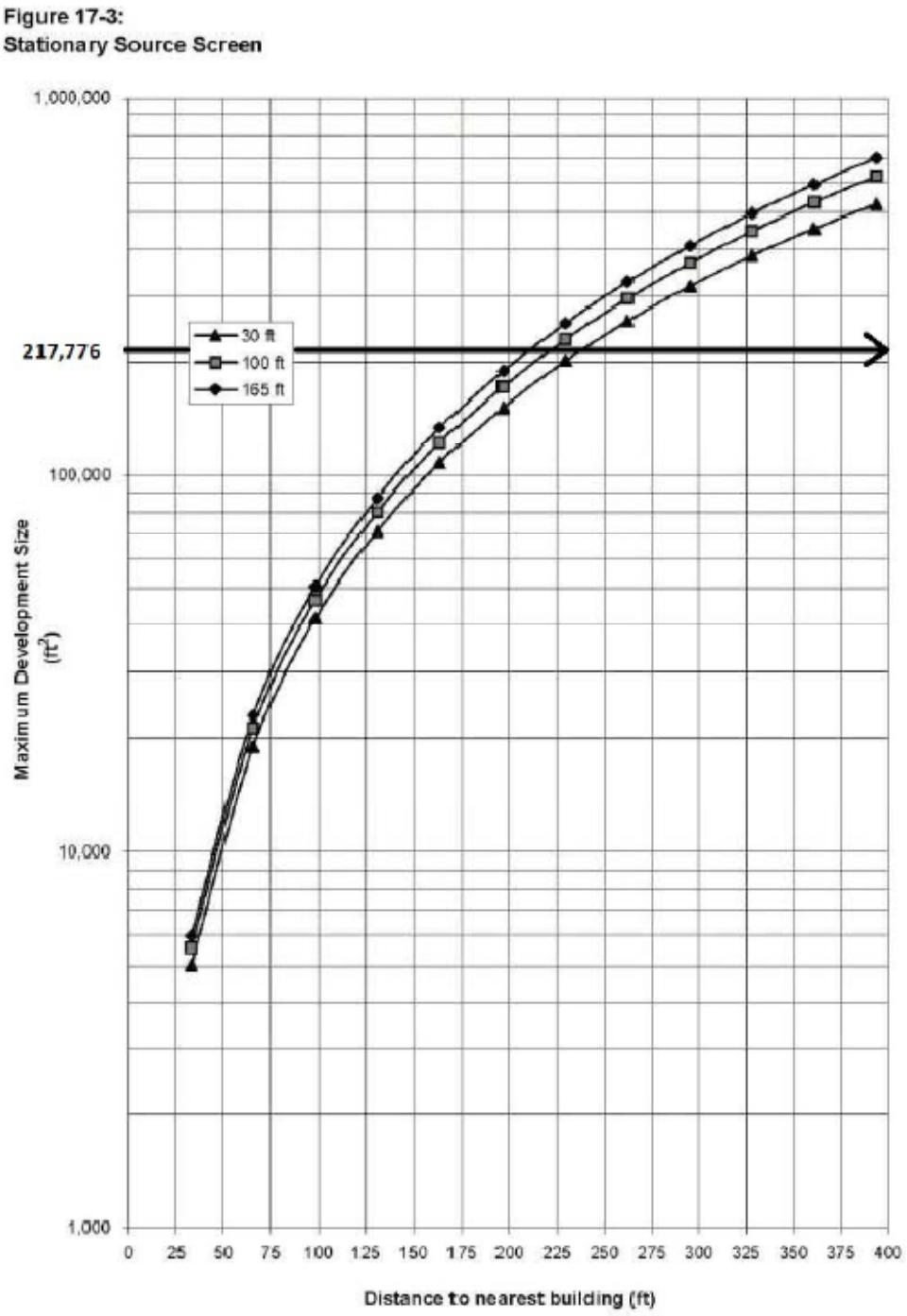
**Fuel Type No. 4 used as worse case since no information was available.*
Source: NYC Dept. of Buildings, NYCDEP, Sandstone Environmental Associates.

Potential Impacts from Proposed Action

Analyses of boiler emissions were based on the Reasonable Worst Case Development (RWCD) scenario, which would be a single building with 217,776 sq. ft. of residential uses as shown on architectural drawing A-100 in the subsection on Analysis Framework. The building would be 70 feet high with four bulkheads for stairs and elevators that would extend at least 10 feet higher than the residential rooftops. Only one boiler system is proposed for the single building. It would exhaust through a centrally-located stack three feet above the 70-foot rooftop. The resulting height of 70 feet is higher than the residential units within the proposed building and higher than any other buildings within 325 feet of the project site. New residential construction in New York City is required to use natural gas for HVAC. Based on the height of the RWCD structure, its distance to the nearest building of similar or greater height, and the use of natural gas, the proposed action would screen out, as shown in Figure 4. Figure 4 assumes that the boiler is located at the lot boundary. Based on this figure, no significant adverse impacts are anticipated.

Figure 4

MAPLE LANES VIEWS: HVAC SCREEN



AIR TOXICS

A field survey was carried out to identify manufacturing uses that have the potential to impact the projected site. This includes sources with potential non-criteria emissions that may not have or may require necessary air permits. Criteria for identifying such operations during the field survey included:

- industrial buildings with stacks, vents, or observed emissions;
- establishments with names indicative of operations that could require permitting; and
- establishments with the potential to cause unpleasant odors.

No medical, chemical, or research laboratories were identified within 400 feet of the proposed rezoning boundaries.

Table 4 shows the sites documented in the field survey that are classified as industrial land uses or may otherwise be required to file air quality permits.

Table 4
Sites of Concern Identified during Land Survey

Block	Lot(s)	Dept. of Finance Code	Address	Observed Land Use
5509	62	E3	1541 60th St.	Heels on Wheels, Health Care Apparel Company
5509	**64**	**F5**	**1533 60th St.**	**Fashion Manufacturing Company**
5509	65	F5	1529 60th St.	Fashion Manufacturing Company
5509	73	E3	1519 60th St.	Unknown- closed
5516	4	E9	6013 15th Ave.	Unknown- closed (for sale sign)
5516	14	F5	1514 60th St.	Lion HVAC Supplies Inc.
5517	1	E3	6015 16th Ave.	Bruce Supply Corporation
5517	85	F9	1621 61st St.	Benny Lacca & Sons Inc. - Marble and Granite
5523	**1**	**E3**	**6115 15th Ave.**	**Polones Construction Corporation**
5523	16	F5	1526 61st St.	Able Welding Co.- Industrial/parking lot
5523	28	E1	1554 61st St.	Unknown
5523	32	E4	1566 61st St.	Woodbury Automotive Warehouse Enterprises Inc.
5523	34	E3	1572 61st St.	Tiv Tov Flooring Warehouse
5523	37	F9	1580 61st St.	Previously Nieman Window Decorators- now closed?
5523	44	F5	6116 16th Ave.	Custom Auto Salon
5523	49	F9	1565 62nd St.	Either previously LJ Campanella and Son (now construction site) or unknown building
5523	54	F9	1559 62nd St.	Commercial Bros. Hand Rolled Brick Oven Bread
5523	58	E3	1545 62nd St.	H + B Auto Center Inc.
5523	62	E9	1537 62nd St.	Unknown
5524	16	F4	1624 61st St.	Citi Cooling Enterprises
5524	20	F5	1632 61st St.	Unknown- might be part of Citi Cooling Enterprises or Falcone's Cookie Land Ltd.
5524	61	E3	1637 62nd St.	Unknown
5524	**72**	**E9**	**1635 62nd St.**	**Unknown- might be part of Luisi (a stone and brick business)**
5524	77	E9	1623 62nd St.	Brick Work Pavers Stucco
5524	81	E3	1615 62nd St.	Unknown- closed? (for rent sign)
5530	**16**	**F4**	**1529 62nd St.**	**Able Welding Co.**
5530	19	W4	1536 62nd St.	TGI Furniture Factory Outlet
5530	29	F4	1556 62nd St.	Unknown- woodworking?
5530	35	F9	1568 62nd St.	Elite Concrete Co.
5720	47	E3	6018 15th Ave.	Kerekes Bakery + Restaurant Supplies
5734	43, 45	E9, F1	1456-1462 62nd St.	Didi Carlino, Inc., Lee Spring Co., Inc.

E1 – Fireproof warehouse, E3 – Semi-fireproof warehouse, Misc. warehouse, E4 – Metal frame warehouse, F1 – Heavy Manuf. Factory, F4 – Ind. semi-fireproof factory, F5 – Light Manuf. Factory, F9 – Ind.Misc. Factory, W4 – Training School
Locations in bold were found to have DEP Operations/Manufacturing Permits
Source: Equity Environmental Engineering, Sandstone Environmental Associates

Operations Permits

As referenced above in the previous section, four sites had NYCDEP certificates permitting operations for processing equipment. In total, nine certificates exist for the four sites. They are presented in further detail in Table 5. The descriptions of the commercial uses under the target address are provided below:

Table 5
Active NYCDEP Permits within 400-foot Radius of Site

Location	Block	Lot	Permit No.	Name on Permit	Comments
1533 60th Street	5509	64	PA018091M	Amberon Corp.	Canceled
			PA017991N		Canceled
6115 15th Avenue	5523	1	PA055293N	Alfax Auto Collision	Canceled
1635 62nd Street	5524	72	PA051295Z	Decorative Concepts, Inc.	Canceled
			PA051395X		Unknown
			PA051495N		Canceled
			PA051595K		Canceled
1529 62nd Street	5530	16	PA069672K	Paramount Wire Co, Inc.	"Active" (expired 6/10/1997)
			PA069872P		Canceled

Source: NYC Department of Environmental Protection: Bureau of Environmental Compliance.

Amberon Corp. (Block 5509, Lot 64). According to online records, this business operates in electroplating, plating, polishing, anodizing, and coloring of metallic materials. The permit, PA018091M and PA017991N, are both for the processing of industrial diamond powder using a laboratory hood. Both permits have expired in 1994 and are canceled. No further action or analysis is necessary.

Alfax Auto Collision (Block 5523, Lot 1). At this location, there is no visible indication of auto service uses or spray painting taking place. The permit, PA055293N is for paint arrestor filters, presumably for auto spray-painting. The permit is canceled and expired in 1997. The land survey identified another company, Polones Construction Corp., working out of the warehouse. Phone calls to the number listed to Alfax Auto Collision were either unanswered or came up as disconnected. Based on this information, the site does not engage in auto painting, and further action or analysis is necessary.

Decorative Concepts, Inc. (Block 5524, Lot 72). This company works in designing and distributing home décor products such as indoor and outdoor displays, table top accessories, decorative flags, and other similar items. The permits, PA051295Z, PA051395X, PA051495N, and PA051595K, grant the installation of one spray-paint booth. Online small business directories have indicated that the current address of the company is 7501 Avenue W in the Bergen Beach neighborhood of Brooklyn. However, because one of the permits was authorized recently and has a status listing of "Unknown" (PA051395X), further analysis is required.

Paramount Wire Co., Inc. (Block 5530, Lot 16). The address on the two permits is 1523 63rd Street in Brooklyn, NY (a.k.a. 1529 62nd Street). However, a recent site visit indicates that this address is actually the location of Able Welding Company. This business specializes in heavy machinery repair, spot welding, and the selling of automobile and van accessories. The permits, PA06972K and PA069872P, only describe Paramount Wire Co., Inc. as the owners on site. Although the current establishment is a different use, the permits were still analyzed as if they belonged to Able Welding Company as a conservative measure. Permit PA06972K, which acknowledges and authorizes the use of tanks for wire cleaning, is shown to have expired on 06/10/1997. The second permit, PA069872P, which authorizes the use of a nine-inch exhaust system for a paint bake oven, is cancelled and had expired on 11/02/1989. The

obsolete uses tied to both expired permits in addition to the apparent change of use of the site preclude further analysis of these permits. No additional screening is required.

Industrial Source Screen

The NYC *CEQR Technical Manual* provides a table showing pollutant concentrations ($\mu g/m^3$), at various distances, resulting from a source emitting 1 gram/second of a generic pollutant. It assumes that all inputs represent worst-case conditions for stack temperature, exhaust velocity, and other variables. Both the receptor height and stack height are assumed to be 20 feet high. Table 6 shows the generic table provided in the NYC *CEQR Technical Manual.*

Table 6
Generic Pollutant Concentrations

Generic Pollutant Concentrations (1 g/s emission rate)				
Distance from Source (ft)	Averaging Periods ($\mu g/m^3$)			
	1-Hour	8-Hours	24-Hours	Annual
30	126,370	64,035	38,289	6,160
65	27,787	15,197	8,841	1,368
100	12,051	7,037	4,011	598
130	7,345	4,469	2,511	367
165	4,702	2,967	1,643	236
200	3,335	2,153	1,174	167
230	2,657	1,720	924	131
265	**2,175**	**1,377**	**727**	**103**
300	1,891	1,142	594	84
330	1,703	991	509	73
365	1,528	857	434	62
400	1,388	755	377	54

Source: NYC CEQR Technical Manual (2012).

Table 7 shows the cumulative results for the contaminants emitted at 1635 62nd Street registered under permit PA051395X using the Industrial Source Screen. The concentrations for all pollutants are below the SGC and AGC values that would constitute an impact. Thus, no significant adverse impacts are anticipated from activities at 1635 62nd Street.

Table 7: Combined Pollutant Concentrations at 1570 60th Street (Maple Lanes)

Pollutants		Decorative Concepts, Inc.		NYSDEC Guideline Criteria	
Chemical Name	CAS #	1 Hr conc. at 310 ft. ($\mu g/m^3$)	Annual conc. at 310 ft. ($\mu g/m^3$)	SGC ($\mu g/m^3$)	AGC ($\mu g/m^3$)
Particulates	NY075-00-0	4.3	0.04	380.0	45.0
Toluene	00108-88-3	238.5	0.5	37,000.0	5,000.0
Dioctyl Phthalate	00117-81-7	23.8	0.05	N/A	0.5
Dimethyl Ketone (Acetone)	00067-64-1	69.2	0.1	180,000.0	30,000.0

Source: Sandstone Environmental Associates, Inc.

Auto Spray-Painting Emissions

In addition to the field survey, phone calls to each auto facility listed in Table 4 were made to confirm if spray painting activities took place. A representative working at Custom Auto Salon (6116 16th Avenue) confirmed that auto body painting occurred at that establishment. An employee answering the phone at H+B Auto Center, Inc. (1545 62nd Street) also indicated painting operations took place at their location. As stated in the previous section, calls to Alfax Auto Collision (6115 15th Avenue), went unanswered.

Based on the research, Custom Auto Salon and H+B Auto Center need further analysis to determine if an adverse impact exists at the subject site. Since NYCDEP does not have operations permits for these facilities, the analysis was based on information from a similar auto painting facility with an NYCDEP permit. Spray painting was assumed to take place 8 hours per day, 250 days per year, for a total of 2,000 hours per year. Pounds per hour data for each pollutant are listed on the representative permit used for the analysis. Forty-five individual pollutants for which emissions stemming from painting operations can occur were analyzed. The exhaust stack is presumed to be on the rooftop positioned nearest to the proposed development. Using satellite imagery, the distance between the project site and Custom Auto Salon is approximately 195 feet, while the distance from the project site to H+B Auto Center is 175 feet. The building for Custom Auto Salon is 14 feet high, and using a default stack clearance of three feet, the overall stack height above ground is 17 feet. The building for H+B Auto Center is 13 feet high, and with a default stack clearance of three feet, the stack height above ground is 16 feet. Worst-case hourly and annual pollutant emissions were converted to emission rates in grams/second. Using these parameters, the Industrial Source Screen was carried out. Table 8 shows the results. No combined pollutant concentration from both auto locations on the Maple Lanes establishment exceeds either the SGCs or the AGCs. Therefore, no further analysis is warranted.

GARAGE ANALYSIS

The RWCD would include a garage on the cellar level with 91 spaces. It would have a length of 282 sq. ft. and a width of 60 sq. ft. for a total size of 16,920 sq. ft. The ramp into the garage was assumed to be 100 feet long. Autos would enter the garage from 60th Street and exit on 61st Street. The vent for the garage would be centrally located in the courtyard. Since the courtyard is 60 feet wide, the vent would be 30 feet from the nearest window. To ensure that no impacts would occur to passive recreation uses in the courtyard (i.e., people walking or sitting), the vent would be at least 12 feet high. Although the garage would be open 24 hours per day, the peak period of use would be during the Midday peak as shown below. Fifty-three vehicles would enter and 53 would exit.

