Pfizer Sites Rezoning

ENVIRONMENTAL ASSESSMENT STATEMENT

CEQR # 15DCP117K

Lead Agency:
NYC Department of City Planning

Prepared for:
Harrison Realty LLC

Prepared by:
Philip Habib & Associates

August 19, 2016

Pfizer Sites Rezoning

Environmental Assessment Statement (EAS)

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Environmental Assessment Statement (EAS)

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

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

Part I: GENERAL INFORMATION

PROJECT NAME Pfizer Sites Rezoning

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
15DCP117K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
N150277ZRK; 150278ZMK	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			**Harrison Realty LLC; c/o The Rabsky Group**		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin, AICP			**Raymond Levin, Esq., Slater & Beckerman, PC**		
ADDRESS **120 Broadway, 31st floor**			ADDRESS **61 Broadway, Suite 1801**		
CITY **New York**	STATE **NY**	ZIP **10271**	CITY **New York**	STATE **NY**	ZIP **10006**
TELEPHONE **212-720-3425**	EMAIL **rdobrus@planning.nyc.gov**		TELEPHONE **212-391-8045**	EMAIL **rlevin@slaterbeckerman.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): **6 NYCRR §617.4(6)(v)**

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 applicant, Harrison Realty LLC, is proposing a zoning map amendment, pursuant to Zoning Resolution (ZR) Section 71-10, and a zoning text amendment, pursuant to ZR 23-933 to amend ZR Appendix F, to facilitate the development of mid-rise, mixed residential-commercial buildings, containing approximately 1.3 million gsf including market rate and affordable housing dwelling units in a two-block project area in Brooklyn Community District 1. The affected project area includes two blocks bounded by Walton Street on the north, Harrison Avenue on the east, Gerry Street on the south, and Union Avenue on the west. These include the Northern Block (Block 2249, Lots 23, 37, 41, and 122) and the Southern Block (Block 2265, Lot 14), which are separated by Wallabout Street. The affected area also includes the southern half of a 0.2-acre former mapped street (Walton Street) adjoining the two-block area; this area is expected to continue to function as a street and the rezoning would not result in any development on this area or use of development rights generated by it. The proposed zoning map amendment would rezone the affected area from M3-1 to (1) R7A, for the portion within 100 feet of Harrison Avenue; (2) R8A for the portion more than 335 feet from Harrison Avenue on the Southern Block and more than 220 feet from Harrison Avenue on the Northern Block; and (3) R7D, for the midblock portions located between the R7A and R8A districts. In addition, a C2-4 commercial overlay would be mapped over the entire 2 block rezoning area. The zoning text amendment would designate the affected area to be a Mandatory Inclusionary Housing Area (MIHA). There also would be a legal instrument such as a Restrictive Declaration (RD) recorded against the two blocks dedicating a 26,000-sf (0.6-acre) publicly-accessible open space extending mid-block through the two blocks when the site is redeveloped.

Project Location

BOROUGH **Brooklyn**	COMMUNITY DISTRICT(S) **1**	STREET ADDRESS **Multiple properties (see Attachment A)**
TAX BLOCK(S) AND LOT(S) **Block 2249, Lots 23, 37, 41, & 122; Block 2265, Lot 14**		ZIP CODE **11206**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS **The proposed rezoning area includes two blocks bounded by a demapped segment of Walton Street on the north (the southern half of this former mapped street area is within the rezoning area but not part of the project area), Harrison Avenue on the east, Gerry Street on the south, and Union Avenue on the west, which runs diagonally to the southwest, in Williamsburg, Brooklyn.**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY **M3-1** | ZONING SECTIONAL MAP NUMBER **13b**

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

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

- ☐ CITY MAP AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ ZONING TEXT AMENDMENT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ HOUSING PLAN & PROJECT
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ ACQUISITION—REAL PROPERTY
- ☐ DISPOSITION—REAL PROPERTY
- ☒ OTHER, explain: **Legal instrument such as a Restrictive Declaration**
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ FRANCHISE

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

- ☐ LEGISLATION
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ 384(b)(4) APPROVAL
- ☐ OTHER, explain:
- ☐ FUNDING OF CONSTRUCTION, specify:
- ☐ POLICY OR PLAN, specify:
- ☐ FUNDING OF PROGRAMS, specify:
- ☐ PERMITS, specify:

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

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

***State or Federal Actions/Approvals/Funding*:** ☒ YES ☐ NO If "yes," specify: **Part of the project area is subject to a Voluntary Cleanup Agreement (VCA) enforceable by the NY State Department of Environmental Conservation (NYSDEC)**

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): **Rezoning area: 191,217 sf; (1) Project area: 182,366 sf; (2) demapped Walton St. area to be rezoned: 8,851 sf**

Waterbody area (sq. ft.) and type: **0**

Roads, buildings, and other paved surfaces (sq. ft.): **182,366 sf**

Other, describe (sq. ft.): **8,851 sf (public right-of-way functioning as part of a street)**

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **1,340,137 gsf**

NUMBER OF BUILDINGS: **7**

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **See Attachment A**

HEIGHT OF EACH BUILDING (ft.): **See Attachment A**

NUMBER OF STORIES OF EACH BUILDING: **See Attachment A**

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

If "yes," specify: The total square feet owned or controlled by the applicant: **182,366**

The total square feet not owned or controlled by the applicant: **8,851 (City-owned demapped Walton St. area)**

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 OF TEMPORARY DISTURBANCE: **59,700** sq. ft. (width x length)

VOLUME OF DISTURBANCE: **597,000 (assumed 10' depth)** cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: **59,700** sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): **2019**

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **24 months**

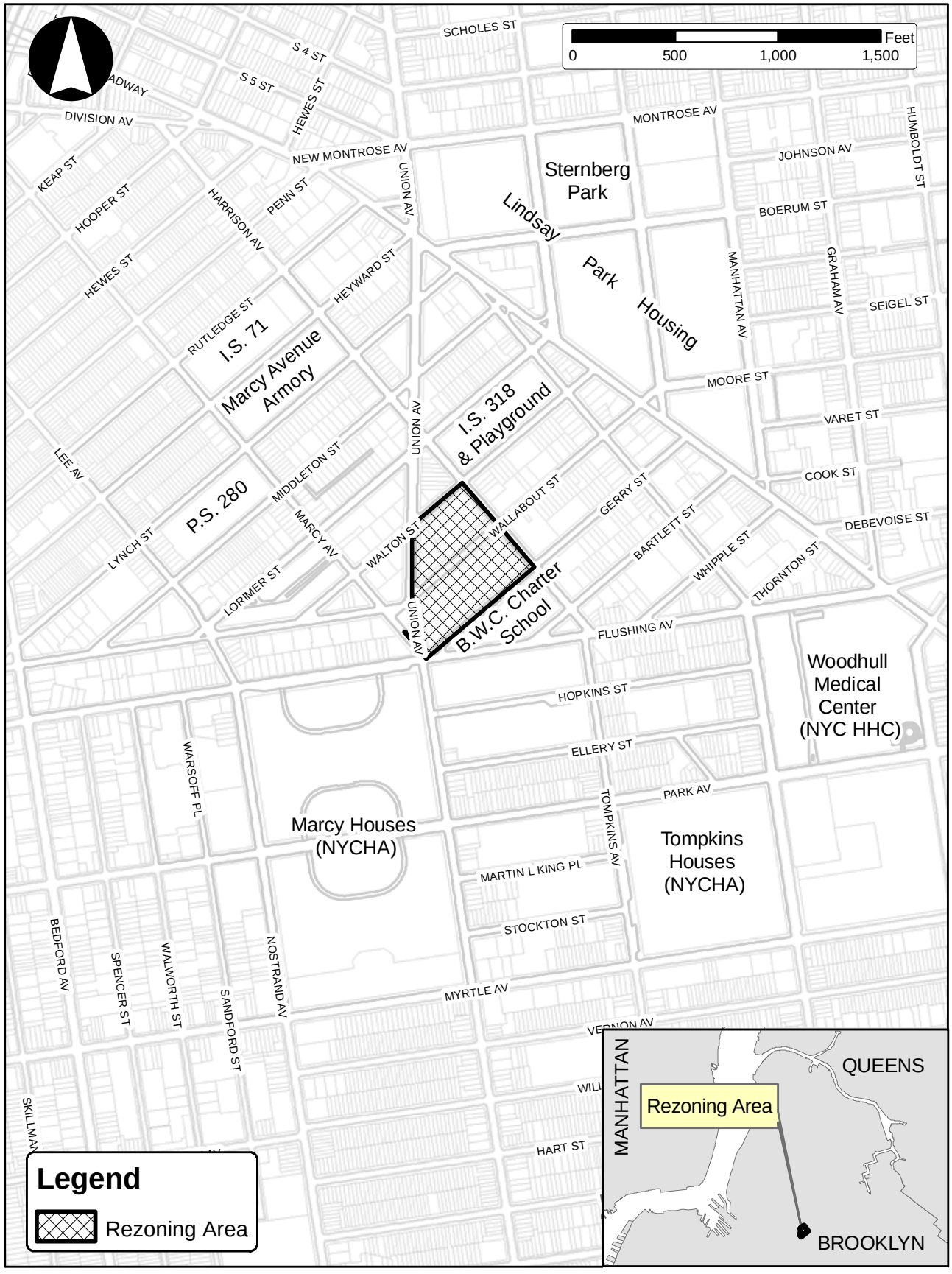
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: **Vacant and institutional land uses**

Location Map

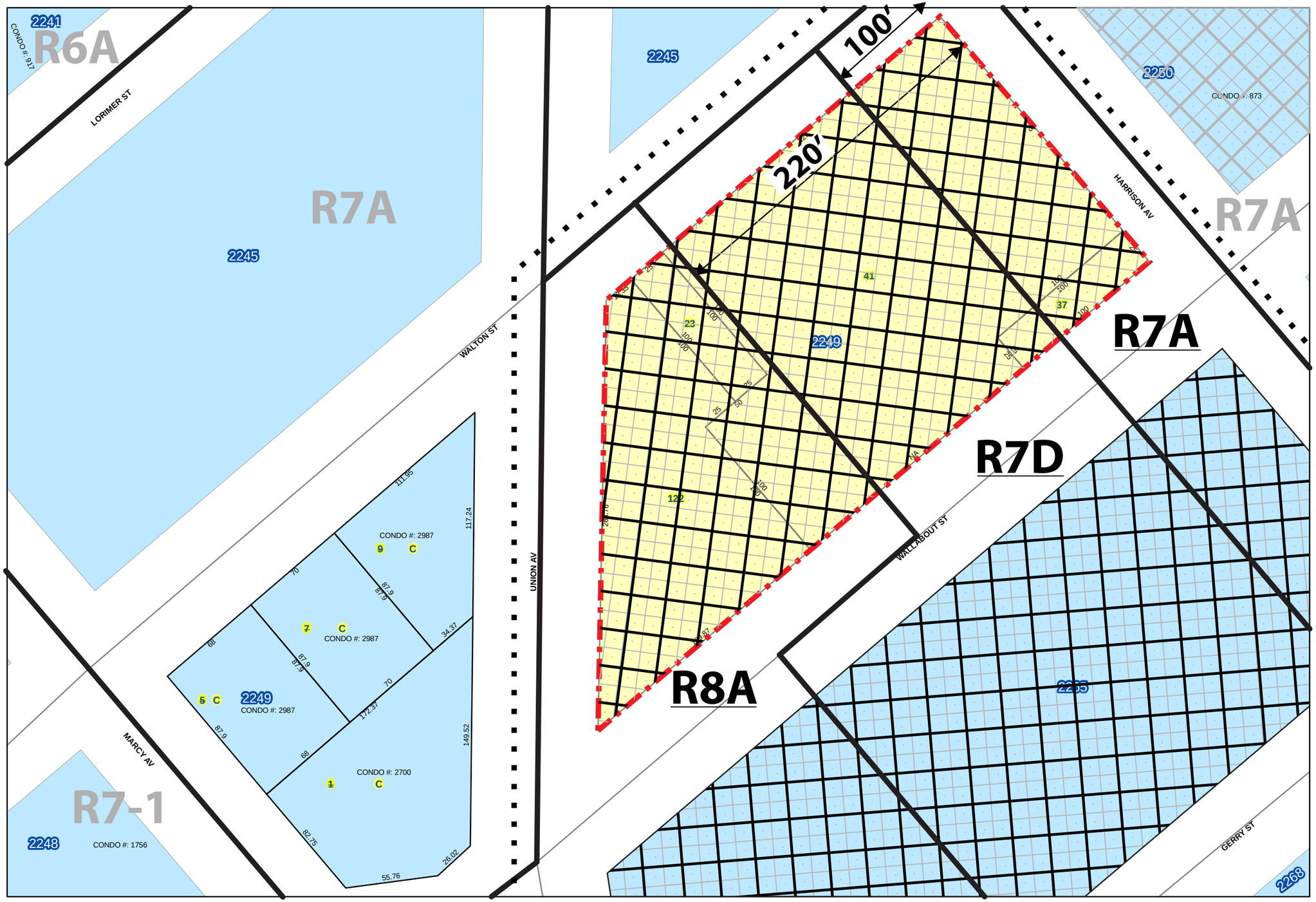


NYC Finance

NYC Digital Tax Map

Effective Date : 04-12-2011 12:09:12
End Date : Current

Brooklyn Block: 2249



Legend

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

- Zoning District Line
- R7D — Proposed Zoning District
- R7A — Existing Zoning District
- Proposed C2-4 District
- Existing C2-4 District
- Area of Rezoning
- Development Site

