862-868 Kent Avenue Rezoning

Environmental Assessment Statement

CEQR Number: 24DCP144K

Prepared by:

Environmental Studies Corp.

Prepared for:

Kent Development LLC and 123 Taafe LLC

February 24, 2026

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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 862-868 Kent Avenue

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 24DCP144K	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 240283ZMK; 240284ZRK	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Kent Development LLC and 123 Taafe LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Hiram Rothkrug, Environmental Studies Corp.		
ADDRESS 120 Broadway, 31st floor			ADDRESS 55 Water Mill Lane		
CITY New York	STATE NY	ZIP 10271	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@environmentalstudiescorp.com	

5. *Project Description*

The Applicant, Kent Development LLC, and the Co-Applicant, 123 Taafe LLC, request the following approvals (the "Proposed Actions"):

1. A Zoning Map Amendment to rezone the Affected Area from M1-1 to an MX-4(M1-4/R6A) Special Mixed-Use District. The proposed rezoning area (the "Affected Area") consists of Brooklyn Block 1897, Lots 5, 6, 9 (Co-Applicant owned), 11, 12 (p/o), 47 (p/o), 48, 49 (Applicant owned), 54, 55, 56 (p/o), 7504, 7505 (p/o), 7509, and 7510 in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3; and

2. A Zoning Text Amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) designated area coterminous with the Affected Area.

The Proposed Actions would facilitate the redevelopment of Lots 9 and 49, which are the properties owned by the Co-Applicant and the Applicant, respectively.

On the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1), now occupied by two one-story warehouses, the proposed development would be a new 67,312 gross square foot (gsf) multifamily residential building. The development would have 50,410 zoning square feet (zsf), for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet with a base height of 65 feet (with a required 15-foot setback from the street line) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 56 dwelling units, of which 20% to 30% (11 to 17) would be income-restricted Inclusionary Housing units pursuant to Option 1, 2, or 3, affordable to households with incomes averaging 60%, 80%, or 40% AMI. The building would contain 58,542 gsf of residential floor area and 8,770 gsf of garage space. The first floor would contain a gym / recreation space, mechanical rooms, the residential lobby, and bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants. There would also be an outdoor recreational area for use by the building residents. One curb cut onto Kent Ave. is proposed to allow automobile access and egress.

On the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2), now occupied by a 2-story industrial building, the proposed development would be a new 19,558 gsf multi-family residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have 8 stories and a cellar and would have a roof height of 84 feet (with a required setback at a height of 64 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 94 feet. There would be 19 dwelling units, of which 20% to 30% (4 to 6) would be income-restricted Inclusionary Housing units pursuant to Option 1, 2, or 3, affordable to households with incomes averaging 60%, 80%, or 40% AMI. The building would contain 17,712 gsf of residential floor area and 1,846 gsf of garage space. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces would be provided for residents. One curb cut onto Taaffe Place is proposed for automobile access and egress.

This EAS assesses a reasonable worst-case development scenario in which the buildings on Projected Development Sites 1 and 2 would have greater height and more residential units than proposed. Both buildings would have nine stories with rooftop heights of 95 feet and bulkhead heights of 105 feet. However, because the height to the top of the bulkheads could theoretically be as much as 120 feet (if the rooftop structures were 25 feet rather than 10 feet tall), 120-foot-tall buildings were assumed in the analysis for height related sections including shadows and urban design and visual resources. A total of 95 dwelling units (74 on Projected Development Site 1 and 21 on Projected Development Site 2) and 76,254 gsf of residential floor area would be developed under this scenario. There would be an additional 10,616 gsf of enclosed parking, for a total of 86,870 gsf. (See the supplemental report for details.) The number of MIH units would range from 19 to 28, depending on which option is used. For purposes of early childhood programs analysis, 20% (19) of the 95 units would be affordable at or below 80% of AMI.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 3	STREET ADDRESS 858-876 Kent Ave., 117-137 Taaffe Pl.
TAX BLOCK(S) AND LOT(S) Block 1897, Lots 5,6, 9, 11, 12 (p/o), 47 (p/o), 48, 49, 54, 55, 56 (p/o), 7504, 7505 (p/o), 7509, and 7510		ZIP CODE 11205

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS A through-block area fronting on Kent Ave. and Taaffe Pl. on the block between Myrtle and Park Avenues

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1 | ZONING SECTIONAL MAP NUMBER 12d

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

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

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

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

☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 44,095

Waterbody area (sq. ft) and type: 0

Roads, buildings, and other paved surfaces (sq. ft.): 44,095

Other, describe (sq. ft.): 0

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 86,870

NUMBER OF BUILDINGS: 2

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 67,312 (Site 1), 19,558 (Site 2)

HEIGHT OF EACH BUILDING (ft.): 95 (Site 1), 95 (Site 2)

NUMBER OF STORIES OF EACH BUILDING: 9 (Site 1), 9 (Site 2)

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: 16,268

The total square feet not owned or controlled by the applicant: 27,827

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

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

AREA OF TEMPORARY DISTURBANCE: 16,268 sq. ft. (width x length)

VOLUME OF DISTURBANCE: 162,680 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 16,268 sq. ft. (width x length)

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	76,254	0	0	0
Type (*e.g.,* retail, office, school)	95 units			

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

If "yes," please specify:

NUMBER OF ADDITIONAL RESIDENTS: 252

NUMBER OF ADDITIONAL WORKERS: -54

Provide a brief explanation of how these numbers were determined: The number of residents equals the net increase in the number of units (95) times the average household size of 2.65 persons per the 2020 Census data for the Bedford Stuyvesant (West) Neighborhood Tabulation Area. There would be a net decrease in the number of workers.

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

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

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: In the No-Action condition, the chocolate processing operation (manufacturing use) occupying half of the building on Projected Development Site 1 is expected to relocate, leaving the building half vacant. Based on land use trends in the area, it is expected that a commercial use would occupy the vacated space in the building under future no-action conditions. Under the future No-Action scenario, Projected Development Site 2 would remain in its current condition. A two-story, 23-foot-tall, 6,680 gsf industrial building occupied by an automobile leasing company and the offices of two online sales operations would remain on Projected Development Site 2.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2028

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 22 months for both buildings to be constructed simultaneously

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: For Sites 1 and 2, this assumes that the proposed actions will be approved in 2026, following pre-certification review, certification, and ULURP review, and that demolition and construction would take an estimated 22 months.

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

☒ RESIDENTIAL ☒ MANUFACTURING ☐ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Schools and houses of worship

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. Attached		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		

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

	YES	NO
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 3,963		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 9,661,382		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐

	YES	NO
(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. The proposed actions would not cause significant adverse impacts to the related analysis sections.		
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.		
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. Attached		

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
John Strauss	December 29, 2025

SIGNATURE John Strauss

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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME: Evren Ulker- Kacar, AICP	DATE: 02/26/2026
SIGNATURE: Evren Ulker Kacar	

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, Kent Development LLC, and the Co-Applicant, 123 Taaffe LLC, request a Zoning Map Amendment to rezone an area from an M1-1 district to an MX-4 (M1-4/R6A) special mixed-use district affecting Brooklyn Block 1897, Lots 5, 6, 9, 11, (portion of ("p/o")) 12, p/o 47, 48, 49, 54, 55, p/o 56, 7504, p/o 7505, 7509, and 7510 (the "Affected Area" or "Proposed Rezoning Area") in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3; and a Zoning Text Amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area (the "Proposed Actions"). The Affected Area fronts Kent Avenue and Taaffe Place on the block between Myrtle and Park Avenues. The Proposed Actions would facilitate the Applicant's proposed development on Lot 49 (the "Projected Development Site 1") of a new 94 foot tall (104 feet with mechanical bulkhead), 67,312 gross square foot (gsf), 3.9 floor are ratio (FAR) multifamily residential building containing 56 dwelling units ("DU's"), of which 20%-30% (11 to 17 units) would be income-restricted units pursuant to MIH options 1, 2, or 3 at an average of 60%, 80%, or 40% area median income (AMI), respectively, and 19 cellar parking spaces. The Proposed Actions would also facilitate the Co-Applicant's proposed development on Lot 9 (the "Projected Development Site 2") of a new 84 foot tall (94 feet with mechanical bulkhead), 19,558 gsf, 3.9 FAR multifamily residential building containing 19 DU's, of which 20% to 30% (4-6 units) would be income-restricted units pursuant to MIH options 1, 2, or 3 at an average of 60%, 80%, or 40%, respectively, and 6 cellar parking spaces. For purposes of a conservative analysis, the Reasonable Worst Case Development Scenario (RWCDS) assumes that Projected Development Site 1 would contain 74 DU's and that Projected Development Site 2 would contain 21 DU's and both Projected Development Site's would be built to 95 feet tall in building height and up to 120 feet tall with bulkhead. The analysis considers a study area reflecting a 400-foot radius from the Affected Area which is predominately residential with community facility and open space uses interspersed, commercial and mixed residential and commercial buildings are located mostly along Myrtle Avenue, and industrial uses are located within the westernmost portion of the study area. The Proposed MX-4 district would continue to permit commercial, community facility, and manufacturing uses consistent with these study area characteristics. While the Proposed Actions would permit residential uses, the two new residential buildings facilitated would be consistent with land use trends in the Affected Area where the Board of Standards and Appeals (BSA) has approved several use variances for residential developments, and with the study area's residential land uses along Taaffe Place, Kent Avenue, and Franklin Avenue. The proposed MX-4 district would provide a transition between the M1-1 light industrial district to the east and the adjacent R7A/C2-4 district to the south along Mrytle Avenue in the study area and would be consistent with an existing MX-4 district that is partially located within the northern portion of the study area established through 446-448 Park Avenue Rezoning. The Proposed Actions would be consistent with the OneNYC 2050, Housing Our Neighbors, and with the Myrtle Avenue Brooklyn Business Improvement District (BID) policy goals by providing income-restricted DU's and supporting residential growth that reinforces local economic activity. Therefore, the Proposed Actions would not result in any significant adverse impacts to land use, zoning, or public policy.

Shadows

A detailed analysis of shadows is included in this EAS. The Projected Development Sites 1 and 2 facilitated by the Proposed Actions would cast incremental shadows on the sunlight-sensitive open space resource of Taaffe Playground. Taaffe Playground would receive incremental shadow on the December 21 analysis day for 1 hour and 35 minutes (8:51am-10:26am), the March 21/September 21 analysis day for 2 hours and 38 minutes (7:36am-10:14am), the May 6/August 6 analysis day for 3 hours and 22 minutes (6:27am-9:49am), and the June 21 analysis day for 3 hours and 51 minutes (5:57am-9:48am). The vegetation in the playground consists of mature tree canopies along the eastern and western edges and would continue to receive direct sunlight in excess of four to six hours on each analysis day. In addition, during the spring and summer analysis days when the playground would be most in use, the eastern edge of the playground containing small areas of the soccer field would receive incremental shadow in the morning which would exit the playground before 10:00am. Therefore, the Proposed Actions would not result in a significant adverse shadows impact.

Historic and Cultural Resources

A detailed analysis of historic and cultural resources is included in this EAS. There is an architectural resource eligible for inclusion on the State and National Register of Historic Places (S/NR Eligible) within the 400-foot radius historic and cultural resources study area: P.S./I.S. 157 at 850 Kent Avenue (Block 1897, Lot 13). There are also two Landmarks and Preservation Commission (LPC)-designated landmarks at the southwestern edge of the study area: M.H. Renken Diary Company Office Building and Engine Room Building (Block 1909, Lots 7501 and 32). The Proposed Actions would not directly affect the LPC-designated landmarks as they are 355 feet away from the nearest point of the study area and 400 feet away from the nearest Projected Development Site and the Proposed Actions are limited to the Affected Area. The LPC-designated landmarks are protected from construction damage through Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88. The S/NR Eligible Resource of P.S./I.S. 157 would not be directly affected by the Proposed Actions as the Proposed Actions would be limited to the Affected Area. The Projected Development Sites 1 and 2 are located within 90 feet of the S/NR Eligible Resource of P.S./I.S. 157 (approximately 50 feet north of Projected Development Site 1, and approximately 75 feet north of Projected Development Site 2) and an LPC-approved Construction Protection Plan (CPP) incorporating provisions similar to those mandated by TPPN #10/88 is required to protect this S/NR eligible historic resource. This requirement will be recorded in conjunction with the Proposed Actions in a Restrictive Declaration (RD) to be placed on the Applicant-owned Projected Development Site 1 (Lot 49) and Co-Applicant-owned Projected Development Site 2 (Lot 9).

Project Name: 862-868 Kent Avenue
CEQR # 24DCP144K
SEQRA Classification: Unlisted

With the implementation of the CPP, the Proposed Actions would not result in significant adverse impacts to architectural resources. Additionally, the Proposed Actions would result in in-ground disturbance on Projected Development Site's 1 and 2. LPC identified Projected Development Sites 1 and 2 as having the potential for recovery of remains from 19th Century occupation in a letter dated February 6, 2020, and a Phase IA Documentary Study was subsequently prepared by the applicant team which concluded that further archaeological consideration is recommended and LPC concurred with the report's conclusion. Therefore, an LPC-approved archaeological work plan for fieldwork is needed. Field testing would be done prior to the onset of excavation. If testing indicates that significant resources are present, further measures would be taken and completed under LPC's review and approval per the Guidelines for Archaeological Work in New York City. To ensure this, the Restrictive Declaration placed on the Projected Development Site 1 (Lot 49) and Projected Development Site 2 (Lot 9) would incorporate the measures pertaining to the archaeological work. With the Restrictive Declaration in place, the Proposed Actions would not result in significant adverse impacts to archaeological resources. Therefore, the Proposed Actions would not result in significant adverse impacts to Historic and Cultural Resources.

Disadvantaged Communities Assessment
An assessment of the Proposed Actions' potential effects on disadvantaged communities is included in this EAS. The Affected Area is located within a designated disadvantaged community according to the NYSDEC Disadvantaged Community Assessment Tool (DACAT). The Proposed Actions would not result in significant adverse impacts in the following technical areas analyzed in the EAS: land use, zoning, and public policy, open space, shadows, historic and cultural resources, urban design and visual resources, hazardous materials, transportation, air quality, noise, and construction. As such, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would they cause or increase a disproportional pollution burden on disadvantaged communities.

Hazardous Materials, Air Quality, and Noise
An (E) designation (E-883) related to hazardous materials, air quality, and noise would be established as part of the approval of the Proposed Actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the Proposed Actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Erin Whitney at ewhitney@planning.nyc.gov.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE February 26, 2026
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE March 2, 2026
SIGNATURE	

Project Name: 862-868 Kent Avenue
CEQR # 24DCP144K
SEQRA Classification: Unlisted

Determination of Significance Appendix

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

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Block 1897, Lot 49
Projected Development Site 2	Brooklyn	Block 1897, Lot 9

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-883**) would be established as part of approval of the Proposed Actions on **Projected Development Site 1** and **Projected Development Site 2** as described below:

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

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1 (**Block 1897, Lot 49**) and Projected Development Site 2 (**Block 1897, Lot 9) for hazardous materials would apply as follows:

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

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

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

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

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CEQR # 24DCP144K
SEQRA Classification: Unlisted

Air Quality

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

> *Block 1897, Lot 49 (Projected Development Site 1): Any new residential development on the above referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s), ensure that the HVAC stack is located at the building's highest level at a minimum of 108 feet above grade, and that the stack is located no more than 60 feet from Block 1897, Lot 49 eastern lot line facing Kent Avenue to avoid any potential significant adverse air quality impacts.*
>
> *Block 1897, Lot 9 (Projected Development Site 2): Any new residential development on the above referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and ensure that the stack is located at the building's highest level or at least 108 feet above grade to avoid any potential significant adverse air quality impacts.*