Table 8
Peak Period Garage Use

	In	**Out**
AM	12	26
MD	53	53
PM	42	36
From Traffic study Tables 2.15.1 and 2.15.2		

The garage was analyzed according to the guidelines in the 2012 *CEQR Technical Manual Appendices*. Background concentrations for CO were based on the highest 1-hour and 8-hour concentrations observed during the past 5 years as shown in Table 2. Emission factors were obtained from MOBILE6.2 for Kings County for a temperature of 45° F. Composite emission factors were calculated based on a typical vehicular mix of 76% autos and 24% SUVs. Since the vent would be located within the courtyard, no line source component of CO was included in the analysis. Calculations for the garage CO concentrations

were calculated using the spreadsheet provided on the website for the *CEQR Technical Manual.* Two scenarios were prepared: one for the nearest window (12 feet high and 30 feet from the vent), and one for a receptor six feet high and six feet from the vent. Table 9 shows the results.

Table 9
CO Concentrations, Maple Lanes Garage

	Nearest Window		**Nearest Pedestrian**	
Distance to Garage	30 ft.		6 ft.	
Averaging Period	1-Hour	8-Hour	1-Hour	8-Hour
Garage CO result	1.5 ppm	1.0 ppm	1.0 ppm	0.7 ppm
Background Value	3.4 ppm	2.8 ppm	3.4 ppm	2.8 ppm
Total Concentration	4.9 ppm	3.8 ppm	4.4 ppm	3.5 ppm
NAAQS, CO	35 ppm	9 ppm	35 ppm	9 ppm
Impact	No		No	

Source: Sandstone Environmental Associates, Inc.

CONCLUSIONS

The preceding analyses were carried out to identify potential air quality impacts associated with the proposed action at 1560 60th Street in Brooklyn, NY. Based on the analyses no significant adverse air quality impacts are projected.

Table 8: Combined Concentrations from Nearby Auto Spray-Paint Operations at Project Site

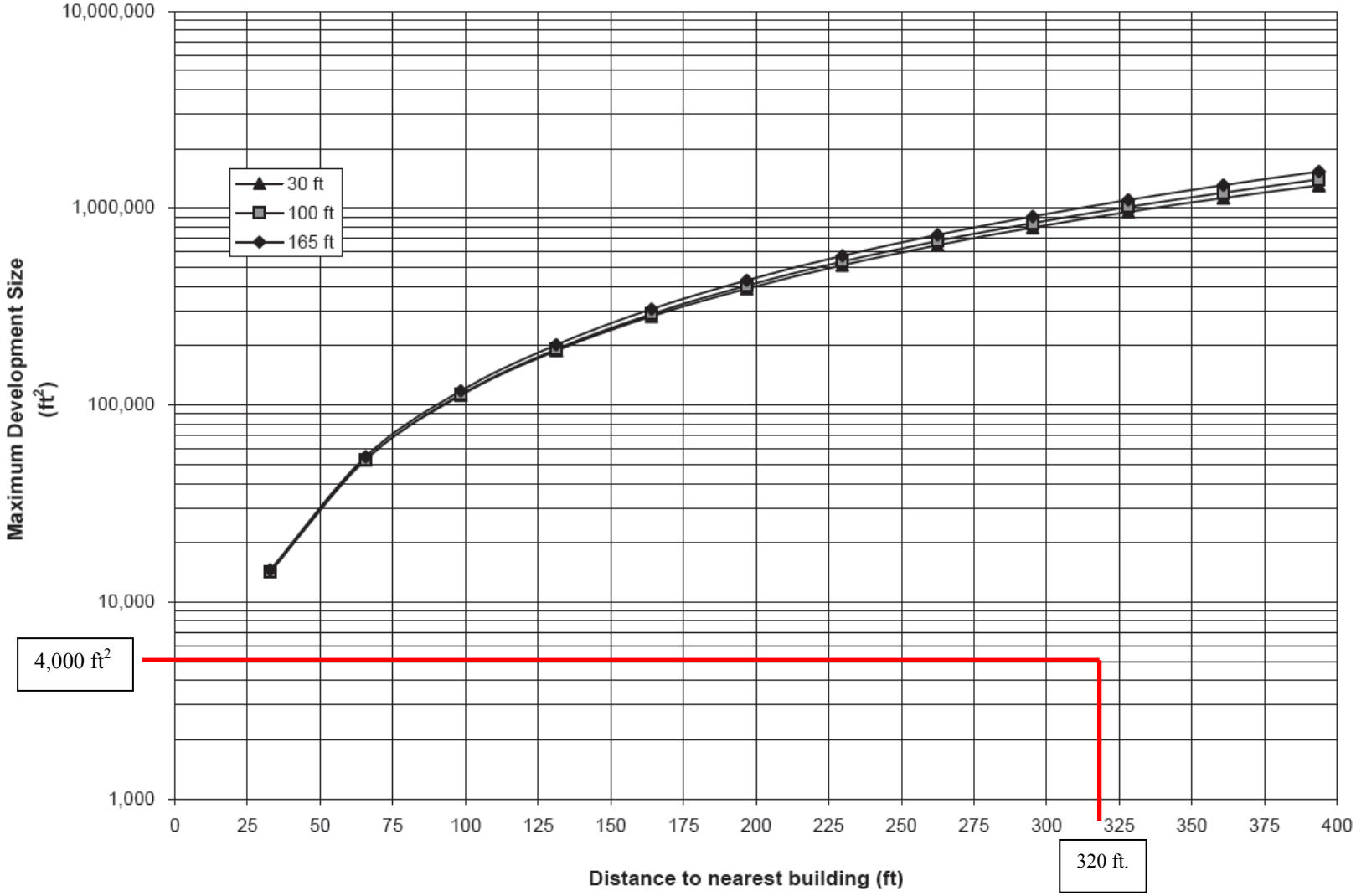
No.	Pollutants	CAS	Hourly Emission Rate		Annual Emission Rate		Total Concentrations		NYSDEC Guidelines	
			lbs/hr	g/s (8 hrs)	lbs/yr	g/s	1-Hour ($\mu g/m^3$)	Annual ($\mu g/m^3$)	SGC ($\mu g/m^3$)	AGC ($\mu g/m^3$)
1	Propylene glycol	00057-55-6	0.007	0.000882	13.0	0.000187	8.6	0.1	22,000.00	2,000.00
2	Isopropyl alcohol	00067-63-0	0.065	0.00819	129.4	0.001861	79.7	0.7	98,000.00	7,000.00
3	Acetone	00067-64-1	0.017	0.002142	34.3	0.000493	20.8	0.2	180,000.00	28,000.00
4	Nbutyl alcohol	00071-36-3	0.056	0.007056	51	0.000734	68.7	0.3	N/A	1,500.00
5	Propylenenimine	00075-55-8	0	0	0.3	0.000004	0.0	0.0	N/A	11.00
6	Isobutyl alcohol	00078-83-1	0.015	0.00189	30.7	0.000442	18.4	0.2	N/A	360.00
7	1,2,4-trimethyl benzene	00095-63-6	0.024	0.003024	47.8	0.000688	29.4	0.3	N/A	290.00
8	Ethyl benzene	00100-41-4	0.022	0.002772	43.7	0.000629	27.0	0.2	54,000.00	1,000.00
9	2 ethylhexyl acrylate	00103-11-7	0.001	0.000126	2.6	0.000037	1.2	0.0	N/A	17.00
10	Prop. Glycol Mone Et	00107-98-2	0.037	0.004662	73.5	0.001057	45.4	0.4	55,000.00	2,000.00
11	N,n-dimethyl ethanol	00108-01-0	0	0	0.8	0.000012	0.0	0.0	N/A	26.00
12	Metjhyl isobutyl ketone	00108-10-1	0.026	0.003276	51.0	0.000734	31.9	0.3	31,000.0	3,000.00
13	1-methoxy-2-roly	00108-65-6	0.040	0.00504	80.5	0.001158	49.0	0.4	55,000.00	2,000.00
14	1,3,4 rimethyl benzene	00108-67-8	0.008	0.001008	16	0.000230	9.8	0.1	N/A	290.00
15	Methylcyclohexane	00108-87-2	0.002	0.000252	3.6	0.000052	2.5	0.0	N/A	3,800.00
16	Toluene	00108-88-3	0.262	0.033012	523.4	0.007528	321.2	2.9	37,000.00	5,000.00
17	Iso butyl acetate	00110-19-0	0.030	0.00378	60.4	0.000869	36.8	0.3	N/A	17,000.00
18	Glycol ether	00111-46-6	0.006	0.000756	12.8	0.000184	7.4	0.1	440.00	240.00
19	Butoxy ethanol	00111-76-2	0.016	0.002016	32.5	0.000467	19.6	0.2	14,000.00	13,000.00
20	2-butoxyethyl acetate	00112-07-2	0.017	0.002142	34.3	0.000493	20.8	0.2	N/A	310.00
21	N-butyl acetate	00123-86-4	0.087	0.010962	174.5	0.002510	106.7	1.0	95,000.00	17,000.00
22	Ethyl acetate	00141-78-6	0.006	0.000756	12.8	0.000184	7.4	0.1	N/A	3,400.00
23	Ethyl acetate	00141-78-6	0.006	0.000756	12.8	0.000184	7.4	0.1	N/A	3,400.00
24	N-heptane	00142+82-5	0.002	0.000252	3.6	0.000052	2.5	0.0	21,000,000	3,900
25	Xylenes	01330-20-7	0.096	0.012096	192.2	0.002765	117.7	1.1	4,300.00	100.00
26	Carbon black	01333-86-4	0.001	0.000126	1.4	0.000020	1.2	0.0	N/A	8.30
27	Ethylene glycol mono	02807-30-9	0.033	0.004158	65.4	0.000941	40.5	0.4	430.00	230.00
28	Aluminum flake	07429-90-5	0.003	0.000378	4.99	0.000072	3.7	0.0	N/A	4.80
29	Graphite	07782-42-5	0.001	0.000126	2.55	0.000037	1.2	0.0	N/A	4.80
30	V M & P Naptha	08032-32-4	0.006	0.000756	12.8	0.000184	7.4	0.1	N/A	33,000.00
31	V M & P naptha	08032-32-4	0.042	0.005292	84.4	0.001214	51.5	0.5	N/A	3,800.00
32	Stoddard solvent	08052-41-3	0.003	0.000378	6.5	0.000093	3.7	0.0	N/A	3,100.00
33	Aliphatic hydrocarbons	08052-41-3	0.013	0.001638	25	0.000360	15.9	0.1	N/A	3,100.00
34	Mica	12001-26-2	0.001	0.000126	2.44	0.000035	1.2	0.0	N/A	7.00
35	titanium dioxide	13463-67-7	0.004	0.000504	8.14	0.000117	4.9	0.0	N/A	24.00
36	Microcrystalline silica	14808-60-7	0.002	0.000252	3.63	0.000052	2.5	0.0	N/A	0.06
37	Ester alcohol	25265-77-4	0.008	0.001008	16.3	0.000234	9.8	0.1	N/A	NA
38	Polyfunctional azirid	64265-57-2	0.133	0.016758	266.8	0.003838	163.1	1.5	N/A	NA
39	Petroleum distillates	64741-65-7	0.006	0.000756	12.8	0.000184	7.4	0.1	N/A	NA
40	Naptha	64742-95-6	0.013	0.001638	25.5	0.000367	15.9	0.1	N/A	3,800.0
41	Aromatic petroleum distillates	64742-95-6	0.023	0.002898	45.6	0.000656	28.2	0.3	N/A	3,800.00
42	Aromatic naptha	64742-95-6	0.006	0.000756	12.8	0.000184	7.4	0.1	N/A	3,800.00
43	Aromatic solvent	64742-95-8	0.035	0.00441	70.9	0.001020	42.9	0.4	N/A	NA
44	Oxy-heptyl acetate	90438-79-2	0.013	0.001638	26	0.000374	15.9	0.1	N/A	NA
45	Prop. nickel comp.	Not established	0	0	0.13	0.000002	0.0	0.0	N/A	NA

Source: Sandstone Environmental Associates

1535 63rd Street, Bklyn NY Screen
Screen on Maple Lanes
Bldg. GSF: 4,000 sq. ft.
Stack Height: 16 ft.
Stack Distance to Maple Lanes: 320 ft.

1535 63rd Street – Maple Lanes
HVAC Screen Analysis

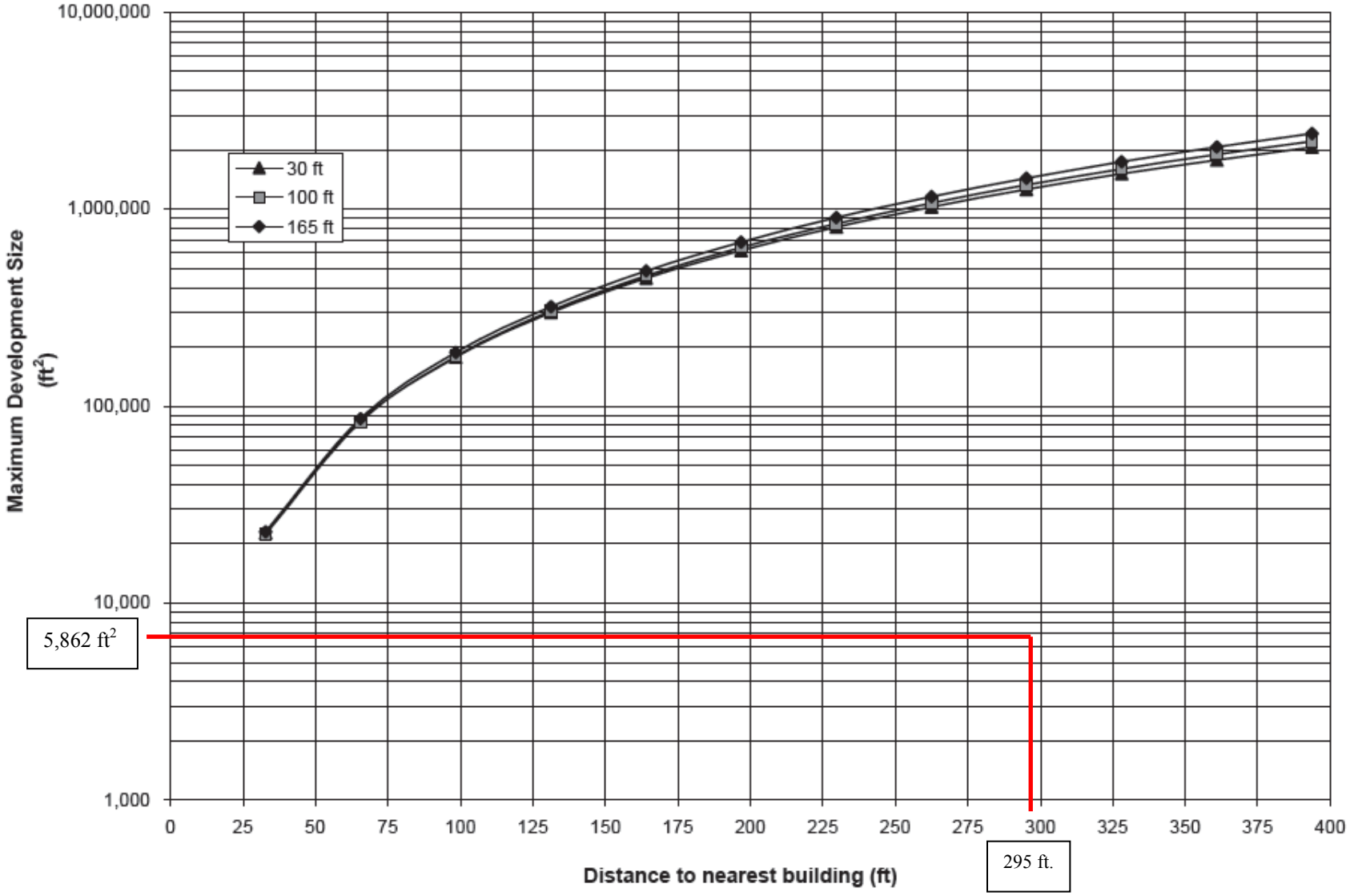
FIG App 17-4
SO_2 BOILER SCREEN
COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT - FUEL OIL #4



1514 60th Street, Bklyn NY Screen
Screen on Maple Lanes
Bldg. GSF: 5,862 sq. ft.
Stack Height: 28 ft.
Stack Distance to Maple Lanes: 295 ft.