Feet
0 5 10 20 30 40

Pfizer Sites Rezoning EAS

Figure 2a

Tax Map: Block 2249

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

NYC Digital Tax Map

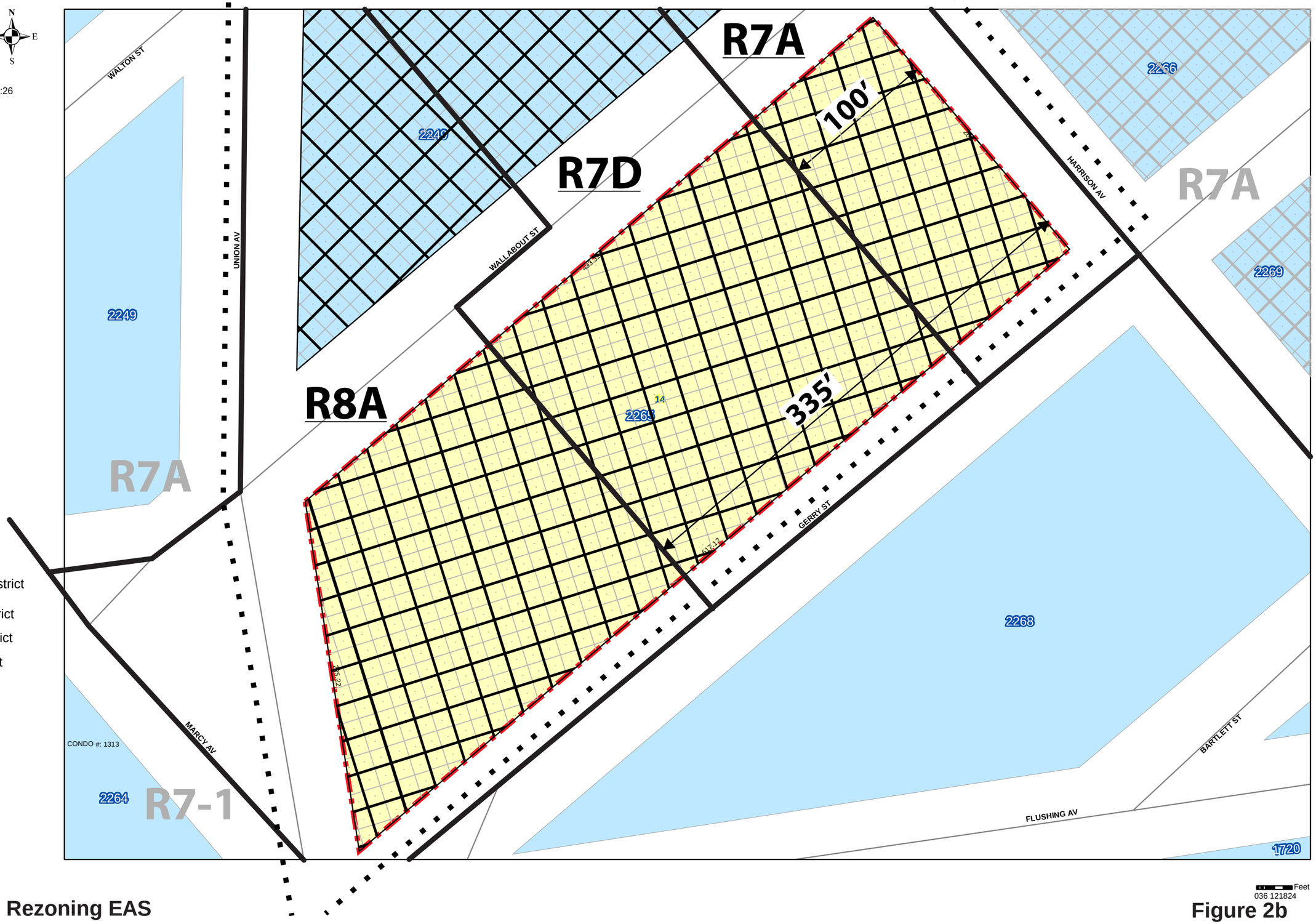
Effective Date : 12-05-2008 12:25:26
End Date : Current

Brooklyn Block: 2265

Legend

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

- Zoning District Line
- R7D — Proposed Zoning District
- R7A — Existing Zoning District
- Proposed C2-4 District
- Existing C2-4 District
- Area of Rezoning
- Development Site

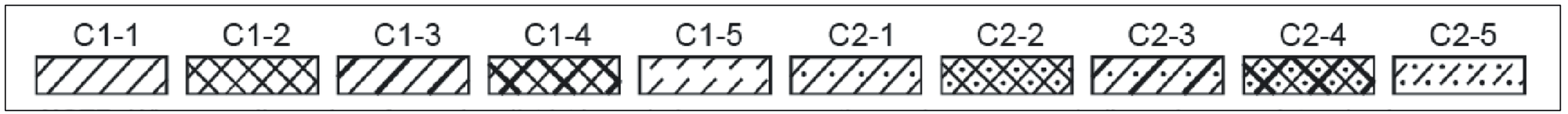


Feet
036 121824

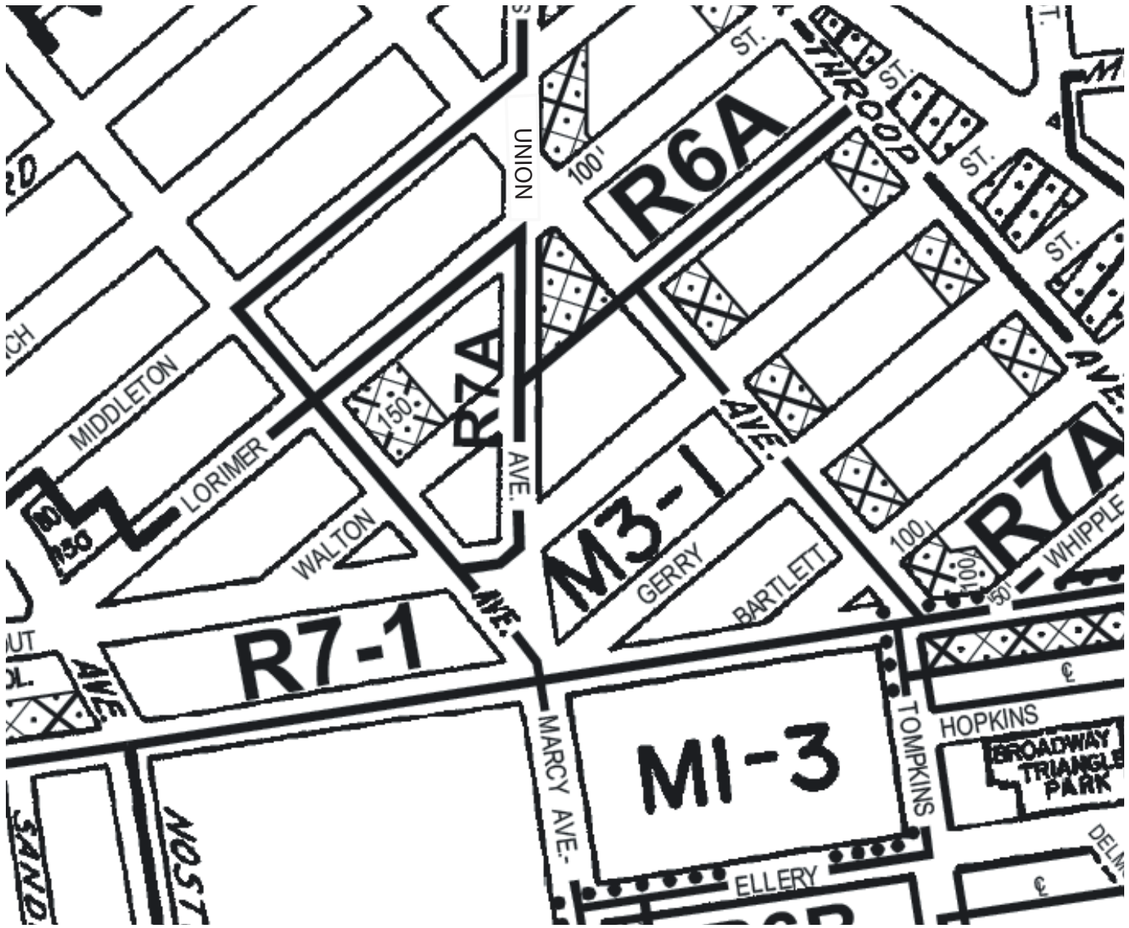
Pfizer Sites Rezoning EAS

Figure 2b

Tax Map: Block 2265







Current Zoning Map



Proposed Zoning Map - Area being rezoned is outlined with dotted lines.
Changing a M3-1 to a R7A/C2-4
M3-1 to a R7D/C2-4
M3-1 to a R8A/C2-4

Photographs taken on March 15, 2016



1. Harrison Avenue & Walton St. Intersection Looking South



2. Harrison Avenue & Gerry St. Intersection Looking West



3. Union Avenue & Gerry St. Intersection Looking North



4. Union Avenue & Walton St. Intersection Looking Southeast

Photographs taken on March 15, 2016



5. Harrison Avenue & Walton St. Intersection Looking West



6. Union Avenue & Wallabout St. Intersection Looking East

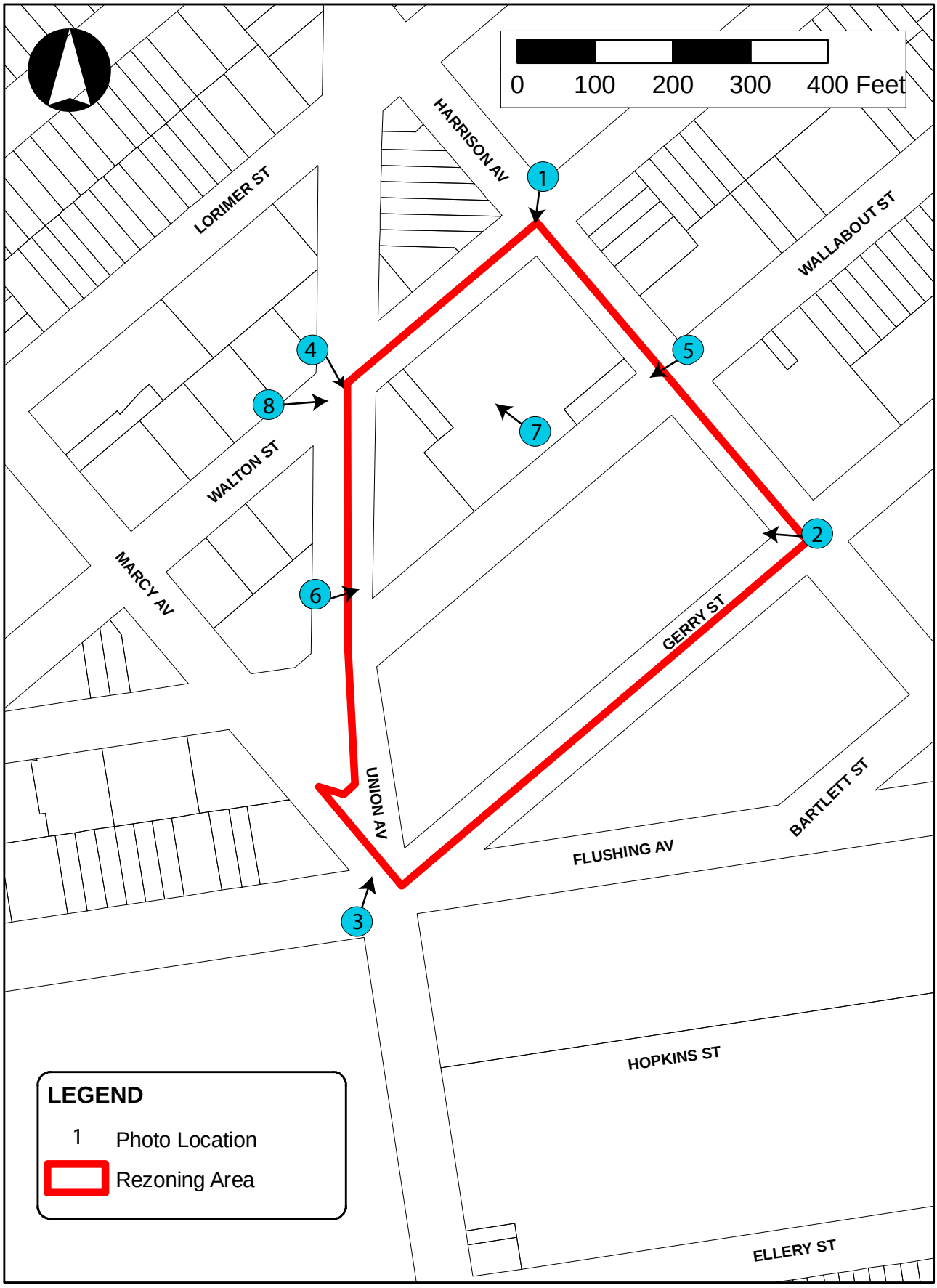


7. Gerry St. Midblock Looking North

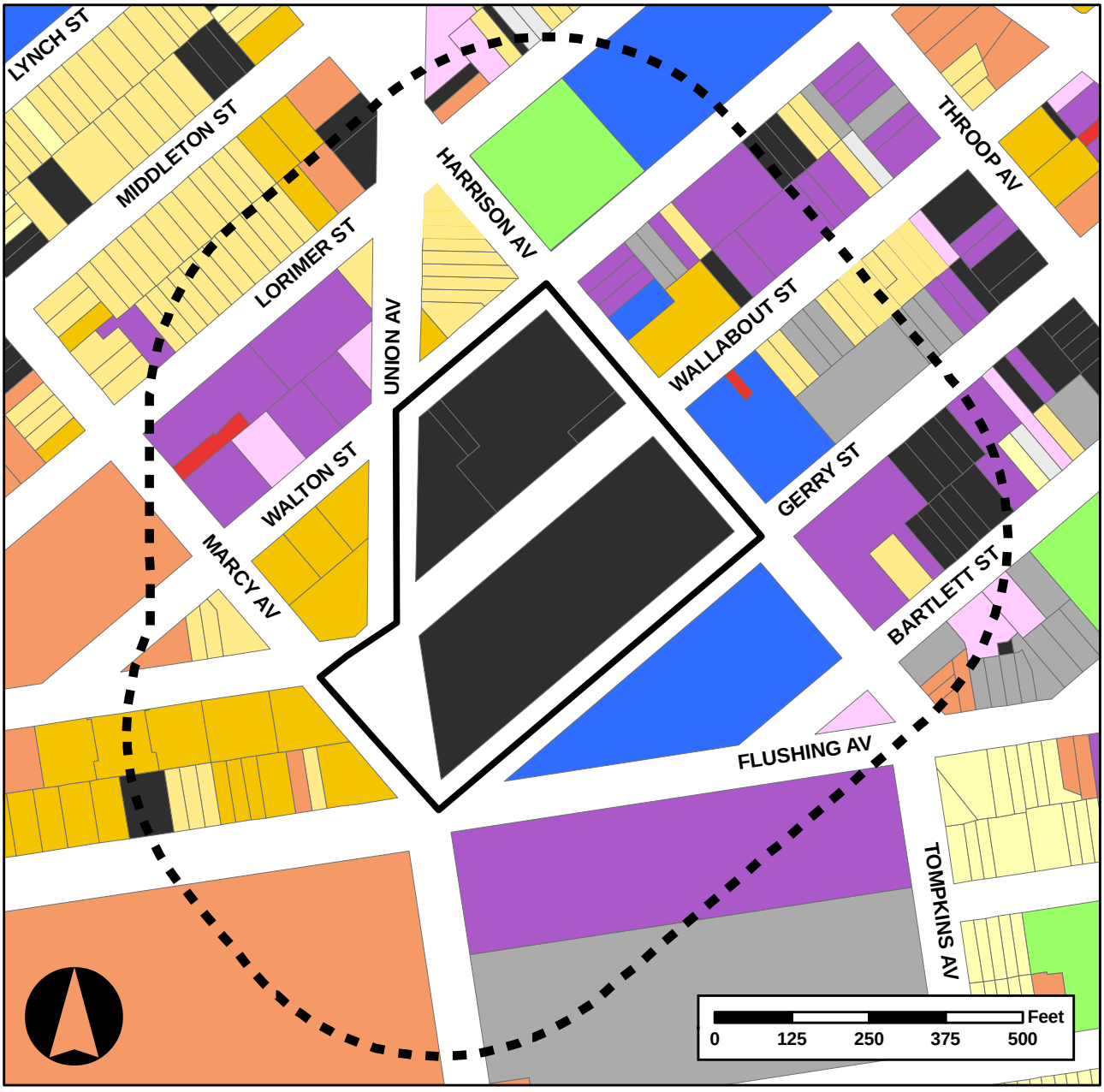


8. Union Avenue & Walton St. Intersection Looking East

Figure 5
Site Photo Key



Land Use Map



Legend

- 400-Foot Radius
- Project Site
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