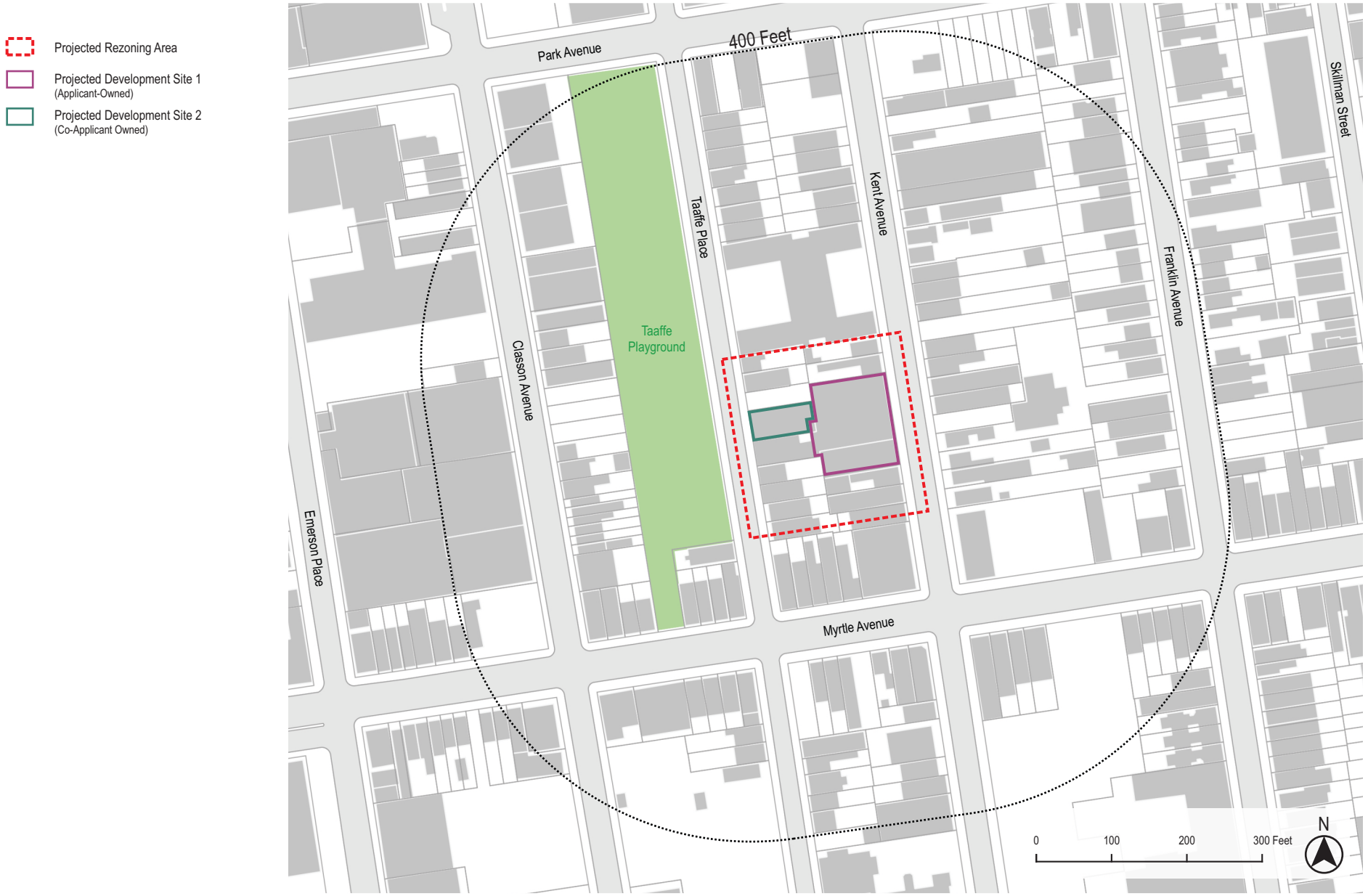
Noise

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

> *Block 1897, Lot 49 (Projected Development Site 1): To ensure an acceptable interior noise environment, future residential and community facility uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the eastern façade of Projected Development Site 1 facing Kent Avenue and on its northern and southern facades within 50 feet from Kent Avenue, to maintain an interior noise level not greater than 45 dBA (L10). For future commercial office uses, the required window/wall attenuation along each respective façade would be 5 dBA lower to maintain interior noise level no greater than 50 dBA (L10). To maintain a closed- window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*

862-868 Kent Avenue, Brooklyn

Figure 1: Site Location

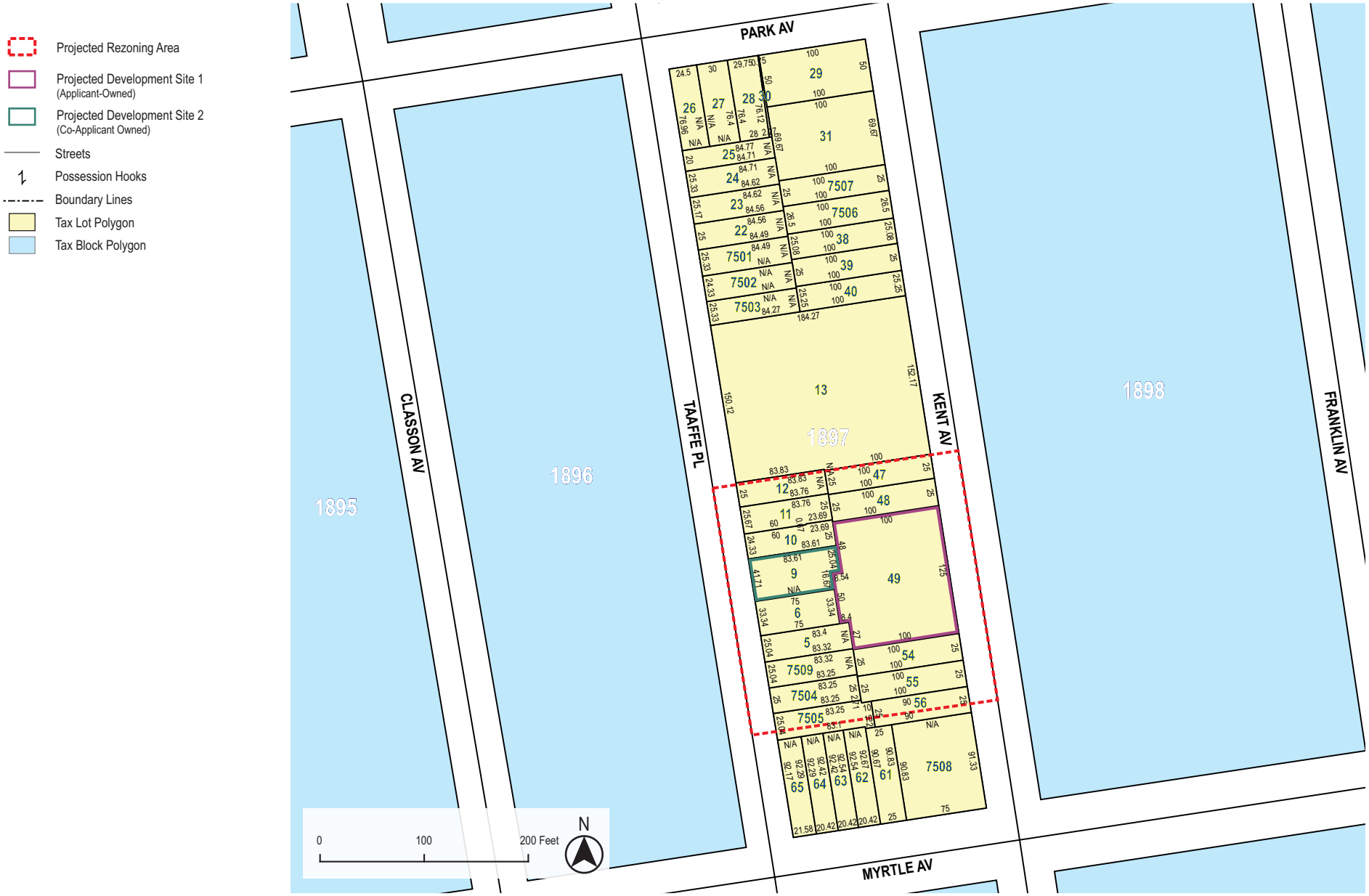


Data Source: MapPLUTO 25v1.1

Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 2: Tax Map



Data Source: MapPLUTO 2020v8, NYC DOF Digital Tax Map 1/25/21

Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 3: Land Use Map

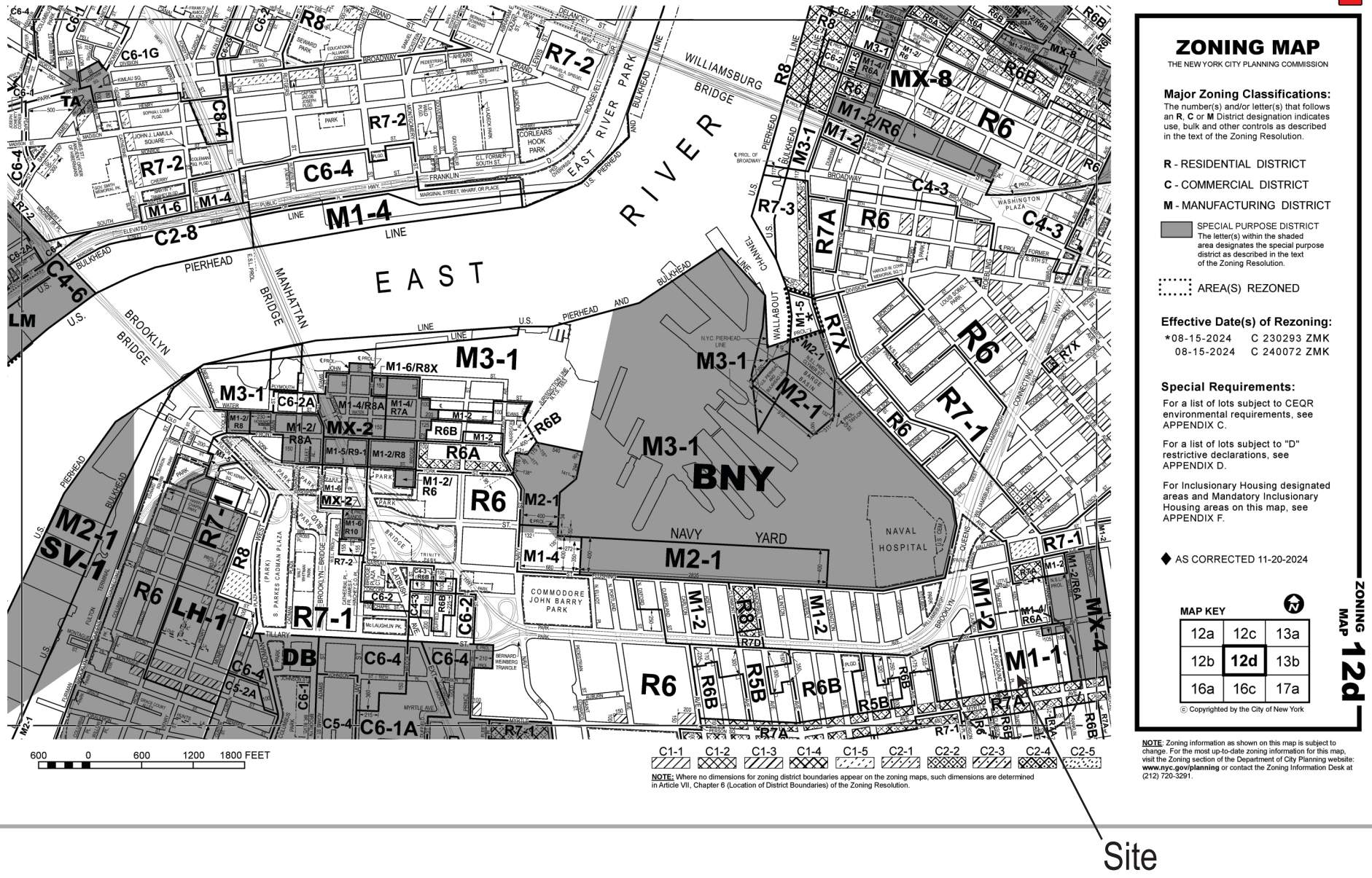


Data Source: MapPLUTO 2025v1.1, NYC DOF Digital Tax Map 4/11/24

Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 4: Zoning Map



Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 6: Aerial Map

Projected Rezoning Area

Projected Development Site 1
(Applicant-Owned)

Projected Development Site 2
(Co-Applicant Owned)



Imagery Source: 2025 Google

Urban Cartographics



1. View of the Project Area facing northwest from Kent Avenue.



2. View of Kent Avenue facing northwest (Project Area at left).



3. View of the Project Area facing west from Kent Avenue.





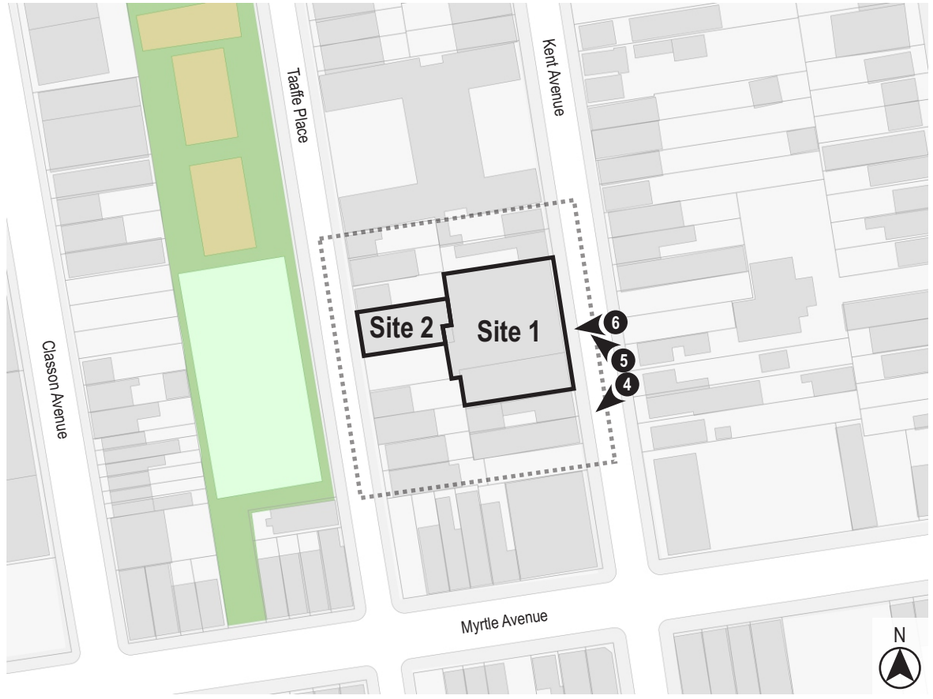
4. View of the Project Area facing southwest from Kent Avenue.



5. View of Development Site 1 facing northwest from Kent Avenue.



6. View of Development Site 1 facing west from Kent Avenue.





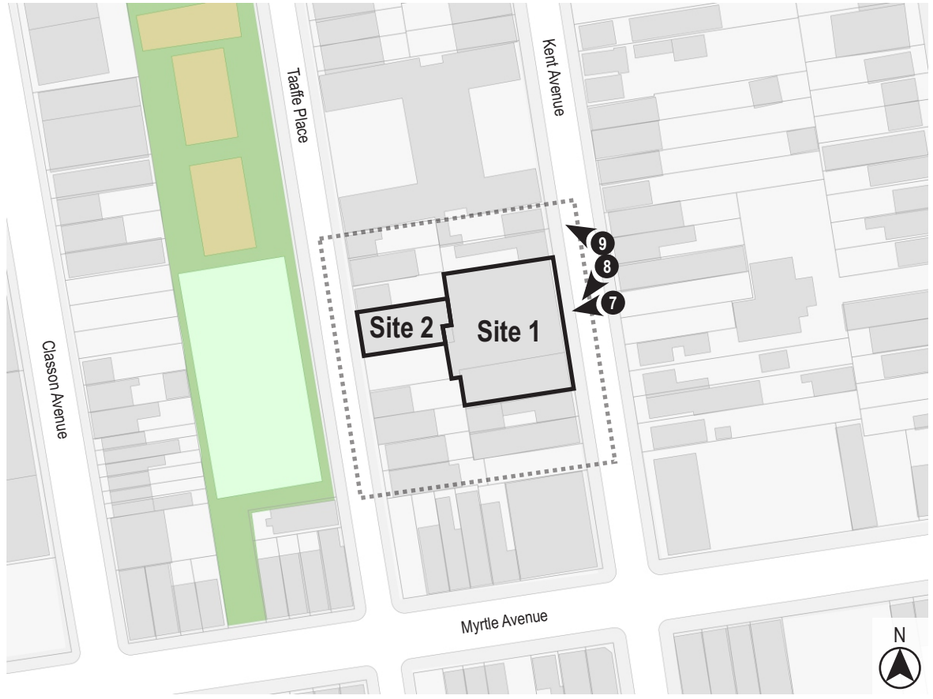
7. View of Development Site 1 facing west from Kent Avenue.