1570 60th Street – Maple Lanes
HVAC Screen Analysis

FIG App 17-6
SO_2 BOILER SCREEN
COMMERCIAL AND OTHER NON-RESIDENTIAL DEVELOPMENT - FUEL OIL #2



18. Neighborhood Character

Neighborhood character is composed of land use, urban design, visual resources, historic resources, socioeconomics, traffic, and noise, all of which give a neighborhood its personality. CEQR considers how the elements of neighborhood character combine to create the context and feel of a neighborhood and how an action would affect that context. Thus, to determine an action's effects on neighborhood character, these contributing elements are considered together. The CEQR Technical Manual provides guidelines concerning the following preliminary thresholds that can be used to determine whether preliminary assessment of neighborhood character is needed:

- **Land use.** Conflict with surrounding uses, land use policy, or other public plans; change land use character; or result in a significant land use impact, as determined in previous analyses;

- **Urban design.** Result in substantially different building bulk, form, size, scale, or arrangement; block form, street pattern, or street hierarchy; change streetscape elements, such as streetwall, landscaping, curbcuts, loading docks, and pedestrian activity and circulation; change natural features; or result in a significant urban design impact, as determined in previous analyses;

- **Visual resources.** Result in substantial direct changes to a visual feature, such as unique and important public view corridors and vistas or to public visual access to such a feature;

- **Historic resources.** Result in substantial direct changes to a historic resource or public views of a historic resource; or a significant historic resources impact, as determined in previous analyses;

- **Socioeconomic conditions.** Result in substantial direct or indirect displacement or addition of population, employment, or businesses; substantial changes in the character of businesses; substantial differences in population or employment density from the prevailing condition; or a significant socioeconomic conditions impact, as determined in previous analyses;

- **Traffic.** Result in substantial effects to traffic or the type of vehicles and the proposed action results in a change in level of service (LOS) to C or below, change in traffic patterns, change in roadway classification (e.g., from local to collector), change in vehicle mix, substantial increase in traffic volumes on residential streets, or a significant traffic impact, as determined in previous analyses; and

- **Noise.** Result in significant adverse noise impacts and a change in acceptability category.

Based on the previous analyses in this EAS, the proposed action does not exceed any preliminary thresholds described above, and no significant adverse effects on neighborhood character are anticipated. Taken in combination, the proposed action's effects on the constituent elements of neighborhood character would not result in significant negative effects to neighborhood character. The development of medium-density residences in an area characterized by a mix of residential, commercial, and community facility development would be consistent with established neighborhood character. No adverse impacts to visual or historic resources would occur. The replacement of a single business with new residential development would not significantly affect the neighborhood's socioeconomic conditions in a way that would alter neighborhood character, and the proposed action would not be a significant new noise source, nor would it generate significant traffic or alter traffic patterns.

MAPLE LANES VIEW
CEQR No. 11DCP022K

Air Quality Appendix

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 01/21/11
Time 6:53 PM

Facility No.: 3 XE2S
Expires On: 08/13/2004

CA154898Y

Registration
Active

Owner:

B.O.B.FASHION INC.
1620 68 STREET
BROOKLYN NY 11204

Facility
B.O.B.FASHION INC.
1514 60 STREET
BROOKLYN NY 11219

Last Fee Assessed:	$ 110.00	08/27/98
Last Pay Amount:	$ 110.00	05/16/01
Balance Due:	$ .00	

Floor:

Boiler Make & Model : FULTON FB-010A # of Identical Units: 1
Input Rating: 420000 Gross BTU Rating: 335000

Burner 1 Make & Model : FULTON INTEGRAL Fuel Type: ~~0~~#2-fuel oil
# of Burners: 0

Usage : Hrs/Day: 3 Days/Week: 6 Weeks/Year: 50
Max Firing Rate: 3

Fuel Type: 0

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 01/21/11
Time 6:50 PM

Facility No.: 3 X8S9
Expires On: 10/18/1994

PA017991N

Certificate to Operate
Cancelled

Owner:

AMBERON CORP.
1533 60 STREET
BROOKLYN NY 11219

Facility
AMBERON CORP.
1533 60 STREET
BROOKLYN NY 11219

Last Fee Assessed:	$ 250.00	11/06/91
Last Pay Amount:	$ 250.00	10/03/91
Balance Due:	$ .00	

Floor: 3

Process Description

LABORATORY HOOD FOR PROCESSING INDUSTRIAL DIAMOND POW-
DER.

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 6 Days/Year: 200

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 01/21/11
Time 6:51 PM

Facility No.: 3 X8S9
Expires On: 11/19/1994

PA018091M

Certificate to Operate
Cancelled

Owner:

AMBERON CORP.
1533 60 STREET
BROOKLYN NY 11219

Facility
AMBERON CORP.
1533 60 STREET
BROOKLYN NY 11219

Last Fee Assessed:	$ 250.00	12/06/91
Last Pay Amount:	$ 250.00	10/03/91
Balance Due:	-$ 250.00	

Floor: 3

Process Description

LABORATORY HOOD FOR PROCESSING INDUSTRIAL DIAMOND POWDER.

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 6 Days/Year: 200

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 01/21/11
Time 6:57 PM

Facility No.: 3 XBEF
Expires On: 06/09/1997

PA055293N

Certificate to Operate
Cancelled

Owner:

ALFAX AUTO COLLISION
6115 15 AVENUE
BROOKLYN NY 11219

Facility
ALFAX AUTO COLLISION
6115 15 AVENUE
BROOKLYN NY 11219

Last Fee Assessed:	$ 525.00	06/13/94
Last Pay Amount:	$ 525.00	06/02/94
Balance Due:	$ .00	

Floor: 1

Process Description

PAINT ARRESTOR FILTERS,RESEARCH PRODUCT MODEL #3232
ONE (1) CUSTOM SPRAY BOOTH,FLOOR MODEL
HEIGHT:8'-0" WIDTH:14'-0" COATING MATERIAL:PAINT
SIZE & MODEL:24" DIA,8000 CFM;75%F TEMP;2.0 HP
5
E.P.#1,E.R."B",E.N.#15149

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 4 Days/Year: 200

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 10:54 AM

Facility No.: 3 XCT8
Expires On: 10/02/1999

PA051295Z

Certificate to Operate
Cancelled

Owner:

DECORATIVE CONCEPTS,INC.
1635 62 STREET
BROOKLYN NY 11204

Facility
DECORATIVE CONCEPTS,INC.
1635 62 STREET
BROOKLYN NY 11204

Last Fee Assessed:	$ 250.00	10/29/96
Last Pay Amount:	$ 250.00	09/23/96
Balance Due:	$ .00	

Floor: 1

Process Description

DESCRIPTION OF INSTALLATION:ONE SPRAY BOOTH
MFR:CUSTOM,MODEL:FLOOR,HEIGHT:7'X WIDTH:5'
COATING MATERIAL:PAINT
MAX.GAL PER HR:1/2,MAX GAL. PER 8 HRS:4.0
FAN MFG'R:BINKS
SIZE & MODEL:24" DIA,6 BLADES
OPERATING CONDITIONS:4900 CFM,TEMP 70,HP 1 1/2,RPM 1750
E.P:#4; E.R:C; E.N:#15869

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 8 Days/Year: 200

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 10:54 AM

Facility No.: 3 XCT8
Expires On: 10/02/2002

PA051395X

Certificate to Operate
Unknown

Owner:

DECORATIVE CONCEPTS,INC.
1635 62 STREET
BROOKLYN NY 11204

Facility
DECORATIVE CONCEPTS,INC.
1635 62 STREET
BROOKLYN NY 11204

Last Fee Assessed:	$ 250.00	10/21/99
Last Pay Amount:	$ 250.00	09/28/99
Balance Due:	$ .00	

Floor: 1

Process Description

DESCRIP.INSTALLATION:ONE(1)SPRAY BOOTH
MFR:CUSTOM,FLOOR MODEL,HEIGHT:7'X WIDTH:5'
COATING MATERIAL:PAINT
MAX.GAL.PER HR:1/2,MAX GAL.PER HRS:4.0
FAN MANUFACTURER:BINKS
SIZE & MODEL:24" DIA,6 BLADES
OPERATING CONDITIONS:CFM 3500, TEMP 70, HP 1,RPM 1750
E.P:#3; E.R:C; E.N:#15869

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 8 Days/Year: 200



Description | Contaminants | Special Conditions | Emission Point | Emission Control |

CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible		% CTL EFF	Permissible	
NY075-00-0	PARTICULATES				00000000470	
C	32	00000001	00000000020	00000003900	09	6
00000032000	000	00000032000		950000	00000003900	
00108-88-3	TOLUENE				00000001000	
C	32	0000000(	00000001000	00000001000	09	6
00000400000	000	00000400000		000001	00000001000	
00117-81-7	DIOCTYL PHTHALATE				00000000100	
C	32	0000000(	00000000100	00000000100	09	6
00000040000	000	00000040000		000001	00000000100	
00067-64-1	DIMETHYL KETONE (ACETONE)				00000000290	
C	32	0000000(	00000000290	00000000280	09	6
00000116000	000	00000116000		000001	00000000280	



Description | Contaminants | Special Conditions | Emission Point | Emission Control |

ID:0003

Ground Elev (ft):	25
Ht. Abv Struct	6
Stack Ht. (ft)	26
Inside Diameter (in):	24
Exit Temp (f) :	70
Exit Velocity (ft/sec)	19
Exit Flow (ACFM)	3500

Continuous Monitors

- [x] None
- [ ] Opacity
- [ ] Sulfur Dioxide
- [ ] Nitrogen Oxides
- [ ] Oxygen
- [ ] Carbon Dioxide
- [ ] Other



Description | Contaminants | Special Conditions | Emission Point | Emission Control

ID: 01 **Type:** 98 **Disposal Method:** 09 **Installed:** 09/01/95

Make and Model REPLACEABLE PAINT FILTERS
Useful Life: 01

ID: 02 **Type:** 99 **Disposal Method:** 00 **Installed:**

Make and Model 24" BINKS FAN 1 HP
Useful Life: 00

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 10:55 AM

Facility No.: 3 XCT8
Expires On: 10/02/2002

PA051495N

Certificate to Operate
Cancelled

Owner:

DECORATIVE CONCEPTS,INC.
1635 62 STREET
BROOKLYN NY 11204

Facility
DECORATIVE CONCEPTS,INC.
1635 62 STREET
BROOKLYN NY 11204

Last Fee Assessed:	$ 500.00	10/21/99
Last Pay Amount:	$ .00	09/26/05
Balance Due:	$ .00	

Floor: 1

Process Description

DESCRIPTION OF INSTALLATION:ONE(1)SPRAY BOOTH
MFR:CUSTOM,MODEL:FLOOR,7'HEIGHT X 5'WIDTH
COATING MATERIAL:PAINT
MAX GAL PER HR:1/2,MAX GAL PER 8 HRS:4.0
FAN MANUFACTURER:BINKS
SIZE & MODEL:24"DIA,6 BLADES
OPERATING CONDITIONS:CFM:3500,TEMP:70,HP:1,RPM:1750
E.P:#2; E.R:C; E.N:15869

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 8 Days/Year: 200

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 10:55 AM

Facility No.: 3 XCT8
Expires On: 10/02/2002

PA051595K

Certificate to Operate
Cancelled

Owner:

DECORATIVE CONCEPTS,INC.
1635/51 62 STREET
BROOKLYN NY 11204

Facility
DECORATIVE CONCEPTS,INC.
1635 62 STREET
BROOKLYN NY 11204

Last Fee Assessed:	$ 500.00	10/21/99
Last Pay Amount:	$ .00	09/26/05
Balance Due:	$ .00	

Floor: 1

Process Description

DESCRIP.INSTALLATION:ONE(1)SPRAY BOOTH
MFR:CUSTOM,FLOOR MODEL,HEIGHT:7'X WIDTH:5'
COATING MATERIAL:PAINT
MAX GAL.PER HR:1/2,MAX GAL PER8 HRS:4.0
FAN MANUFACTURER:BINKS
SIZE & MODEL:24" DIA, 6 BLADES
OPERATING CONDITIONS:CFM 3500,TEMP 70, HP 1,RPM 1750
E.P:#1; E.R:C; E.N:#15869

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 8 Days/Year: 200

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 10:58 AM

Facility No.: 3 X011
Expires On: 06/10/1997

PA069672K

Certificate to Operate
Active

Owner:

PARAMAUNT WIRE CO INC.
1523 63 STREET
BROOKLYN NY 11219

Facility
PARAMOUNT WIRE CO INC.
1523 63 STREET
BROOKLYN NY 11219

Last Fee Assessed:	$ 250.00	04/08/94
Last Pay Amount:	$ 250.00	02/04/94
Balance Due:	$ .00	

Floor: B

Process Description

WIRE CLEANING:ONE 4'X4'X4' CLEANING TANK,AND ONE RUST PREVENTIVE TANK.TANKS GAS-HEATED,USING 125 CFH NATURAL GAS.
E.P.#:1,E.R:C,E.N.#:136.
EXHAUST SYSTEM: ONE #182 AMERICAN FAN,3H.P.MOTOR,675RPM 350CFM @ 70 DEG.FARENHEIT.ONE 12"DIA.INLET FAN,W/INLET OPEN TO WORK SPACE,DISCHARGING INTO MAIN EXHAUST DUCT. USED FOR GENERAL ROOM VENTILATION.CONTROL DEVICE: NONE.

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 2 Days/Year: 200



Description | Contaminants | Special Conditions | Emission Point | Emission Control

CAS NO	NAME				ERP	
ENV Rating	Prod Unit	Input	Hourly Emission	Actual Emission	Emission Unit	How Determ
Annual Actual	EXP 10	Annual Permissible		% CTL EFF	Permissible	
NY105-00-0	LIQUID MIST NEC				00000000075	
C	00	00000000	00000000075	00000000075	01	6
00000030000	000	00000030000		000001	00000000075	



Description | Contaminants | Special Conditions | Emission Point | Emission Control |

ID:0001

Ground Elev (ft):	25
Ht. Abv Struct	6
Stack Ht. (ft)	50
Inside Diameter (in):	18
Exit Temp (f) :	70
Exit Velocity (ft/sec)	33
Exit Flow (ACFM)	3500.01

Continuous Monitors

- [x] None
- [ ] Opacity
- [ ] Sulfur Dioxide
- [ ] Nitrogen Oxides
- [ ] Oxygen
- [ ] Carbon Dioxide
- [ ] Other



Description | Contaminants | Special Conditions | Emission Point | Emission Control

ID: 1 **Type:** 0 **Disposal Method:** 00 **Installed:**

Make and Model
Useful Life: 00

ID: **Type:** 0 **Disposal Method:** 00 **Installed:**

Make and Model
Useful Life: 00

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 10:59 AM

Facility No.: 3 X011
Expires On: 11/02/1989

PA069872P

Certificate to Operate
Cancelled

Owner:

PARAMOUNT WIRE CO., INC.
1523 63 STREET
BROOKLYN NY 11219

Facility
PARAMOUNT WIRE CO INC
1523 63 STREET
BROOKLYN NY 11219

Last Fee Assessed:	$ 280.00	08/17/89
Last Pay Amount:	$ 250.00	08/17/89
Balance Due:	$ 30.00	

Floor: B

Process Description

9" EXHAUST SYSTEM FOR PAINT BAKE OVEN

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 8 Days/Year: 200

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 11:01 AM

Facility No.: 3 X4WV
Expires On: 12/30/1899

CA267890K

Registration
Cancelled

Owner:

TONY'S FASHIONS
1535 63 STREET
BROOKLYN NY 11219

Facility
TONY'S FASHIONS
1535 63 STREET
BROOKLYN NY 11219

Last Fee Assessed:	$ 220.00	12/22/94
Last Pay Amount:	$ 110.00	07/27/90
Balance Due:	$ 110.00	

Floor: 4

Boiler Make & Model : FULTON F.B.-020A # of Identical Units: 1
Input Rating: 0 Gross BTU Rating: 866000

Burner 1 Make & Model : INTEGRAL Fuel Type: 0
# of Burners: 0

Usage : Hrs/Day: 8 Days/Week: 5 Weeks/Year: 40

Max Firing Rate: 866

Fuel Type: 0

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 11:01 AM

Facility No.: 3 X4WU
Expires On: 09/21/1996

CA267790N

Registration
Unknown

Owner:

OWNER/SUPERINTENDENT
1535 63 STREET
BROOKLYN NY 11219

Facility
GEORGE'S FASHIONS
1535 63 STREET
BROOKLYN NY 11219

Last Fee Assessed:	$ 110.00	09/15/94
Last Pay Amount:	$ 110.00	09/14/94
Balance Due:	$ .00	

Floor: 3

Boiler Make & Model : FULTON F.B.020A
# of Identical Units: 1
Input Rating: 0
Gross BTU Rating: 866000

Burner 1 Make & Model : INTEGRAL
Fuel Type: 0
# of Burners: 0

Usage : Hrs/Day: 8 Days/Week: 5 Weeks/Year: 40

Max Firing Rate: 866

Fuel Type: 0

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 11:01 AM

Facility No.: 3 XEAJ
Expires On: 02/11/2002

CA024699X

Registration
Unknown

Owner:

KELLY SPORTSWEAR INC.
1535 63 STREET
BROOKLYN NY 11219

Facility
KELLY SPORTSWEAR INC.
1535 63 STREET
BROOKLYN NY 11219

Last Fee Assessed:	$ 110.00	03/01/99
Last Pay Amount:	$ 110.00	02/03/99
Balance Due:	$ .00	

Floor:

Boiler Make & Model : FULTON, FB-10A # of Identical Units: 2
Input Rating: 0 Gross BTU Rating: 470000

Burner 1 Make & Model : INTEGRAL Fuel Type: 0
# of Burners: 0

Usage : Hrs/Day: 8 Days/Week: 5 Weeks/Year: 50

Max Firing Rate: 470

Fuel Type: 0

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 02/08/11
Time 11:01 AM

Facility No.: 3 X4EH
Expires On: 10/29/1985

PA066873N

Certificate to Operate
Cancelled

Owner:

J & N AUTOMOTIVE INDUSTRI
1570 62 STREET
BROOKLYN NY 11219

Facility
ENF 11/28/90
1570 62 STREET
BROOKLYN NY 11219

Last Fee Assessed: $ .00
Last Pay Amount: $ 96.00
Balance Due: $ .00

Floor: 1

Process Description

CLEANS AUTOMOTIVE PARTS

% By Season : Winter: 25 Spring: 25 Summer: 25 Fall: 25 Hours/Day: 8 Days/Year: 260

INDUSTRIAL SOURCE SCREEN - PERMIT PA051395X

01-09-11

Source	Pollutant	Hrs/ Day	Days/ Yr	Hrs/ Year	Gals/ Day	lbs / gal	lbs VOC/gal	max %, pollutant	lb. VOC/Hr	lb. pollutant /hr	lb pollutant / day	lb pollutant / yr	Hourly pollutant, g/s	Annual pollutant, g/s
Decorative Concepts, Inc., 1635 62nd Street, Brooklyn, NY 11204	Particulates	8	200	1600						0.02	0.2	32	0.002522	0.00046
	Toluene	8	200	1600						1	8.0	400	0.126111	0.00576
	Dioctyl Phthalate	8	200	1600						0.1	0.8	40	0.012611	0.00058
	Dimethyl Ketone (Acetone)	8	200	1600						0.29	2.3	116	0.036572	0.00167
	from permit									*from permit*		*from permit*		

Pollutants	Ref #	Distance	Hourly EF	Annual EF
Particulates	NY075-00-0	310	0.002522	0.00046
Toluene	00108-88-3	310	0.126111	0.00576
Dioctyl Phthalate	00117-81-7	310	0.012611	0.00058
Dimethyl Ketone (Acetone)	00067-64-1	310	0.036572	0.00167

Sensitive Receptor: Project Site (1570 60th Street - Maple Lanes)
Distance to receptor: 310 ft
(Google Earth)

Revised 8-16-12

Generic Pollutant Concentrations (1 g/s emission rate)				
Distance (ft)	Averaging Periods (ug/m3)			
	1 Hour	8-Hours	24 Hours	Annual
30	126,370	64,035	38,289	6,160
65	27,787	15,197	8,841	1,368
100	12,051	7,037	4,011	598
130	7,345	4,469	2,511	367
165	4,702	2,967	1,643	236
200	3,335	2,153	1,174	167
230	2,657	1,720	924	131
265	**2,175**	**1,377**	**727**	**103**
300	1,891	1,142	594	84
330	1,703	991	509	73
365	1,528	857	434	62
400	1,388	755	377	54

Table 17-3, NYC CEQR Technical Manual (2012).

120 feet

	Concentrations (ug/m3)		NYSDEC Guidelines	
	1-Hour	Annual	SGC	AGC
Particulates	4.3	0.04	380.0	45.0
Toluene	238.5	0.5	37,000	5,000.00
Dioctyl Phthalate	23.8	0.05	N/A	0.48
Dimethyl Ketone (Acetone)	69.2	0.1	180,000	30,000

01-Sep-11 Revised 8/16/12

Pollutant Concentrations for Decorative Concepts Inc., Industrial Source Screen (DEP Permit PA051395X)
1635 62nd Street, Brooklyn, NY 11204

Pollutants		Decorative Concepts, Inc.		NYSDEC Guideline Criteria	
Chemical Name	CAS #	1 Hr conc. at 310 ft. (ug/m3)	Annual conc. at 310 ft. (ug/m3)	SGC (ug/m3)	AGC (ug/m3)
Particulates	NY075-00-0	4.3	0.04	380.0	45.0
Toluene	00108-88-3	238.5	0.5	37,000.0	5,000.0
Dioctyl Phthalate	00117-81-7	23.8	0.05	N/A	0.5
Dimethyl Ketone (Acetone)	00067-64-1	69.2	0.1	180,000.0	30,000.0

Conclusion: No concentrations equal or exceed established SGC/AGC threshold values.

Screen for Garage CO Emission Analysis

PLEASE FILL IN THE HIGHLIGHTED AREAS ONLY

Project ID: **Maple Lanes Nearest Window** Date: 16-Aug-12

Analyst(s): **Sandstone Environmental Associates, Inc.**

Project Year: **2013** Borough: **Brooklyn**

Garage Data & Emissions:

Cars Out: **53** (cold cars) Cars In: **53** (hot cars) No. of Vehicles: 106 (cold+hot)

Garage Length:	**282**	feet	=	85.95	meters
Garage Width:	**60**	feet	=	18.29	meters
Ramp Length:	**100**	feet	=	30.48	meters
Garage Area:	16920.0	ft²	=	1571.92	m²
Travel Distance:	318.0	feet	=	96.93	meters
Nearest Window Dist.:	**30**	feet	=	9.14	meters
Nearest Window Dist.:	**30**	feet	=	9.14	meters
Receptor Height	**12**	feet	=	3.66	meters
Effective Emis. Ht. (H):	**12**	feet	=	3.66	meters
MOVES emissions	**0**	g/mi-hr	=	0.0000	

Travelling Emission (cold)	at 5 mph	@45 °F:	**21.6672**	g/veh-mi
Travelling Emission (hot)	at 5 mph	@45 °F:	**10.7928**	g/veh-mi
Travelling Emission (cold)	at 5 mph	@45 °F:	**21.6672**	g/veh-mi
Travelling Emission (hot)	at 5 mph	@45 °F:	**10.7928**	g/veh-mi
Idle Emissions for Cold Cars		@45 °F:	**1.225767**	g/veh-min

Volumetric Flow Rate of Garage Air:	**1**	ft³/min-ft²
Average Idle Time for Vehicles in Garage:	**1**	min/veh
Average Wind Velocity:	**1**	m/sec

Emissions	g/sec
Incoming Vehicles	0.0096
Outgoing Vehicles	0.0373
Total (In + Out)	0.0468

Distrib. (m)	Adjacent	Opposite
r o	1.5943	1.5943
r y'	1.4610	1.4610
r y	2.1625	2.1625
r z'	1.2784	1.2784
r z	2.0436	2.0436
v (g/m³)	3.37E-03	3.37E-03

1-hr Concentrations	g/m³	ppm
Background		**2.8**
Qtot / A V	5.86E-03	5.1018
Nearest window	1.69E-03	1.4696
Line Source Contr.	0.00E+00	0.0000
Nearest window	1.69E-03	1.4696

8-hr Concentrations	g/m³	ppm
De Minimus Criterion	3.56E-03	3.1000
Nearest window	1.18E-03	1.0288
Project Status		**Pass**
Nearest window	1.18E-03	1.0288
Project Status		**Pass**

Screen for Garage CO Emission Analysis

PLEASE FILL IN THE HIGHLIGHTED AREAS ONLY

Project ID: **Maple Lanes Pedestrian Location** Date: 16-Aug-12

Analyst(s): **Sandstone Environmental Associates, Inc.**

Project Year: **2013** Borough: **Brooklyn**

Garage Data & Emissions:

Cars Out: **53** (cold cars) Cars In: **53** (hot cars) No. of Vehicles: 106 (cold+hot)

Garage Length:	**282**	feet	=	85.95 meters
Garage Width:	**60**	feet	=	18.29 meters
Ramp Length:	**100**	feet	=	30.48 meters
Garage Area:	16920.0	ft²	=	1571.92 m²
Travel Distance:	318.0	feet	=	96.93 meters
Nearest Person Dist.:	**30**	feet	=	9.14 meters
Nearest Person Dist.:	**30**	feet	=	9.14 meters
Receptor Height	**6**	feet	=	1.83 meters
Effective Emis. Ht. (H):	**12**	feet	=	3.66 meters
MOVES emissions	**0**	g/mi-hr	=	0.0000

Travelling Emission (cold)	at 5 mph	@45 °F:	**21.6672**	g/veh-mi
Travelling Emission (hot)	at 5 mph	@45 °F:	**10.7928**	g/veh-mi
Travelling Emission (cold)	at 5 mph	@45 °F:	**21.6672**	g/veh-mi
Travelling Emission (hot)	at 5 mph	@45 °F:	**10.7928**	g/veh-mi
Idle Emissions for Cold Cars		@45 °F:	**1.225767**	g/veh-min

Volumetric Flow Rate of Garage Air:	**1**	ft³/min-ft²
Average Idle Time for Vehicles in Garage:	**1**	min/veh
Average Wind Velocity:	**1**	m/sec

Emissions	g/sec
Incoming Vehicles	0.0096
Outgoing Vehicles	0.0373
Total (In + Out)	0.0468

Distrib. (m)	Adjacent	Opposite
r o	1.5943	1.5943
r y'	1.4610	1.4610
r y	2.1625	2.1625
r z'	1.2784	1.2784
r z	2.0436	2.0436
v (g/m³)	3.37E-03	3.37E-03

1-hr Concentrations	g/m³	ppm
Background		**2.8**
Qtot / A V	5.86E-03	5.1018
Nearest person	1.18E-03	1.0230
Line Source Contr.	0.00E+00	0.0000
Nearest person	1.18E-03	1.0230

8-hr Concentrations	g/m³	ppm
De Minimus Criterion	3.56E-03	3.1000
Nearest person	8.23E-04	0.7161
Project Status		**Pass**
Nearest person	8.23E-04	0.7161
Project Status		**Pass**

Screen for Garage CO Emission Analysis

PLEASE FILL IN THE HIGHLIGHTED AREAS ONLY

Project ID: **Maple Lanes 61st Street** Date: 17-Aug-12

Analyst(s): **Sandstone Environmental Associates, Inc.**

Project Year: **2013** Borough: **Brooklyn**

Garage Data & Emissions:

Cars Out: **53** (cold cars) Cars In: **53** (hot cars) No. of Vehicles: 106 (cold+hot)

Garage Length:	**282**	feet	=	85.95	meters
Garage Width:	**60**	feet	=	18.29	meters
Ramp Length:	**100**	feet	=	30.48	meters
Garage Area:	16920.0	ft²	=	1571.92	m²
Travel Distance:	318.0	feet	=	96.93	meters
Near sidewalk distance	**7.5**	feet	=	2.29	meters
Far sidewalk distance	**52.5**	feet	=	16.00	meters
Receptor Height	**6**	feet	=	1.83	meters
Effective Emis. Ht. (H):	**12**	feet	=	3.66	meters
MOVES emissions	**5807**	g/mi-hr	=	1770	

Travelling Emission (cold)	at 5 mph	@45 °F:	**21.6672**	g/veh-mi
Travelling Emission (hot)	at 5 mph	@45 °F:	**10.7928**	g/veh-mi
Travelling Emission (cold)	at 5 mph	@45 °F:	**21.6672**	g/veh-mi
Travelling Emission (hot)	at 5 mph	@45 °F:	**10.7928**	g/veh-mi
Idle Emissions for Cold Cars		@45 °F:	**1.225767**	g/veh-min

Volumetric Flow Rate of Garage Air:	**1**	ft³/min-ft²
Average Idle Time for Vehicles in Garage:	**1**	min/veh
Average Wind Velocity:	**1**	m/sec

Emissions	g/sec
Incoming Vehicles	0.0096
Outgoing Vehicles	0.0373
Total (In + Out)	0.0468

Distrib. (m)	Adjacent	Opposite
r o	1.5943	1.5943
r y'	0.3656	2.5542
r y	1.6357	3.0109
r z'	0.3199	2.2349
r z	1.6261	2.7453
v (g/m³)	5.60E-03	1.80E-03

1-hr Concentrations	g/m³	ppm
Background		**2.8**
Qtot / A V	5.86E-03	5.1018
Near sidewalk	1.50E-03	1.3034
Line Source Contr.	1.51E-04	0.1312
Far sidewalk	8.45E-04	0.7348