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:				
Describe type of residential structures			**Multi-family dwellings**	**Multi-family dwellings**
No. of dwelling units			**1,147**	**+1,147**
No. of low- to moderate-income units			**344**	**+344**
Gross floor area (sq. ft.)			**1,147,202**	**+1,147,202**
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)			**Local retail**	**Local retail**
Gross floor area (sq. ft.)			**64,807**	**+64,807**
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	**Temporarily used for parking/storage**	**Assumed vacant for analysis purposes**		**Vacant land redeveloped**
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):			**26,000 sf (privately-owned dedicated publicly-accessible)**	**+26,000 sf (privately-owned dedicated publicly-accessible)**
Other Land Uses	☐ 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				
No. of accessory spaces			**427**	**+427**
Operating hours			**24/7**	**24/7**
Attended or non-attended			**Non-attended**	**Non-attended**
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify number:			**4,072**	**+4,072**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:	**Average household size for census tracts in ¼-mile radius of project area is 3.55 (2010 Census)**			
Businesses	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type			**7 or more retail establishments**	**+7 or more retail establishments**
No. and type of workers by business			**194 retail workers**	**+194 retail workers**
No. and type of non-residents who are not workers			**Patrons (non-residents), numbers not available**	**Patrons (non-residents) numbers not available**
Briefly explain how the number of businesses was calculated:				
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	**M3-1**	**M3-1**	**R7A/C2-4, R7D/C2-4, R8A/C2-4**	**Change from M3-1 to R7A/C2-4, R7D/C2-4, R8A/C2-4**
Maximum amount of floor area that can be developed	**Commercial & Manufacturing: 364,732 (182,366 sf x 2.0 FAR)**	**Commercial & Manufacturing: 364,732 (182,366 sf x 2.0 FAR)**	**Residential: 1,095,435 (182,366 sf x 6.01 FAR, ave. for project area); Com. Fac.: 835,378 (182,366 sf x 5.06 FAR ave. for project area); Commercial: 364,732 (182,366 x 2.0 FAR)**	**Residential: +1,095,435 Com. Fac.: +835,378 Commercial: 0 Manufacturing: +364,732**
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	**The area contains a range of uses including residential, institutional, light and heavy manufacturing, and a substantial number of vacant lots. Existing zoning districts include M1-2, M1-3, R6, R6A, R7-1, R7A, C4-4, C8-2**	**The area is trending increasingly toward residential uses. The project area lies proximate to the 2009 Broadway Triangle Rezoning area which changed commercial and manufacturing districts in a nine-block region to residential districts, residential districts with commercial overlays, and commercial districts. No changes to zoning in this area are expected under No-Action conditions.**	**The rezoning area would be rezoned from M3-1 to R7A, R7D, and R8A districts with C2-4 commercial overlays covering all of the rezoning area.**	**New residential and local retail uses in the project area; ongoing trends in the surrounding area anticipated to occur under both No-Action and With-Action conditions (no incremental or secondary effects on area due to proposed action)**
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

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

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the 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 different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. **EIS will provide.**		
(e) Is the project a large, publicly sponsored project?	☐	☒
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
o If "yes," complete the Consistency Assessment Form. **EIS will provide.**		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
o 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?	☐	☐
ii. Indirect Residential Displacement **EIS will provide.**		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐

	YES	NO
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☒
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☒
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
o 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) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers **EIS will provide.**		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☒	☐
o If "yes," 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?	☐	☐
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries **EIS will provide.**		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☒	☐
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
o If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools **EIS will provide.**		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
o If "yes," 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 100 percent?	☐	☐
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," 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 under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(c) If "yes," would the 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 located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following: **EIS will provide.**		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐

	YES	NO
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	☐	☐
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
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 would reach any sunlight-sensitive resource at any time of the year. **EIS will provide.**		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. **EIS will provide.**		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. **EIS will provide.**		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☒	☐
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☒	☐
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☒	☐
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: **EIS will provide.**	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation 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) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☒	☐

	YES	NO
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to 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 appropriate preliminary analyses and attach supporting documentation. **EIS will provide.**		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): **84,550**		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): **159,368 mBTUs**		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☒	☐
o 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/rail trips per station or line?	☒	☐
o 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?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (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) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **EIS will provide.**		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐

	YES	NO
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. **EIS will provide**	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **EIS will provide.**		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. **EIS will provide.**		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **EIS will provide.**		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☒	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. **EIS will provide**		

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Philip A. Habib, P.E.		8/19/16

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

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

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

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

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

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ ☒

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

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

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

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

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

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

TITLE	LEAD AGENCY
Deputy Director, EARD	NYC Department of City Planning
NAME	DATE
Olga Abinader	August 19, 2016
SIGNATURE	

A. INTRODUCTION

The Applicant, Harrison Realty LLC, is seeking a zoning map amendment and a zoning text amendment to designate a Mandatory Inclusionary Housing Area (MIHA) to facilitate a new predominantly residential mixed-use development on two blocks it owns in the South Williamsburg section of Brooklyn Community District 1. The 182,366-square foot (sf) "project area" consists of the two trapezoidal-shaped blocks, including: (1) the 71,322 sf "Northern Block," bounded on the north by a segment of Walton Street that was demapped in 1999[1] and continues to function as a street, on the east by Harrison Street, on the south by Wallabout Street, and on the west by Union Avenue (Block 2249, Lots 23, 37, 41, and 122); and (2) the 111,044-sf "Southern Block" bounded on the north by Wallabout Street, on the east by Harrison Street, on the south by Gerry Street, and on the west by Union Avenue (Block 2265, Lot 14). Refer to Figure A-1, Project Area Dimensions. The project area, which is currently vacant with no buildings, would be rezoned from M3-1 to R7A, R7D, and R8A, and would have a C2-4 commercial overlay on the entire Northern and Southern Blocks. As a result, both blocks would be split into R7A/C2-4, R7D/C2-4, R8A/C2-4 districts. The Applicant also seeks a zoning text amendment to Appendix F to establish the rezoning area as an MIHA, which would require a share of residential floor area be reserved for affordable housing pursuant to the MIH program. Pursuant to the proposed zoning and MIHA designation, the Applicant intends to develop housing and local retail and a 26,000-sf privately-owned, publicly-accessible open space on these blocks. The open space would be provided pursuant to a legal instrument, such as a Restrictive Declaration (RD) recorded against the property.

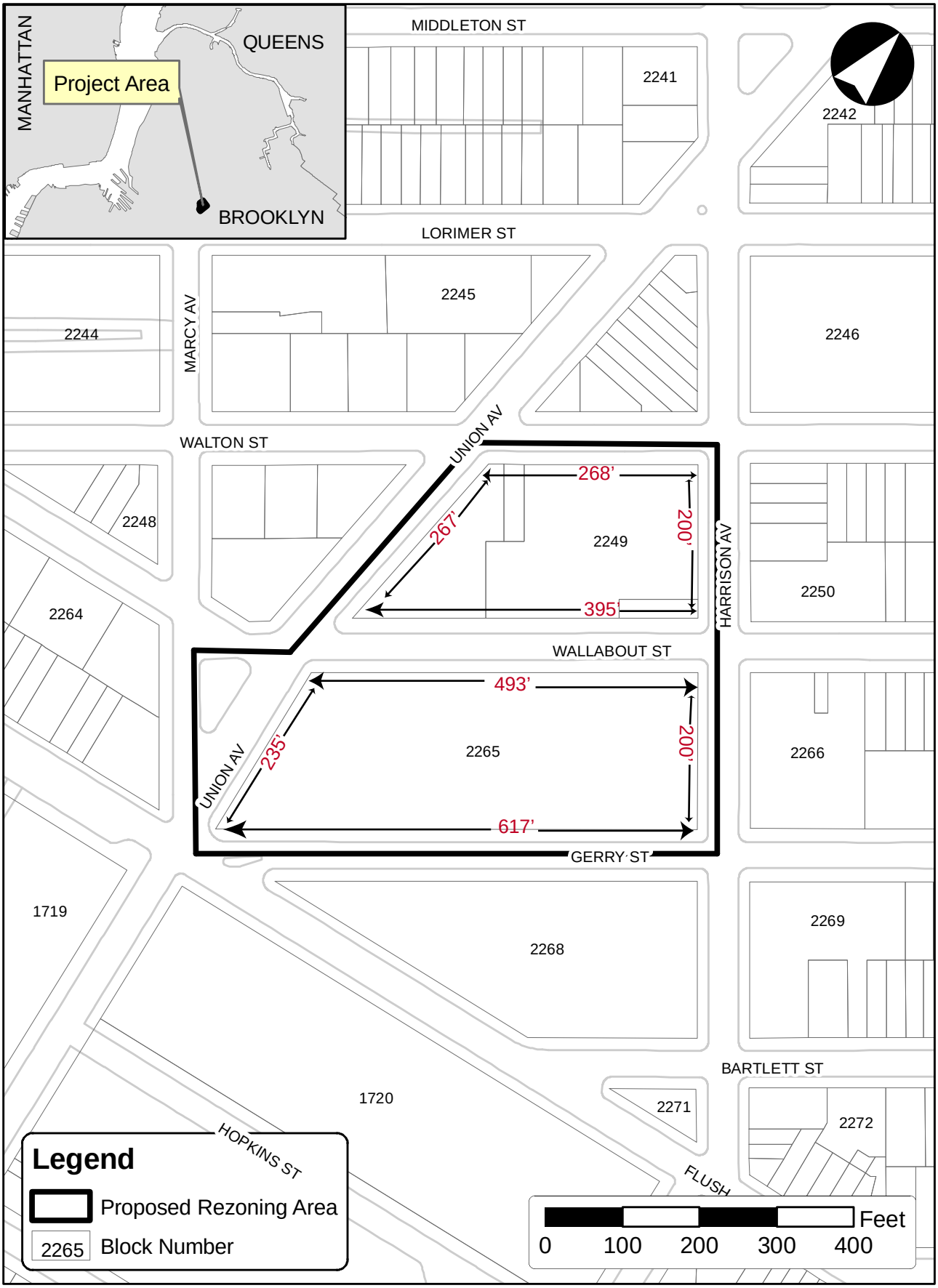
With the proposed zoning map amendment, the proposed new zoning district boundaries would be extended to the centerline of adjoining streets, including the demapped segment of the 70-foot wide Walton Street bounding the Northern Block. As such, an approximately 8,851-sf trapezoidal area, in the bed of the former mapped street also would be rezoned as a result of the proposed action. As discussed in this attachment, the rezoning of the southern part of the demapped Walton Street would not result in any new development or change in its existing conditions.

Apart from the two blocks owned and controlled by the Applicant and the City-owned portion of Walton Street that would be rezoned, there are no other properties within the proposed rezoning area. As such, no other properties would be directly affected by the proposed action. As shown in Figure A-2, the "rezoning area" includes the Northern and Southern Blocks and also includes this portion of demapped Walton Street; in contrast the "project area" only consists of the Northern and Southern Blocks, which are owned by the Applicant and excludes the City-owned portion of demapped Walton Street, as the proposed action would not result in any development on that area.

As identified in the Land Use Review application, pursuant to the proposed action, the Applicant proposes to develop the project area with a development program consisting of 1,146 DUs, of which at least 287 DUs, occupying 25 percent of the floor area excluding non-residential ground floor space, would be inclusionary housing affordable units, and 64,807 gsf of local retail space. The development would be required to provide 405 accessory parking spaces. The Applicant's development would also include

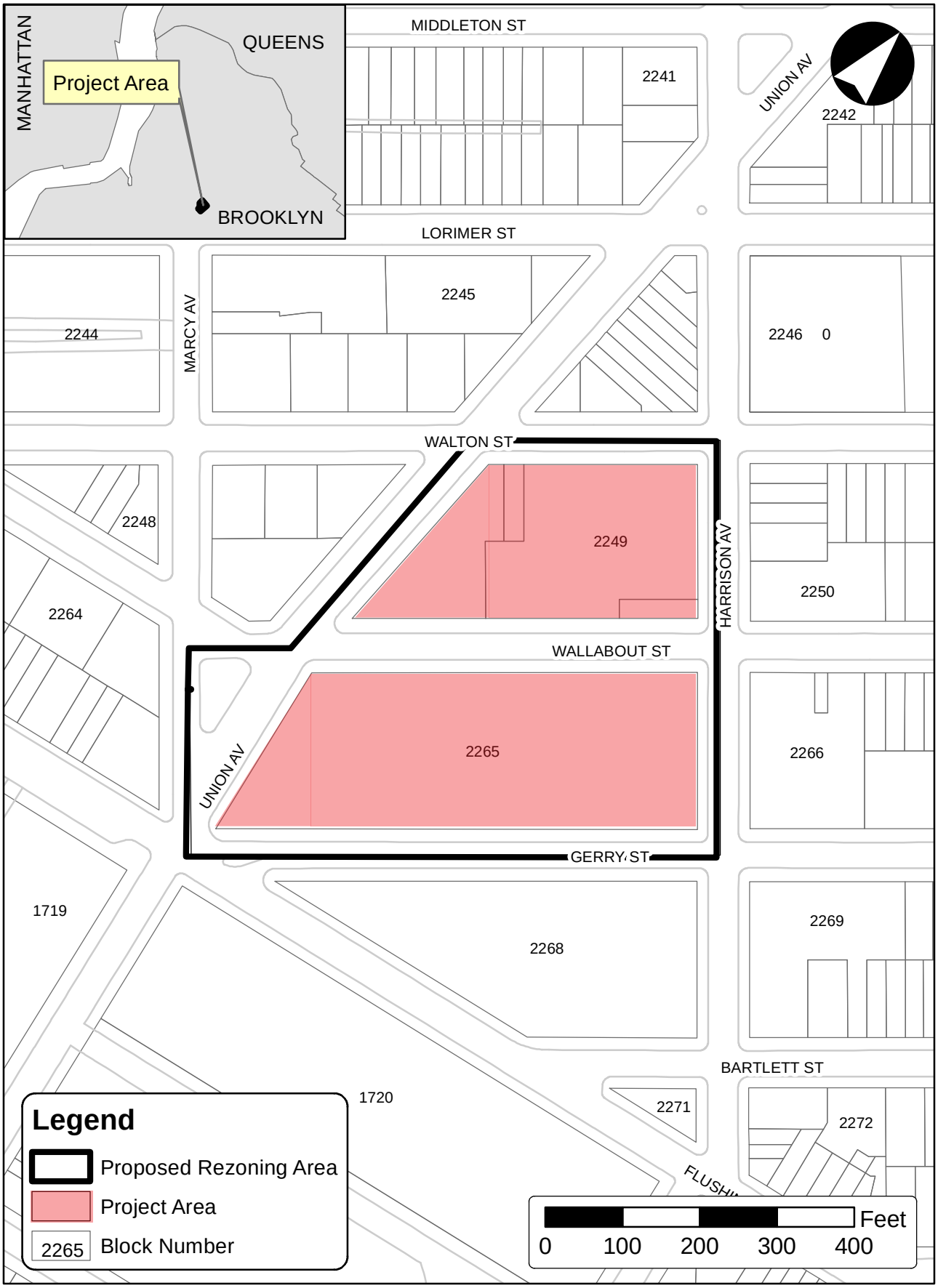
[1] The demapping of a one block segment of Walton Street, from Harrison Avenue to Union Avenue, in accordance with Maps Nos. N-2405 and N-2406, signed by the Brooklyn Borough President on November 29, 1988, was approved by the CPC (ULURP No. 880488 MMK) on May 15, 1989 (Cal. No. 2) and by the Board of Estimate on June 29, 1989 (Cal No. 16). The maps were filed on August 25, 1999 and the map change became effective the following day. The application underwent environmental review as part of the Final Environmental Impact Statement (FEIS) for the Broadway Triangle Redevelopment Area, May 1989 (CEQR No. 86-304K).