8. View of Development Site 1 facing southwest from Kent Avenue.



9. View of the Project Area facing northwest from Kent Avenue.





10. View of the Project Area facing west from Kent Avenue.



12. View of Kent Avenue facing southeast (Project Area at right).



11. View of the Project Area facing southwest from Kent Avenue.





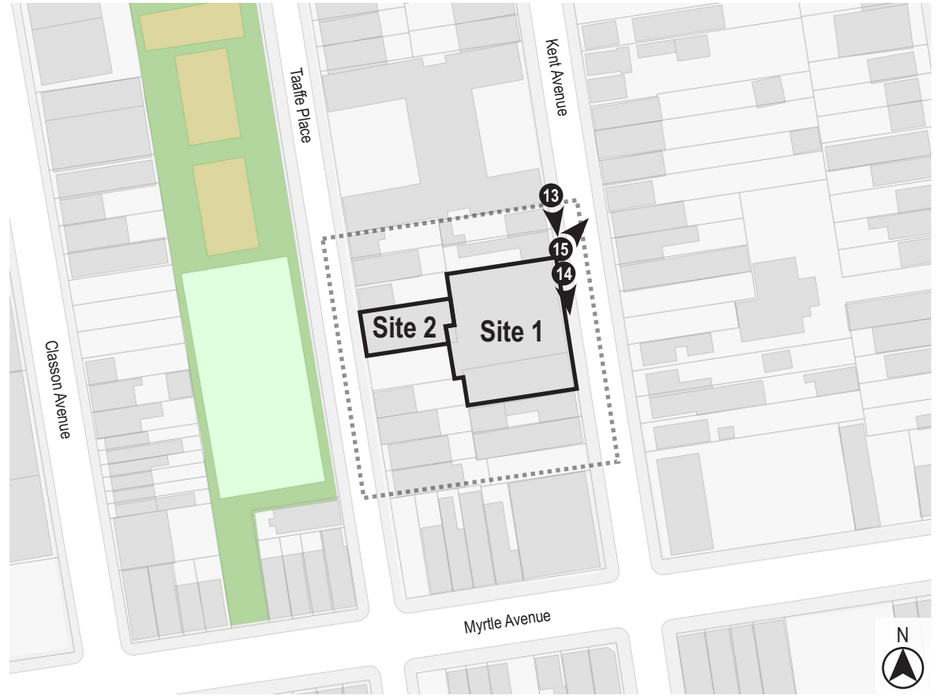
13. View of the sidewalk along the west side of Kent Avenue facing southeast (Project Area at right).



14. View of the sidewalk along the west side of Kent Avenue facing southeast (Development Site 1 at right).



15. View of the east side of Kent Avenue facing northeast from Development Site 1.





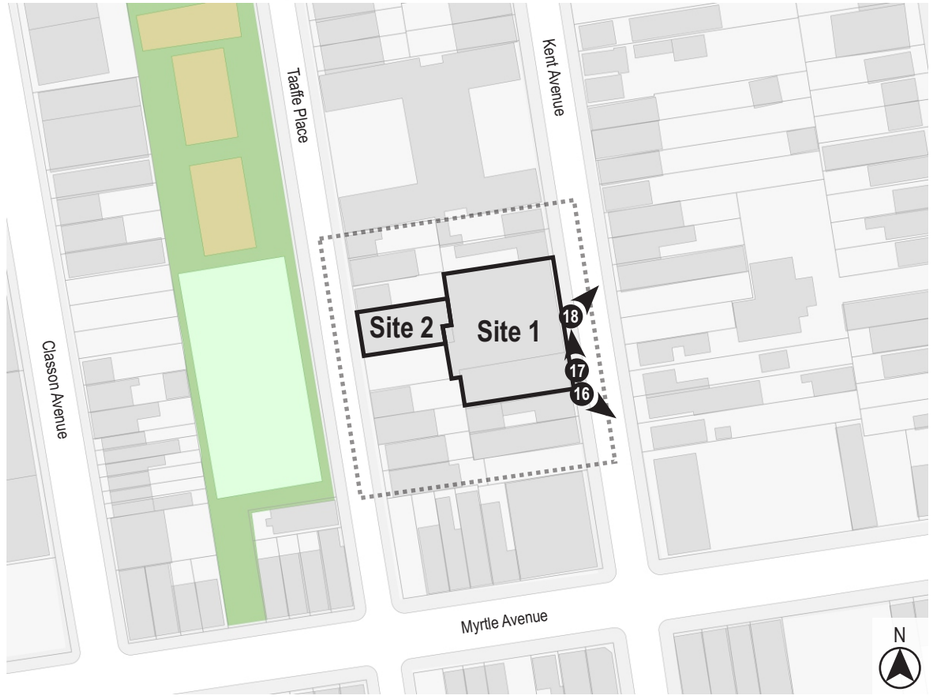
16. View of the east side of Kent Avenue facing southeast from Development Site 1.



17. View of the sidewalk along the west side of Kent Avenue facing northwest (Development Site 1 at left).



18. View of the east side of Kent Avenue facing northeast from Development Site 1.





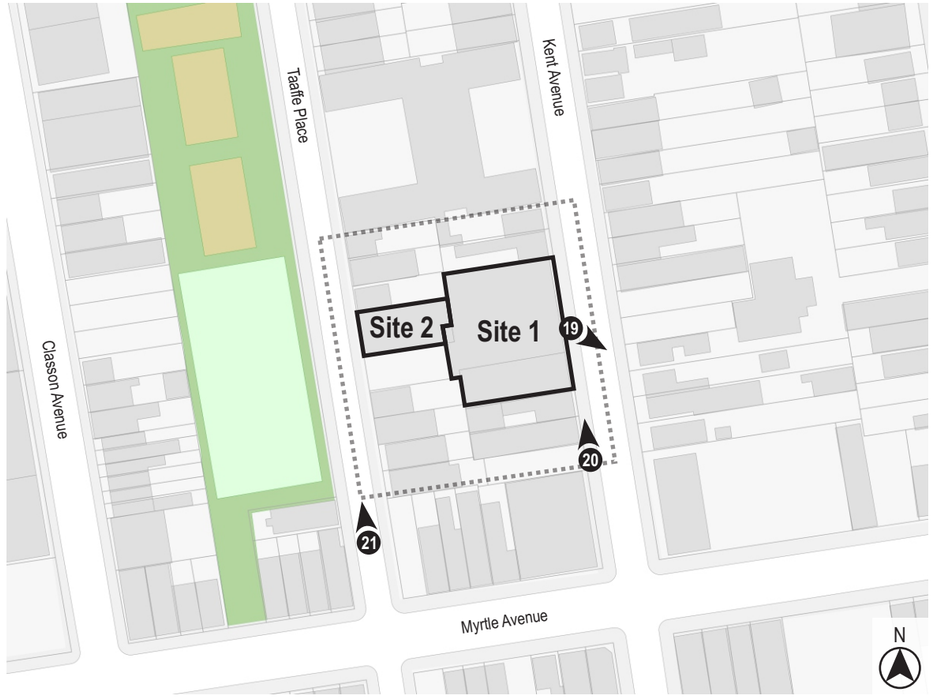
19. View of the east side of Kent Avenue facing southeast from Development Site 1.



21. View of Taaffe Place facing northwest (Project Area at right).



20. View of the sidewalk along the west side of Kent Avenue facing northwest (Project Area at left).





22. View of the Project Area facing northeast from Taaffe Place.



23. View of the Project Area facing southeast from Taaffe Place.



24. View of the Project Area facing northeast from Taaffe Place.





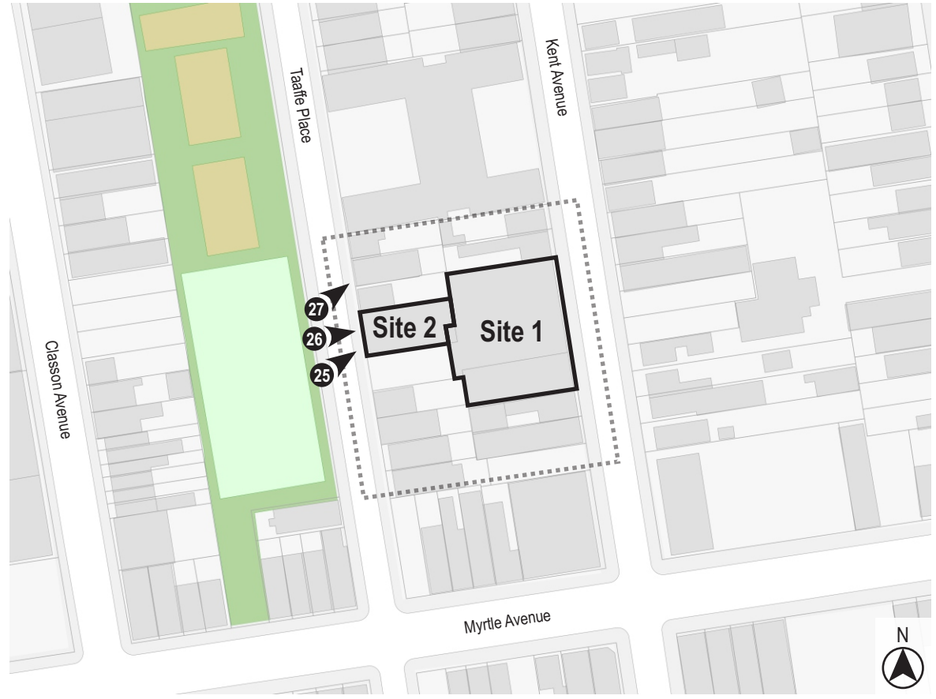
25. View of Development Site 2 facing northeast from Taaffe Place.



26. View of Development Site 2 facing east from Taaffe Place.



27. View of the Project Area facing northeast from Taaffe Place.





28. View of Taaffe Place facing southeast (Project Area at left).

29. View of the sidewalk along the east side of Taaffe Place facing southeast (Project Area at left).



30. View of P.S./I.S. 157 facing northeast from Taaffe Place.





31. View of the sidewalk along the east side of Taaffe Place facing southeast (Development Site 2 at left).



33. View of the sidewalk along the east side of Taaffe Place facing northwest (Development Site 2 at right).



32. View of Taaffe Playground facing northwest from Development Site 2.

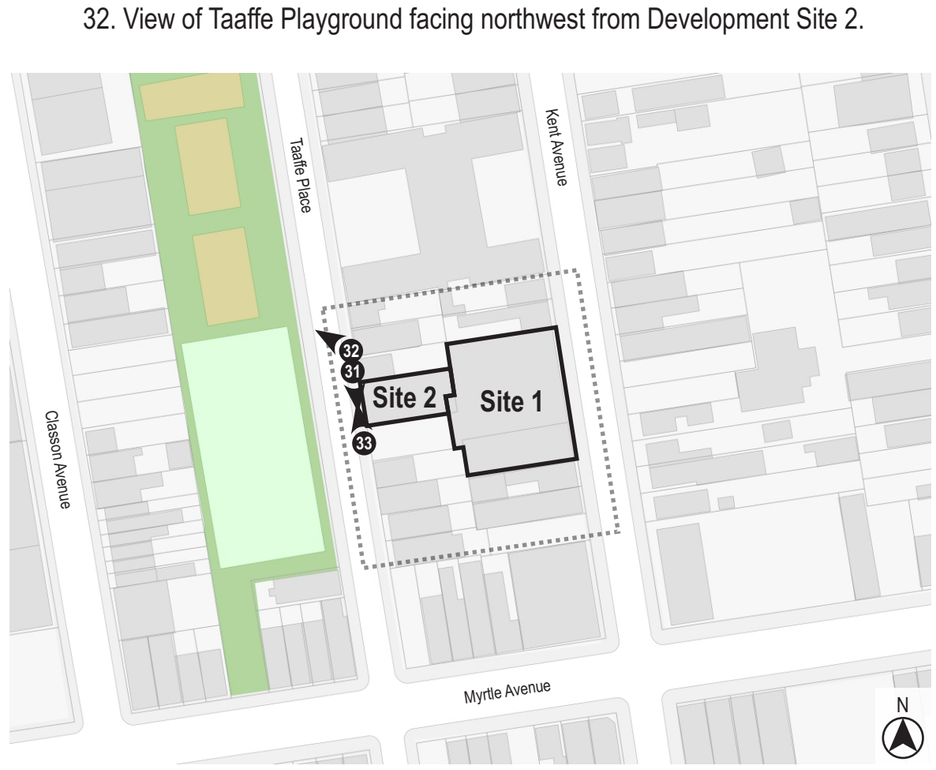
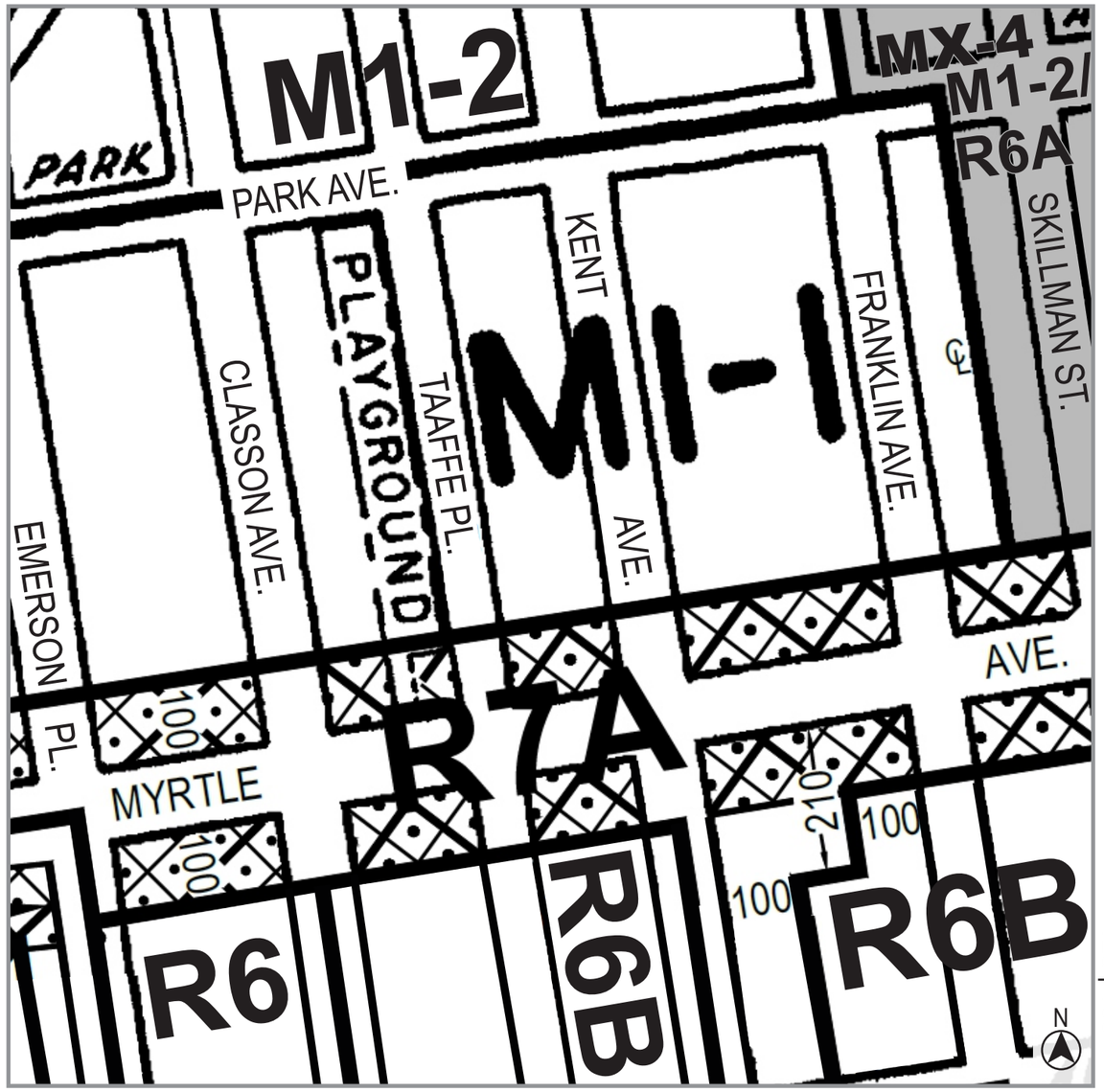
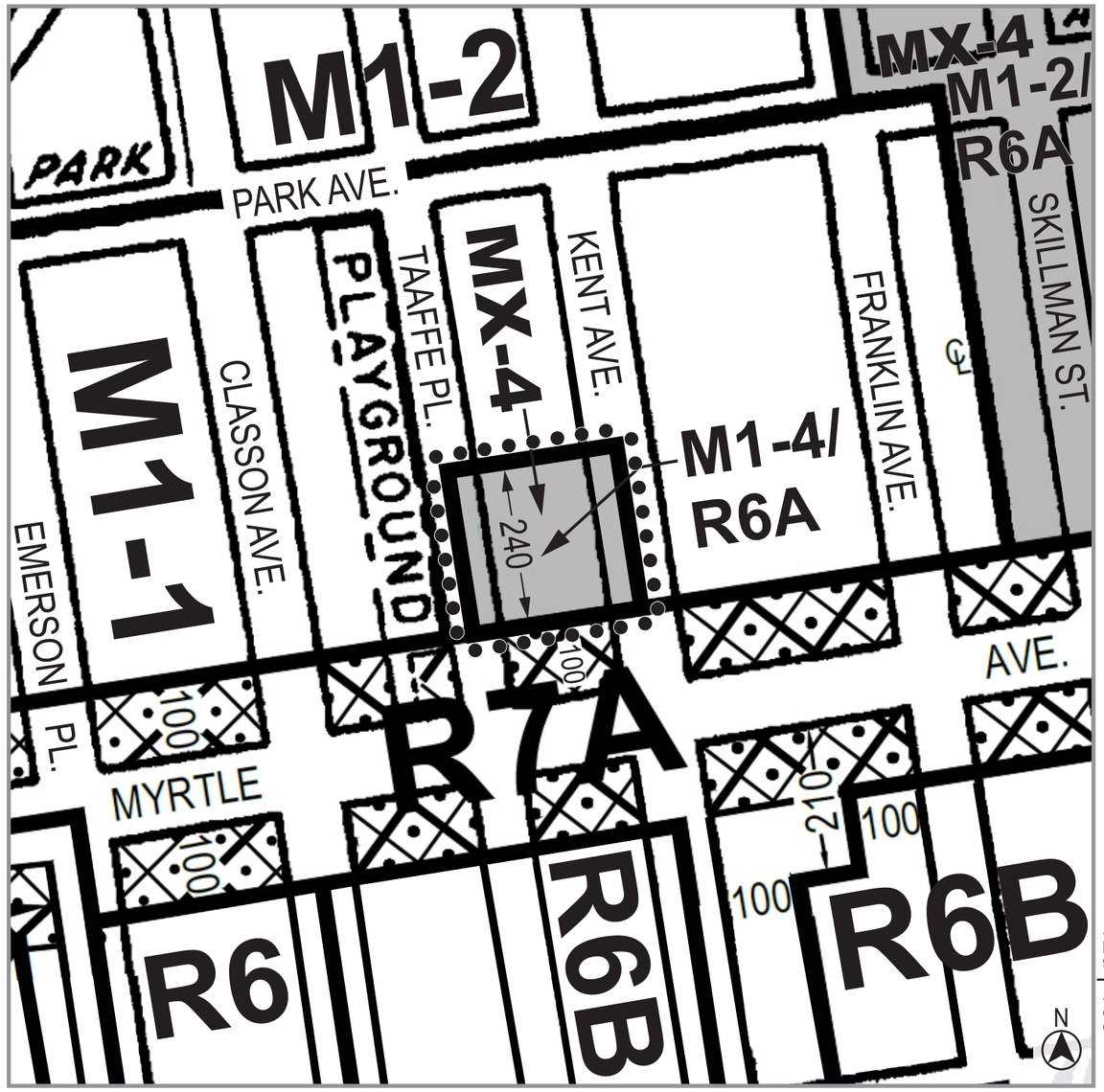