8-hr Concentrations	g/m³	ppm
De Minimus Criterion	3.56E-03	3.1000
Near sidewalk	1.05E-03	0.9124
Project Status		**Pass**
Far sidewalk	6.97E-04	0.6062
Project Status		**Pass**

```
MOBILE6 INPUT FILE :
* Input file for 2013 Winter CO in Kings County

POLLUTANTS         : CO
SPREADSHEET        :

RUN DATA
> 2013 winter CO in Kings County, 08/16/12
>
> This file is appropriate for Arterial Roadways

EXPAND BUS EFS     :
EXPAND LDT EFS     :
EXPAND HDDV EFS    :
EXPAND HDGV EFS    :
EXPAND EXHAUST     :

STAGE II REFUELING :
89 1 77 77

ANTI-TAMP PROG     :
84 84 50 22222 22222222 2 11 098 22212222
I/M DESC FILE      : NYSDEC\NYim09.d
START DIST         : NYSDEC\047sdist.d

REG DIST           : NYSDEC\07_NYreg.d
DIESEL FRACTIONS   :
0.0004 0.0002 0.0003 0.0011 0.0009 0.0005 0.0005 0.0005 0.0002 0.0004
0.0006 0.0010 0.0005 0.0003 0.0002 0.0040 0.0033 0.0183 0.0352 0.0636
0.0918 0.0800 0.0558 0.0325 0.0045
0.0017 0.0035 0.0066 0.0100 0.0078 0.0069 0.0047 0.0074 0.0088 0.0110
0.0081 0.0083 0.0084 0.0064 0.0068 0.0109 0.0086 0.0183 0.0236 0.0348
0.0475 0.0443 0.0365 0.0140 0.0030
0.0017 0.0035 0.0066 0.0100 0.0078 0.0069 0.0047 0.0074 0.0088 0.0110
0.0081 0.0083 0.0084 0.0064 0.0068 0.0109 0.0086 0.0183 0.0235 0.0348
0.0475 0.0443 0.0364 0.0140 0.0030
0.0371 0.0413 0.0576 0.0496 0.0485 0.0666 0.0569 0.0613 0.0681 0.0682
0.0655 0.0721 0.0774 0.0576 0.0545 0.0635 0.0752 0.0689 0.1116 0.1054
0.0825 0.0380 0.0222 0.0035 0.0043
0.0371 0.0413 0.0576 0.0496 0.0485 0.0666 0.0569 0.0613 0.0681 0.0682
0.0655 0.0721 0.0774 0.0576 0.0547 0.0634 0.0752 0.0689 0.1115 0.1056
0.0817 0.0372 0.0224 0.0035 0.0043
0.1388 0.1125 0.1146 0.1410 0.1065 0.1433 0.1471 0.1714 0.1804 0.1878
0.1959 0.1659 0.1381 0.1556 0.1233 0.1385 0.1238 0.0880 0.1146 0.1501
0.1367 0.0655 0.0368 0.0170 0.0050
0.3539 0.3886 0.4016 0.4444 0.4214 0.4249 0.4216 0.3837 0.4354 0.4177
0.4516 0.3891 0.3722 0.3051 0.2482 0.2720 0.2274 0.1959 0.3168 0.1814
0.2402 0.3237 0.0952 0.1077 0.0596
0.7373 0.7215 0.6996 0.6752 0.6969 0.6555 0.7700 0.6629 0.5736 0.6067
0.5978 0.4406 0.4670 0.3643 0.2517 0.2995 0.3503 0.1818 0.3947 0.3800
0.3509 0.2642 0.0167 0.0638 0.0439
0.8603 0.8795 0.8293 0.8295 0.8141 0.7997 0.8316 0.7597 0.7504 0.7031
0.6815 0.6695 0.5302 0.5520 0.4387 0.3997 0.3230 0.4051 0.3978 0.4023
0.3158 0.4786 0.3000 0.1533 0.0700
0.9309 0.9164 0.8897 0.9108 0.8489 0.7971 0.8075 0.7628 0.8030 0.7958
0.7642 0.8420 0.7074 0.7470 0.6381 0.7189 0.6323 0.7029 0.6600 0.6923
0.7156 0.7143 0.3806 0.6544 0.1018
0.9615 0.9572 0.9326 0.9382 0.9214 0.8364 0.8822 0.8709 0.8830 0.9105
0.8176 0.8139 0.8327 0.7612 0.7470 0.7697 0.7795 0.7507 0.7028 0.6103
0.7368 0.5432 0.6053 0.4539 0.1779
0.9758 0.9705 0.9333 0.9463 0.9173 0.9345 0.9120 0.9305 0.8827 0.9065
0.8910 0.8470 0.8859 0.8989 0.8706 0.8537 0.8879 0.8868 0.8776 0.8729
0.8856 0.8626 0.9082 0.7754 0.4123
```

```
1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000
1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000
1.0000 1.0000 1.0000 1.0000 1.0000
0.7099 0.8358 0.8963 0.9236 0.8672 0.8457 0.8808 0.8167 0.7747 0.8551
0.8259 0.8166 0.8369 0.7741 0.7359 0.5495 0.6685 0.7624 0.6171 0.5395
0.8509 0.8369 0.9074 0.4565 0.6319

MILE ACCUM RATE    : NYSDEC\NY_Mile.d

SEASON             : 2
MIN/MAX TEMP       : 45 45

FUEL PROGRAM       : 2 N
FUEL RVP           : 15.0

T2 EXH PHASE-IN    : NYSDEC\L2EXH.d
T2 EVAP PHASE-IN   : NYSDEC\L2EVAP.d
T2 CERT            : NYSDEC\L2CERT.d
94+ LDG IMP        : NYSDEC\LEV2.d

SCENARIO RECORD    : Scenario : Cold Idle EF, 2013 Brooklyn arterial
CALENDAR YEAR      : 2013
EVALUATION MONTH   : 1
SOAK DISTRIBUTION  : NYSDEC/SkDstCld.d
AVERAGE SPEED      : 2.5 Arterial

SCENARIO RECORD    : Scenario :5.0 Cold EF 203 Brooklyn arterial
CALENDAR YEAR      : 2013
EVALUATION MONTH   : 1
SOAK DISTRIBUTION  : NYSDEC/SkDstCld.d
AVERAGE SPEED      : 5.0 Arterial

SCENARIO RECORD    : Scenario :5.0 Hot EF 2013 Brooklyn arterial
CALENDAR YEAR      : 2013
EVALUATION MONTH   : 1
SOAK DISTRIBUTION  : NYSDEC/SkDstHot.d
AVERAGE SPEED      : 5.0 Arterial

SCENARIO RECORD    : Scenario : 15.0 Mixed EF, 2009 Brooklyn arterial
CALENDAR YEAR      : 2013
EVALUATION MONTH   : 1
AVERAGE SPEED      : 15.0 Arterial

SCENARIO RECORD    : Scenario : 25.0 Mixed EF, 2013 Brooklyn arterial
CALENDAR YEAR      : 2013
EVALUATION MONTH   : 1
AVERAGE SPEED      : 25.0 Arterial


 END OF RUN
```

```
*****************************************************************************
* MOBILE6.2.01 (31-Oct-2002)                                                *
* Input file: MAPL2013.IN (file 1, run 1).                                  *
*****************************************************************************
* 2013 winter CO in Kings County, 08/16/12
*
* This file is appropriate for Arterial Roadways
  M601 Comment:
               User has enabled STAGE II REFUELING.


* Reading I/M program description records from the following external
* data file: NYSDEC\NYIM09.D


* Reading non-default I/M CUTPOINTS from the following external
* data file: FINALCUT.D


* Reading hourly start distribution from the following external
* data file: NYSDEC\047SDIST.D


* Reading Registration Distributions from the following external
* data file: NYSDEC\07_NYREG.D
  M614 Comment:
               User supplied diesel sale fractions.

* Reading non-default MILEAGE ACCUMULATION RATES from the following external
* data file: NYSDEC\NY_MILE.D
  M616 Comment:
               User has supplied post-1999 sulfur levels.

  Reading User Supplied Tier2 Exhaust bin phase-in fractions

     Data read from file: NYSDEC\L2EXH.d



  Reading User Supplied Tier2 EVAP phase-in fractions

     Data read from file: NYSDEC\L2EVAP.d



  Reading User Supplied Tier2 50K certification standards

     Data read from file: NYSDEC\L2CERT.d



* Reading 94+ LEV IMPLEMENTATION SCHEDULE from the following external
* data file: NYSDEC\LEV2.D

* # # # # # # # # # # # # # # # # # # # # # # # # # # # #
* Scenario : Cold Idle EF, 2013 Brooklyn arterial

* File 1, Run 1, Scenario 1.
* # # # # # # # # # # # # # # # # # # # # # # # # # # # #

* Reading start SOAK distribution from the following external
* data file: NYSDEC/SKDSTCLD.D
```

```
  M583 Warning:
           The user supplied arterial average speed of  2.5
           will be used for all hours of the day.  100% of VMT
           has been assigned to the arterial/collector roadway
           type for all hours of the day and all vehicle types.
  M112 Warning:
              Wintertime Reformulated Gasoline Rules Apply
*** I/M credits for Tech1&2 vehicles were read from the following external
    data file: TECH12.D

  M 48 Warning:
             there are no sales for vehicle class HDGV8b

 LEV phase-in data read from file NYSDEC\LEV2.D

                    Calendar Year:  2013
                            Month:  Jan.
                         Altitude:  Low
             Minimum Temperature:  45.0 (F)
             Maximum Temperature:  45.0 (F)
               Absolute Humidity:   75. grains/lb
             Fuel Sulfur Content:   30. ppm

             Exhaust I/M Program:  Yes
                Evap I/M Program:  Yes
                     ATP Program:  Yes
                Reformulated Gas:  Yes

       Vehicle Type:      LDGV    LDGT12    LDGT34      LDGT      HDGV      LDDV
 LDDT      HDDV        MC   All Veh
            GVWR:               <6000     >6000     (All)
                        ------    ------    ------    ------    ------    ------
------    ------    ------    ------
   VMT Distribution:    0.3181    0.3917    0.1550              0.0386    0.0008
0.0139    0.0777    0.0041    1.0000

-------------------------------------------------------------------------------------
---------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :     30.01     27.26     24.39     26.45     33.92     5.486
1.593     4.811    105.84    26.157

-------------------------------------------------------------------------------------
---------------------------------
Exhaust emissions (g/mi):

          CO Start:     12.48     12.00     10.32     11.53               1.481
0.336               13.751
        CO Running:     17.53     15.26     14.07     14.92               4.005
1.257               92.086
   CO Total Exhaust:     30.01     27.26     24.39     26.45     33.92     5.486
1.593     4.811    105.84    26.157

-------------------------------------------------------------------------------------
---------------------------------
         Veh. Type:     LDGT1     LDGT2     LDGT3     LDGT4    LDDT12    LDDT34
                        ------    ------    ------    ------    ------    ------
           VMT Mix:    0.0905    0.3013    0.1062    0.0488    0.0035    0.0104
-------------------------------------------------------------------------------------
---------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :    25.81     27.70     24.43     24.32      1.572     1.600
-------------------------------------------------------------------------------------
```

Exhaust emissions (g/mi):

CO Start:	11.36	12.20	10.29	10.41	0.393	0.317
CO Running:	14.45	15.50	14.14	13.91	1.179	1.283
CO Total Exhaust:	25.81	27.70	24.43	24.32	1.572	1.600

Veh. Type:	HDGV2B	HDGV3	HDGV4	HDGV5	HDGV6	HDGV7	HDGV8A	HDGV8B
VMT Mix:	0.0326	0.0019	0.0008	0.0005	0.0011	0.0008	0.0003	0.0000

Composite Emission Factors (g/mi):

Composite CO :	31.40	38.16	37.31	45.70	51.68	54.16	64.19	0.00

Exhaust emissions (g/mi):

CO Total Exhaust:	31.40	38.16	37.31	45.70	51.68	54.16	64.19	0.00

Veh. Type:	HDDV2B	HDDV3	HDDV4	HDDV5	HDDV6	HDDV7	HDDV8A	HDDV8B
VMT Mix:	0.0061	0.0015	0.0022	0.0023	0.0073	0.0089	0.0074	0.0398

Composite Emission Factors (g/mi):

Composite CO :	1.739	1.791	2.509	2.195	3.032	3.782	5.735	5.792

Exhaust emissions (g/mi):

CO Total Exhaust:	1.739	1.791	2.509	2.195	3.032	3.782	5.735	5.792

Veh. Type:	GasBUS	URBAN	SCHOOL
VMT Mix:	0.0005	0.0008	0.0014

Composite Emission Factors (g/mi):

Composite CO :	73.29	10.910	8.709

Exhaust emissions (g/mi):

CO Total Exhaust:	73.29	10.910	8.709

---

* #
* Scenario :5.0 Cold EF 203 Brooklyn arterial

* File 1, Run 1, Scenario 2.
* #

```
* Reading start SOAK distribution from the following external
* data file: NYSDEC/SKDSTCLD.D

  M583 Warning:
            The user supplied arterial average speed of  5.0
            will be used for all hours of the day.  100% of VMT
            has been assigned to the arterial/collector roadway
            type for all hours of the day and all vehicle types.
  M112 Warning:
              Wintertime Reformulated Gasoline Rules Apply
  M 48 Warning:
              there are no sales for vehicle class HDGV8b

 LEV phase-in data read from file NYSDEC\LEV2.D

                     Calendar Year:  2013
                             Month:  Jan.
                          Altitude:  Low
               Minimum Temperature:  45.0 (F)
               Maximum Temperature:  45.0 (F)
                 Absolute Humidity:   75. grains/lb
               Fuel Sulfur Content:   30. ppm

               Exhaust I/M Program:  Yes
                  Evap I/M Program:  Yes
                       ATP Program:  Yes
                  Reformulated Gas:  Yes

       Vehicle Type:      LDGV    LDGT12    LDGT34      LDGT      HDGV      LDDV
 LDDT      HDDV        MC   All Veh
                GVWR:               <6000     >6000     (All)
                          ------    ------    ------    ------    ------    ------
------    ------    ------    ------
   VMT Distribution:    0.3181    0.3917    0.1550              0.0386    0.0008
0.0139    0.0777    0.0041    1.0000

-------------------------------------------------------------------------------------------
-----------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :     22.02     20.55     18.21     19.89     27.11     4.750
1.362     3.928     66.80    19.530

-------------------------------------------------------------------------------------------
-----------------------------------
Exhaust emissions (g/mi):

           CO Start:     12.48     12.00     10.32     11.53               1.481
0.336               13.751
         CO Running:      9.55      8.55      7.88      8.36               3.269
1.026               53.048
   CO Total Exhaust:     22.02     20.55     18.21     19.89     27.11     4.750
1.362     3.928     66.80    19.530

-------------------------------------------------------------------------------------------
-----------------------------------
          Veh. Type:     LDGT1     LDGT2     LDGT3     LDGT4    LDDT12    LDDT34
                         ------    ------    ------    ------    ------    ------
            VMT Mix:    0.0905    0.3013    0.1062    0.0488    0.0035    0.0104
-------------------------------------------------------------------------------------------
-----------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :    19.48     20.88     18.21     18.20      1.355     1.365
```

Exhaust emissions (g/mi):

CO Start:	11.36	12.20	10.29	10.41	0.393	0.317
CO Running:	8.12	8.68	7.93	7.79	0.963	1.048
CO Total Exhaust:	19.48	20.88	18.21	18.20	1.355	1.365

Veh. Type:	HDGV2B	HDGV3	HDGV4	HDGV5	HDGV6	HDGV7	HDGV8A	HDGV8B
VMT Mix:	0.0326	0.0019	0.0008	0.0005	0.0011	0.0008	0.0003	0.0000

Composite Emission Factors (g/mi):

Composite CO :	25.09	30.49	29.81	36.51	41.29	43.28	51.29	0.00

Exhaust emissions (g/mi):

CO Total Exhaust:	25.09	30.49	29.81	36.51	41.29	43.28	51.29	0.00

Veh. Type:	HDDV2B	HDDV3	HDDV4	HDDV5	HDDV6	HDDV7	HDDV8A	HDDV8B
VMT Mix:	0.0061	0.0015	0.0022	0.0023	0.0073	0.0089	0.0074	0.0398

Composite Emission Factors (g/mi):

Composite CO :	1.420	1.462	2.048	1.792	2.475	3.088	4.682	4.728

Exhaust emissions (g/mi):

CO Total Exhaust:	1.420	1.462	2.048	1.792	2.475	3.088	4.682	4.728

Veh. Type:	GasBUS	URBAN	SCHOOL
VMT Mix:	0.0005	0.0008	0.0014

Composite Emission Factors (g/mi):

Composite CO :	58.56	8.906	7.109

Exhaust emissions (g/mi):