Figure A-1
Project Area Dimensions



Note: Walton Street from Union Avenue to Harrison Avenue demapped per Alteration Map No. N-2405 filed August 25, 1999

Rezoning Area and Project Area



Note: Walton Street from Union Avenue to Harrison Avenue demapped per Alteration Map No. N-2405 filed August 25, 1999

26,000 sf of publicly-accessible open space, provided in midblock corridors on each block measuring 65 feet wide by 200 feet long and aligned on a north-south axis parallel to Harrison Avenue. The Applicant's development would consist of eight buildings featuring streetwalls and setbacks, reaching a maximum height of 140 feet (14 stories). As discussed below, RWCDS With-Actions conditions would be nearly identical to the Applicant's proposed development, with only two relatively minor differences: (1) residential program; and 2) building heights. The Applicant's development would have 1,146 DUs, instead of 1,147 DUs, the share of affordable housing would be 25 percent instead of 30 percent, and as a result of those changes, the accessory parking provided for the Applicant's development would be 405 spaces instead of 427. The Applicant's development program would have a maximum building height of 140 feet, as compared to 145 feet for the RWCDS. This is due to the RWCDS providing qualifying ground floor uses that allow maximum building heights to be 5 feet taller than otherwise permitted (the Applicant's development would not meet the qualifying ground floor criteria). The retail and publicly-accessible open space programs in the Applicant's development would be the same under the RWCDS.

RWCDS No-Action Conditions

As discussed in this attachment, a reasonable worst case development scenario (RWCDS) for the proposed action has been identified for the future without the proposed action (RWCDS No-Action conditions) and the future with the proposed action (RWCDS With-Action). Under RWCDS No-Action conditions it is assumed that the rezoning area would not be redeveloped, the demapped Walton Street would continue to function as a public street and the project area would remain vacant.

RWCDS With-Action Conditions

Under RWCDS With-Action conditions, it is projected that the project area would be redeveloped with approximately 1,147 DUs[2], occupying 1,147,202 gsf of residential space. (As such, there would be one more DU under the RWCDS than with the Applicant's development program.) For worst-case analysis purposes, approximately 803 DUs would be market rate units and 344 DUs would be affordable housing. For analysis purposes, the market rate/affordable split in residential floor area and units is expected to be 70 percent/30 percent, although a 75 percent/25 percent split is also an option that the City Planning Commission and City Council could apply to the site pursuant to the recently enacted MIH zoning text amendments. The RWCDS With-Action also includes 64,807 gsf of local retail space. Accessory parking would be provided at the minimum level required by zoning; based on the projected market rate/affordable housing splits outlined above, the RWCDS includes approximately 427 self-park spaces.[3] As a condition for allowing a change in use for the project area, the development would include 26,000 sf (0.6 acres) of dedicated publicly-accessible open space, in a 65-foot wide, midblock linear corridor with 13,000 sf on each block. The RWCDS With-Action would consist of eight buildings featuring streetwalls and setbacks, reaching a maximum height of 145 feet (14 stories). Similar to the No-Action condition, the demapped segment of Walton Street would continue to function as a public street.

A legal instrument, such as a Restrictive Declaration, would be adopted as part of the proposed action. It would bind the project area to providing and maintaining the 26,000 sf of privately-owned publicly-accessible open space as a condition for the change in use, as detailed in plans included with the application. As it would dedicate the location of the open space, the building footprint would be limited to areas outside the open space area.

[2] Per CEQR guidelines, the average unit size is projected to be 1,000 gsf for analysis purposes.
[3] Accessory parking calculated as follows: R7A and R7D areas, 0.5 spaces per market rate unit, 0 spaces per affordable unit; R8A areas, 0.4 spaces per market rate unit, 0 spaces per affordable unit; C2-4 commercial uses, 1 space per 1,000 sf of floor area.

It is expected that the development would be constructed over an approximately 24-month period, with completion and occupancy expected to occur in 2019. Accordingly, the environmental review is using 2019 as the Build year for analysis of future conditions consistent with New York *City Environmental Quality Review ("CEQR") Technical Manual* guidance.[4]

B. EXISTING CONDITIONS

Rezoning Area

Site Location and Characteristics

The rezoning area comprises approximately 191,217 sf and includes two blocks (the project area-Northern and Southern Blocks) owned by the Applicant and the southern portion of an adjoining City-owned one-block-long formerly mapped street segment in the southeastern portion of Brooklyn Community District 1. The rezoning area is generally bounded by the formerly demapped segment of Walton Street on the north, Harrison Avenue to the east, Gerry Street to the south, and Union and Marcy Avenues to the west.

The range of addresses associated with the Northern Block include 164-174 Harrison Avenue (even numbers), 30-44 Union Avenue (even numbers), 233-247 Wallabout Street (odd numbers), and 60 Walton Street. The 71,322-sf Northern Block has approximately 200 feet of frontage along Harrison Avenue, approximately 445 feet of frontage along Wallabout Street, approximately 267 feet of frontage along Union Avenue, and approximately 268 feet of frontage along the City-owned demapped Walton Street. The range of addresses associated with the Southern Block includes 1-57 Gerry Street (odd numbers), 176-190 Harrison Avenue (even numbers), 2-28 Union Avenue (even numbers), and 322-356 Wallabout Street (even numbers). The 111,044-sf Southern Block has approximately 200 feet of frontage along Harrison Avenue, approximately 617 feet of frontage along Gerry Street, approximately 235 feet of frontage along Union Avenue, and approximately 493 feet of frontage along Wallabout Street. The 8,851-sf southern half of demapped Walton Street area is 35 feet wide. This City-owned property's northern boundary is approximately 238 feet long and its southern boundary is approximately 268 feet long. Although no longer formally a mapped street it continues to operate as the southern half of a 70-foot wide, one-way eastbound right-of-way open to vehicles and pedestrians with posted City parking regulations.

Both of the blocks are zoned M3-1 and contain no existing buildings. Each block is enclosed by chain-link fencing. The Northern Block includes remnants of a former subway entrance within the property line near the intersection of Union Avenue and Walton Street. The Northern Block is covered by grass and vegetation and the Southern Block is entirely paved. The Northern Block is vacant with no active use, although it is currently being used for temporary equipment/vehicle storage. The Southern Block is striped with parking spaces and it is currently being used for temporary parking/vehicle storage for construction equipment and supplies.[5] On the Northern Block there is a curb cut on Wallabout Street and in addition in many locations along the block the curb is in deteriorated condition. On the Southern Block there are curb cuts for driveways with gates on Wallabout Street and Gerry Street.

[4] The City of New York, Mayor's Office of Environmental Coordination, *City Environmental Quality Review Technical Manual*. 2014.

[5] Given the transient nature of these activities, this description represents a "snapshot in time" and these conditions may change to other temporary activities or the blocks may be unoccupied as the proposed action proceeds through the public review process.

The streets bounding the project area include Harrison Avenue on the east and Gerry Street on the south, which are both 70 feet wide (mapped width) and operate with two-way traffic, and Union Avenue on the west which is 80 feet wide and also operates with two-way traffic. Wallabout Street, which separates the Northern and Southern Blocks, is 70 feet wide and operates with two-way traffic although Wallabout Street east of Harrison Avenue operates one-way westbound and Wallabout Street west of Marcy Avenue operates one-way eastbound. The public sidewalks adjoining the project area are approximately 15 to 20 feet wide.

The topography of the project area is generally flat. Site elevations in the area generally range from approximately +9.5 feet North American Vertical Datum of 1988 (NAVD 88) to approximately +13.5 NAVD 88.[6] The project area is located in the coastal zone boundary and is partly within a designated "shaded X" zone on the Federal Emergency Management Agency (FEMA) 2015 Preliminary Flood Insurance Rate Map (FIRM), indicating an area of moderate to low-risk flood hazard with an annual probability of flooding of 0.2 percent to 1 percent, usually defined as the area between the limits of the 100-year and 500-year floods. The portion of the project area outside the shaded X zone is located above the 500-year floodplain and considered an area of minimum flood hazard.

The rezoning area blocks were previously owned by Pfizer which housed its main plant at 630 Flushing Avenue (Block 1720, Lot 1), two blocks to the south. Pfizer operated pharmaceutical production facilities and related operations on several sites in the area beginning with its founding in a building at the corner of Harrison Avenue and Bartlett Street in 1849. Pfizer ceased its manufacturing operations at the main building in 2008. In the 1950s Pfizer began using portions of the Northern Block, which had been previously occupied by a mix of residential, commercial, industrial, and institutional buildings, for parking and warehousing activities. The Northern Block has been a vacant lot since the early 1990s. The Southern Block was partly occupied by Pfizer operations by the late nineteenth century and by the mid-twentieth century the entire block was used by Pfizer. Uses of the site by Pfizer over the years included laboratories and manufacturing facilities. Operations on the block ended in 1989 and the buildings on the site were demolished by the mid-1990s.

Refer to Figure 4 attached to the EAS Form, showing photographs of the project area. Table A-1 summarizes existing conditions in the project area. Also refer to Figure A-1, Project Area Dimensions.

Neighborhood Context

Land Use and Zoning

The project area is located near the southeastern edge of Williamsburg, an area historically dominated by Pfizer and other industrial uses but which in recent years has experience a substantial amount of residential redevelopment as traditional industrial uses have declined. Nearby neighborhoods include the northern part of Bedford-Stuyvesant, which has a concentration of large-scale public housing developments, and the western part of Bushwick, an area that historically has had a mix residential, commercial, and industrial uses that has also been experiencing a trend of residential redevelopment of former industrial properties.

As shown in Figure 3 attached to the EAS Form, the project area is located within a M3-1 Heavy Manufacturing District. This M3-1 district extends further south covering two blocks to the south.

[6] Per street elevations about Brooklyn Highway datum provided in the Brooklyn Topographic Bureau's Sectional Map 12 and converted to NAVD 88.

Table A-1. Summary of Rezoning Area Existing Conditions

Addresses	Northern Block: 164-174 Harrison Ave.; 30-44 Union Ave.; 233-247 Wallabout St.; 60 Walton St. Southern Block: 1-57 Gerry St.; 176-190 Harrison Ave.; 2-28 Union Ave.; 322-356 Wallabout St.
Block and Lots	Northern Block: Block 2249, Lots 23, 37, 41, 122 Southern Block: Block 2265, Lot 14
Lot Area	Northern Block: 71,322 sf (1.64 acres) Southern Block: 111,044 sf (2.55 acres) Total Project Area: 182,366 sf (4.19 acres) Southern Portion of Demapped Walton Street Area: 8,851 sf (0.20 acres) Total Rezoning Area: 191,217 (4.39 acres)
Zoning	M3-1
Uses	Northern Block: Vacant (temporarily equipment/vehicle storage) Southern Block: Vacant (temporarily parking/vehicle storage) Demapped Walton Street Area: Functions as part of a street open to traffic
Ownership	Northern & Southern Blocks: An affiliate of the Applicant Demapped Walton Street Area: City of New York
Public Transit Access	Subway: Flushing Ave. Station (G) adjacent to project site; Lorimer St. Station (J, M) approximately 0.2-mile walk from project area Bus: B46 (Broadway); B48 (Lorimer St.); B57 (Flushing Ave.)

C. PROPOSED ACTION

The Applicant is requesting two City Planning Commission (CPC) actions, a zoning map amendment and a zoning text amendment. Both are discretionary actions; the zoning map amendment is subject to the Uniform Land Use Review Procedure (ULURP) and the zoning text amendment is subject to public review with requirements similar to ULURP. These actions are subject to environmental review under the State Environmental Quality Review Act ("SEQRA") and the City Environmental Quality Review ("CEQR").

Proposed Zoning Map Amendment

The proposed zoning map amendment would change the underlying zoning of the rezoning area from an M3-1 low-performance manufacturing district to R7A, R7D, and R8A contextual residence districts. An R7A district would be mapped for the portion within 100 feet of Harrison Avenue. An R7D district would be mapped for the portion more than 100 feet from Harrison Avenue and including the areas extending up to 335 feet from Harrison Avenue on the Southern Block and up to 220 feet from Harrison Avenue on the Northern Block. An R8A district would be mapped for the portion more than 335 feet from Harrison Avenue on the Southern Block and more than 220 feet from Harrison Avenue on the Northern Block. In addition, a C2-4 commercial overlay would be mapped over the underlying districts, covering the entirety of the Northern and Southern Blocks. Refer to Figure 3, which shows the proposed zoning map amendment. With the proposed zoning map amendment, residential (Use Groups 1 and 2) and community facility uses (Use Groups 3 and 4), which are prohibited by the existing zoning, would be permitted. In addition, local retail uses (Use Groups 5-9 and 14), would be permitted by the commercial overlay on the ground and second floors of buildings, provide they are not on the same floor as or above dwelling units.

The proposed zoning map amendment would follow zoning map convention in which the proposed new zoning district boundaries would be extended to the centerline of adjoining streets, including the demapped 70-foot wide segment of Walton Street. As such, an approximately 8,851-sf trapezoidal area,

in the bed of the former mapped street also would be rezoned as a result of the proposed action. Figure 3 shows the proposed zoning map amendment.

R7A, R7D, and R8A are contextual zoning districts that allow for new medium-density residential development and community facilities. The description of these districts provided herein is based on the regulations applicable to MIHAs, as it anticipated that the proposed zoning map amendment and the proposed zoning text amendment designating the project area an MIHA would be adopted in tandem.

In MIHAs, R7A districts allow for residential development up to 4.6 FAR and community facility uses up to 4.0 FAR. In MIHAs R7A requires a streetwall of 40 to 75 feet, a setback from the streetwall, and allows a maximum building height of 90 feet or 95 feet (with a qualifying, i.e., commercial, ground floor use), and a maximum of 9 stories.