Figure 5: Zoning Change Map



Current Zoning Map (12d & 16c)



Proposed Zoning Map (12d & 16c) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to M1-4/R6A (MX-4)

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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

862-868 KENT AVENUE REZONING

PROJECT DESCRIPTION

PROPOSED ACTIONS

The Applicant, Kent Development LLC, and the Co-Applicant, 123 Taaffe LLC, request the following approvals (the "Proposed Actions"):

1. A Zoning Map Amendment to rezone an area from an M1-1 light industrial district to an MX-4(M1-4/R6A) Special Mixed-Use District. The proposed rezoning area (the "Affected Area") consists of Brooklyn Block 1897, Lots 5, 6, 9, 11, 12 (p/o), 47 (p/o), 48, 49, 54, 55, 56 (p/o), 7504, 7505 (p/o), 7509, and 7510 in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3; and

2. A Zoning Text Amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) designated area coterminous with the Affected Area.
The rezoning would alter the Affected Area's use and bulk regulation. Whereas the existing zoning permits manufacturing, commercial, and certain community facility uses as-of-right, the proposed zoning would also permit residential uses and additional community facility uses. Under the existing zoning, the maximum permitted floor area ratios (FARs) are 1.00 for manufacturing or commercial uses, 2.40 for community facility uses, and 2.40 overall. Under the proposed zoning, the maximum permitted FARs would be 2.00 for manufacturing or commercial uses, 3.00 for community facility uses, 3.90 for residential uses, and 3.90 overall.

AFFECTED AREA

The Proposed Actions would affect a 44,095 square foot (sf) area located on Brooklyn Block 1897, which is bounded by Kent Avenue, Myrtle Avenue, Taaffe Place, and Park Avenue. The area has 240 feet of frontage along the west side of Kent Avenue and the east side of Taaffe Place, with the addresses 858 through 876 Kent Avenue and 117 through 137 Taaffe Place. The southern boundary is a line 100 feet north of Myrtle Avenue, which is the boundary between the existing M1-1 district and an existing R7A/C2-4 district. The Affected Area includes all of 11 lots (5, 6, 9, 11, 48, 49, 54, 55, 7504, 7509, and 7510) and portions of four other lots (12, 47, 56, and 7505). At the southern end, Lots 56 and 7505 are partly within the R7A/C2-4 district, and the portions of the lots within that district would not be rezoned. At the northern end, Lots 12 and 47 extend northward of the rezoning area boundary and would be only partially rezoned. The lot areas and the portions within the Affected Area are shown in Table 1.

Table 1: Affected Area Lots

Lot #	Address	Lot Size (sf)	Within Affected Area	Outside Affected Area
5	131 Taaffe Pl.	2,074	2,074	0
6	129 Taaffe Pl.	2,499	2,499	0
9	123 Taaffe Pl.	3,340	3,340	0
7510	121 Taaffe Pl.	2,099	2,099	0
11	119 Taaffe Pl.	2,132	2,132	0
12 (p/o)	117 Taaffe Pl.	2,099	1,905	194
47 (p/o)	858 Kent Ave.	2,500	2,367	133
48	860 Kent Ave.	2,500	2,500	0
49	862-868 Kent Ave.	12,928	12,928	0
54	872 Kent Ave.	2,499	2,499	0
55	874 Kent Ave.	2,499	2,499	0
56 (p/o)	876 Kent Ave.	2,250	1,425	825
7504	135 Taaffe Pl.	2,134	2,134	0
7505 (p/o)	137 Taaffe Pl.	2,330	1,620	710
7509	133 Taaffe Pl.	2,074	2,074	0
TOTAL		45,957	44,095	1,862

EXISTING CONDITIONS

The Applicant's property (Projected Development Site 1) is 862-868 Kent Avenue (Lot 49), a 12,928 sf interior lot with 125 feet of street frontage and a depth that varies between 100 and 108 feet. It is occupied by a one-story, on-slab, 13-foot-tall industrial building constructed in 1965-1966 and enlarged during the 1990s to cover the entire lot. The building contains approximately 12,500 gross square feet (gsf), all of which counts as zoning floor area (zsf), for an FAR of 0.97. A chocolate packaging operation occupies half of the building (6,250 gsf industrial use), and an event venue occupies the other half (6,250 gsf commercial use). There is no parking on the site.

The Co-Applicant's property (Projected Development Site 2) is 123 Taaffe Place (Lot 9), a 3,340 sf interior lot with approximately 42 feet of street frontage and a depth that varies between 75 and approximately 83 feet. It shares a rear lot line with Projected Development Site 1. A two-story, 23-foot-tall, 6,680 gsf (and zsf) industrial building constructed in 1993 occupies the entire lot. The FAR is 2.00. As of October 2025, the building's occupants were an automobile leasing company and the offices of two online sales operations.

No other lots within the Affected Area are owned or controlled by either the Applicant or the Co-Applicant and no other lots are anticipated to be redeveloped as a result of the Proposed Actions as further discussed below.

Lot 48 (860 Kent Avenue) is located to the immediate north of Projected Development Site 1. It is a 25-by-100-foot, 2,499 sf parcel, occupied by a 36-foot-tall, 2,500 gsf (1,500 zsf), three-unit residential building with three stories and a cellar. The FAR is 0.60. To its north is Lot 47 (858 Kent Avenue), an identical 2,499 sf lot. It is developed with a three-story, 40-foot-tall, 1,600 gsf (and zsf), four-unit residential building. The FAR is 0.64. Because the northern edge of the lot extends beyond the Affected Area boundary, only 2,367 sf would be rezoned, but the regulations pertaining to the proposed zoning district would govern the entire lot. These lots would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. Lot 47 together with the adjacent Lot 48 each measure 2,499 sf and both are substantially underbuilt. Together, they measure 4,998 sf, which would be considered a viable development site if it were a single lot or consisted of two lots in common ownership. However, both lots are in separate ownership, and both are owned by individuals rather than developers. It's likely that a developer would have to buy out both owners, and it is therefore believed that the lots do not satisfy the criteria for a potential or projected development site.

To the immediate north of Projected Development Site 2 is Lot 7510 (121 Taaffe Place). The 2,009 sf lot is approximately 24 feet wide and 84 feet deep. A 6,068 gsf (4,924 zsf) house of worship with three stories and a cellar is under construction on the lot. When completed, the building will contain a worship hall, congregation offices, a cafeteria, and an accessory residential unit for the congregation's rabbi. The building will be 44 feet tall. This lot would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. The mixed use community facility and residential building on this lot was recently constructed in 2023. In addition, under the proposed rezoning, the lot's built FAR (2.34) would be greater than 50% of the maximum permissible residential FAR (3.9).

To its north is Lot 11 (119 Taaffe Place). The 2,132 sf lot is approximately 26 feet wide and 84 feet deep. It is developed with a three-story, 39-foot-tall, 4,875 gsf (and zsf), six-unit residential building. This lot would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. Under the proposed rezoning, the lot's built FAR (2.29) would be greater than 50% of the maximum permissible residential FAR (3.9).

At the northern edge of the Affected Area is Lot 12 (117 Taaffe Place), which measures 2,099 sf and is 25 feet wide and approximately 84 feet deep. Because the northern edge of the lot extends beyond the Affected Area boundary, only 1,905 sf would be rezoned, but the regulations pertaining to the proposed zoning district would govern the entire lot. It is developed with a two-story, 26-foot-tall, 1,344 gsf (and zsf) two-family home. The existing FAR is 0.64. This lot would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. The lot is occupied by a two-family home, and the property owner (Kodama Setsuko) resides at the address. It is located between the Co-Applicant's property and a lot that has recently been redeveloped with a synagogue, therefore assemblage is unlikely. This lot does not satisfy the criteria for a potential or projected development site.

Lot 54 (872 Kent Avenue) is located to the immediate south of Projected Development Site 1, followed by Lot 55 (874 Kent Avenue). They are 2,499 sf lots, both 25 feet wide and 100 feet deep. Both are developed with three-story, 36-foot-tall mixed-use buildings, both with two residential

units above a ground floor commercial unit. The one on Lot 54 has 5,360 gsf (and zsf), of which approximately 4,360 sf is residential and approximately 1,000 sf is commercial. The commercial space is currently vacant. The FAR is 2.14 (approximately 1.74 residential and 0.40 commercial). The building on Lot 55 contains approximately 3,250 gsf (and zsf), of which approximately 2,000 sf is residential and approximately 1,250 sf is commercial. The FAR is 1.30 (0.80 residential and 0.50 commercial). A mural painting business occupies the commercial space. These lots would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. Lot 55 together with the adjacent Lot 54 each measure 2,499 sf and Lot 55 is substantially underbuilt. Together, Lots 54 and 55 measure 4,998 sf, which would be considered a viable development site if it were a single lot or consisted of two lots in common ownership. However, both lots are in separate ownership. In addition, rezonings in the area have primarily been manufacturing to residential. Lots 54 and 55 would be smaller residential use to larger, which has not been a typical development pattern seen in the surrounding area as of recent. This rezoning would bring Lots 54 and 55 into compliance and development is unlikely by 2028. It is therefore believed that the lots do not satisfy the criteria for a potential or projected development site.

The southernmost property within the Kent Avenue side of the Affected Area is 2,250 sf, 25-feet-by-90-feet Lot 56 (876 Kent Avenue). Because the southern edge of the lot extends beyond the M1-1 district into the adjacent R7A/C2-4 district, only 1,425 sf are within the Affected Area. It is developed with a four-story-and-cellar, 40-foot-tall, 5,165 gsf (4,949 zsf) multifamily residential building completed in 2020. The building contains four dwelling units. This lot would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. Under the proposed rezoning, the lot's built FAR (2.20) would be greater than 50% of the maximum permissible residential FAR (3.9).

Five lots are located to the south of Projected Development Site 2 within the Taaffe Place side of the Affected Area. From north to south, they are Lots 6, 5, 7509, 7504, and 7505.

Lot 6 (129 Taaffe Place) is a 2,499 sf lot with approximately 33 feet of frontage and a depth of 75 feet. It is developed with a four-story-plus-cellar, 40-foot-tall, 7,464 gsf (5,971 zsf), eight-unit residential building completed in 2023. This lot would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. The residential building on this lot was recently constructed and in August 2023 received a post approval amendment for work on floors 1 through 3 from the NYC Buildings Dept. In addition, under the proposed rezoning, the lot's built FAR (2.39) would be greater than 50% of the maximum permissible residential FAR (3.9).

Lot 5 (131 Taaffe Place) is a 2,074 sf parcel with 25 feet of frontage and a depth of approximately 83 feet. It is developed with a three-story, 35-foot-tall, 4,000 gsf/zsf mixed-use building containing two residential units above a ground floor religious community facility use. The FAR is 1.93 (1.45 residential and 0.48 community facility). This lot would not meet the soft site criteria established in Chapter 2 of the *CEQR Manual*. Under the proposed rezoning, the lot's built FAR (1.93) would be close to more than 50% of the maximum permissible residential FAR (3.9), and the lot size is <5,000 SF.

Lot 7509 (133 Taaffe Place) is another 2,074 sf lot with the same dimensions as Lot 5. It is developed with a four-story-and-cellar, 44-foot-tall, 5,950 gsf (4,567 zsf), three-unit residential building completed in 2016. This lot would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. Under the proposed rezoning, the lot's Built FAR (2.19) would

be greater than 50 percent of the maximum permissible residential FAR (3.9). Further, the existing building is relatively new, constructed in 2014.

Lot 7504 (135 Taaffe Place) is a 2,134 sf property that is approximately 25 feet wide and 84 feet deep. It is developed with a four-story-and-cellar, 43-foot-tall, 5,885 gsf (4,708 zsf), three-unit residential building constructed in 2006. This lot would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. Under the proposed rezoning, the lot's Built FAR (2.21) would be greater than 50% of the maximum permissible residential FAR (3.9). Further, the existing building is relatively new, constructed in 2004.

Lot 7505 (137 Taaffe Place) is a 2,331 sf, 25-feet-by-93-feet parcel. Because the southern edge of the lot extends beyond the M1-1 district into the adjacent R7A/C2-4 district, only 1,620 sf are within the Affected Area. It is developed with a four-story-and-cellar, 43-foot-tall, three-unit residential building completed in 2006. The building has 6,726 gsf (5,381 zsf). This lot would not meet the soft site criteria as established in Chapter 2 of the *CEQR Technical Manual*. Under the proposed rezoning, the lot's built FAR (2.31) would be greater than 50% of the maximum permissible residential FAR (3.9). Further, the existing building is relatively new, constructed in 2005.

Although the Affected Area is zoned M1-1, nonconforming residential uses occupy 12 of the 15 lots located wholly or predominantly within it. Seven of them (Lots 5, 11, 12, 47, 48, 54, and 55) have residential uses that predate the 1961 Zoning Resolution, and five (Lots 6, 56, 7504, 7505, and 7509) have been developed with residential buildings permitted by zoning use variances granted by the Board of Standards and Appeals (BSA) during the past 20 years. The Applicant's property (Projected Development Site 1) is the only lot within the Affected Area that currently supports an industrial use, and the only buildings originally designed for industrial use are located on the Applicant's and Co-Applicant's properties (Projected Development Sites 1 and 2).

PROJECT DESCRIPTION

The Proposed Actions would facilitate the redevelopment of Block 1897, Lots 9 and 49, which are the properties owned by the Co-Applicant and the Applicant, respectively.

On the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1), the existing buildings would be demolished, and the property would be redeveloped with a new 67,312 gross square foot (gsf) multifamily residential building. The development would have 50,410 zoning square feet (zsf), for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 94 feet with a base height of 64 feet (with a required 15-foot setback from the street line) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 104 feet. There would be 56 dwelling units, of which 20% to 30% (11 to 17) would be income-restricted Inclusionary Housing units pursuant to Option 1, 2, or 3, affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Applicant intends to pursue MIH Option 1. The first floor would contain a gym / recreation space, mechanical rooms, the residential lobby, and bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants although parking requirements are waived as the Affected Area is located within the Inner Transit Zone. There would also be an outdoor recreational area for use by the building residents. One curb cut onto Kent Ave. is proposed to allow automobile access and egress.

On the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2), the existing building would be demolished, and the proposed development would be a new 19,558 gsf multifamily residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have 8 stories and a cellar and would have a roof height of 84 feet (with a required 15-foot setback at a height of 64 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 94 feet. There would be 19 dwelling units, of which 20% to 30% (4 to 6) would be income-restricted Inclusionary Housing units pursuant to Option 1, 2, or 3, affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Co-Applicant intends to pursue MIH Option 1. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut onto Taaffe Place is proposed for automobile access and egress.