CO Total Exhaust:	58.56	8.906	7.109

* #
* Scenario :5.0 Hot EF 2013 Brooklyn arterial

* File 1, Run 1, Scenario 3.

```
* # # # # # # # # # # # # # # # # # # # # # # # # # # # #

* Reading start SOAK distribution from the following external
* data file: NYSDEC/SKDSTHOT.D

  M583 Warning:
            The user supplied arterial average speed of  5.0
            will be used for all hours of the day.  100% of VMT
            has been assigned to the arterial/collector roadway
            type for all hours of the day and all vehicle types.
  M112 Warning:
              Wintertime Reformulated Gasoline Rules Apply
  M 48 Warning:
              there are no sales for vehicle class HDGV8b

 LEV phase-in data read from file NYSDEC\LEV2.D

                      Calendar Year:  2013
                              Month:  Jan.
                           Altitude:  Low
                Minimum Temperature:  45.0 (F)
                Maximum Temperature:  45.0 (F)
                  Absolute Humidity:   75. grains/lb
                Fuel Sulfur Content:   30. ppm

                Exhaust I/M Program:  Yes
                   Evap I/M Program:  Yes
                        ATP Program:  Yes
                   Reformulated Gas:  Yes

       Vehicle Type:      LDGV    LDGT12    LDGT34      LDGT      HDGV      LDDV
 LDDT      HDDV        MC   All Veh
              GVWR:               <6000     >6000     (All)
                         ------    ------    ------    ------    ------    ------
------    ------    ------    ------
   VMT Distribution:    0.3181    0.3917    0.1550              0.0386    0.0008
0.0139    0.0777    0.0041    1.0000

-------------------------------------------------------------------------------------------
----------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :     11.04     10.01      9.15      9.77     27.11     3.765
1.139     3.928     55.38    10.452

-------------------------------------------------------------------------------------------
----------------------------------
Exhaust emissions (g/mi):

           CO Start:      1.49      1.46      1.26      1.41               0.496
0.112                2.331
         CO Running:      9.55      8.55      7.88      8.36               3.269
1.026               53.048
   CO Total Exhaust:     11.04     10.01      9.15      9.77     27.11     3.765
1.139     3.928     55.38    10.452

-------------------------------------------------------------------------------------------
----------------------------------
          Veh. Type:     LDGT1     LDGT2     LDGT3     LDGT4    LDDT12    LDDT34
                         ------    ------    ------    ------    ------    ------
            VMT Mix:    0.0905    0.3013    0.1062    0.0488    0.0035    0.0104
-------------------------------------------------------------------------------------------
----------------------------------
 Composite Emission Factors (g/mi):
```

```
     Composite CO  :     9.48      10.18       9.18       9.07       1.094      1.154
-------------------------------------------------------------------------------------
---------------------------------
Exhaust emissions (g/mi):

           CO Start:     1.36       1.49       1.26       1.28       0.131      0.106
         CO Running:     8.12       8.68       7.93       7.79       0.963      1.048
   CO Total Exhaust:     9.48      10.18       9.18       9.07       1.094      1.154
-------------------------------------------------------------------------------------
---------------------------------
          Veh. Type:    HDGV2B     HDGV3      HDGV4      HDGV5      HDGV6      HDGV7
HDGV8A    HDGV8B
                        ------     ------     ------     ------     ------     ------
------    ------
            VMT Mix:    0.0326     0.0019     0.0008     0.0005     0.0011     0.0008
0.0003    0.0000
-------------------------------------------------------------------------------------
---------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :    25.09      30.49      29.81      36.51      41.29      43.28
51.29       0.00
-------------------------------------------------------------------------------------
---------------------------------
Exhaust emissions (g/mi):
   CO Total Exhaust:    25.09      30.49      29.81      36.51      41.29      43.28
51.29       0.00
-------------------------------------------------------------------------------------
---------------------------------
          Veh. Type:    HDDV2B     HDDV3      HDDV4      HDDV5      HDDV6      HDDV7
HDDV8A    HDDV8B
                        ------     ------     ------     ------     ------     ------
------    ------
            VMT Mix:    0.0061     0.0015     0.0022     0.0023     0.0073     0.0089
0.0074    0.0398
-------------------------------------------------------------------------------------
---------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :     1.420      1.462      2.048      1.792      2.475      3.088
4.682     4.728
-------------------------------------------------------------------------------------
---------------------------------
Exhaust emissions (g/mi):
   CO Total Exhaust:     1.420      1.462      2.048      1.792      2.475      3.088
4.682     4.728
-------------------------------------------------------------------------------------
---------------------------------
          Veh. Type:    GasBUS     URBAN      SCHOOL
                        ------     ------     ------
            VMT Mix:    0.0005     0.0008     0.0014
-------------------------------------------------------------------------------------
---------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :    58.56       8.906      7.109
-------------------------------------------------------------------------------------
---------------------------------
Exhaust emissions (g/mi):
   CO Total Exhaust:    58.56       8.906      7.109
-------------------------------------------------------------------------------------
---------------------------------

* # # # # # # # # # # # # # # # # # # # # # # # # # # #
* Scenario : 15.0 Mixed EF, 2009 Brooklyn arterial
```

```
* File 1, Run 1, Scenario 4.
* # # # # # # # # # # # # # # # # # # # # # # # # # # # #
  M583 Warning:
            The user supplied arterial average speed of 15.0
            will be used for all hours of the day.  100% of VMT
            has been assigned to the arterial/collector roadway
            type for all hours of the day and all vehicle types.
  M112 Warning:
              Wintertime Reformulated Gasoline Rules Apply
  M 48 Warning:
              there are no sales for vehicle class HDGV8b

 LEV phase-in data read from file NYSDEC\LEV2.D

                     Calendar Year:  2013
                             Month:  Jan.
                          Altitude:  Low
                Minimum Temperature:  45.0 (F)
                Maximum Temperature:  45.0 (F)
                  Absolute Humidity:   75. grains/lb
                Fuel Sulfur Content:   30. ppm

                Exhaust I/M Program:  Yes
                   Evap I/M Program:  Yes
                        ATP Program:  Yes
                   Reformulated Gas:  Yes

       Vehicle Type:      LDGV    LDGT12    LDGT34      LDGT      HDGV      LDDV
 LDDT      HDDV        MC   All Veh
            GVWR:                <6000     >6000     (All)
                        ------    ------    ------    ------    ------    ------
------    ------    ------    ------
   VMT Distribution:    0.3181    0.3917    0.1550              0.0386    0.0008
0.0139    0.0777    0.0041    1.0000

-------------------------------------------------------------------------------------
----------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :     10.92     10.33      9.18     10.01     12.68     2.285
0.660     1.954     20.96     9.682

-------------------------------------------------------------------------------------
----------------------------------
Exhaust emissions (g/mi):

           CO Start:      6.01      5.84      5.04      5.62               0.659
0.149                4.405
         CO Running:      4.90      4.49      4.14      4.39               1.627
0.511               16.553
   CO Total Exhaust:     10.92     10.33      9.18     10.01     12.68     2.285
0.660     1.954     20.96     9.682

-------------------------------------------------------------------------------------
----------------------------------
          Veh. Type:     LDGT1     LDGT2     LDGT3     LDGT4    LDDT12    LDDT34
                        ------    ------    ------    ------    ------    ------
            VMT Mix:    0.0905    0.3013    0.1062    0.0488    0.0035    0.0104
-------------------------------------------------------------------------------------
----------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :     9.74     10.51      9.18      9.17     0.654     0.662
-------------------------------------------------------------------------------------
----------------------------------
```

Exhaust emissions (g/mi):

CO Start:	5.48	5.95	5.02	5.08	0.175	0.141
CO Running:	4.26	4.56	4.16	4.09	0.479	0.521
CO Total Exhaust:	9.74	10.51	9.18	9.17	0.654	0.662

Veh. Type:	HDGV2B	HDGV3	HDGV4	HDGV5	HDGV6	HDGV7	HDGV8A	HDGV8B
VMT Mix:	0.0326	0.0019	0.0008	0.0005	0.0011	0.0008	0.0003	0.0000

Composite Emission Factors (g/mi):

Composite CO :	11.73	14.26	13.94	17.08	19.31	20.24	23.99	0.00

Exhaust emissions (g/mi):

CO Total Exhaust:	11.73	14.26	13.94	17.08	19.31	20.24	23.99	0.00

Veh. Type:	HDDV2B	HDDV3	HDDV4	HDDV5	HDDV6	HDDV7	HDDV8A	HDDV8B
VMT Mix:	0.0061	0.0015	0.0022	0.0023	0.0073	0.0089	0.0074	0.0398

Composite Emission Factors (g/mi):

Composite CO :	0.706	0.728	1.019	0.892	1.232	1.536	2.330	2.353

Exhaust emissions (g/mi):

CO Total Exhaust:	0.706	0.728	1.019	0.892	1.232	1.536	2.330	2.353

Veh. Type:	GasBUS	URBAN	SCHOOL
VMT Mix:	0.0005	0.0008	0.0014

Composite Emission Factors (g/mi):

Composite CO :	27.39	4.431	3.537

Exhaust emissions (g/mi):

CO Total Exhaust:	27.39	4.431	3.537

* #
* Scenario : 25.0 Mixed EF, 2013 Brooklyn arterial

* File 1, Run 1, Scenario 5.
* #
M583 Warning:

```
           The user supplied arterial average speed of 25.0
           will be used for all hours of the day.  100% of VMT
           has been assigned to the arterial/collector roadway
           type for all hours of the day and all vehicle types.
 M112 Warning:
              Wintertime Reformulated Gasoline Rules Apply
 M 48 Warning:
           there are no sales for vehicle class HDGV8b

LEV phase-in data read from file NYSDEC\LEV2.D

                  Calendar Year:  2013
                          Month:  Jan.
                       Altitude:  Low
            Minimum Temperature:  45.0 (F)
            Maximum Temperature:  45.0 (F)
              Absolute Humidity:   75. grains/lb
            Fuel Sulfur Content:   30. ppm

            Exhaust I/M Program:  Yes
               Evap I/M Program:  Yes
                    ATP Program:  Yes
               Reformulated Gas:  Yes

      Vehicle Type:      LDGV    LDGT12    LDGT34      LDGT      HDGV      LDDV
 LDDT      HDDV        MC   All Veh
          GVWR:                 <6000     >6000     (All)
                      ------    ------    ------    ------    ------    ------
------    ------    ------    ------
   VMT Distribution:    0.3181    0.3917    0.1550              0.0386    0.0008
0.0139    0.0777    0.0041    1.0000

-------------------------------------------------------------------------------
---------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :     10.13      9.62      8.52      9.31      7.39     1.630
0.454     1.167     14.33     8.756

-------------------------------------------------------------------------------
---------------------------------
Exhaust emissions (g/mi):

           CO Start:      6.01      5.84      5.04      5.62                0.659
0.149                 4.405
         CO Running:      4.12      3.78      3.48      3.69                0.971
0.305                 9.920
   CO Total Exhaust:     10.13      9.62      8.52      9.31      7.39      1.630
0.454     1.167     14.33     8.756

-------------------------------------------------------------------------------
---------------------------------
          Veh. Type:     LDGT1     LDGT2     LDGT3     LDGT4    LDDT12    LDDT34
                        ------    ------    ------    ------    ------    ------
            VMT Mix:    0.0905    0.3013    0.1062    0.0488    0.0035    0.0104
-------------------------------------------------------------------------------
---------------------------------
 Composite Emission Factors (g/mi):
     Composite CO  :     9.05      9.79      8.52      8.53      0.460     0.452
-------------------------------------------------------------------------------
---------------------------------
Exhaust emissions (g/mi):

           CO Start:     5.48      5.95      5.02      5.08      0.175     0.141
```

CO Running:	3.57	3.84	3.50	3.44	0.286	0.311
CO Total Exhaust:	9.05	9.79	8.52	8.53	0.460	0.452

Veh. Type:	HDGV2B	HDGV3	HDGV4	HDGV5	HDGV6	HDGV7	HDGV8A	HDGV8B
VMT Mix:	0.0326	0.0019	0.0008	0.0005	0.0011	0.0008	0.0003	0.0000

Composite Emission Factors (g/mi):

Composite CO :	6.84	8.31	8.12	9.95	11.25	11.79	13.98	0.00

Exhaust emissions (g/mi):

CO Total Exhaust:	6.84	8.31	8.12	9.95	11.25	11.79	13.98	0.00

Veh. Type:	HDDV2B	HDDV3	HDDV4	HDDV5	HDDV6	HDDV7	HDDV8A	HDDV8B
VMT Mix:	0.0061	0.0015	0.0022	0.0023	0.0073	0.0089	0.0074	0.0398

Composite Emission Factors (g/mi):

Composite CO :	0.422	0.434	0.608	0.532	0.735	0.917	1.391	1.404

Exhaust emissions (g/mi):

CO Total Exhaust:	0.422	0.434	0.608	0.532	0.735	0.917	1.391	1.404

Veh. Type:	GasBUS	URBAN	SCHOOL
VMT Mix:	0.0005	0.0008	0.0014

Composite Emission Factors (g/mi):

Composite CO :	15.96	2.645	2.112

Exhaust emissions (g/mi):

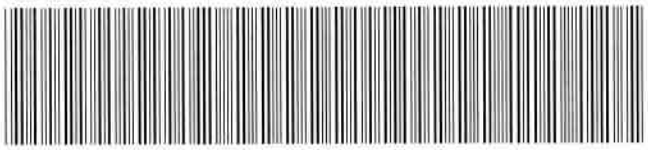
CO Total Exhaust:	15.96	2.645	2.112

MAPLE LANES VIEW
CEQR No. 11DCP022K

Hazardous Materials Appendix

The City of New York
Office of the City Register

Customer Document Print Summary



DAVIDOFF HUTCHER & CITRON LLP

Total Amount Due:	$96.00
NYCServ Payment:	$0.00
Balance:	$96.00
Date of Request:	8/23/2012 10:23 AM
Total Pages:	24
Order Printed:	N
Service:	Pick Up

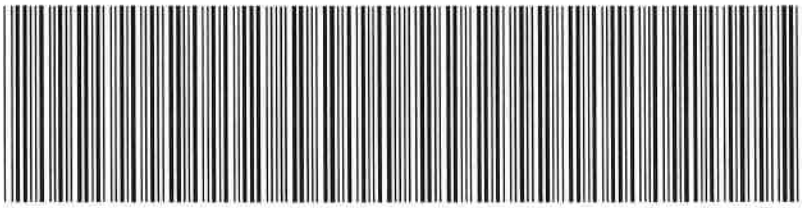


Order Details:

Document ID	Doc. Type	Copies	Certified	Pages	Amount
2012022300967001	SUNDRY MISCELLANEOUS	1	Y	24	$96.00

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2012022300967001002E2688

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 24**

Document ID: 2012022300967001 Document Date: 06-06-2011 Preparation Date: 02-23-2012
Document Type: SUNDRY MISCELLANEOUS
Document Page Count: 22

PRESENTER:
TEAM EXAMINERS - PICK UP
193 JORALEMON STREET
AS AGENT FOR: ROCKWELL ABSTRACT LLC
BROOKLYN, NY 11201
718-596-4844
AC123257 block 5516 lot 34

RETURN TO:
DAVIDOFF, MALITO & HUTCHER LLP ATTN: RON J. MANDEL
605 THIRD AVE.
NEW YORK, NY 10158

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	5516	34	Entire Lot		1570 60TH STREET

Property Type: ENTERTAINMENT/AMUSEMENT

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page ____ *or* File Number_____

PARTIES

PARTY 1:
JOHN LASPINA
1570 60TH STREET
BROOKLYN, NY 11219

x Additional Parties Listed on Continuation Page

FEES AND TAXES

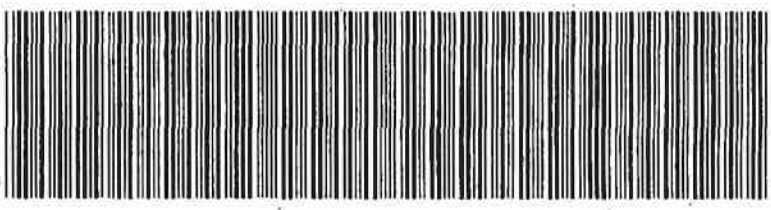
Mortgage		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	147.00
Affidavit Fee:	$	0.00

Filing Fee: $ 0.00
NYC Real Property Transfer Tax: $ 0.00
NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 03-06-2012 10:36
City Register File No.(CRFN):
2012000086295

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2012022300967001002C2408

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 24

Document ID: 2012022300967001 Document Date: 06-06-2011 Preparation Date: 02-23-2012
Document Type: SUNDRY MISCELLANEOUS

PARTIES
PARTY 1:
PETER LASPINA JR.
1570 60TH STREET
BROOKLYN, NY 11219

DECLARATION

This DECLARATION made as of the 6th day of June, 2011, by John LaSpina and Peter LaSpina, Jr. having offices located at 1570 60th Street, Brooklyn, NY 11219 (hereinafter collectively referred to as "Declarant");

WITNESSETH

WHEREAS, Declarant is the fee owner of certain real property located in the County of Kings, City and State of New York, designated for real property tax purposes as Lot 34 of Tax Block 5516, commonly known by the street address as 1570 60th Street (the "Subject Property") and is more particularly described in Exhibit A, annexed hereto and made part hereof; and

WHEREAS, Kensington Vanguard National Land Services of N.Y. has issued a Certification of Parties in Interest, annexed hereto as Exhibit B and made a part hereof, that as of the 17th day of February, 2012, Declarant and TD Bank, N.A., herein after also referred to as a ("Parties-in-Interest"), are the only Parties-in-Interest (as defined in subdivision (c) of the definition of "zoning lot" set forth in Section 12-10 of the Zoning Resolution of the City of New York) in the Subject Property; and

WHEREAS, all Parties-in-Interest to the Subject Property have either executed this Declaration or waived their rights to execute this Declaration by written instrument annexed hereto as Exhibit B-1 and made a part hereof, which instrument is intended to be recorded simultaneously with this Declaration; and

WHEREAS, Declarant has proposed to rezone the Subject Property from M1-1 to R6A to permit the development of a mixed-use community facility and residential project on the Subject Property (the "Current Project") and has submitted an application numbered 090154ZMK (the "Application") for review by the New York City Department of City Planning (the "DCP") under the Uniform Land Use Review Procedure (the "ULURP") as set forth in the New York City Charter, sections 197-c, 197-d, 200 and 201 and the procedures set forth in the paragraph immediately following; and

WHEREAS, an environmental assessment of the Subject Property pursuant to the State Environmental Quality Review Act (the "SEQRA") and the City Environmental Quality Review (the "CEQR") is under review in connection with the Application (CEQR # 11DCP022K) and, pursuant to the SEQRA and CEQR, the Department of Environmental Protection (the "DEP") has reviewed the environmental assessment, including the historic land use of the Subject Property; and

WHEREAS, the results of such review as documented in DEP's March 30, 2011 letter attached hereto as Exhibit C and made a part hereof, indicate the potential presence of hazardous materials; and

WHEREAS, Declarant desires to identify the existence of any potential hazardous materials and remediate any such hazardous materials found in connection with the development of the Subject Property for the Current Project and has submitted to the New York City Department of Environmental Protection a Phase I report and Declarant shall provide for the remediation of such hazardous materials, if any, in accordance with the DEP approved Remedial Action Plan; and

WHEREAS, Declarant further desires to identify the existence of any potential hazardous materials and remediate any such hazardous materials found in connection with the development or redevelopment of the Subject Property involving a change in use or soil disturbance subsequent to the Current Project ("Future Project") and has agreed to submit to DEP for approval a hazardous materials sampling protocol prepared by a qualified consultant and including a health and safety plan, (the "Sampling Protocol"), specific to the Future Project and to test and identify any potential hazardous materials pursuant to the approved Sampling Protocol and, if any such hazardous materials are found, to submit to DEP for approval a hazardous materials remediation plan, including a health and safety plan, (the "Remediation Plan"), based on the results of the DEP approved Sampling Protocol and upon the approval of the Remediation Plan by DEP, the Declarant shall provide for the remediation of such hazardous materials; and

WHEREAS, Declarant agrees to implement the Sampling Protocol and all hazardous material remediation required by the Remediation Plan, if any, for the Current Project and any Future Project and desires to restrict the manner in which the Subject Property may be developed or redeveloped by having the implementation of the Sampling Protocol and Remediation Plan, if any, for the Current Project or any Future Project performed to the satisfaction of DEP, as evidenced by a writing as set forth herein, be a condition precedent to any change of use or soil disturbance for the Current Project or any Future Project; and

WHEREAS, Declarant intends this Declaration to be binding upon all successors and assigns; and

WHEREAS, Declarant intends this Declaration to benefit all land owners and tenants including the City of New York ("the City") without consenting to the enforcement of this Declaration by any party or entity other than the City.