In MIHAs, R7D districts allow for residential development up to 5.60 FAR and community facility uses up to 4.20 FAR. In MIHAs, R7D requires a streetwall of 60 to 95 feet, a setback from the streetwall, and allows a maximum building height of 110 feet or 115 feet (with a qualifying ground floor use) and a maximum of 11 stories.

In MIHAs, R8A districts allow for residential development up to 7.20 FAR and community facility uses up to 6.50 FAR. In MIHAs, R8A requires a streetwall of 60 to 105 feet, a setback from the streetwall, and allows a maximum building height of 140 feet or 145 feet (with a qualifying ground floor use) and a maximum of 14 stories.

New residences in R7A and R7D are required to provide off-street parking spaces at a rate of 50 percent of the market rate dwelling units, with no required parking for affordable housing applicable to "transit zone" sites such as this site. New residences in R8A are required to provide one off-street parking space at a rate of 40 percent of the market rate dwelling units, with not required parking for affordable housing applicable to "transit zone" sites.

C2-4 commercial overlays allow for local retail uses and commercial development up to 2.0 FAR. In these areas, the C2-4 commercial overlays would support the development of mixed residential/commercial uses. The C2-4 commercial overlay requires 1 parking space for every 1,000 sf of zoning floor area for general retail uses.

Proposed Zoning Text Amendment

The proposed zoning text amendment would amend Appendix F of the Zoning Resolution (ZR) to apply MIH program to the rezoning area.

Under MIH, a share of new housing is required to be permanently affordable when land use actions create significant new housing potential, either as part of a City neighborhood plan or private land use application. MIH consists of two alternatives: 1) 25 percent of residential floor area be must be affordable housing units affordable to households with income at a weighted average of 60 percent of area median income (AMI), with 10 percent affordable to households within an income band of 40 percent of AMI; or 2) 30 percent of residential floor area must be affordable housing units affordable to households with income at a weighted average of 80 percent of AMI. In combination with these options, two other options may be utilized. A "Deep Affordability Option" also may be utilized providing 20 percent of residential floor area must be affordable housing units affordable to households with income at a weighted average of 40 percent of AMI. Also, a "Workforce Option" also may be utilized providing 30 percent of residential floor area must be affordable housing units affordable to households with income at a weighted average of 115 percent, with 5 percent of residential floor area must be affordable housing units affordable to

households with income at an income band of 70 percent of AMI and another 5 percent of residential floor area must be affordable housing units affordable to households with income at an income band of 90 percent of AMI. Other restrictions apply to the Deep Affordability and Workforce Options. The CPC and ultimately the City Council determine requirements applicable to each MIHA. Refer to Figure A-3.

D. REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS)/ PROPOSED PROJECT

As noted above, there are minor differences between the Applicant's proposed development and the RWCDS for With-Action conditions. The RWCDS assumes that the project area would be developed with the project area's maximum permitted floor area of 1,095,435.20, a built FAR of approximately 6.0, which reflects the maximum under the proposed split lot conditions. The Applicant's development program identified in the application is based on the use of 1,094,526.49, with 908.71 zsf of permitted floor area not used as it based on a design, with 460.5 zsf unused on the Northern Block and 448.2 zsf unused on the Southern Block, i.e., areas too small to use for a dwelling unit. Overall, the RWCDS would result in one more DU than the Applicant's proposal – 1,147 DUs compared 1,146 DUs – and as a worst case the RWCDS assumes 30 percent of the units would be low-moderate income affordable housing units for households earning at or below 80 percent of AMI, instead of 25 percent as indicated in the Applicant's proposal. Due to these changes in residential program and share of affordable units, the accessory parking requirements would change commensurately. The Applicant's proposed development would provide 405 accessory parking spaces but the RWCDS would provide 427 accessory parking spaces. In addition, the Applicant's development program would have a maximum building height of 140 feet, as compared to 145 feet for the RWCDS. This is due to the RWCDS providing qualifying ground floor uses that allow maximum building heights to be 5 feet taller than otherwise permitted (the Applicant's development would not meet the qualifying ground floor criteria). The retail and publicly-accessible open space programs in the Applicant's development would be the same under the RWCDS. Figures A-4 and A-5 provide the illustrative site plan and axonometric diagram, respectively, of the Applicant's proposed development.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS)

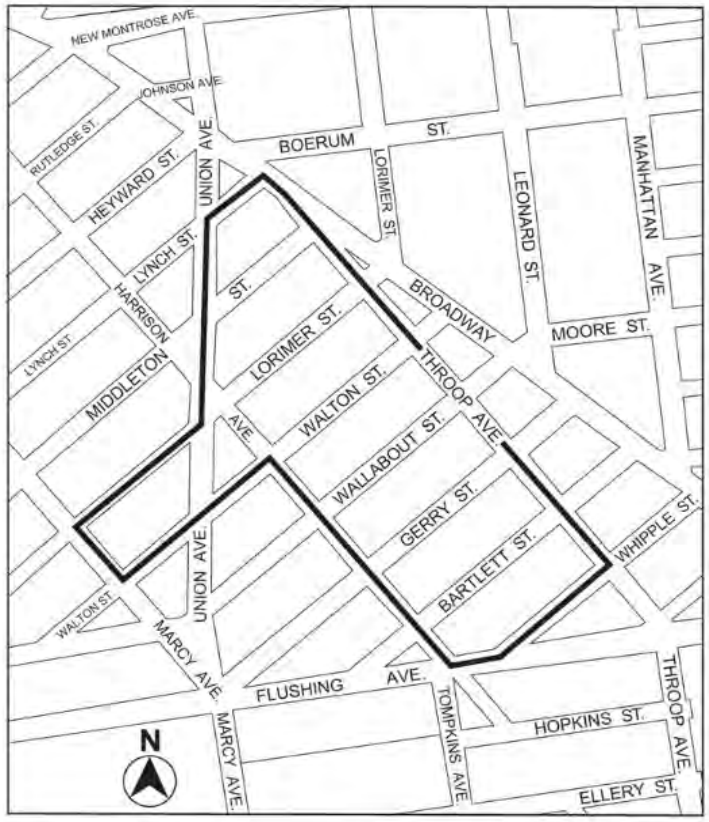
Pursuant to *CEQR Technical Manual* guidelines, a reasonable worst case development scenario (RWCDS) has been identified in order to assess the potential environmental effects of future development that could occur as a result of the proposed action. This includes the amount, type, and location of development that is expected to occur in both future No-Action and With-Action conditions. The net incremental difference between the future With-Action and No-Action serves as the basis for the environmental impact analyses.

To determine the future With-Action and No-Action conditions, standard methodologies have been used following the *CEQR Technical Manual* guidelines employing reasonable assumptions. These methodologies have been used to identify the amount and location of future development.

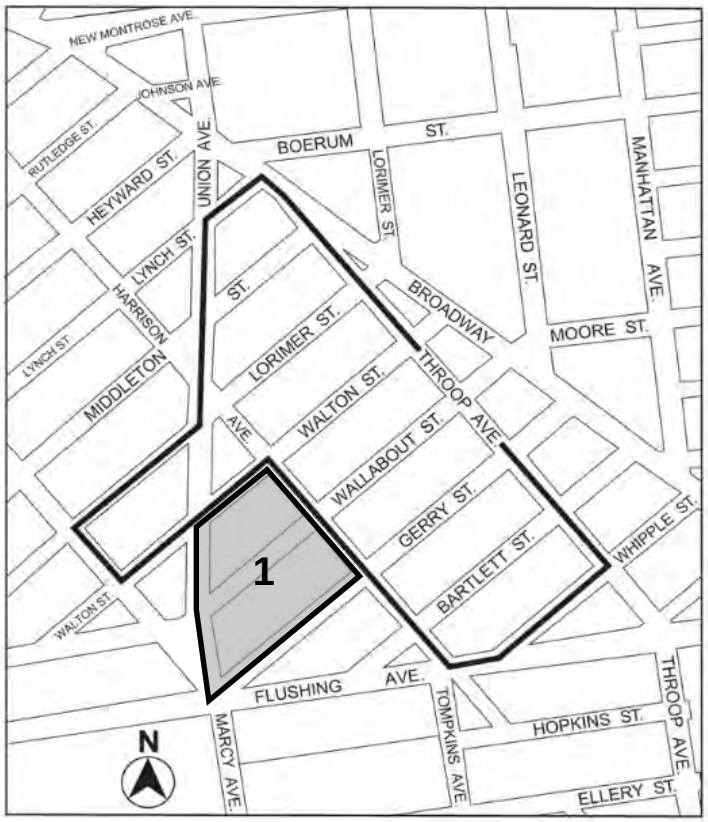
Development Site Criteria for the RWCDS

In projecting the amount and location of new development in the future with and without the proposed action, several factors have been considered in identifying likely development sites in the proposed rezoning area. These include known development proposals and past development trends. The initial step in establishing the development scenario was to identify those sites where new development could reasonably occur. The Applicant's development proposal for the 182,366 sf project area, including both the Northern and Southern Blocks, is considered a known proposal likely to occur.

Existing



Proposed



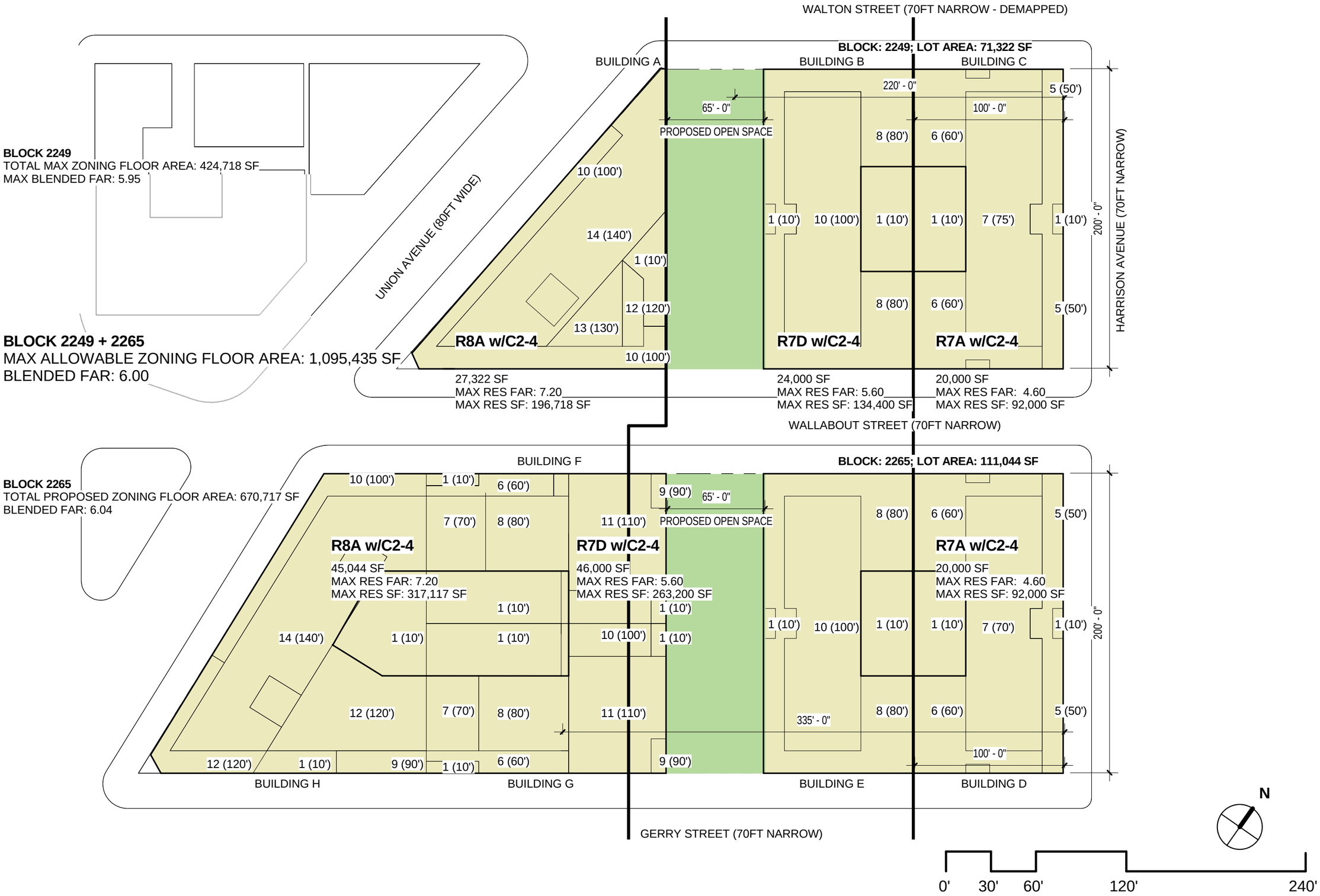
Mandatory Inclusionary Housing Area (MIH)

1 MIH Program Option 1 [Section 23-154 (d) (3)]

Inclusionary Housing Designated Area (IHDA)

Figure A-3

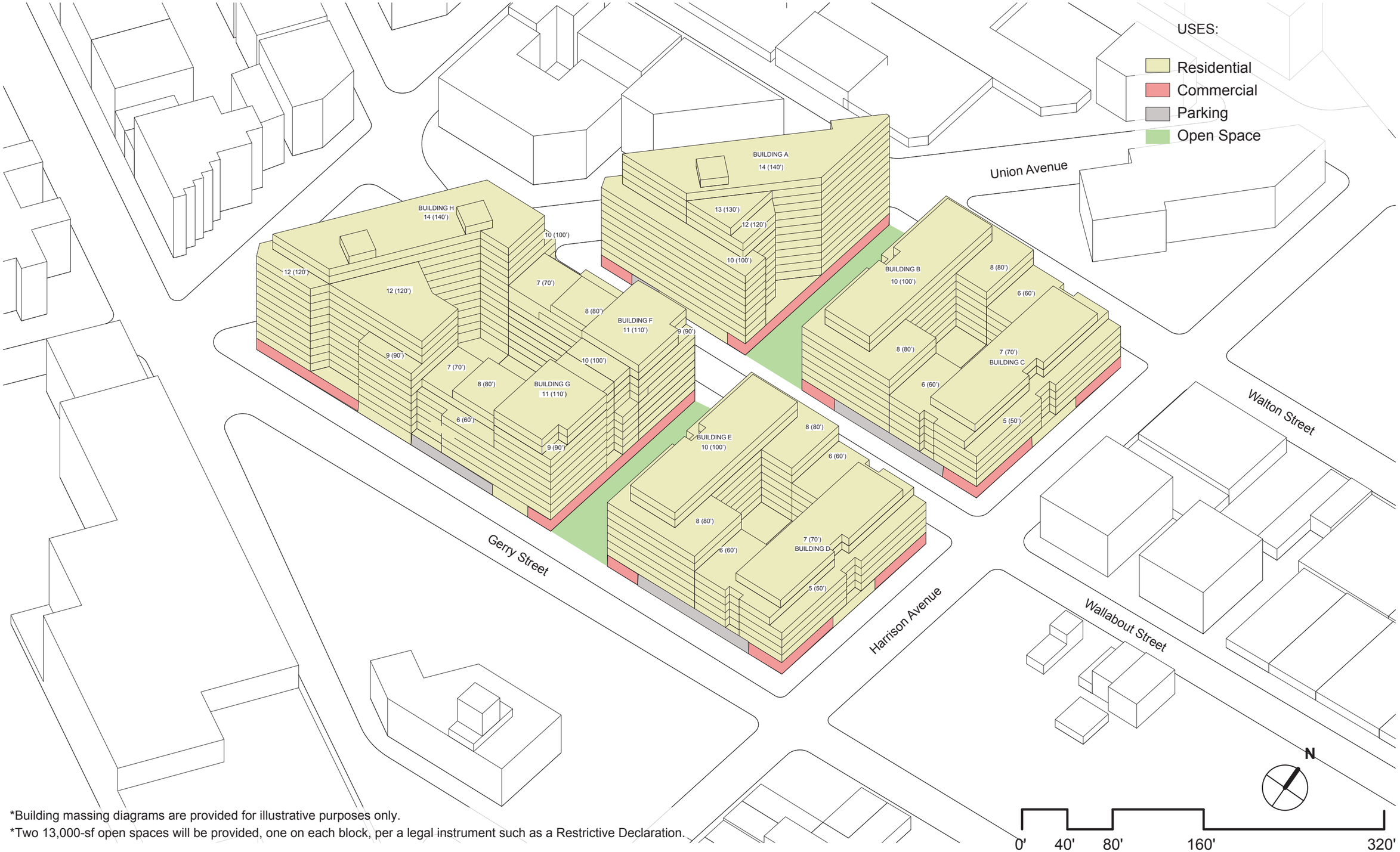
Proposed Zoning Text Amendment



Pfizer Sites Rezoning EAS

Figure A-4

Applicant's Proposed Development Site Plan



*Building massing diagrams are provided for illustrative purposes only.
*Two 13,000-sf open spaces will be provided, one on each block, per a legal instrument such as a Restrictive Declaration.