PURPOSE AND NEED

The Proposed Actions would facilitate the development of 75 dwelling units, including 15 to 23 affordable dwelling units on the Applicant's and Co-Applicant's properties, which are within the Bedford Stuyvesant neighborhood of Brooklyn CD 3. The development of new market rate and affordable housing is consistent with the expressed policy of the City's current mayoral administration. Citywide, there is a high, unmet demand for housing, particularly for affordable housing. There is a strong need for additional affordable housing in Brooklyn CD 3. With the MIH action affordable housing would be made available in the Affected Area in perpetuity. Residential use is appropriate for the Affected Area because residential and mixed-use buildings predominate within the immediately surrounding area, it is adjacent to an existing R7A/C2-4 district, is directly across the street from a public playground, and within an area that is well served by mass transit.

The Proposed Actions would also better align the Affected Area's zoning with its land use and development trends. Although the existing M1-1 zoning does not permit residential development, residential uses occupy 12 of the 15 Affected Area lots. During the past two decades, the BSA has approved use variances for residential development on 5 of the 15 lots. The Proposed Actions would bring the residential uses into conformity with the area's zoning.

ANALYSIS FRAMEWORK[1]

The Future without the Proposed Actions

Absent the Proposed Actions, additional redevelopment would not occur on the Applicant's or Co-Applicant's property or any other projected development site. The only change within the Affected Area would be the completion of the house of worship now under construction on Lot 7510.

The chocolate processing operation occupying half of the building (6,250 gsf industrial use, FAR of 0.48) on Projected Development Site 1 (the Applicant's property, Lot 49) is expected to relocate, leaving the building half vacant. With the business's departure, no industrial uses would remain

[1] The analysis framework has changed from the original submission. The lots that were previously included and are now excluded are described in Appendix D of this document.

within the Affected Area or elsewhere on Block 1897. An event venue would continue to occupy the other half of the building (6,250 gsf commercial use, FAR of 0.48). For at least the past quarter-century, the only new development within the Affected Area has been residential, with the exception of the house of worship under construction on Lot 7510. The approval of four BSA use variances for residential developments in recent years testifies to the dearth of an active market for new industrial uses in the Affected Area. An existing commercial use, an event venue, occupies the other half of the building, and commercial uses occupy the other industrial building in the Affected Area (on the Co-Applicant's property, Lot 9). In accordance with area land use trends where most new commercial uses are offices, it is expected that a commercial office use would occupy the 6,250 gsf vacated space in the Applicant's building under the future no-action condition.

Under the future no-action scenario, Projected Development Site 2 would remain in its current condition. A two-story, 23-foot-tall, 6,680 gsf industrial building occupied by an automobile leasing company and the offices of two online sales operations would remain on Projected Development Site 2 (the Co-Applicant's property, Lot 9).

No other changes would occur within the Affected Area. Therefore, the other lots in the Affected Area would remain in their existing condition.

The Future with the Proposed Actions

The formulation of the with-action scenario was based on certain assumptions. First, the developments on the Applicant's and Co-Applicant's sites would maximize the FAR permitted under the proposed zoning, would achieve the maximum gsf (including cellar levels), and would be as tall as permitted under the applicable height and setback regulations. The other difference between the proposed project andwith-action developments is that a smaller average DU size is assumed for the Projected Development Sites. Second, it was determined that no redevelopment pursuant to the proposed zoning would occur on any other lots within the Affected Area based on a combination of the following:

a. Lots where the existing FAR is more than half of the maximum permitted under the proposed zoning;

b. Lots where redevelopment pursuant to the existing zoning was currently underway or recently completed.

c. Where two lots that satisfy the soft site criteria are adjacent to one another, it is assumed that they would be merged to form a single redevelopment site. However, if said lots were held in separate ownership, it was assumed that they would not be redeveloped.

d. Lots of 5,000 square feet or less in area where there is no reasonable possibility of creating an assemblage with adjacent lots due to separate ownership.

Relative to items a. through d., the rationale for excluding lots within the rezoning area is explained for each lot above under the Existing Conditions section.

e. New developments in the area have primarily been from manufacturing to residential. It was assumed that lots containing smaller residential developments would not be redeveloped with larger residential developments as this has not been a typical development pattern within the surrounding area. Under the reasonable worst-case development scenario that is assessed in this EAS, the projected developments on Projected Development Sites 1 and 2 would contain more dwelling units than the proposed development. A total of 95 dwelling units and 76,254 gsf of residential floor area would be developed under this scenario. There would be an additional 10,616 gsf of enclosed parking, for a total of 86,870 gsf.

Under the with-action scenario, the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1), now occupied by two one-story warehouses, would be redeveloped with a 67,312 gsf multifamily residential building. The development would have 50,410 zoning square feet (zsf), for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 74 dwelling units, with an average size of 791 gsf, of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Applicant intends to pursue MIH Option 1. The first floor would contain a gym/recreation space, mechanical rooms, the residential lobby, and bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants within 8,770 gsf although no parking is required as the Affected Area is located within the Inner Transit Zone. There would also be an outdoor recreational area for use by the building residents. One curb cut onto Kent Avenue is proposed to allow automobile access and egress.

On the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2), now occupied by a 2-story industrial building, the proposed development would be a new 19,558 gsf multifamily residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 21 dwelling units, with an average size of 843 gsf, of which 20 to 30 percent (4 to 6) would be income restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Co-Applicant intends to pursue MIH Option 1. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces within 1,846 gsf would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut onto Taaffe Place is proposed for automobile access and egress.

The average dwelling unit size of 843 gsf is somewhat larger on Projected Development Site 2 than it is on Projected Development Site 1 at 791 gsf as the floor plates max out at about 2,000 gsf on Projected Development Site 2 (compared to a maximum size of nearly 6,500 gsf on Projected Development Sie 1) limiting the number of apartments that can be accommodated on each floor thus resulting in a slightly larger size for each unit.

In total, two nonresidential buildings would be demolished, eliminating five businesses with an incremental commercial space decrease of 19,180 gsf. They would be replaced by two new 9-story multifamily residential buildings, with a total of 95 dwelling units (of which 20 to 30 percent (19 to 28) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively, and 67 to 76 market rate) and 76,254 gsf of residential space, and providing a total of 25 accessory off-street parking spaces. For purposes of early childhood programs analysis, 20% (19) of the 95 units would be affordable at or below 80% of AMI. The projected developments on Sites 1 and 2 are anticipated to generate 4 new employees at 1 employee per 25 dwelling units. 58 No-Action scenario workers, including 27 office workers, 25 commercial workers, and 6 events space employees, would be displaced by the projected developments resulting in a net decrease of 54 workers. Figure 1 shows the two projected development sites. Table 2 summarizes the projected developments under the with-action scenario, and Table 3 summarizes existing, future no-action, and future with-action conditions on the two projected development sites and the increment between the no-action and with-action scenarios. The tables assume that the minimum required number (19) of dwelling units would be affordable, per Inclusionary Housing Program Option 3, and that 76 would be market rate. These numbers are used in the analysis sections of this report.

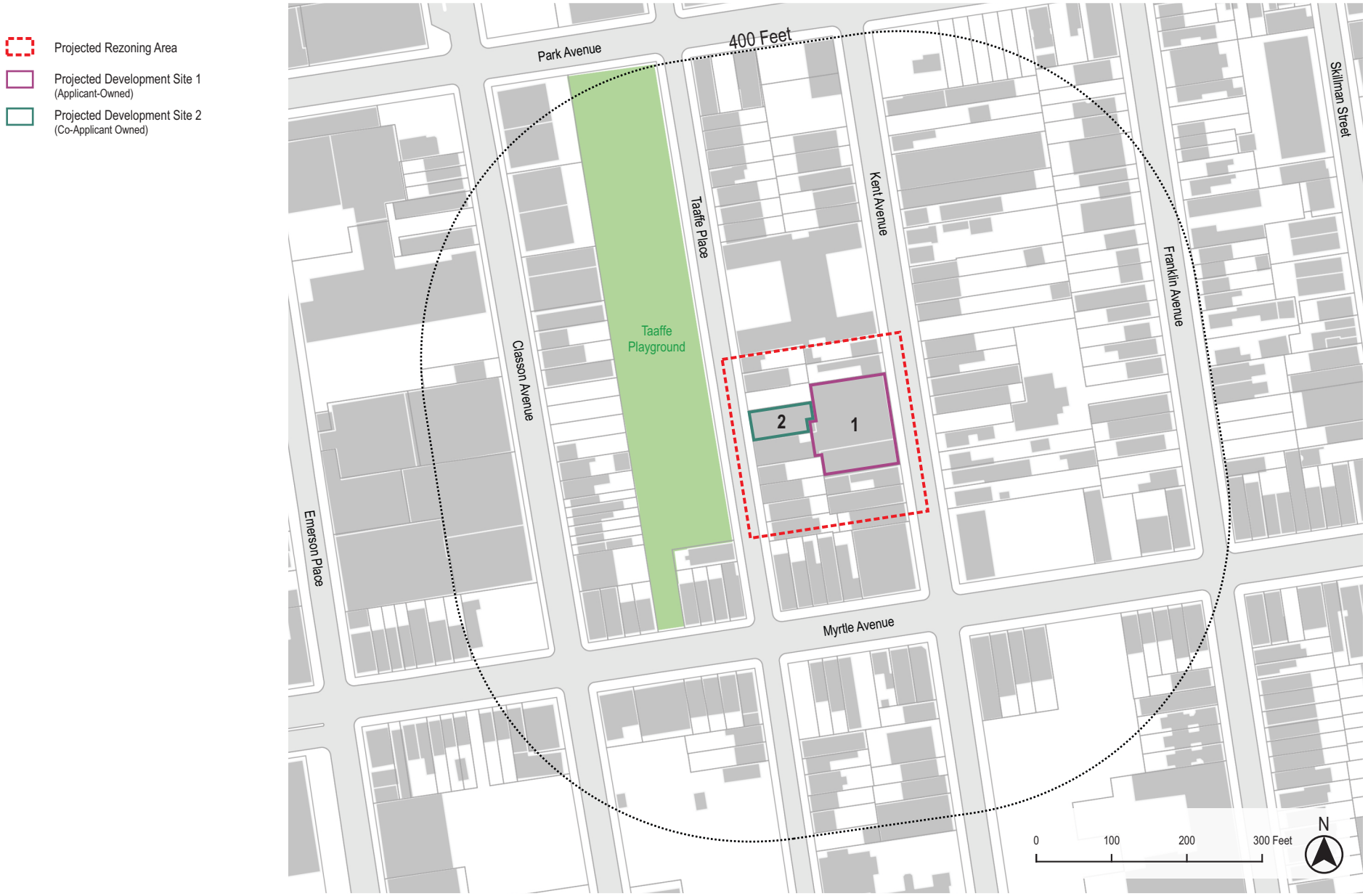
Table 2: Projected With-Action Developments

	Projected Development Site 1	Projected Development Site 2	Total
Lot size (sf)	12,928	3,340	
Gross floor area (gsf)	67,312	19,558	86,870
Zoning floor area (zsf)	50,410	13,010	63,420
FAR	3.90	3.90	
Stories	9	9	
Base height (feet)	65	65	
Roof height (feet)	95	95	
Bulkhead height (feet)	105	105	
Dwelling units	74	21	95
Affordable[2]	15	4	19
Market rate	59	17	76
Parking spaces	19	6	25
Garage or surface	Garage	Garage	

[2] MIH Option 3

862-868 Kent Avenue, Brooklyn

Figure 7: Projected Development Sites



Data Source: MapPLUTO 25v1.1

Urban Cartographics

Table 3: Existing, Future No-Action, and Future With-Action Developments in Project Area and Increment Between Future No-Action and Future With-Action Development Scenarios

	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	N/A	N/A	Multi-family elevator	Multi-family elevator
No. of dwelling units	0	0	95	95
No. of low- to moderate-income units	0	0	19-28	19-28
Gross floor area (sq. ft.)	0	0	76,254	76,254
Commercial	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type (retail, office, other)	auto leasing company, 2 on-line business offices, events space	auto leasing company, 2 on-line business offices, events space, new com'l office use	N/A	(-auto leasing company, 2 on-line business offices, events space, new com'l office use)
Gross floor area (sq. ft.)	12,930	19,180	N/A	-19,180
Manufacturing/Industrial	Yes	No	N/A	
If "yes," specify the following:				
Type of Use	chocolate packaging	N/A	N/A	
Gross floor area (sq. ft.)	6,250	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	choc pkg	N/A	N/A	
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:	N/A	N/A	N/A	
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):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☐ No	
If "yes," describe:	N/A	N/A		
Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	0	
No. of accessory spaces	N/A	N/A	25	25
Operating hours	N/A	N/A	24/7	
Attended or non-attended	N/A	N/A	non-attended	
Lots	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Population				
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify number:	N/A	N/A	152	
Briefly explain how the number of residents was calculated:	Average household size of 2.65 persons per DU (2020 Census for the Bedford Stuyvesant West NTA) x 95 Dus			
Businesses	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. and type	3 offices, 1 indust, 1 events space	3 offices, 1 events space, 1 new comm'l space	N/A	-5
No. and type of workers by business	26 office workers, 6 choc pkg workers; 6 events space employees	27 office workers, 25 new comm'l workers; 6 events space employees	No businesses but 1 employee per 25 Dus or 4 employees	-54
No. and type of non-residents who are not workers	25-50 (estimate) customers-variable	25-50 (estimate) customers-variable	N/A	(25-50 customers)
Briefly explain how the number of businesses was calculated:	4 office workers/1,000 sf (new comm'l space also assumed to be office); 1 indust/events worker/1,000 sf; 1 employee per 25 Dus			
Other (students, visitors, concert-goers, *etc* .)	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☑ No	
If any, specify type and number:	Unknown	Unknown	N/A	
Briefly explain how the number was calculated:	Events space attendees - variable based on event	Events space attendees - variable based on event	N/A	
Zoning				
Zoning classification	M1-1	M1-1	MX-4 (M1-4/R6A)	MX-4 (M1-4/R6A)
Maximum amount of floor area that can be developed	Res: 0 zsf Com'l: 16,268 zsf Indust: 16,268 zsf CF: 39,043 zsf Total: 39,043 zsf	Res: 0 zsf Com'l: 16,268 zsf Indust: 16,268 zsf CF: 39,043 zsf Total: 39,043 zsf	Res: 63,455 zsf Com'l: 32,536 zsf Indust: 32,536 zsf CF: 48,804 zsf Total: 63,455 zsf	Res: 63,455 zsf Com'l: 16,268 zsf Indust: 16,268 zsf CF: 9,761 zsf Total: 24,412 zsf

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, commercial, industrial, community facility, open space; M1-1, M1-2, MX-4, R6B, R7A	Residential, commercial, industrial, community facility, open space; M1-1, M1-2, MX-4, R6B, R7A	Residential, commercial, industrial, community facility, open space; M1-1, M1-2, MX-4, R6B, R7A, MX-4 (M1-4/R6A)	MX-4 (M1-4/R6A)
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.				

LPC identified archaeological sensitivity on the Projected Development Sites (see LPC letter dated November 13, 2025, included in Appendix B) and concurs with the Restrictive Declaration (RD) to ensure that appropriate archaeological investigation and monitoring is undertaken prior to and during construction. This RD would be placed on the applicant-owned Projected Development Site 1 (Lot 49) and the co-applicant-owned Projected Development Site 2 (Lot 9), and would be recorded in conjunction with the approval of the Proposed Actions. For the Projected Development Sites identified as having archaeological sensitivity, the work plan described in the Historic and Cultural resources chapter below would be recorded in the RD. The recording of the RD in conjunction with the approval of the Proposed Actions precludes significant adverse impacts to archaeological resources.

PS/IS 157, which is eligible for listing on the State and National Registers of Historic Places, is located approximately 50 feet from Projected Development Site 1 and approximately 75 feet from Projected Development Site 2 and is separated from these development sites by five 2- to 3-story buildings. PS/IS 157 would not be directly impacted by the Proposed Actions since the Proposed Actions are limited to the Affected Area. New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) 10/88 does not apply to resources deemed eligible for listing on the State and National Registers, as is the case with PS/IS 157. Nevertheless, an LPC-approved Construction Protection Plan (CPP) incorporating provisions similar to those mandated by TPPN 10/88 will be formulated and implemented and recorded in conjunction with the Proposed Actions and included in the RD to be placed on Projected Development Sites 1 (Lot 49) and 2 (Lot 9) described in the Historic and Cultural resources chapter below. LPC concurs with the need for a CPP.

REQUIRED APPROVALS

The Proposed Actions are a Zoning Map Amendment to rezone an existing M1-1 light industrial district with an MX-4(M1-4/R6A) Special Mixed-Use District and a Zoning Text Amendment to designate a new MIH area coterminous with the rezoning area.