NOW, THEREFORE, Declarant does hereby declare and agree that the Subject Property shall be held, sold, transferred, and conveyed, subject to the restrictions and obligations which are for the purpose of protecting the value and desirability of the Subject Property and which shall run with the land, binding the successors and assigns of Declarant so long as they have any right, title or interest in the Subject Property or any part thereof:

1. (a) Declarant covenants and agrees that no application for grading, excavation, foundation, alteration, building or other permit respecting the Subject Property which permits soil disturbance for the Current Project or any Future Project shall be submitted to or accepted from the Department of Buildings (the "DOB") by the Declarant until DEP has issued to DOB, as applicable, either a Notice of No Objection as set forth in Paragraph 2(a), a Notice to Proceed as set forth in Paragraph 2(b), a Notice of Satisfaction as set forth in Paragraph 2(c) or a Final Notice of Satisfaction as set forth in Paragraph 2(d). Declarant shall submit a copy of the Notice of No Objection, Notice to Proceed, Notice of Satisfaction or Final Notice of Satisfaction to the DOB at the time of filing of any application set forth in this Paragraph 1(a).

(b) Declarant further covenants and agrees that no application for a temporary or permanent Certificate of Occupancy that reflects a change in use group respecting the Subject Property for the Current Project or any Future Project shall be submitted to or accepted from DOB by the Declarant until DEP has issued to DOB, as applicable, either a Notice of No Objection as set forth in Paragraph 2(a), a Notice of Satisfaction as set forth in Paragraph 2(c) or a Final Notice of Satisfaction as set forth in Paragraph 2(d). Declarant shall submit a copy of the Notice of No Objection, Notice of Satisfaction or Final Notice of Satisfaction to the DOB at the time of filing of any application set forth in this Paragraph 1(b).

2. (a) Notice of No Objection - DEP shall issue a Notice of No Objection for the Current Project or any Future Project after the Declarant has completed the work set forth in the project specific DEP approved Sampling Protocol and DEP has determined in writing that the results of such sampling demonstrate that no hazardous materials remediation is required for the proposed project.

(b) Notice to Proceed - DEP shall issue a Notice to Proceed for the Current Project or any Future Project after it determines that: (i) the project specific Remedial Action Plan or Remediation Plan has been approved by DEP and (ii) the permit(s) respecting the Subject Property that permit grading, excavation, foundation, alteration, building or other permit respecting the Subject Property which permits soil disturbance or construction of the superstructure for the Current Project or any Future Project are necessary to further the implementation of the DEP approved Remedial Action Plan or Remediation Plan.

(c) Notice of Satisfaction - DEP shall issue a Notice of Satisfaction for the Current Project or any Future Project after the project specific Remedial Action Plan or Remediation Plan has been prepared and accepted by DEP and DEP has determined in writing that such Remedial Action Plan or Remediation Plan has been completed to the satisfaction of DEP.

(d) Final Notice of Satisfaction - DEP shall issue a Final Notice of Satisfaction for the Current Project or any Future Project after the project specific Remedial Action Plan or Remediation Plan has been prepared and accepted by DEP and DEP has set forth in writing, that such Remedial Action Plan or Remediation Plan has been completed to the satisfaction of DEP

and all potential hazardous materials have been removed or remediated and no further hazardous remediation is required on the Subject Property as determined by DEP.

3. Declarant represents and warrants with respect to the Subject Property, that no restrictions of record, nor any present or presently existing estate or interest in the Subject Property nor any lien, encumbrance, obligation, covenant of any kind preclude, presently or potentially, the imposition of the obligations and agreements of this Declaration.

4. Declarant acknowledges that the City is an interested party to this Declaration and consents to the enforcement of this Declaration solely by the City, administratively or at law or at equity, of the obligations, restrictions and agreements pursuant to this Declaration.

5. The provisions of this Declaration shall inure to the benefit of and be binding upon the respective successors and assigns of the Declarant, and references to the Declarant shall be deemed to include such successors and assigns as well as successors to their interest in the Subject Property. References in this Declaration to agencies or instrumentalities of the City shall be deemed to include agencies or instrumentalities succeeding to the jurisdiction thereof.

6. Declarant shall be liable in the performance of any term, provision, or covenant in this Declaration, subject to the following provisions:

The City and any other party relying on this Declaration will look solely to the fee estate interest of the Declarant in the Subject Property for the collection of any money judgment recovered against Declarant, and no other property of the Declarant shall be subject to levy, execution, or other enforcement procedure for the satisfaction of the remedies of the City or any other person or entity with respect to this Declaration. The Declarant, including its officers, managers and members, shall have no personal liability under this Declaration.

7. The obligations, restrictions and agreements herein shall be binding on the Declarant or other parties in interest only for the period during which the Declarant and any such Party-in-Interest holds an interest in the Subject Property; provided, however, that the obligations, restrictions and agreements contained in this Declaration may not be enforced against the holder of any mortgage unless and until such holder succeeds to the fee interest of the Declarant by way of foreclosure or deed in lieu of foreclosure.

8. Declarant shall indemnify the City, its respective officers, employees and agents from all claims, actions, or judgments for loss, damage or injury, including death or property damage of whatsoever kind or nature, arising from Declarant's obligations under this Declaration, including without limitation, the negligence or carelessness of the Declarant, its agents, servants or employees in undertaking such obligations; provided, however, that should such a claim be made or action brought, Declarant shall have the right to defend such claim or action with attorneys reasonably acceptable to the City and no such claim or action shall be settled without the written consent of the City.

9. If Declarant is found by a court of competent jurisdiction to have been in default in the performance of its obligations under this Declaration, and such finding is upheld on a final appeal by a court of competent jurisdiction or by other proceeding or the time for further review of such finding or appeal has lapsed, Declarant shall indemnify and hold harmless the City from and against all reasonable legal and administrative expenses arising out of or in connection with the enforcement of Declarant's obligations under this Declaration as well as any reasonable legal and administrative expenses arising out of or in connection with the enforcement of any judgment obtained against the Declarant, including but not limited to the cost of undertaking the Remediation Plan, if any.

10. Declarant shall cause every individual or entity that between the date hereof and the date of recordation of this Declaration, becomes a Party-in-Interest (as defined in subdivision (c) of the definition of "zoning lot" set forth in Section 12-10 of the Zoning Resolution of the City of New York) to all or a portion of the Subject Property to waive its right to execute this Declaration and subordinate its interest in the Subject Property to this Declaration. Any mortgage or other lien encumbering the Subject Property in effect after the recording date of this Declaration shall be subject and subordinate hereto as provided herein. Such waivers and subordination shall be attached to this Declaration as Exhibits and recorded in the Office of the County or City Register.

11. This Declaration and the provisions hereof shall become effective as of the date of this Declaration. Within five (5) business days of the date hereof, Declarant shall submit this Declaration for recording or shall cause this Declaration to be submitted for recording in the Office of the County or City Register, where it will be indexed against the Subject Property. Declarant shall promptly deliver to the DEP and the Department of City Planning proof of recording in the form of an affidavit of recording attaching the filing receipt and a copy of the Declaration as submitted for recording. Declarant shall also provide a certified copy of this Declaration as recorded to DEP and DCP as soon as a certified copy is available.

12. This Declaration may be amended or modified by Declarant only with the approval of DEP or the agency succeeding to its jurisdiction and no other approval or consent shall be required from any other public body, private person or legal entity of any kind. A statement signed by the Deputy Commissioner of the Bureau of Environmental Planning and Assessment of DEP, or such person as authorized by the Deputy Commissioner, certifying approval of an amendment or modification of this Declaration shall be annexed to any instrument embodying such amendment or modification.

13. Any submittals necessary under this Declaration from Declarant to DEP shall be addressed to the Deputy Commissioner of the Bureau of Environmental Planning and Assessment of DEP, or such person as authorized by the Deputy Commissioner. As of the date of this Declaration DEP's address is:

New York City Department of Environmental Protection
59-17 Junction Blvd
Flushing, New York 11373

14. Declarant expressly acknowledges that this Declaration is an essential element of the SEQRA review conducted in connection with the Application and as such the filing and recordation of this Declaration may be a precondition to the determination of significance pursuant to the SEQRA Regulations, Title 6 New York Code of Rules and Regulations ("NYCRR") Part 617.7.

15. Declarant acknowledges that the satisfaction of the obligations set forth in this Declaration does not relieve Declarant of any additional requirements imposed by Federal, State or Local laws.

16. This Declaration shall be governed by and construed in accordance with the laws of the State of New York.

17. Wherever in this Declaration, the certification, consent, approval, notice or other action of Declarants, DEP or the City is required or permitted, such certification, consent, approval, notice or other action shall not be unreasonably withheld or delayed.

18. In the event that any provision of this Declaration is deemed, decreed, adjudged or determined to be invalid or unlawful by a court of competent jurisdiction, such provision shall be severable and the remainder of this Declaration shall continue to be in full force and effect.

19. This Declaration and its obligations and agreements are in contemplation of Declarant receiving approvals or modified approvals of the Application. In the event that the Declarant withdraws the Application before a final determination or the Application is not approved, the obligations and agreements pursuant to this Declaration shall have no force and effect and this Declaration shall be cancelled.

20. Notice of Cancellation - Declarant may request that DEP issue a Notice of Cancellation upon the occurrence of the following steps: (i) Declarant has withdrawn the Application in writing before a final determination on the Application; (ii) the Application was not approved by the DCP; or (iii) DEP has issued a Final Notice of Satisfaction in accordance with paragraph 2 herein. Upon such request, DEP shall issue a Notice of Cancellation after it has determined to DEP's own satisfaction that the above referenced steps, as applicable, have occurred. Upon receipt of a Notice of Cancellation from DEP, Declarant shall cause such Notice to be recorded in the same manner as the Declaration herein, thus rendering this Restrictive Declaration null and void. Declarant shall promptly deliver to DEP and the DCP a certified copy of such Notice of Cancellation as recorded.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first above written.

By: _____
John LaSpina

By: _____
Peter LaSpina, Jr.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEW YORK)
) .ss.:
COUNTY OF Nassau)

On the 6th day of June in the year 2011 before me, the undersigned, personally appeared John LaSpina , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

DAVID P. LENO
Notary Public, State of New York
No. 02LE6005933
Qualified in Nassau County
Term Expires April 20, 20 14

Notary Public

SEAL

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEW YORK)
) .ss.:
COUNTY OF Nassau)

On the 6th day of June in the year 2011 before me, the undersigned, personally appeared Peter LaSpina, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

DAVID P. LENO
Notary Public, State of New York
No. 02LE6005933
Qualified in Nassau County
Term Expires April 20, 20 14

Notary Public

SEAL

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY
Tax Block 5516, Lot 34

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly side of 61st Street with the northwesterly side of 16th Avenue;

RUNNING THENCE northwesterly along the northeasterly side of 61st Street 530 feet 9-1/8 inches to the land of the Long Island Railroad;

THENCE easterly along the land of the Long Island Railroad on a curved line whose radius is 1960 feet 1 inch and whose arc is 390 feet 4-1/8 inches to a point on the southwesterly side of 60th Street;

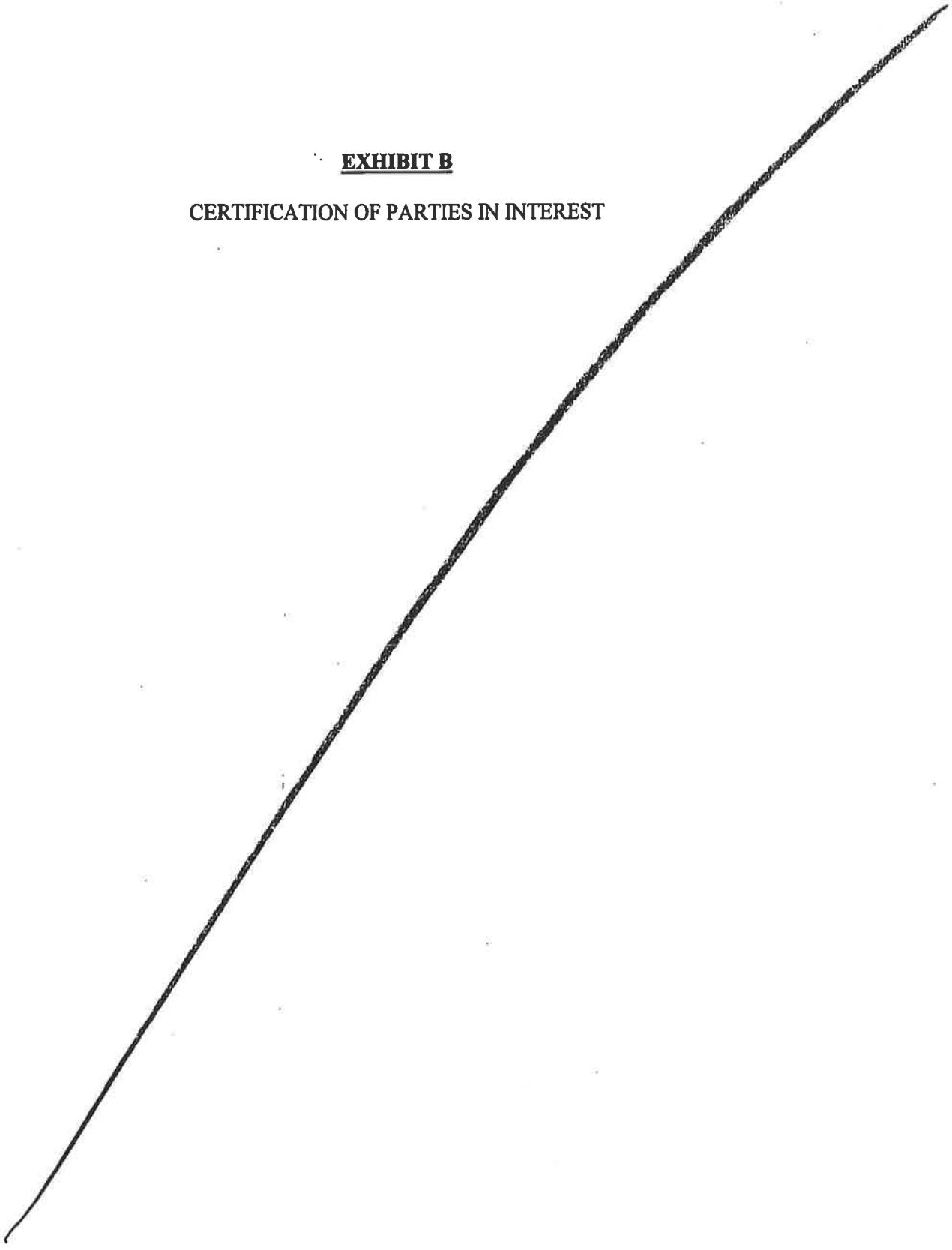
THENCE southeasterly along the southwesterly side of 60th Street 196 feet 3-1/8 inches to the northwesterly side of 16th Avenue;

THENCE southwesterly along 16th Avenue 200 feet to the point or place of EBGINNING.