Pfizer Sites Rezoning

Figure 6

Applicant's Proposed Development Axonometric Diagram

In addition to the Applicant's property, the proposed rezoning area includes an approximately 8,851-sf trapezoidal area, in the bed of the former mapped street. However, this area is owned by the City and continues to function as a street, and is not located within any designated tax lots or zoning lots.

No development is expected to occur in the bed of Walton Street as a result of the proposed action, as it is expected to continue to operate as a street open to traffic similar to existing conditions. The City previously intended for this area to form part of an industrial development site (per the 1989 Broadway Triangle Urban Renewal Plan) and later to form part of a commercial development site (per a 2000 proposal that was not advanced). These development proposals, which would have involved the disposition of the demapped Walton Street to a previous property owner, are no longer active.

Disposition of the demapped portion of Walton Street or any development rights associated with the property cannot occur without a ULURP action for disposition of property owned by the City of New York, and possibly related actions subject to ULURP and CEQR such as designation as an Urban Development Action Area Plan (UDAAP). In any event, the Applicant has not proposed to purchase this property or execute a zoning lot development agreement or similar arrangement that would allow it to use floor area generated by the street on the adjoining Northern Block. Unlike the previous industrial and commercial development proposals that intended to use the bed of the demapped street to accommodate development requiring a "superblock" site plan, the Applicant is proposing a contextual mixed residential-commercial development that can be accommodated by the 200-foot wide Northern and Southern Blocks. As such, the proposed action is not expected to generate any development using the area of demapped Walton Street or development rights generated by it and it is not considered in the RWCDS.

Therefore, the only the Applicant's property, consisting of the Northern and Southern Blocks (project area), have been identified as development sites in the rezoning area.

RWCDS No-Action Conditions

In the future without the proposed action ("RWCDS No-Action Scenario"), the existing M3-1 zoning would remain in place. In this case, absent the proposed action, it is anticipated that the project area would continue to remain vacant and would not support any active uses. Further, under the terms of the 2001 deed restriction executed for the Southern Block pursuant to the Voluntary Cleanup Program (VCP), that block may be used for industrial, commercial, and/or recreational uses without any further action or oversight by NYSDEC (see the hazardous materials section of Attachment B for further information). While it is possible that a permitted commercial or manufacturing use could be located on these sites, for environmental review purposes it is assumed that the project area would remain vacant as there have not been substantial new commercial, industrial, or manufacturing uses in this part of Brooklyn (apart from the reuse of the former Pfizer main plant building for commercial and light manufacturing space).

Conditions within 400 Feet of the Rezoning Area

In recent years, most development in the vicinity of the rezoning area has consisted of new residential developments, some with ground floor retail. There also have been several community facility developments completed in new construction or conversion. This is part of an ongoing trend in which former industrial properties that lie vacant and underutilized to the detriment of the community are being reused to help meet the strong demand for both market-rate and affordable housing. Under No-Action conditions, residential redevelopment of the rezoning area is not permitted.

RWCDS With-Action Conditions

Maximum Allowed Development for With-Action Conditions

With the rezoning of the 182,366 sf project area from M3-1 to R7A, R7D, and R8A districts and C2-4 commercial overlays and its designation as an MIHA, residential, community facility, and local retail uses would be permitted in the project area. With the split zoning district boundaries and MIH designation, the 71,322-sf Northern Block would have a blended 5.93 maximum permitted residential FAR, allowing up to 423,118 zsf of residential floor area, up to 142,644 zsf could be commercial floor area and up to 358,393 zsf could be community facility floor area. The 111,044-sf Southern Block would have a blended 6.05 maximum permitted residential FAR, allowing up to 672,317 zsf of residential floor area, up to 222,088 zsf could be commercial floor area and up to 563,686 zsf could be community facility floor area. For the two project area blocks combined, up to 1,095,435 zsf of residential floor area would be permitted (approximately 6.00 FAR), of which up to 364,732 zsf could be commercial floor area and up to 922,079 zsf could be community facility floor area. This information is provided in Tables A-2 and A-3.

Table A-2, Project Area RWCDS Conditions

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures			Multi-family elevator buildings (with ground floor retail)	Multi-family elevator buildings (with ground floor retail)
No. of dwelling units			1,147	+1,147
No. of low- to moderate-income units			344	+344
Gross floor area (sq. ft.)			1,147,202	+1,147,202
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)			Local retail	Local retail
Gross floor area (sq. ft.)			64,807	+64,807
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
Vacant Land	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	Temporarily used for parking/storage	Assumed vacant for analysis purposes		Vacant land redeveloped
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces			0	
No. of accessory spaces			427	+427
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
ZONING				
Zoning classification	M3-1	M3-1	R7A/C2-4, R7D/C2-4; R8A/C2-4	R7A/C2-4, R7D/C2-4, R8A/C2-4 replaces M3-1
Maximum amount of floor area that can be developed	364,732 zsf, commercial & manufacturing	364,732 zsf, commercial & manufacturing	1,095,435 zsf residential 835,378 zsf com. fac.	+1,095,435 zsf residential +835,378 zsf com. fac.

Table A-2, Project Area RWCDS Conditions

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
			364,732 zsf commercial(see Table A-3 for details)	-364,732 zsf manufacturing.

Table A-3, Maximum Amount of Floor Area That Can Be Developed: With-Action Conditions

Block/Lot Number(s)	Use	With Action Conditions		
		Zoning District	FAR[1]	Max. ZSF
Northern Block Zoning Lot, R7A/C2-4 portion: 20,000 sf	Commercial	R7A/C2-4	2.0	**40,000**
	Community Facility	R7A/C2-4	4.0	**80,000**
	Residential	R7A/C2-4	4.6	**92,000**
	Manufacturing	R7A/C2-4	0.0	**0**
Northern Block Zoning Lot, R7D/C2-4 portion: 24,000 sf	Commercial	R7D/C2-4	2.0	**48,000**
	Community Facility	R7D/C2-4	4.2	**100,800**
	Residential	R7D/C2-4	5.6	**134,400**
	Manufacturing	R7D/C2-4	0.0	**0**
Northern Block Zoning Lot, R8A/C2-4 portion: 27,322 sf	Commercial	R8A/C2-4	2.0	**54,644**
	Community Facility	R8A/C2-4	6.5	**177,593**
	Residential	R8A/C2-4	7.2	**196,718**
	Manufacturing	R8A/C2-4	0.0	**0**
Northern Block Zoning Lot, Total, R7A/C2-4, R7D/C2-4, & R7D/C2-4: 71,322 sf	Commercial	R7A-R7D-R8A/C2-4	2.0	**142,644**
	Community Facility	R7A-R7D-R8A/C2-4	5.0[2]	**358,393**
	Residential	R7A-R7D-R8A/C2-4	5.9[2]	**423,118**
	Manufacturing	R7A-R7D-R8A/C2-4	0.0	**0**
Southern Block Zoning Lot, R7A/C2-4 portion: 20,000 sf	Commercial	R7A/C2-4	2.0	**40,000**
	Community Facility	R7A/C2-4	4.0	**80,000**
	Residential	R7A/C2-4	4.6	**92,000**
	Manufacturing	R7A/C2-4	0.0	**0**
Southern Block Zoning Lot, R7D/C2-4 portion: 47,000 sf	Commercial	R7D/C2-4	2.0	**94,000**
	Community Facility	R7D/C2-4	4.2	**197,400**
	Residential	R7D/C2-4	5.6	**263,200**
	Manufacturing	R7D/C2-4	0.0	**0**
Southern Block Zoning Lot, R8A/C2-4 portion: 44,044 sf	Commercial	R8A/C2-4	2.0	**88,088**
	Community Facility	R8A/C2-4	6.5	**286,286**
	Residential	R8A/C2-4	7.2	**317,117**
	Manufacturing	R8A/C2-4	0.0	**0**
Southern Block Zoning Lot, Total, R7A/C2-4, R7D/C2-4, & R7D/C2-4: 111,044 sf	Commercial	R7A-R7D-R8A/C2-4	2.0	**222,088**
	Community Facility	R7A-R7D-R8A/C2-4	5.1[2]	**563,686**
	Residential	R7A-R7D-R8A/C2-4	6.1[2]	**672,317**
	Manufacturing	R7A-R7D-R8A/C2-4	0.0	**0**
Total Project Area, R7A/C2-4, R7D/C2-4, & R7D/C2-4: 182,366 sf	Commercial	R7A-R7D-R8A/C2-4	2.0	**364,732**
	Community Facility	R7A-R7D-R8A/C2-4	5.1[2]	**922,079**
	Residential	R7A-R7D-R8A/C2-4	6.0[2]	**1,095,435**
	Manufacturing	R7A-R7D-R8A/C2-4	0.0	**0**

Notes:

[1] Residential FARs for R7A, R7D, and R8A are for MIHAs, as proposed for the project area.

[2] Residential and Community Facility FARs for Northern Block Zoning Lot, Total Block; Southern Block Zoning Lot, Total Block; and Total Projected Area are weighted averages reflecting the proposed split zoning district condition.

Although the area and the depth of excavation in the project area has not been determined, it is expected that the Applicant would excavate all or part of the site to provide space for parking and other accessory spaces. For analysis purposes, it is assumed that the cellar area of disturbance could be at any location within the project area.

With the permitted zoning and assumptions outlined above, the RWCDS With-Action scenario development program would include a total of approximately 1,340,137 gsf of total building area (1,095,435 zsf). This would include approximately 1,147,202 gsf of residential area, consisting of approximately 1,147 DUs (based on 1,000-gsf average unit size); 64,807 gsf of local retail space; approximately 128,128 gsf of parking space, consisting of 427 spaces, as required by zoning, including approximately 68,428 gsf of ground floor space and approximately 59,700 gsf of below-grade space. The development would be subject to MIH, with either 25 or 30 percent of the floor area (excluding ground floor non-residential space) allocated to affordable housing units. For analysis purposes, it is conservatively projected that the CPC and the City Council would apply the 30 percent requirement to this site and therefore approximately 344 of the 1,147 DUs would be affordable housing units. The accessory parking would include approximately 364 residential spaces and approximately 63 retail spaces.

Tables A-2 and A-3 provide a summary of the RWCDS With-Action scenario development program, which also represents the Increment development program as the project area is expected to be vacant under RWCDS No-Action scenario conditions.

Under the RWCDS With-Action scenario, the project area would have approximately 4,072 residents, based on an average of approximately 3.55 residents per household (the average household size for census tracts within a quarter-mile radius of the project area, 2010 Census), and approximately 194 retail employees based on an average of 3 retail employees per 1,000 gsf (a rate used in the 2009 *Broadway Triangle FEIS*, et al).

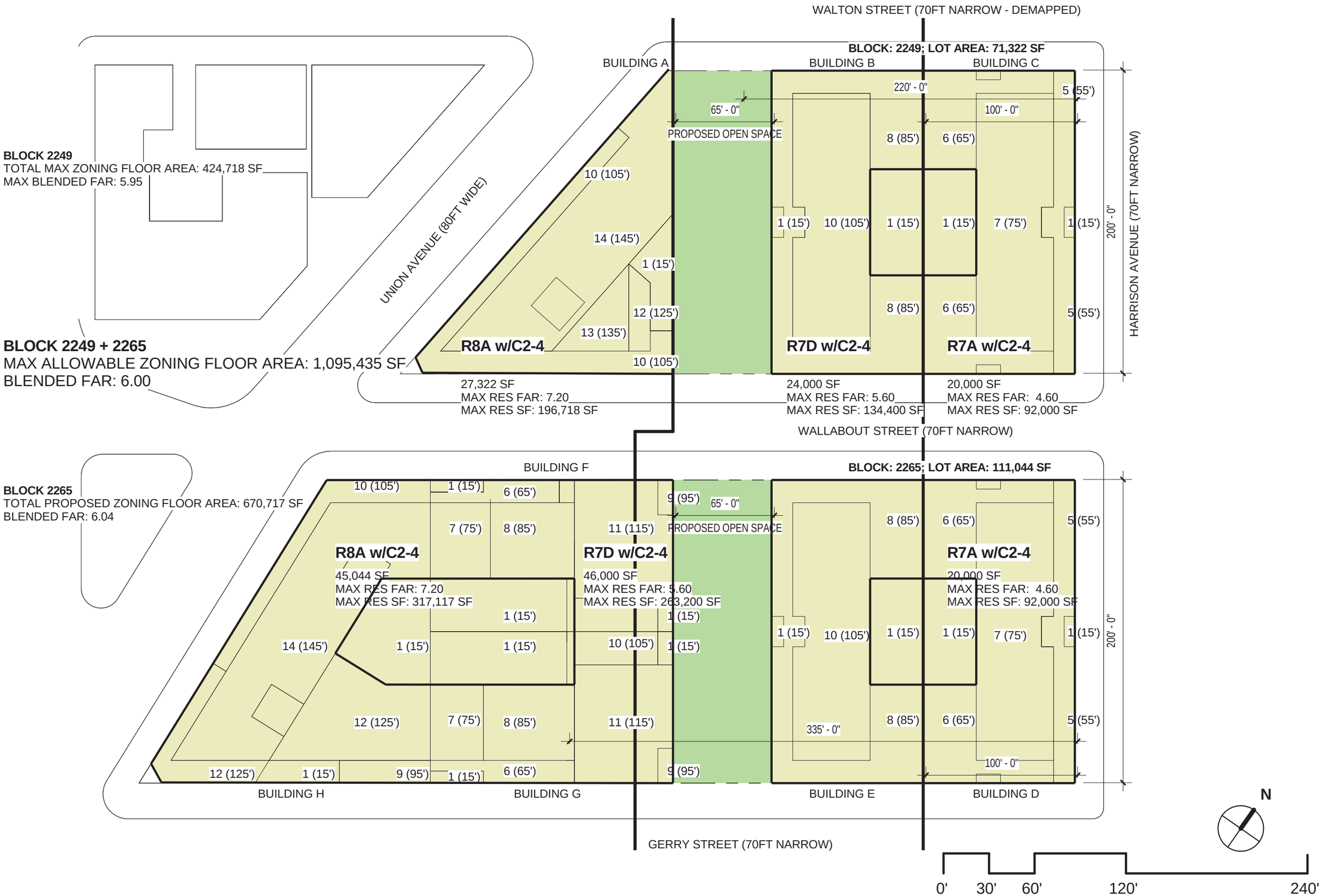
Building volumes would substantially fill the permitted building envelopes allowed by the proposed R7A, R7D, and R8A zoning districts. This would result in building heights up to 95, 115, and 145, in the respective districts. The exception to this would that there would be no buildings in the 26,000-sf midblock publicly accessible open space. Refer to the illustrative site plan and axonometric diagram in Figures A-6 and A-7, respectively. Although these are illustrative of permitted bulk under the proposed action, provision of the 26,000-sf open space would be a required element of site development.