BUILD YEAR

The analysis year is 2028. For Sites 1 and 2, this assumes that the Proposed Actions will be approved in 2026, following pre-certification review, certification, and ULURP review (approximately 7 months following certification), and that demolition and construction would take an estimated 22 months. Both buildings would be constructed simultaneously.

PART II: TECHNICAL ANALYSES

INTRODUCTION

Based on the criteria in Part II of the Environmental Assessment Statement Short Form, the following technical areas require further analysis: land use, zoning, and public policy; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials, air quality; noise; and construction. These analyses, which follow the guidance in the *CEQR Technical Manual*, are presented below. The heading numbers correlate with the relevant chapters of the 2021 *CEQR Technical Manual*.

4. LAND USE, ZONING, AND PUBLIC POLICY

Introduction

A land use analysis characterizes the uses and development trends in the area that may be affected by an action and determines whether a proposed project is compatible with those conditions or whether it may adversely affect them. The analysis also considers the proposed project's compliance with, and effect on, the area's zoning and other applicable public policies.

According to the *2021 CEQR Technical Manual*, a preliminary assessment that includes a basic description of existing and future land uses and zoning, is generally appropriate for projects that would affect land use or would change the zoning of a site, regardless of their anticipated effects. A project located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, may warrant an assessment of public policy. A land use, zoning, and public policy assessment is therefore warranted for the Proposed Actions, which are a zoning map amendment and a text amendment.

Study Area

According to the *2021 CEQR Technical Manual*, the appropriate study area for a land use, zoning, and public policy analysis is related to the type and size of the project, as well as the location and context of the area that could be affected by the project. To assess the potential for project related impacts, the land use study area has been defined as the area located within 400 feet of the Affected Area. The 400-foot land use study area is generally bounded by Park Avenue to the north, Franklin Avenue to the east, the mid-block between Myrtle Avenue and Willoughby Avenue to the south, and mid-block between Classon Avenue and Emerson Place to the west. See Figure 4-1, Land Use Map.

Land Use

Existing Conditions within the Affected Area

The Applicant's property (Projected Development Site 1) is 862-868 Kent Avenue (Lot 49), a 12,928 sf interior lot with 125 feet of street frontage and a depth that varies between 100 and 108 feet. It is occupied by a one-story, on-slab, 13-foot-tall industrial building constructed in 1965-1966 and enlarged during the 1990s to cover the entire lot. The building contains approximately 12,500 gross square feet (gsf), all of which counts as zoning floor area (zsf), for an FAR of 0.97. A chocolate packaging operation occupies half of the building, and an event venue occupies the other half.

The Co-Applicant's property (Projected Development Site 2) is 123 Taaffe Place (Lot 9), a 3,340 sf interior lot with approximately 42 feet of street frontage and a depth that varies between 75 and approximately 83 feet. It shares a rear lot line with Projected Development Site 1. A two-story, 23-foot-tall, 6,680 gsf (and zsf) industrial building constructed in 1993 occupies the entire lot. The FAR is 2.00. As of June 2024, the building's occupants were commercial uses including an automobile leasing company and the offices of two online sales operations.

No other lots within the Affected Area are owned or controlled by either the Applicant or the Co-Applicant.

862-868 Kent Avenue, Brooklyn

Figure 3: Land Use Map



Data Source: MapPLUTO 2025v1.1, NYC DOF Digital Tax Map 4/11/24

Urban Cartographics

Lot 48 (860 Kent Avenue) is located to the immediate north of Projected Development Site 1. It is a 25-by-100-foot, 2,499 sf parcel, occupied by a 36-foot-tall, 2,500 gsf (1,500 zsf), three-unit residential building with three stories and a cellar. The FAR is 0.60. To its north is Lot 47 (858 Kent Avenue), an identical 2,499 sf lot. It is developed with a three-story, 40-foot-tall, 1,600 gsf (and zsf), four-unit residential building. The FAR is 0.64. Because the northern edge of the lot extends beyond the Affected Area boundary, only 2,367 sf would be rezoned, but the regulations pertaining to the proposed zoning district would govern the entire lot.

To the immediate north of Projected Development Site 2 is Lot 7510 (121 Taaffe Place). The 2,009 sf lot is approximately 24 feet wide and 84 feet deep. A 6,068 gsf (4,924 zsf) house of worship with three stories and a cellar is under construction on the lot. When completed, the building will contain a worship hall, congregation offices, a cafeteria, and an accessory residential unit for the congregation's rabbi. The building will be 44 feet tall, and the FAR will be 2.34.

To its north is Lot 11 (119 Taaffe Place). The 2,132 sf lot is approximately 26 feet wide and 84 feet deep. It is developed with a three-story, 39-foot-tall, 4,875 gsf (and zsf), six-unit residential building. The FAR is 2.29.

At the northern edge of the Affected Area is Lot 12 (117 Taaffe Place), which measures 2,099 sf and is 25 feet wide and approximately 84 feet deep. Because the northern edge of the lot extends beyond the Affected Area boundary, only 1,905 sf would be rezoned, but the regulations pertaining to the proposed zoning district would govern the entire lot. It is developed with a two-story, 26-foot-tall, 1,344 gsf (and zsf) two-family home. The existing FAR is 0.64.

Lot 54 (872 Kent Avenue) is located to the immediate south of Projected Development Site 1, followed by Lot 55 (874 Kent Avenue). They are 2,499 sf lots, both 25 feet wide and 100 feet deep. Both are developed with three-story, 36-foot-tall mixed-use buildings, both with two residential units above a ground floor commercial unit. The building on Lot 54 contains 5,360 gsf (and zsf), of which approximately 4,360 sf is residential and approximately 1,000 sf is commercial. The commercial space is currently vacant. The FAR is 2.14 (approximately 1.74 residential and 0.40 commercial). The building on Lot 55 contains approximately 3,250 gsf (and zsf), of which approximately 2,000 sf is residential and approximately 1,250 sf is commercial. The FAR is 1.30 (0.80 residential and 0.50 commercial). A mural painting business occupies the commercial space.

The southernmost property within the Kent Avenue side of the Affected Area is 2,250 sf, 25-feet-by-90-feet Lot 56 (876 Kent Avenue). Because the southern edge of the lot extends beyond the M1-1 district into the adjacent R7A/C2-4 district, only 1,425 sf are within the Affected Area. It is developed with a four-story-and-cellar, 40-foot-tall, 5,165 gsf (4,949 zsf) multi-family residential building completed in 2020. There are four dwelling units, and the FAR is 2.20.

Five lots are located to the south of Projected Development Site 2 within the Taaffe Place side of the Affected Area. From north to south, they are Lots 6, 5, 7509, 7504, and 7505.

Lot 6 (129 Taaffe Place) is a 2,499 sf lot with approximately 33 feet of frontage and a depth of 75 feet. It is developed with a four-story-plus-cellar, 40-foot-tall, 7,464 gsf (5,971 zsf), eight-unit residential building completed in 2023. The FAR is 2.39.

Lot 5 (131 Taaffe Place) is a 2,074 sf parcel with 25 feet of frontage and a depth of approximately 83 feet. It is developed with a three-story, 35-foot-tall, 4,000 gsf (and zsf) mixed-use building in which there are two residential units above a ground floor religious community facility use. The FAR is 1.93 (1.45 residential and 0.48 community facility).

Lot 7509 (133 Taaffe Place) is another 2,074 sf lot with the same dimensions as Lot 5. It is developed with a four-story-and-cellar, 44-foot-tall, 5,950 gsf (4,567 zsf), three-unit residential building completed in 2016. The FAR is 2.19.

Lot 7504 (135 Taaffe Place) is a 2,134 sf property that is approximately 25 feet wide and 84 feet deep. It is developed with a four-story-and-cellar, 43-foot-tall, 5,885 gsf (4,708 zsf), three-unit residential building constructed in 2006. The FAR is 2.11.

Lot 7505 (137 Taaffe Place) is a 2,331 sf, 25-feet-by-93-feet parcel. Because the southern edge of the lot extends beyond the M1-1 district into the adjacent R7A/C2-4 district, only 1,620 sf are within the Affected Area. It is developed with a four-story-and-cellar, 43-foot-tall, three-unit residential building completed in 2006. The building has 6,726 gsf (5,381 zsf), and the FAR is 2.31.

In summary, residential uses occupy 12 of the 15 lots located wholly or predominantly within the Affected Area. Seven of them (Lots 5, 11, 12, 47, 48, 54, and 55) have residential buildings constructed during the early and mid-twentieth century, and five (Lots 6, 56, 7504, 7505, and 7509) have residential buildings constructed during the past 20 years. Three lots (Lots 5, 54, and 55) are mixed-use buildings, each with two residential units above a ground floor commercial or community facility unit. The three lots without residential uses are the Applicant's property (Projected Development Site 1), which is the only lot within the Affected Area that currently supports an industrial use, the Co-Applicant's property (Projected Development Site 2), an industrial building now occupied by commercial uses, and Lot 7510, on which a house of worship is under construction. Except for the house of worship, the only developments within the Affected Area this century have been residential.

Existing Conditions within the Study Area

A five-story, 108,000 gsf public elementary and middle school is located on Block 1897, Lot 13, to the immediate north of the Affected Area, with frontage on both Kent Avenue and Taaffe Place. Ten three- and four-story residential walkups and a two-family home occupy the Kent Avenue and Taaffe Place frontages to the north of the school. A four-story residential walkup, a three-story industrial building converted to office use, a 2,221 sf vacant lot, and a much larger vacant lot occupy the block's Park Avenue frontage. The large vacant lot (Block 1897, Lots 29 and 31, or 420 Park Avenue) measures approximately 12,000 sf and is surrounded by opaque fencing. At the southern end of Block 1897, two residential walkup buildings, two three-story mixed-use buildings with residential units above a ground floor commercial space, a one-story retail building, and a six-story residential apartment building with 29 dwelling units occupy the Myrtle Avenue frontage.

To the east, on Block 1898 (bounded by Kent, Myrtle, Franklin, and Park Avenues), four three- and four-story residential walkups, a two-family home, a three-story building with two residential units above a vacant commercial space, a former home that has been transformed into

a religious school, and a two-story warehouse face the Affected Area on the east side of Kent Avenue. North of these properties, several residential walkups, a three-story building with residential units above a law office, a contractor's warehouse and office, a two-story warehouse, a two-family home, and a house of worship occupy the remainder of the blockfront. A New York City Department of Environmental Protection facility and its accessory parking lot occupy the northeast corner of Kent and Myrtle Avenues. A four-story building with residential units above a ground floor store, a six-floor residential apartment building, and a four-story residential walkup occupy the remainder of the block's Myrtle Avenue frontage. Block 1898's Franklin Avenue blockfront is predominantly residential, with twelve multifamily walkups, three two-family homes, and a mixed-use building with residential units above a ground floor commercial use, as well as a religious facility, a small one-story warehouse, a one-story parking garage, an entrance leading the religious school on Kent Avenue, and two vacant lots. Two residential apartment buildings and three unlicensed parking lots occupy the block's Park Avenue frontage.

To the west of the Affected Area, Block 1896 is bounded by Taaffe Place and Myrtle, Classon, and Park Avenues. Taaffe Playground, directly across the street from the Affected Area, occupies almost the entire Taaffe Place side of the block. The 1.82-acre playground is under the jurisdiction of the New York City Department of Parks and Recreation; it includes active recreational facilities for both adults and children. A four-story residential walkup is located to the south of the playground. Three- and four-story buildings with residential units above ground floor retail stores occupy the Myrtle Avenue frontage. Three five- and six-story residential apartment buildings constructed during the 2000s, 11 older residential walkups and one- and two-family homes, a two-story office building constructed during the 2000s, a one- and two-story manufacturing and warehouse facility, an auto repair shop, an unlicensed parking lot, and a vacant lot occupy the Classon Avenue frontage.

The study area includes most of the western side of Classon Avenue between Myrtle and Park Avenues, on Block 1895. The block includes one- and two-story warehouses, manufacturing and warehouse buildings, and vacant lots; a gas station occupies the northwest corner of Myrtle and Classon Avenues, and a three-story residential walkup is located to its immediate west on Myrtle Avenue.

The southernmost part of the study area consists of the south side of Myrtle Avenue from Franklin Avenue to west of Classon Avenue, as well as some properties along the side streets south of Myrtle Avenue.

On the Myrtle Avenue frontage of Block 1911 (bounded by Myrtle, Kent, and Willoughby Avenues and Taaffe Place), a construction site at the Kent Avenue corner and a vacant lot at the Taaffe Place corner flank an eight-story, 80-foot-tall building with 20 residential units above a ground floor medical office, completed in 2020, and three 3- and 4-story buildings with residential units above ground floor retail stores. Three- and four-story multifamily residential buildings occupy the Kent Avenue and Taaffe Place frontages south of Myrtle Avenue, with the exception of one two-story building at 159 Taaffe Place (Lot 14) that was originally industrial and automobile related but is now occupied by a midwifery (a community facility use). The former industrial and automobile related uses have vacated the premises.

To the east, two five-story residential buildings, three- and four-story buildings with residential units above ground floor retail space, a small two-story commercial building, the Myrtle Village Green community garden, and a newly constructed six-story residential building occupy the Myrtle Avenue frontage of Block 1912 (bounded by Myrtle, Kent, Willoughby, and Franklin Avenues). Three- to six-story residential buildings are located on Franklin Avenue south of Myrtle Avenue, and the Myrtle Village Green, an open space/community garden, has frontage along the Kent Avenue side of the block.

To the west, on Block 1910 (bounded by Taaffe Place and Myrtle, Classon, and Willoughby Avenues), five-story residential buildings, three- and five-story buildings with residential units above ground floor commercial units, and a newly constructed eight-story residential building above cellar office space occupy the Myrtle Avenue frontage. Two three-story residential walkups are located on Taaffe Place just south of Myrtle Avenue, and a convent occupies the remainder of the block.

Three-story buildings with residential units above ground floor commercial space occupy the southwest corner of Myrtle and Classon Avenues, on Block 1909.

In summary, most of the study area is predominantly residential, with community facility and open space uses interspersed, particularly along Taaffe Place and Kent Avenue. Commercial and mixed residential and commercial buildings are located mostly along Myrtle Avenue, which is a commercial corridor. Industrial uses predominate in the westernmost part of the study area, along the west side of Classon Avenue.

Future No-Action Condition within the Affected Area

Absent the Proposed Actions, additional redevelopment would not occur on the Applicant's or Co-Applicant's property. The only change within the Affected Area would be the completion of the house of worship now under construction on Block 1897, Lot 7510.

The chocolate processing operation occupying half of the building (6,250 gsf industrial use of total 12,500 gsf building) on Projected Development Site 1 (the Applicant's property, Lot 49) is expected to relocate. The vacated space is expected to be re-occupied by a commercial office use. With the business's departure, no industrial uses would remain within the Affected Area or elsewhere on Block 1897. For at least the past quarter-century, the only new development within the Affected Area has been residential, with the exception of the house of worship under construction on Lot 7510. The approval of four BSA use variances for residential developments in recent years testifies to the dearth of an active market for new industrial uses in the Affected Area. An existing commercial use, an event venue, occupies the other half of the building (6,250 gsf commercial use of total 12,500 gsf building), and is expected to remain. Commercial uses occupy the other industrial building in the Affected Area (on the Co-Applicant's property, Lot 9). In accordance with land use trends, it is expected that a commercial office use would occupy the vacated space in the Applicant's building under the future no-action condition.

Under the future no-action scenario, the other projected development site would remain in its current condition. A two-story, 23-foot-tall, 6,680 gsf industrial building occupied by an automobile leasing company and the offices of two online sales operations would remain on

Projected Development Site 2 (the Co-Applicant's property, Lot 9). No other changes would occur within the Affected Area. Therefore, the other lots in the Affected Area would remain in their existing condition.

Future No-Action Condition within the Study Area

One new building is expected to be completed within the study area by 2028. It will be a four-story residential building at 616-618 Myrtle Avenue (Block 1911, Lots 22 and 23), at the southwest corner of Kent and Myrtle Avenues on the currently vacant lots. It will have 12 residential units and will be 50 feet tall.

In summary, in the future No-Action condition, the study area would remain predominantly residential, with community facility and open space uses interspersed, particularly along Taaffe Place and Kent Avenue. Commercial and mixed residential and commercial buildings would continue to be located mostly along Myrtle Avenue, which is a commercial corridor. Industrial uses would continue to predominate in the westernmost part of the study area, along the west side of Classon Avenue.

Future With-Action Condition

Under the with-action scenario, the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1) would be redeveloped with a 67,312 gsf multifamily residential building. The development would have 50,410 zsf, for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 74 dwelling units, of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI. The cellar would contain 19 enclosed accessory parking spaces for building residents although no parking is required as the Affected Area is located within the Inner Transit Zone. The first floor would contain a gym/recreation space, mechanical rooms, the residential lobby, and a bicycle parking room. The upper floors would contain residential apartments. There would also be an outdoor recreational area for use by the building residents. One curb cut is proposed to allow automobile access and egress.