That the said premises are known as and by the street address(es): 1560 60th Street, Brooklyn, New York, as shown on the following diagram:

EXHIBIT B

CERTIFICATION OF PARTIES IN INTEREST



806726(X-NY-SS-KV)

N.B. #_____
or
ALT.#_____

EXHIBIT I

CERTIFICATE PURSUANT TO ZONING LOT
SUBDIVISION OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY IF NEW YORK - AS AMENDED
EFFECTIVE AUGUST 10, 1977

Kensington Vanguard National Land Services of N.Y., as agent for First American Title Insurance Company of New York, a title insurance company authorized to do business in the State of New York and having its principal office at 39 West 37th Street, New York, New York, 10018, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block in the single ownership of John LaSpina and Peter LaSpina, Jr., all the parties in interest constituting a "party in interest" as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, are the following:

Name	Address	Nature of Interest
John LaSpina	625 B Ocean Front Street Long Beach, N.Y. 11561	50% Fee Owner
Peter LaSpina, Jr.	90 Ocean Avenue Islip, N.Y. 11751	50% Fee Owner
TD Bank, N.A.	1701 Route 70 East Cherry Hill, N.J. 08034	Mortgage holder

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid is known as Tax Lot Number 34 in Block No. 5516 as shown on the Tax Map of the City of New York for the County of Kings and more particularly described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly side of 61st Street with the northwesterly side of 61st Avenue;

RUNNING THENCE northwesterly along the northeasterly side of 61st Street 530 feet 9-1/8 inches to the land of the Long Island Railroad;

THENCE easterly along the land of the Long Island Railroad on a curved line whose radius is 1960 feet 1 inch and whose arc is 390 feet 4-1/8 inches to a point on the southwesterly side of 60th Street;

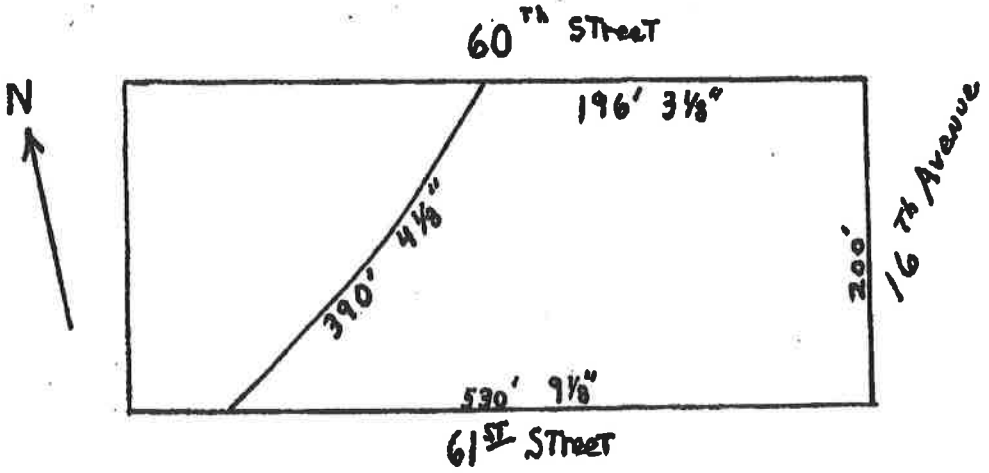
THENCE southeasterly along the southwesterly side of 60th Street 196 feet 3-1/8 inches to the northwesterly side of 16th Avenue;

THENCE southeasterly along the southwesterly side of 60th Street 196 feet 3-1/8 to the northwesterly side of 16th Avenue

THENCE southwesterly along 16th Avenue 200 feet to the point or place of BEGINNING.

That the said premises are known as and by the street address(es): 1560 60th Street, Brooklyn, New York, as shown on the following diagram:

BLOCK 5516



That the said premises are known as and by the street address(es): 1560 60th Street, Brooklyn, New York, as shown on the following diagram:

BLOCK 5516

NOTE: A Zoning Lot may or may not coincide with a lot shown on the Official Tax Map of the City of New York or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more coning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

THE CERTIFICTAES IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UDNDERSTANING THAT LIABILITY HEREINUNDER IS LIMITES TO THE FEES ACTUALLY PAID HEREUNDER.

IN WITNESS WHEREOF THIS CERTIFICATION HAS BEEN EXECUTED THIS 17h DAY OF February 2012.

Kensington Vanguard National Land Services of N.Y.

By: _____
Robert Audette,
Executive Vice President

State of New York)
) ss:
County of New York)

On the 17th day of February in the year 2012 before me, the undersigned, personally appeared Robert Audette personally known to me or proved to me on the basis of satisfactory evidence to the individual whose name is subscribed to the within instrument and acknowledged to me that he executes the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

MERAV EIGER
Notary Public, State of New York
No. 01EI6126975
Qualified in Nassau County
Commission Expires May 16, 2013

SEAL

EXHIBIT B-1

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE

WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE, made this 27th day of January, 2012 by TD Bank, N.A., a national banking association (the "Mortgagee"), having its principal place of business at 1701 Route 70 East, Cherry Hill, New Jersey 08034.

W I T N E S S E T H :

WHEREAS, the Mortgagee is the lawful holder of that certain Extension and Modification Agreement, dated December 22, 2010 (the "Mortgage") made by John LaSpina and Peter LaSpina, Jr.(the "Mortgagor"), in favor of the Mortgagee, recorded in the Office of the Register/Clerk of the City of New York, County of Kings, on March 4, 2011 under CRFN 2011000081377; and

WHEREAS, the Mortgage encumbers all or a portion of the property (the "Premises") known as Block 5516, Lot 34 on the Tax Map of the City of New York, County of Kings, and more particularly described in **Schedule A** attached hereto and made a part hereof, and any improvements thereon (such improvements and the Premises are collectively referred to herein as the "Subject Property"), which Subject Property is the subject of a restrictive declaration dated June 6, 2011, (the "Declaration"), made by John LaSpina and Peter LaSpina, Jr.; and

WHEREAS, Mortgagee represents that the Mortgage represents its sole interest in the Subject Property; and

WHEREAS, the Declaration, which is intended to be recorded in the Office of said Register/Clerk simultaneously with the recording hereof, shall subject the Subject Property and the sale, conveyance, transfer, assignment, lease, occupancy, mortgage and encumbrance thereof to certain restrictions, covenants, obligations, easements and agreements contained in the Declaration; and

WHEREAS, the Mortgagee agrees, at the request of the Mortgagor, to waive its right to execute the Declaration and to subordinate the Mortgage to the Declaration.

NOW, THEREFORE, the Mortgagee (i) hereby waives any rights it has to execute, and consents to the execution by the Mortgagor of, the Declaration and (ii) hereby agrees that the Mortgage, any liens, operations and effects thereof, and any extensions, renewals, modifications and consolidations of the Mortgage, shall in all respects be subject and subordinate to the terms and provisions of the Declaration.

This Waiver of Execution of Restrictive Declaration and Subordination of Mortgage shall be binding upon the Mortgagee and its heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Waiver of Execution of Restrictive Declaration and Subordination of Mortgage as of the date and year first above written.

TD Bank, N.A.:

By: 

Name:
Title:

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NEW YORK)
) .ss.:
COUNTY OF SUFFOLK)

On the 27th day of January in the year 2012 before me, the undersigned, personally appeared Keith Lawlor, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

SEAL

PHIL AMMIRATO
Notary Public, State of New York
No. 01AM5065276
Qualified In Suffolk County
Commission Expires Sept. 3, 2014

Schedule A

LEGAL DESCRIPTION OF SUBJECT PROPERTY
Tax Block 5516, Lot 34

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly side of 61st Street with the northwesterly side of 16th Avenue;

RUNNING THENCE northwesterly along the northeasterly side of 61st Street 530 feet 9-1/8 inches to the land of the Long Island Railroad;

THENCE easterly along the land of the Long Island Railroad on a curved line whose radius is 1960 feet 1 inch and whose arc is 390 feet 4-1/8 inches to a point on the southwesterly side of 60th Street;

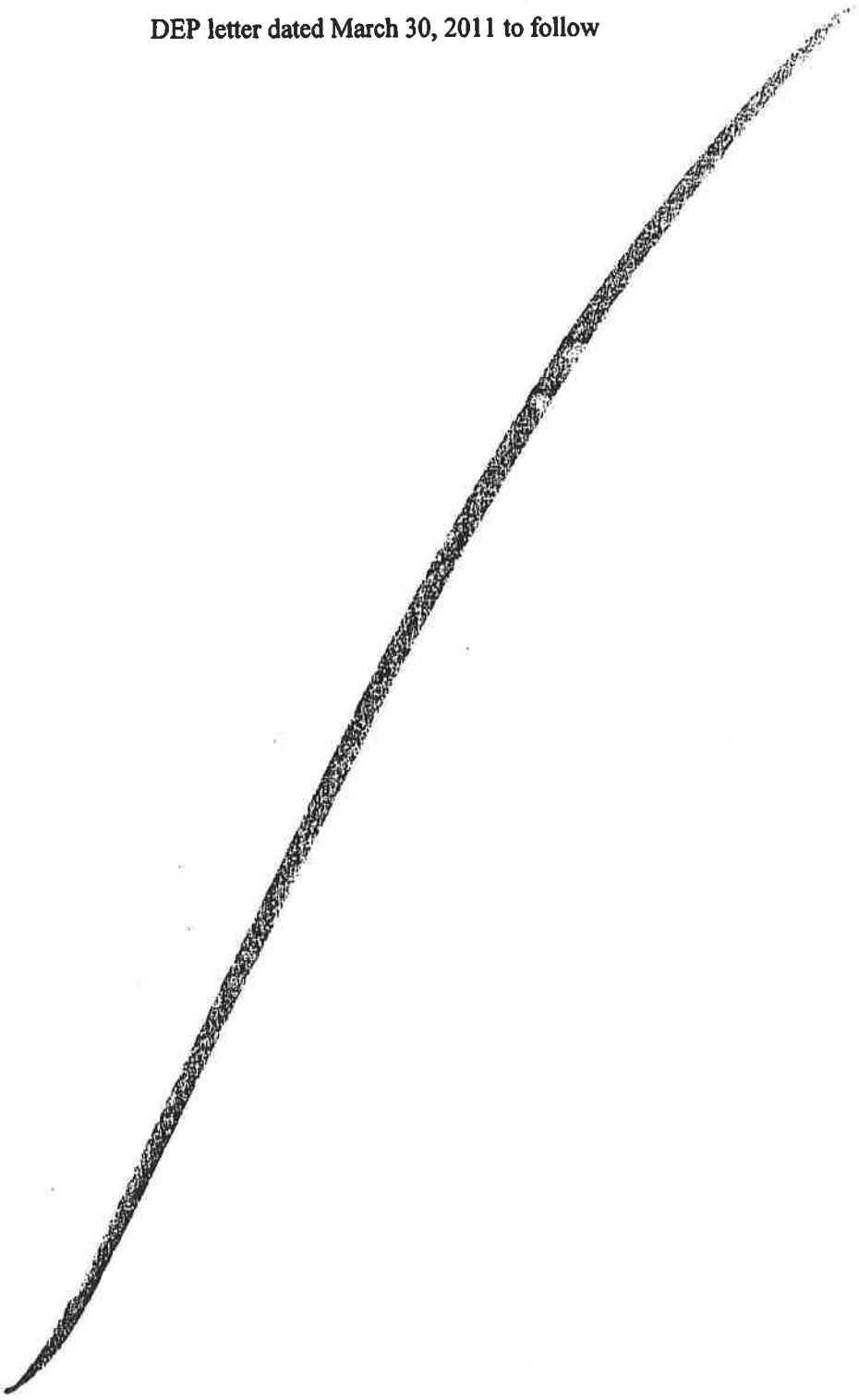
THENCE southeasterly along the southwesterly side of 60th Street 196 feet 3-1/8 inches to the northwesterly side of 16th Avenue;

THENCE southwesterly along 16th Avenue 200 feet to the point or place of **BEGINNING.**

That the said premises are known as and by the street address(es): 1560 60th Street, Brooklyn, New York, as shown on the following diagram:

EXHIBIT C

DEP letter dated March 30, 2011 to follow



NYC Environmental Protection

Caswell F. Holloway
Commissioner

Angela Licata
Deputy Commissioner
Bureau of Environmental Planning and Analysis
alicata@dep.nyc.gov

59-17 Junction Boulevard
Flushing, NY 11373
T: (718) 595-4398
F: (718) 595-4479

March 30, 2011

Mr. Robert Dobruskin
New York City Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007-1216

Re: Maple Lane Views -1560 60th Street
Block 5516, Lot 34
CEQR # 11DCP022K/11DEFTECH039K
Brooklyn, New York

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the August 2010 Environmental Assessment Statement prepared by Equity Environmental Engineering LLC and the May 2010 Phase I Environmental Site Assessment Report (Phase I) prepared by Singer Environmental Group, Ltd, on behalf Fairmont Lanes, LLC (applicant) for the above reference project. The applicant is proposing a zoning map amendment from the New York City Department of City Planning (DCP) for a M1-1 to R6A zoning district change for Block 5516, Lot 34, bounded by 15th and 16th Avenues, and 60th and 61st Streets in the Borough Park section of Brooklyn Community District 12. The proposed zoning map amendment would permit development of mixed use residential and community facility containing 116 dwelling units and a 6,787 squate feet synagogue. The 1.7 acres site is currently improved with a one-story, approximately 35,072 square feet building with a cellar bowling alley.

The May 2010 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and manufacturing/industrial uses including auto repair facilities, gasoline service station and several other commercial facilities. The New York State Department of Environmental Conservation database identified 23 Leaking Underground Storage Tanks, 11 Underground Storage Tanks sites and 17 Aboveground Storage Tank sites within 1/4-mile radius of the Property. In addition, 9 spills were reported within 1/8 mile radius of subject property. Based on the age of the on-site building, Asbestos Containing Materials (ACM) and lead based paints (LBP) may be present in the structure.

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

- DCP should inform the applicant that based on prior on-site and surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject

parcels prior to on-site soil disturbance. A Phase II Investigative Protocol/Workplan summarizing the proposed drilling and soil/groundwater sampling activities should be submitted to DEP for review and approval. The Workplan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil boring locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health Environmental Laboratory Approval Program certified laboratory (NYSDOH) for the presence of Volatile Organic Compounds by United States Environmental Protection Agency (EPA) Method 8260, Semi-Volatile Organic Compounds by EPA Method 8270, Pesticides/Polychlorinated Biphenyl by EPA Method 8081/8082 and Target Analyte List metals. An investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

- DCP should inform the applicant that ACM, lead based paint and suspected PCBs containing materials may be present in the on-site structures. These materials should be properly removed and or managed prior to the start of any demolition activities and disposed of in accordance with all federal, state and local regulations.

DCP should also instruct the applicant that the Phase II Work plan and HASP should be submitted to DEP for review and approval prior to start of any fieldwork. Future correspondence related to this project should include the following tracking number **11DEPTECH022K**. If you have any question, you may contact Mahalia Myrie at 718-595-3212.

Sincerely,

Maurice S. Winter
Deputy Director, Site Assessment

cc: M. Winter
T. Estesen
C. Evans- DCP
File

CITY REGISTER
AUG 23 2012

This is a true and correct copy of the original document recorded in the Office of the City Register of New York as attested by _____ on the _____ day of _____, 20___. (not valid unless signed and dated)
CITY
AUG 23 2012

NYC Environmental Protection

Carter H. Strickland, Jr.
Commissioner

Angela Licata
Deputy Commissioner
Sustainability
alicata@dep.nyc.gov

59-17 Junction Boulevard
Flushing, NY 11373
T: (718) 595-4398
F: (718) 595-4479

August 29, 2012

Robert Dobruskin
New York City Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007

Re: **Maple Lanes Views – 1560 60th Street**
Block 5516, Lot 34
11DCP022K/ 11DEPTECH039K

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection Bureau of Environmental Planning and Analysis (DEP) is in receipt of a DEP-approved Restrictive Declaration with proof of recording for the above referenced project. A copy is attached for your reference.

If you have any questions please feel free to contact me at (718) 595-4473.

Sincerely,

Terrell Estesen
Director, Office of Wastewater Review and Special Projects

c: M. Winter
T. Estesen
J. Keller – DCP
D. Cole – OER