Net Increment

As the project area is assumed to remain vacant under RWCDS No-Action conditions, the projected RWCDS With-Action conditions also represent the net increment for the proposed action.

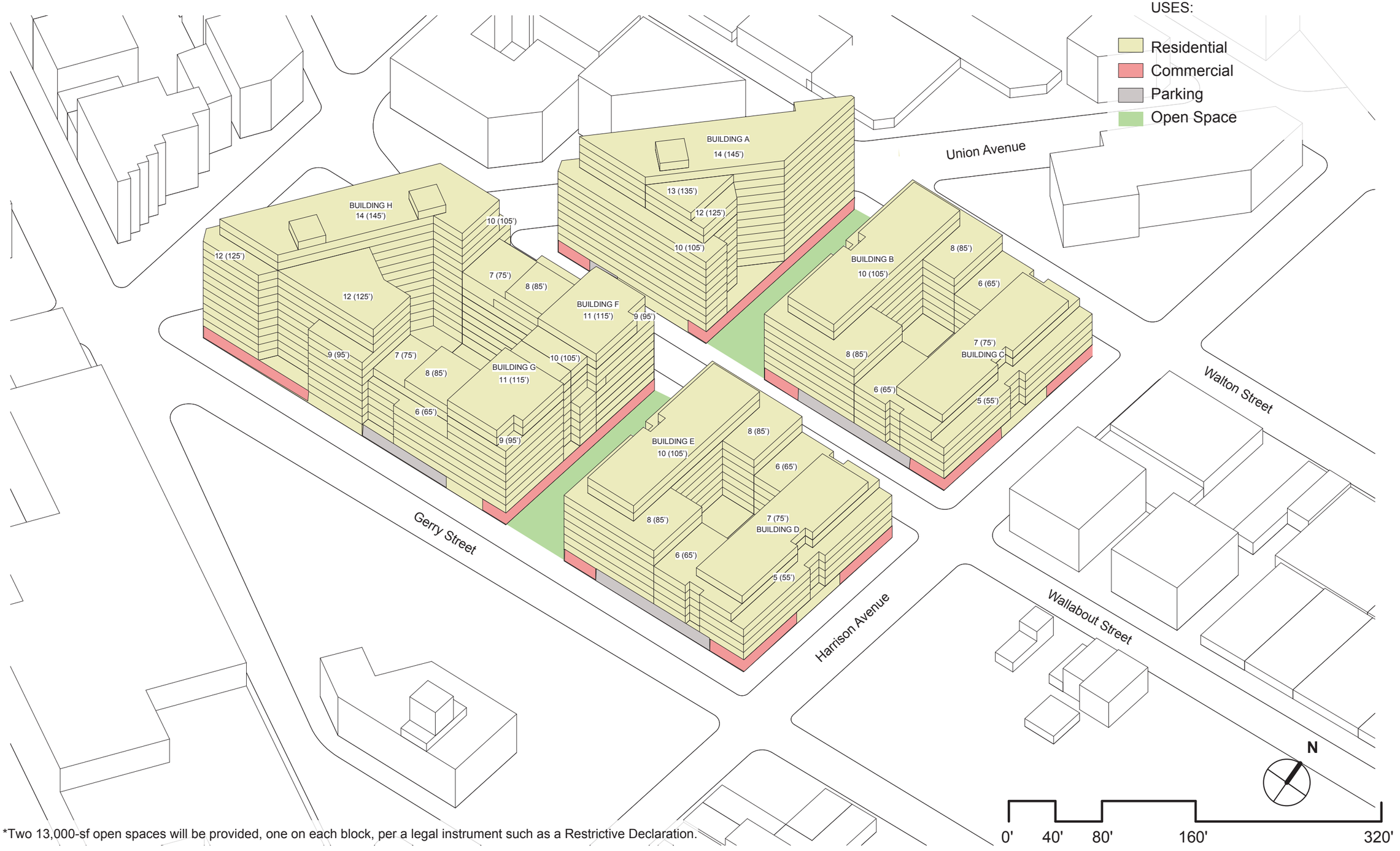
Build Year

It is anticipated that construction of the development in the project area would commence in 2017 contingent on the approval of the proposed action. An approximately two-year (24-month) construction schedule is anticipated, with completion and occupancy in 2019. Accordingly, the analysis will use a 2019 Build year.



Pfizer Sites Rezoning EAS

Figure A-6
RWCDS Site Plan



*Two 13,000-sf open spaces will be provided, one on each block, per a legal instrument such as a Restrictive Declaration.

E. PURPOSE AND NEED

The area surrounding the project area has experienced a significant trend of residential, mixed-use, and neighborhood-oriented institutional development in recent years, including both market-rate and affordable housing residential developments, some with ground floor retail or community facility uses. As this area of Williamsburg and nearby areas of Bedford-Stuyvesant and Bushwick have transformed, traditional industrial uses have declined substantially, as evidenced by their lack of active use of the project area blocks for more than 20 years.

The Applicant believes that the proposed action would improve the condition of the project area and surrounding neighborhood by redeveloping vacant properties with new mixed use buildings that would complement existing uses in the area. Overall, the Applicant believes that the proposed action would be consistent with and would advance the ongoing land use trends and address demand for housing and retail space in this area of the City.

Under existing zoning regulations, uses permitted as-of-right on the project area include Use Groups 6-14, and 16-18, which include heavy manufacturing and industrial uses up to 2.0 FAR and certain commercial uses. With the proposed zoning map amendment, residential (Use Groups 1 and 2) and community facility uses (Use Groups 3 and 4), which are prohibited by the existing zoning, would be permitted. In addition, local retail uses (Use Groups 5-9 and 14), would be permitted on the ground floor within the commercial overlay areas.

The proposed zoning map amendment from M3-1 to R7A, R7D, and R8A with C2-4 commercial overlays, together with the proposed zoning text amendment designating the project area an MIHA, would facilitate the residential, affordable housing, and mixed-use development in the Applicant's proposal.

In order to assess the possible effects of the proposed action, a reasonable worst case development scenario (RWCDS) for the two-block project area was developed for both the future without the proposed action (No-Action) and future with the proposed action (With-Action). The details on how the RWCDS was developed can be found in EAS Attachment A and in the Draft Scope of Work. The RWCDS With-Action condition for the proposed action is a program consisting of approximately 1,147 dwelling units (DUs), of which approximately 344 DUs (30 percent of the total) would be affordable housing units, with approximately 64,807 gsf of local retail space. Accessory parking would include approximately 427 spaces, as required by zoning. The RWCDS also includes the creation of a 26,000-sf publicly accessible open space in a midblock portion of the project area, which would be required as part of the redevelopment of the development site per a legal instrument such as Restrictive Declaration recorded against the property. Under the RWCDS With-Action condition buildings are projected to be constructed to the maximum permitted building heights permissible in the proposed R7A, R7D, and R8A zoning districts, except that no building would be permitted within the 65-foot wide midblock open space. As the RWCDS No-Action condition is that the project area would remain vacant, for analysis purposes, the RWCDS With-Action condition represents the incremental development subject to environmental review.

This RWCDS information was used to determine whether the potential for significant impacts exists in each of the impact categories.

Question 1. Land Use, Zoning and Public Policy

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed action. The analysis also considers the action's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for an action to be inconsistent or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if an action would result in a significant change in land use or would substantially affect regulation or policies governing land use. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or in generic or area-wide zoning map amendment.

The proposed action includes zoning map and text amendments that would change the permitted uses, bulk, and density in the project area and would facilitate the redevelopment of the currently vacant properties with residential development that is not permitted as-of-right under the existing zoning. In addition, the project area is located within the boundary of the City's coastal zone. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of land use, zoning and public policy is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

Question 2. Socioeconomic Conditions

According to the *CEQR Technical Manual,* the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts

due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if an action may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if an action would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if an action would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As detailed in the Draft Scope of Work, the following describes the level of assessment that is warranted and the scope of analysis for the five principal socioeconomic issues of concern.

Direct Residential Displacement

According to the *CEQR Technical Manual*, if a project would directly displace more than 500 residents, it may have the potential to alter the socioeconomic character of a neighborhood and a preliminary assessment of direct residential displacement is appropriate. As the project area is vacant (apart from any temporary storage activities), there is no potential for direct residential displacement. Accordingly, a direct residential displacement assessment is not warranted and will not be provided in the EIS.

Direct Business Displacement

According to the *CEQR Technical Manual*, if a project would directly displace more than 100 employees, a preliminary assessment of direct business displacement is appropriate. As the project area is vacant (apart from any temporary storage activities), there is no potential for direct business displacement. Accordingly, a direct business displacement assessment is not warranted and will not be provided in the EIS.

Indirect Residential Displacement

As the proposed action and associated RWCDS would introduce 1,147 dwelling units, they exceed the *CEQR Technical Manual* threshold of more than 200 new units, and therefore, has the potential to result in significant socioeconomic impacts with respect to indirect residential displacement. As such, an analysis of the socioeconomic effects of indirect residential displacement is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

Indirect Business Displacement

The concern with respect to indirect business and institutional displacement is whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. Although up to 364,732 sf of commercial floor area would be permitted under the proposed action (refer to Table A-3), the RWCDS associated with the proposed action would introduce 64,807 gsf of new retail uses. As such, the proposed action would not introduce more than 200,000 square feet (sf) of new commercial uses to the project area, which is the CEQR threshold for "substantial" new development warranting assessment. In addition, as the proposed action would introduce less than 200,000 square feet of local-serving retail on a single development site, according to *CEQR Technical Manual* guidance, it would not be anticipated to create a retail concentration that may draw a substantial amount of sales from existing business within the study area.

Therefore, further analysis of indirect business displacement is not warranted and will not be provided in the EIS.

Adverse Effects on Specific Industries

Based on the guidelines in the *CEQR Technical Manual*, an assessment is appropriate if a project is expected to affect conditions within a specific industry. This could affect socioeconomic conditions if a substantial number of workers or residents depend on the goods or services provided by the affected businesses, or if the project would result in the loss or substantial diminishment of a particularly important product or service within the city. The project area is currently vacant (apart from any temporary storage), and therefore the proposed action would not directly displace any businesses or employees. Moreover, the proposed action is limited to an approximately two-block area under single ownership and does not include any citywide regulatory change that would adversely affect the economic and operational conditions of certain types of businesses or processes. The RWCDS With-Action condition would include 64,807 gsf of local retail space that, as is typical throughout the City, would serve local residents, workers, students, and others present in the area. Although the proposed action would add retail to the area, to complement the increased residential population in the area, it is not expected to result in significant adverse effects on specific industries. Accordingly, a specific industries assessment is not warranted and will not be provided in the EIS.

Question 3. Community Facilities and Services

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. An analysis examines an action's potential effect on the services provided by these facilities. An action can affect facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

The proposed action and associated RWCDS would not result in the direct displacement any existing community facilities or services, nor would they affect the physical operations of or access to and from any police or fire stations. Therefore, the proposed action would not have any significant adverse direct impacts on existing community facilities or services.

New population added to an area as a result of an action would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. As per the *CEQR Technical Manual*, depending on the size, income characteristics, and age distribution of the new population, an action may have indirect effects on public schools, libraries, or child care centers. The RWCDS associated with the proposed action would introduce approximately 1,147 net additional DUs to the area, with an estimated population of 4,072 residents. Of the 1,147 DUs, 344 DUs would be affordable housing units. A discussion of the proposed action's potential effects on community facilities is provided below.

Public Schools

If an action introduces less than 50 elementary and middle school age children, or 150 high school students, an assessment of school facilities is not required. According to *CEQR Technical Manual* guidelines, in Brooklyn the 50-student threshold for analysis of elementary/middle school capacity is achieved if an action introduces at least 121 residential units; the threshold for analysis of high school capacity is 1,068 residential units.

Elementary/Middle Schools

As the RWCDS for the proposed action would result in the addition of approximately 1,147 residential units (compared to No-Action), it exceeds the CEQR threshold for elementary/middle, schools. Therefore, an assessment of elementary/middle schools will be provided in the EIS, as described in the Draft Scope of Work.

High Schools

As the RWCDS for the proposed action would result in the addition of approximately 1,147 residential units (compared to No-Action), it exceeds the CEQR threshold for high schools. Accordingly, a high schools assessment is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

Libraries

According to the guidelines established in the *CEQR Technical Manual*, if a proposed action increases the number of residential units served by the local library branch by more than 5 percent, then an analysis of library services is necessary. In Brooklyn, the introduction of 734 residential units would represent a five percent increase in dwelling units per branch. As the RWCDS associated with the proposed action would result in the addition of approximately 1,147 DUs to the study area compared to No-Action conditions, it exceeds the CEQR threshold for a detailed analysis. Therefore, an analysis of libraries will be provided in the EIS, as described in the Draft Scope of Work.

Child Care Centers

The *CEQR Technical Manual* requires a detailed analysis of day care centers when a proposed action would produce substantial numbers of subsidized, low-to moderate-income family housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at public day care centers. Typically, proposed actions that generate 20 or more eligible children under age six require further analysis. According to Table 6-1 of the *CEQR Technical Manual*, the number of dwelling units to yield 20 or more eligible children under age six in Brooklyn would be 110 affordable housing units. The RWCDS associated with the proposed action would result in a net increment of approximately 1,147 DUs, of which approximately 344 DUs would be affordable. As such, the proposed action exceeds the threshold for an analysis of day care centers, and an analysis will be provided in the EIS, as described in the Draft Scope of Work.

Police/Fire Services and Health Care Facilities

According to the *CEQR Technical Manual*, a detailed analysis of police and fire services and health care facilities is required if a proposed action would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. The proposed action would not exceed these screening thresholds. Accordingly, police/fire services and health care facilities assessments are not warranted and will not be provided in the EIS.

Question 4. Open Space

The Open Space appendix of the *CEQR Technical Manual* identifies the project area as not falling in either well-served or underserved areas for the purposes of open space analysis. Thus, the screening threshold used for the RWCDS is for an area that is neither underserved nor well-served, which is 200 residents and/or 500 workers.

The RWCDS would result in an increase of approximately 4,072 residents and 194 workers. As such, the RWCDS would exceed the CEQR screening threshold for residents, but would not exceed the threshold for workers. Therefore, an open space analysis for the residential population generated by the RWCDS is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

Question 5. Shadows

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures, or additions to existing structures that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The RWCDS would result in buildings of greater than 50 feet in height, including one building diagonally across the street from De Hostos playground. As such, the proposed action/RWCDS exceeds the screening threshold and its potential for casting incremental shadows on sunlight-sensitive resources must be determined and assessed. Also, the proposed action would result in the creation of a new 26,000-sf publicly accessible open space. Although shadows cast on action-generated open space resources are not considered to be significant under CEQR, the extent and duration of shadows on such resources must be disclosed under CEQR. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of shadows is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

Question 6. Historic and Cultural Resources

According to the *CEQR Technical Manual*, a historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Historic and cultural resources, which include both architectural and archaeological resources, are defined as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes properties that have been designated or are under consideration as New York City Landmarks (NYCL) or Scenic Landmarks, or are eligible for such designation; properties within New York City Historic Districts; properties listed or are eligible to be listed on the State and/or National Register of Historic Places (S/NR); and National Historic Landmarks. An assessment of architectural and archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures, within historic districts, and for developments that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites directly affected by the proposed action and in the area surrounding identified development sites.

Architectural Resources

Generally, if a proposed action would impact those characteristics that make a resource eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. Both blocks of the project area contain no existing buildings and are enclosed by chain-link fencing. The Northern Block includes remnants of a former subway entrance within the property line near the intersection of Union Avenue and Walton Street and is covered by grass and vegetation. The Southern Block is entirely paved. The Northern Block is vacant with no active use, although it is currently being used for temporary

equipment/vehicle storage. The Southern Block is striped with parking spaces and it is currently being used for temporary parking/vehicle storage for commercial trucks, vans, and cars. The two-block project area does not encompass any designed historic resources. Within a 400-foot radius of the project area, there are two sites which the NYC Landmarks Preservation Commission (LPC) has previously identified as being eligible for listing on the State and National Registers of Historic Places, including the former Charles Pfizer & Company buildings at 11 Bartlett Street (now Beginning With Children Charter School) and 630 Flushing Avenue (now 630 Flushing Incubator). Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of historic architectural resources is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

Archaeological Resources

According to the *CEQR Technical Manual*, archaeological resources are only considered in those areas where new excavation and ground disturbance would occur (i.e. the project area). The proposed action would result in additional in-ground disturbance in the project area and as such has the potential to affect archaeological resources if present. LPC provided an Environmental Review letter related to archaeology for the project area, dated May 26, 2015, indicated that the tax lots comprising the project area have no archaeological significance. As described in the Draft Scope of Work, this information will be presented in the EIS.

Question 7. Urban Design and Visual Resources

The *CEQR Technical Manual* outlines an assessment of urban design when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. According to the *CEQR Technical Manual*, a preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: 1) projects that permit the modification of yard, height, and setback requirements; and 2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed action. The *CEQR Technical Manual* stipulates a detailed analysis for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The proposed action would rezone the project area from M3-1 to R7A, R7D, and R8A districts, and would map C2-4 commercial overlays on the entire rezoning area. The proposed action/RWCDS would result in physical changes to the project area beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience of public space, requiring an urban design assessment. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of urban design and visual resources will be provided in the EIS, as described in the Draft Scope of Work.

Question 8. Natural Resources

Under CEQR, a natural resource is defined as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils and geologic features; numerous types of natural and human-created aquatic and terrestrial

habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

According to the *CEQR Technical Manual*, a natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. The project area is a mix of paved and grass/dirt areas and it and the immediately adjacent areas are substantially devoid of natural resources. Therefore, the proposed action would not have a significant adverse impact on natural resources, and no further analysis is warranted. Accordingly, an analysis of natural resources will not be provided in the EIS.

Question 9. Hazardous Materials

According to the *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposure; b) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or c) the project would introduce a population to potential human or environmental exposure from off-site sources. If all these elements can be ruled out, then no further analysis is necessary.

The project area's southern block (Block 2265, Lot 14) is under the jurisdiction of the NY State Department of Environmental Conservation (NYSDEC) through its Voluntary Cleanup Program (VCP). The project area's northern block (Block 2249, Lots 23, 37, 41, and 122) is not subject to the VCP or any other institutional controls, but given the area's history of industrial use and the M3-1 zoning, it has a potential for the presence of hazardous materials.

Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of hazardous materials will be provided in the EIS, as described in the Draft Scope of Work.

Question 10. Water and Sewer Infrastructure

Given the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressures, few actions have the potential to cause significant impacts on this system. Therefore only very large developments or actions having exceptionally large water demands (e.g., more than 1 million gallons per day) would warrant a detailed water supply assessment. As shown in Table B-1 below, based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the proposed action/RWCDS would use a total of approximately 433,771 gallons of water per day (gpd). Therefore, an analysis of water supply is not warranted, since the RWCDS would not result in a demand of more than one million gallons per day and the project area is not located in an area that experiences low water pressure.

TABLE B-1, Expected Water Demand from the RWCDS– 2019 With-Action Conditions

	Unit	Generation Rate	Water Demand (gpd)
WITH-ACTION CONDITION			
Residential (residents)	4,072 residents	100 gpd/resident	407,200 gpd
Retail: domestic (gsf)	64,807 gsf	0.24 gpd/gsf	15,554 gpd
Retail: a/c (gsf)	64,807 gsf	0.17 gpd/gsf	11,017 gpd
Total			**433,771 gpd**

Notes: Generation rates from Table 13-2 of the 2014 *CEQR Technical Manual*.

For wastewater and stormwater conveyance and treatment, the *CEQR Technical Manual* indicates that a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed 400 DUs or 150,000 gsf of commercial space in the Bronx, Brooklyn, Queens, or Staten Island. The Brooklyn-based proposed action would result in a net increase of more than 400 DUs. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of sewer (wastewater and stormwater) infrastructure will be provided in the EIS, as described in the Draft Scope of Work.

Question 11. Solid Waste and Sanitation Services

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the 2014 *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact.

As shown in Table B-2 below, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the proposed action and associated RWCDS would generate a total of approximately 84,550 pounds (42.28 tons) of solid waste per week, which would not exceed the 50 ton per week CEQR screening threshold. Accordingly, an analysis of solid waste and sanitation services is not warranted in the EIS, as the proposed action would not generated 50 tons (100,000 pounds) or more per week, nor would it generate wastes with special characteristics, and therefore, would not result in a significant adverse solid waste and sanitation services impact.

TABLE B-2, Expected Solid Waste Generation by the RWCDS - 2019 With-Action Conditions

	Use	Size	Solid Waste Handled by DSNY (lbs/wk)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
With-Action Condition	Residential	1,147 DUs; 4,072 residents	69,224	0	69,224
	Retail	64,807 gsf; 194 employees	0	15,326	15,326
	Total		***69,224***	***15,326***	***84,550***

Notes: Based on citywide average waste generation rates presented in Table 14-1 of the 2014 *CEQR Technical Manual.*
- Residential use: 17 lbs/wk per resident.
- Retail use: 79 lbs/wk per employee; and 3 employees per 1,000 sf for general retail.

Question 12. Energy

According to the guidance of the *CEQR Technical Manual*, a detailed assessment of energy impacts would only be required for projects that may significantly affect the transmission or generation of energy. The proposed action and associated RWCDS would not be expected to significantly affect the transmission or generation of energy, and therefore an energy assessment is not warranted.

In accordance with *CEQR Technical Manual* guidelines, this environmental assessment discloses the RWCDS's energy consumption. Based on the rates provided in the *CEQR Technical Manual*, the RWCDS would be expected to require approximately 159.4 billion British Thermal Units (BTUs) of energy annually (refer to Table B-3 below). More refined information regarding the RWCDS's anticipated energy consumption will be used for the assessment of Greenhouse Gas Emissions (see below).

TABLE B-3, Expected Energy Usage by the RWCDS – 2019 With-Action Conditions

	Use	Size (gsf)	Rate of Consumption (Thousand BTU [Mbtu]/sf)	Annual Energy Use (Million BTUs)
With-Action Condition	Residential	1,147,202	126.7	145,350
	Commercial – Retail	64,807	216.3	14,018
			Total	**159,368**

Notes: Based on citywide average annual energy use rates presented in Table 15-1 of the *CEQR Technical Manual.*

Question 13. Transportation

The *CEQR Technical Manual* states that a quantified transportation analysis may be warranted if a proposed action is expected to generate more than 50 peak hour vehicle trips at an intersection, 200 peak hour subway, bus, or railroad riders on a transit facility, and 200 peak hour person trips on a pedestrian element. The proposed action and associated RWCDS would generate additional vehicular travel and increased demand for parking, as well as increased pedestrian traffic and subway and bus riders.

Based on preliminary estimates, the RWCDS is expected to generate an increase of approximately 188 vehicular trips in the weekday AM, 156 in the midday, and 220 in the PM peak hours, and 205 in the Saturday midday peak hour, compared to No-Action conditions. The RWCDS is also expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersections. These new trips have the potential to affect the area's transportation systems. Therefore, traffic analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work.

Based on preliminary estimates, the RWCDS is expected to generate (compared to No-Action Conditions) approximately 459, 288, 529, and 468 subway trips during the weekday AM, midday and PM and Saturday midday peak hours, respectively. Therefore, a subway analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work. Based on preliminary estimates, the RWCDS is expected to generate (compared to No-Action Conditions) approximately 81, 158, 136, and 138 bus riders in the weekday AM, midday, PM and Saturday midday peak periods, respectively. Bus trips associated with the RWCDS are expected to be below *CEQR Technical Manual* thresholds to warrant the need for any detailed bus analysis (i.e., the RWCDS would generate fewer than 200 local bus trips in any peak hour). Based on preliminary travel demand forecasts, the RWCDS is expected to generate a total of approximately 1,052, 2,402, 1,876, and 1,951 pedestrian trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively (including walk-only trips as well as pedestrian trips en route to and from area transit facilities and off-site parking facilities). Therefore, a pedestrian analysis is warranted and will be provided in the EIS.

Based on preliminary estimates, parking demand generated by the RWCDS is expected to be fully accommodated on-site in accessory garages. Therefore, as detailed in the Draft Scope of Work, the parking analysis in the EIS will focus on parking demand and supply at the project area.

Question 14. Air Quality

Under CEQR, an air quality analysis determines whether a proposed action would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses.

A screening assessment is necessary to identify if the proposed action would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual* and will be provided in the EIS. Specifically, the project-generated vehicle trips emissions threshold for conducting any air quality analysis of mobile sources is 170 vehicles at any intersection. Based on preliminary estimates, the RWCDS would generate up to 84 vehicles at any intersection during any peak hour. If this is confirmed, then a detailed analysis will not be warranted; if the screening threshold is exceeded then a detailed analysis will be warranted. In addition, the proposed action/RWCDS heavy-duty truck or equivalent vehicle screening also must be performed. The proposed action/RWCDS would include an above and below-grade accessory parking with approximately 128,128 gsf, including approximately 59,700 gsf below-grade and approximately 68,428 gsf on the ground floor level, to accommodate approximately 427 projected accessory parking spaces.

In addition, the proposed action/RWCDS would result in the conditions outlined in Section 220 in Chapter 17, and therefore warrants an assessment of stationary sources. Specifically, the RWCDS assumes multiple buildings in the two-block project area that would use fossil fuels (natural gas or dual fuel) for heat and hot water systems, and would add new residential uses. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality is warranted and will be provided in the EIS.

Question 15. Greenhouse Gas Emissions and Climate Change

The *CEQR Technical Manual* notes that while the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 square feet or greater (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The associated RWCDS for the proposed action would exceed 350,000 sf, and therefore a GHG assessment is warranted and will be provided in the EIS, as discussed in the Draft Scope of Work.

According to the *CEQR Technical Manual*, depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. The project area is located within the Coastal Zone Boundary and a part of the project area is within the 500-year floodplain, Based on future 100-year and 500-year flood zone projections for the 2020s and 2050s, all of the project area would be located in the 500-year flood zone in 2020 and by 2050 portions of the project area will be within the 100-year floodplain, and therefore a Climate Change assessment will be provided in the EIS, as discussed in the Draft Scope of Work.

Question 16. Noise

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, or if an action would be within 1 mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that

rail facility). A noise assessment would also be appropriate if the action would be located in an area with high ambient noise levels resulting from stationary sources.

The proposed action and associated RWCDS would result in additional vehicle trips to and from the project area. In addition, an elevated subway track for the J and Z (Nassau Street Express) and M (Myrtle Avenue Local) subway lines is located approximately 900 feet northeast of the project area along Broadway. The proposed action/RWCDS would also introduce new sensitive receptors in an urban area with high ambient noise levels. Building attenuation required to provide acceptable interior noise levels for the proposed uses (commercial and residential) will also be examined and discussed in the EIS. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of noise is warranted and will be provided in the EIS, as discussed in the Draft Scope of Work.

Question 17. Public Health

The *CEQR Technical Manual* indicates that for most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be determined at this time. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, then an assessment of public health will be provided, as discussed in the Draft Scope of Work.

Question 18. Neighborhood Character

As defined in the 2014 *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. These elements include land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise. According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The proposed action and associated RWCDS is expected to affect one or more of the constituent elements of the neighborhood character, including land use patterns, socioeconomic conditions, open space usage, urban design and visual resources, shadows, and levels of traffic and noise. Therefore, an analysis of the proposed action/RWCDS's effects on neighborhood character will be provided in the EIS, as described in the Draft Scope of Work.

Question 19. Construction Impacts

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise

patterns, and air quality conditions. In addition, because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

The proposed action and associated RWCDS would result in the construction of multiple buildings on the two-block project area, which is expected to occur over a period of approximately 24 months (two years). The project area is not located in a Central Business District (CBD), nor is located along an arterial or major thoroughfare. None of the streets immediately bounding the project area are used by public bus routes. Both Harrison and Union Avenues are designated local truck routes. The below-grade G subway line operates beneath Union Avenue along the project area's western edge and there are entrances to the line's Flushing Avenue subway station adjacent to the project area at the multi-leg intersection of Union Avenue, Gerry Street, Marcie Avenue, and Flushing Avenue. As discussed in the Draft Scope of Work, an assessment of construction-period impacts is warranted and will be undertaken in the EIS, following the guidelines in the *CEQR Technical Manual*.