On the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2), the existing building would be demolished, and the projected development would be a new 19,558 gsf multi-family residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have nine stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 21 dwelling units, of which 20 to 30 percent (4 to 6) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level accessory parking spaces would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut is proposed for automobile access and egress.

In total, two non-residential buildings would be demolished, with an incremental decrease of five businesses within 19,180 gsf of commercial space. They would be replaced by two new 9-story multifamily residential buildings with a total of 95 dwelling units (of which 20 to 30 percent (19 to 28) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, and 67 to 76 market rate) and 76,254 gsf of residential space, and providing a total of 25 accessory off-street parking spaces.

Preliminary Assessment

The projected residential developments resulting from the Proposed Actions would be consistent with existing land uses within both the Affected Area and the study area. Residential uses occupy 12 of the 15 lots located wholly or predominantly within the Affected Area. The three lots without residential uses are the Applicant's property (Projected Development Site 1) and the Co-Applicant's property (Projected Development Site 2), which in the future without the Proposed Actions would be occupied by commercial uses, and Lot 7510, which would be occupied by a community facility use. Most of the study area is predominantly residential, particularly along Taaffe Place, and Kent and Franklin Avenues, with community facility and open space uses interspersed. (Commercial and mixed residential and commercial buildings are located mostly along Myrtle Avenue, and industrial uses predominate in the westernmost part of the study area, along the west side of Classon Avenue.)

The Proposed Actions would also be consistent with land use trends within the Affected Area and the study area. Developments within the Affected Area since 2009 have been a multifamily residential building permitted by a BSA use variance (Block 1897, Lot 56[3]), a house of worship under construction on Block 1897, Lot 7510 within the Affected Area, and three multifamily residential or mixed-use buildings under construction or recently completed within the study area (on Block 1910, Lot 7501; Block 1911, Lots 22 and 23; and Block 1912, Lot 7503).

Commercial, community facility, manufacturing, and residential uses would be permitted with the proposed rezoning which is consistent with the use characteristics of the study area noted above.

As compared to the no-action condition commercial land uses on Projected Development Sites 1 and 2, the Proposed Actions would result in the removal of these uses and facilitate an increase of 76,254 gsf of residential use which is consistent with the study area which is predominantly residential. The Proposed Actions are also consistent with development trends in the project study area where numerous lots have been and are continuing to be developed with new residential uses. For these reasons, the Proposed Actions would not result in a significant adverse land use impact, and no further assessment is required.

[3] 876 Kent Avenue Lot 56:
09-BSA-028K and 13-BSA-103K

Zoning

Existing Conditions

All of the Affected Area is situated within an M1-1 light manufacturing zoning district. There is also an R6 district partially within the study area (southwestern portion along Classon Avenue). The two southernmost lots partially within the Affected Area extend beyond the Affected Area into an adjacent zoning district, R7A/C2-4. (See EAS Figure 4-2, Zoning Map.)

The M1-1 district permits most commercial uses, some community facilities, and light manufacturing / industrial uses (i.e., those listed in Use Groups I and III through X) as-of-right. New residential developments or enlargements are not permitted. The district permits a maximum floor area ratio (FAR) of 1.0 for industrial and commercial uses and 2.4 for community facility uses. Building heights are limited to a maximum front wall height of 30 feet or two stories (whichever is less), at which height an initial setback from the street line of either 20 or 15 feet (for narrow and wide streets, respectively) is required, and further height is governed by a sky exposure plane sloping upwards and rearwards from a line 30 feet above the street line at a 45 degree angle.

As noted above under Land Use, nonconforming residential uses occupy 13 of the 15 lots located wholly or predominantly within the Affected Area. Eight of them (Lots 5, 7510, 11, 12, 47, 48, 54, and 55) have residential buildings that predate the 1961 Zoning Resolution and are thus legally nonconforming, and five (Block 1897, Lots 6, 56, 7504, 7505, and 7509) have residential buildings constructed in accordance with use variances granted by the BSA during the past 20 years.

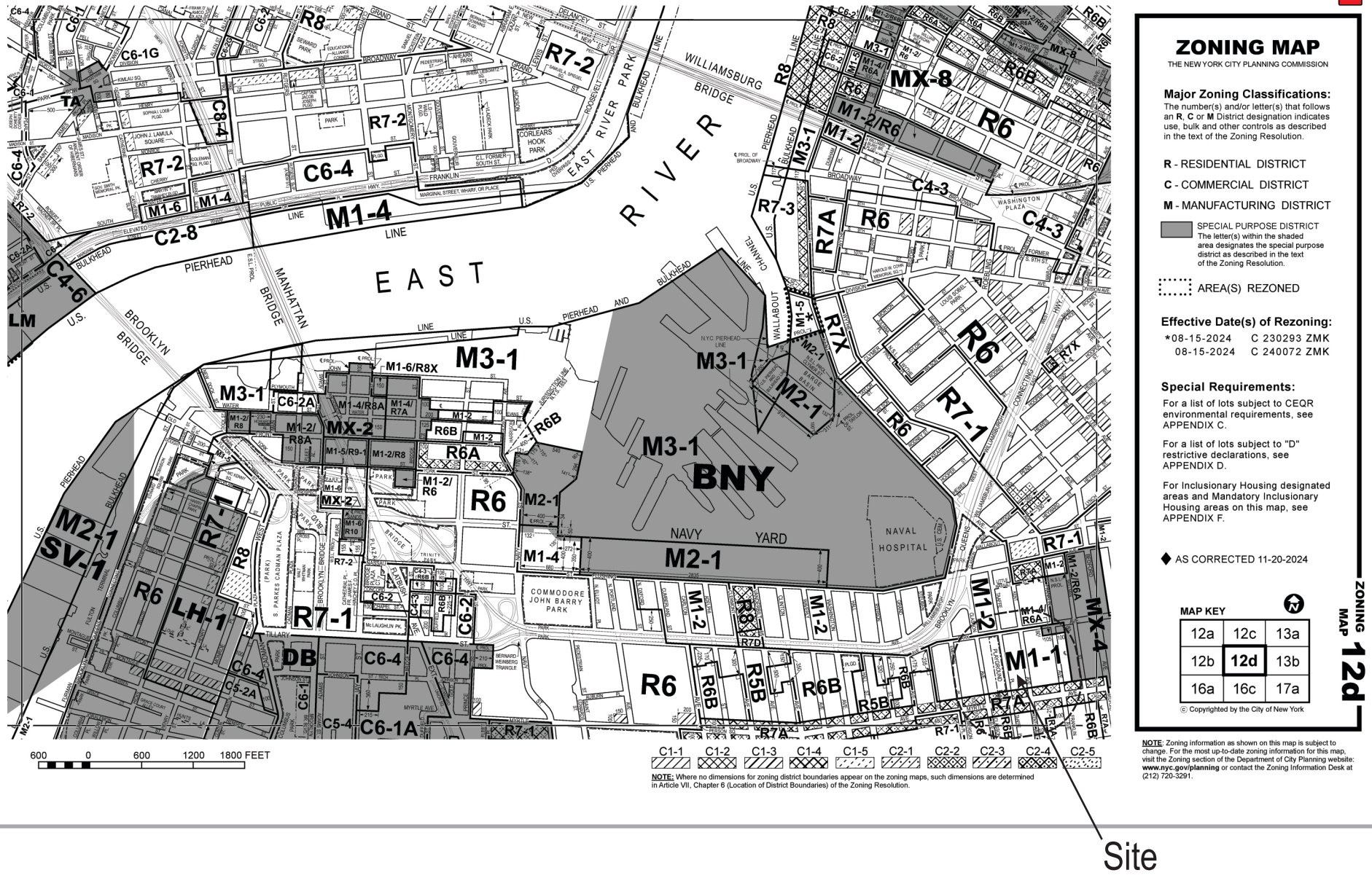
The M1-1 district covers the majority of the study area, southward to a line located 100 feet north of Myrtle Avenue.

The portion of the study area flanking Myrtle Avenue, to a depth of 100 feet from the street line, is zoned R7A/C2-4, a contextual medium density residential district combined with a local commercial overlay district. Block 1897, Lots 56 and 7505 (876 Kent Ave. and 137 Taaffe Pl.), are predominantly within the M1-1 district but are also partly within the R7A/C2-4 district. The R7A zoning district permits residential and community facility uses with a maximum permitted FAR of 4.0, which can be increased to 5.01 FAR for qualifying affordable housing or qualifying senior housing. Base heights are required to be between 40 and 75 feet, and the maximum building height is 85 feet after a 10- or 15-foot setback from the street, with a maximum building height of 95 feet allowed for Inclusionary Housing buildings. R7A parking regulations depend on transit zone geography. This Project is in the Inner Transit Zone and no parking is required for residential uses. The C2-4 commercial overlay permits commercial uses. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors with C2 districts permitting a slightly wider range of uses, such as funeral homes and repair services. When mapped in conjunction with an R7A district, the C2-4 commercial overlay district permits a commercial FAR of 2.0.

A very small area in the southwest corner of the study area west of Classon Avenue is zoned R6. The R6 district is a non-contextual medium density residential district permitting residential and most Use Group III community facility uses as-of-right with a few uses such as health and other institutions and facilities subject to additional conditions or size restrictions. Most Use Group IV

862-868 Kent Avenue, Brooklyn

Figure 4: Zoning Map



Urban Cartographics

uses are either not permitted or are only permitted subject to additional conditions, size restrictions, or Special Permits. The permitted community facility FAR is 4.8 in R6 districts. Standard residential buildings may be developed pursuant to height factor regulations while qualifying affordable and qualifying affordable senior housing may be built to greater base and total building heights.

For zoning lots along wide streets, R6 districts allow residential buildings up to a maximum 3.0 FAR and up to 3.9 FAR with qualifying affordable/senior housing. For zoning lots along narrow streets standard residences are permitted up to 2.2 FAR and up to 3.9 FAR with qualifying affordable/senior housing. For standard residences, the maximum base height before setback is 65 feet and the maximum building height is 75 feet along wide streets, while along narrow streets the maximum base height is 45 feet and the maximum building height is 55 feet. However, for qualifying affordable/senior housing, the maximum street wall height is 65 feet along both wide and narrow streets, and the maximum building height is 95 feet along both wide and narrow streets. The southernmost part of the study area, located more than 100 feet south of Myrtle Avenue, is mostly zoned R6B, although the R7A district, without the C2-4 overlay, extends southward along the east side of Kent Avenue. R6B is a contextual medium density residential district permitting residential and community facility uses as-of-right. The maximum permitted FAR is 2.0 for residential use (2.40 in the case of qualifying affordable housing or qualifying senior housing) and 2.0 for community facility use. The maximum base height is 45 feet, and the maximum building height is 65 feet. A 30-foot-deep rear yard is required; no side yard is required.

The the 446-448 Park Avenue rezoning (CEQR #21DCP094K), which occurred in 2023, partially overlaps the northern portion of the current project study area. This rezoning converted the zoning from M1-1 to an MX-4 (M1-4/R6A) Special Mixed-Use District.

Future No-Action Condition

Based on reviews conducted on June 5, 2025, no additional rezoning proposals were identified for the 400-foot radius project study area on DCP's ZAP Search of Zoning and Land Use Applications. Therefore, absent the Proposed Actions, no further zoning changes would occur in the Affected Area or the study area.

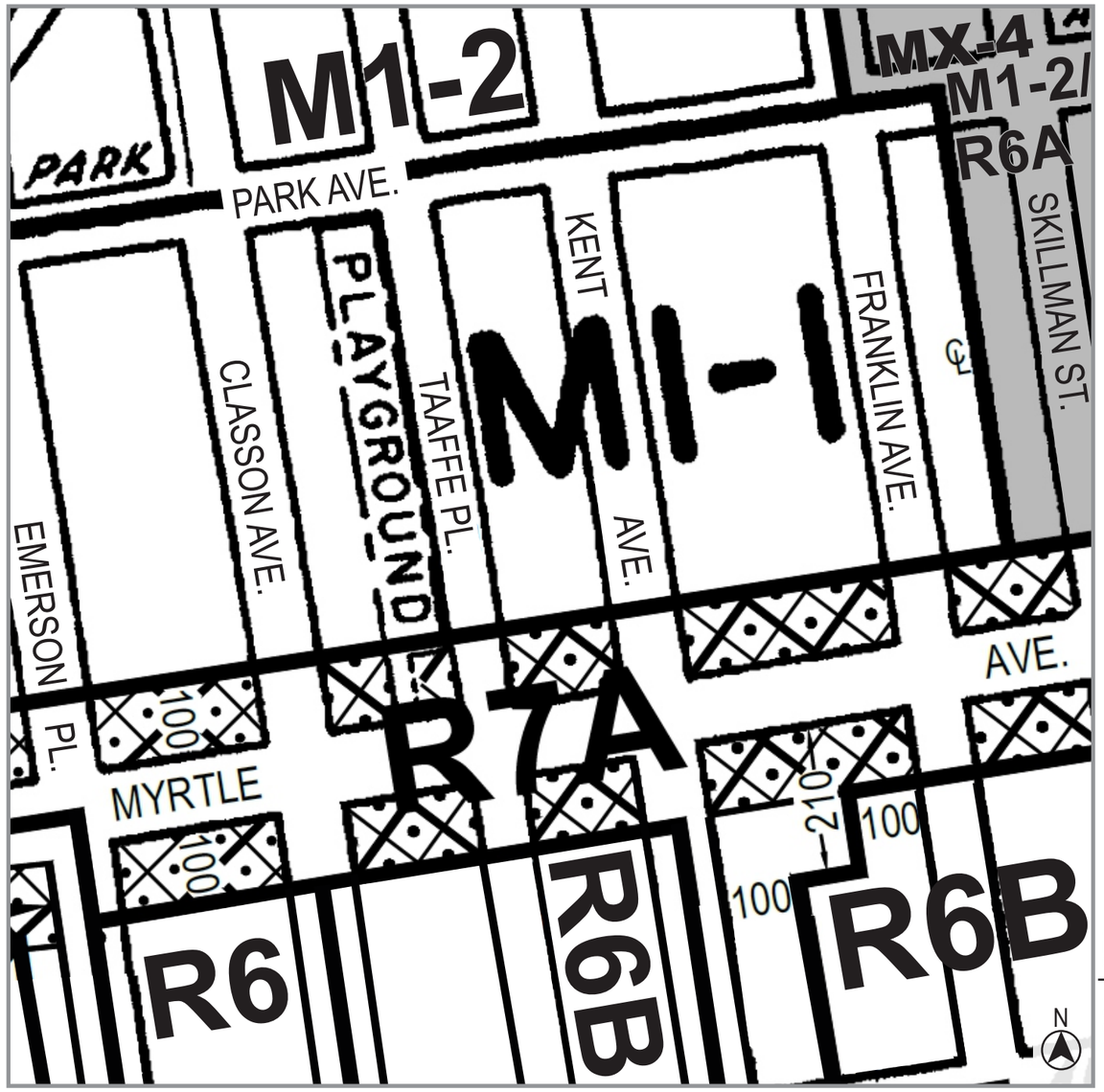
Future With-Action Condition

The Proposed Actions consist of the following:

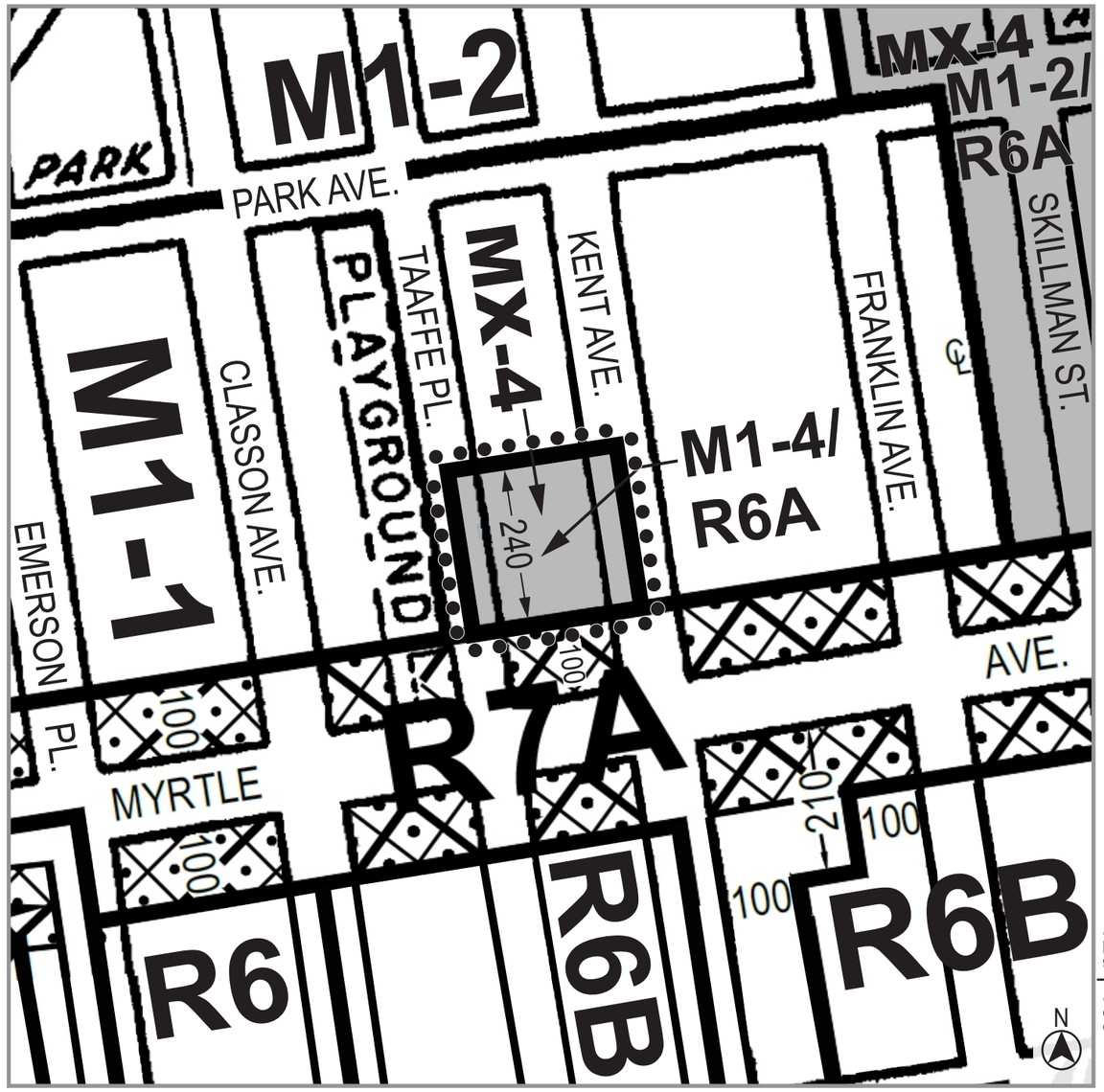
1. A Zoning Map Amendment to rezone an area from an M1-1 light industrial district to an MX-4(M1-4/R6A) Special Mixed-Use District. The proposed rezoning area (the "Affected Area") consists of Brooklyn Block 1897, Lots 5, 6, 9 (Co-Applicant owned), 11, 12 (p/o), 47 (p/o), 48, 49 (Applicant owned), 54, 55, 56 (p/o), 7504, 7505 (p/o), 7509, and 7510 in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3; and 2. A Zoning Text Amendment to modify Appendix F to designate a Mandatory Inclusionary Housing (MIH) area coterminous with the rezoning area.

The rezoning would alter the Affected Area's use and bulk regulation. Whereas the existing zoning permits manufacturing, commercial, and certain community facility uses as-of-right, the proposed zoning would also permit residential uses and additional community facility uses. Under the existing zoning, the maximum permitted floor area ratios (FARs) are 1.00 for manufacturing or commercial uses, 2.40 for community facility uses, and 2.40 overall. Under the proposed zoning, the maximum permitted FARs would be 2.00 for manufacturing or commercial

Figure 5: Zoning Change Map



Current Zoning Map (12d & 16c)



Proposed Zoning Map (12d & 16c) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to M1-4/R6A (MX-4)

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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

uses, 3.00 for community facility uses, 3.90 for residential uses (per qualifying affordable housing or qualifying senior housing regulations), and 3.90 overall. (See EAS Figure 5, Zoning Change Map.)

Preliminary Assessment

The proposed MX-4 district would provide a transition between the M1-1 light industrial district, which comprises the majority of the project study area, and the adjacent R7A/C2-4 contextual medium density residential district and commercial overlay. They would not preclude any currently permitted uses; instead, all such uses would be permitted at higher FARs. As a result of the Proposed Actions, the legally nonconforming residential developments that now occupy 12 of the 15 lots in the Affected Area would become conforming uses. The proposed zoning is therefore consistent with existing land uses in the Affected Area. The proposed MX-4 district would permit uses that would also be consistent with the land uses in the study area, such as the residential, community facility, and commercial uses permitted in the adjacent R7A/C2-4 district and the residential and community facility uses permitted in the R6B to the south of the study area, as well as the commercial and industrial uses permitted in the M1-1 district). The actions would also bring the Zoning Map into alignment with land use trends in the area; all developments within the Affected Area since 2009 have been multifamily residential buildings permitted by BSA use variances, except for one as-of-right community facility under construction: and three multifamily residential or mixed-use buildings under construction or recently completed within the study area.

As compared to the no-action condition M1-1 zoning of the two Projected Development Sites, the majority of the Affected Area, and the majority of the project study area, the Proposed Actions would map an MX-4 district over the Affected Area providing a transition between the M1-1 light industrial district to the east and the adjacent R7A/C2-4 contextual medium density residential district and commercial overlay to the south along Myrtle Avenue. The proposed zoning would be compatible with these zoning districts as the increase in permitted height to 95 feet and FAR to a maximum of 3.90 is consistent with the existing study area zoning districts and the ongoing trend for higher density residential development in the study area while still allowing for light industrial uses to continue to operate in the area.

The Proposed Actions are consistent with the prior 446-448 Park Avenue rezoning (CEQR #21DCP094K), which partially overlaps the study area and rezoned property from M1-1 to MX-4 in 2023. Together, these rezoning actions demonstrate an ongoing trend in the study area of converting underutilized light industrial districts to higher-density MX-4 districts that permit residential, community facility, and light industrial uses.

For these reasons, the Proposed Actions would not result in a significant adverse zoning impact, and no further assessment is required.

Public Policy

Existing Conditions

Per the 2021 CEQR Technical Manual, assessment of public policy accompanies a land use assessment because such policies may help determine whether or where land uses might change as the result of a proposed project.

Pertinent public policies may be ones that apply in particular areas, such as the Coastal Zone, Urban Renewal Areas, Transit Zones, Business Improvement Districts, Industrial Business Zones, or areas subject to adopted 197-a Plans.

They may also be policies or strategies for addressing citywide concerns such as housing needs of Myrtle Avenue to up to 350 feet south of Myrtle Avenue. The BID extends along both sides of Myrtle Avenue for a distance of approximately 1.1 miles to its western terminus at Prince Street. The Myrtle Avenue Brooklyn Partnership BID supports a vibrant, neighborhood commercial corridor that serves a diverse community of property owners, businesses, residents, workers, and visitors. The BID does this by maintaining a clean and safe environment, marketing district assets, advocating for the small business community, planning and undertaking urban improvements, producing cultural and community programming, and promoting local hiring.

Neither the Affected Area nor any part of the land use study area is within the Coastal Zone, an Urban Renewal Area, an Industrial Business Zone, or an area subject to a 197-a Plan. Nevertheless, policies regarding housing development pertain to the Proposed Actions. The Affected Area and the project study area are located within an Inner Transit Zone where no accessory parking is required.

The development of affordable and market rate housing is a public policy priority discussed in *OneNYC 2050: Building a Strong and Fair City and Housing Our Neighbors: A Blueprint for Housing and Homelessness.*

OneNYC 2050, released in 2019, is a nine-volume set that serves as New York City's long-term strategic plan. Volume 4, Thriving Neighborhoods, addresses housing policy. One stated goal is to "ensure all New Yorkers have access to safe, secure, and affordable housing." To accomplish this, a major commitment is to "create or preserve 300,000 affordable units by 2026 and increase overall housing supply."

Housing Our Neighbors: A Blueprint for Housing and Homelessness, released in 2022, presents the Mayor's commitments and strategies regarding affordable housing. The first stated commitment is "1. Accelerate and increase capacity for new housing supply citywide."

Future No-Action Condition

In the Future No-Action condition, the existing public policies discussed above would remain. Absent the Proposed Actions and as related to the housing development policies noted above, no residential development would occur on the Applicant's or Co-Applicant's property or elsewhere in the Affected Area by the project build year. As discussed in detail in the Land Use section above, one new building containing 12 residential units is expected to be completed within the study area by 2028.

Future With-Action Condition

The Proposed Actions would facilitate the development of 95 dwelling units, including 19 to 28 affordable dwelling units, on the Applicant's and Co-Applicant's properties, within the Bedford Stuyvesant neighborhood of Brooklyn CD 3. By creating a mix of affordable and market rate housing, the Proposed Actions would be consistent with the OneNYC 2050 and Housing Our Neighbors housing policy goals by providing affordable units supporting access to safe, secure, and affordable housing.

The projected residential developments resulting from the Proposed Actions would be consistent with existing land uses within both the Affected Area and the study area. Residential uses occupy 12 of the 15 lots located wholly or predominantly within the Affected Area. The three lots without residential uses are the Applicant's property (Projected Development Site 1) and the Co-Applicant's property (Projected Development Site 2), which in the future without the Proposed Actions would be occupied by commercial uses, and Lot 7510, which would be occupied by a community facility use. Most of the study area is predominantly residential, particularly along Taaffe Place, and Kent and Franklin Avenues, with community facility and open space uses interspersed. (Commercial and mixed residential and commercial buildings are located mostly along Myrtle Avenue, and industrial uses predominate in the westernmost part of the study area, along the west side of Classon Avenue.)

The Proposed Actions would also be consistent with land use trends within the Affected Area and the study area. The only developments within the Affected Area since 2019 have been multifamily residential buildings permitted by BSA use variance (on Block 1897, Lot 56[4]), a house of worship under construction on Block 1897, Lot 7510 within the Affected Area, and three multifamily residential or mixed-use buildings under construction or recently completed within the study area (on Block 1910, Lot 7501; Block 1911, Lots 22 and 23; and Block 1912, Lot 7503).

In total, under the Proposed Actions, two non-residential buildings would be demolished, resulting in a net decrease of five businesses and 19,180 gsf of commercial space. They would be replaced by two new 9-story multi-family residential buildings with a total of 95 dwelling units (of which 20 to 30 percent (19 to 28) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively, and 67 to 76 market rate) and 76,254 gsf of residential space, and providing a total of 25 accessory off-street parking spaces.

The Proposed Actions would have no direct impact upon the Myrtle Avenue Brooklyn Partnership Business Improvement District within the project study area as it is located more than 300 feet from the nearest Projected Development Site (Site 2). The Proposed Actions would be consistent with the land use character of the study area. The Proposed Actions would not create a land use conflict or conflict and therefore would be consistent with applicable public policies in the study area. The project would not result in changes to existing regulations or policies but rather would conform with public policies. The Proposed Actions would be consistent with the goals of the Myrtle Avenue Brooklyn Partnership Business Improvement District by supporting residential growth that reinforces local economic activity and neighborhood vitality. By facilitating the development of new mixed income housing, the Proposed Actions would be consistent with the City's policies regarding housing.

For these reasons, the Proposed Actions would not result in a significant adverse public policy impact, and no further assessment is required.

Conclusion

For the reasons discussed in this section, the Proposed Actions would not have a significant adverse impact related to land use, zoning, or public policy, and no further assessment is required.

[4] 876 Kent Avenue Lot 56:
09-BSA-028K and 13-BSA-103K

7. OPEN SPACE

Introduction

This section assesses the proposed action's potential to affect the ability of open space resources to serve the population in the vicinity of the proposed rezoning area. For CEQR purposes, open space is defined as publicly or privately owned land that is publicly accessible and has been designated for leisure, play, or sport; or land that is set aside for the protection and/or enhancement of the natural environment. Under CEQR, an open space analysis is conducted to determine whether or not a proposed action would have either a direct impact resulting from the elimination or alteration of open space or an indirect impact resulting from overtaxing the use of open space. The analyses focus only on officially designated existing or planned public open space. Open space may be public or private and may include active and/or passive areas. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation with benches, walkways, and picnicking areas. Certain spaces such as lawns, can be used for both active and passive recreation.

Determination of Whether a Preliminary Open Space Assessment Is Appropriate

Under CEQR, an open space analysis is conducted to determine whether or not a proposed action would have either a direct impact resulting from the elimination or alteration of open space or an indirect impact resulting from overtaxing the use of open space.

Direct effects on public open space may occur when the proposed project would encroach on, or cause a loss of, open space. Direct effects may also occur if public access is limited, the type and amount of public open space is changed or if the facilities within an open space would be so changed that the open space no longer serves the same user population. Other direct effects may result from sources of noise, air pollutants, odors, or shadows on public open space, affecting its function, usability or enjoyment.

The Proposed Actions would not result in the loss, diminution, or reprogramming of any open space resource and would not limit access to any such resource. The Proposed Actions would result in construction on Taaffe Place, across from Taafe Playground. Section 8 of this EAS assesses the potential for that development to cast shadows on the playground and concludes that the early morning shadows would not constitute a significant adverse shadow impact on the playground.

If a project may add population to an area, demand for existing open space would typically increase. Indirect effects may occur when the population generated by a proposed project would be sufficiently large to noticeably diminish the ability of an area's open space to serve the future population. According to the 2021 *CEQR Technical Manual*, the preliminary screening threshold to determine if an open space assessment is warranted is if the proposed project would generate more than 200 residents or 500 workers, or a similar number of other nonresidential users (e.g., the population introduced by a new university or college).

Under the RWCDS assessed in this EAS, two new multifamily residential buildings with a total of 95 dwelling units would be developed within the Affected Area, and would result in an incremental increase of 95 units. Based on the average household size of 2.65 persons per the 2020 Census results for the Bedford-Stuyvesant (West) Neighborhood Tabulation Area, in which the Affected Area is located, it is estimated that the developments would add 252 residents. That exceeds the threshold of 200 residents, so an assessment of the Proposed Actions' potential to cause a significant indirect open space impact is required. There would be an incremental decrease of 54 workers relative to the no-action condition. The Proposed Actions would thus not add 500 or more workers.

Indirect Impact Preliminary Analysis

Study Area

For a residential or predominantly residential development project, the 2021 *CEQR Technical Manual* suggests a study area with a radius of a half-mile, which is considered to be the maximum distance that an average person would walk to reach a park or playground, adjusted for census tract boundaries. If at least half of a census tract is located within the half-mile radius, the entire tract is included in the study area, and if less than half the tract is within a half-mile of the site, the entire tract is excluded.

The open space study area consists of 11 census tracts: tracts 191, 193, 195, 233, 235, 241, 255, 531.01, 531.02, 537, and 1237. The study area's boundaries extend north to Keap Street/Bedford Avenue/Penn Street, east to an area between Nostrand and Marcy Avenues, south to an area between Greene and Lexington Avenues, and west to an area between Clinton and Vanderbilt Avenues. (This is shown in Figure 7-1, Open Space Facilities and Census Tracts.)

Existing Conditions

Current Study Area Population

As of the 2020 census enumeration, the study area population was 55,023. This is shown in Table 7-1. To determine the current population for the year of 2025, a conservative background growth rate of approximately 2.4 percent was applied per year based on the growth rate of the years between the 2010 census (44,256) and 2020 census (55,023) for the relevant census tracts[5]. This results in a population increase of 6,602 persons for a total 2025 population of 61,625. The existing population for the analysis will therefore be 61,625 persons.

Table 7-1 Study Area Population

Census Tract	2020 Population
1237	**8,586**
191	**3,427**
193	**6,279**
195	**3,684**

[5] The increase in population of 10,767 persons between 2010 and 2020 is an increase of 2.4% per year. On this basis, the projected population increase for the 5-year period between 2020 and the current year 2025 would be 12% or 6,602 persons.

233	**5,961**
235	**5,921**
241	**3,175**
255	**4,799**
531.01	**2,997**
531.02	**5,890**
537	**4,304**
Study Area Total	**55,023**
Background Growth (2020-2025)	**6,602**
2025 Study Area Population	**61,625**

Source: https://popfactfinder.planning.nyc.gov/#14.32/40.69506/-73.95952

Open Space Inventory

The study area contains a total of 14 publicly accessible open space resources, as is shown in Figure 7-1 and listed in Table 7-2. These include parks and playgrounds under the jurisdiction of the NYC Department of Parks and Recreation and community gardens open to the public at least 20 hours a week. Cumulatively, these resources provide 15.33 acres of open space, of which 13.69 acres (89 percent) constitute active open space and 1.64 acres (11 percent) constitute passive open space.

A number of private open space resources supplement the 14 publicly accessible open space resources. There are several public housing open space areas dedicated to their respective housing complexes (including the NYC Housing Authority Lafayette and Marcy Houses and the Mitchell-Lama Pratt, Ryerson, and St. James Towers). These open spaces, totaling approximately 2.43 acres, are for the exclusive use of their respective housing complexes and are generally not publicly accessible. While these open spaces are not included in the open space ratio calculations of this section, it should be noted that these spaces likely serve as primary recreation opportunities for segments of the study area population.

Additionally, several community gardens existing within the open space study area, including the Whole Neighborhood Garden, Jane Baily Memorial Garden, Green Acres Community Garden and the Myrtle Village Green Garden, were excluded from this analysis due to their limited public accessibility.

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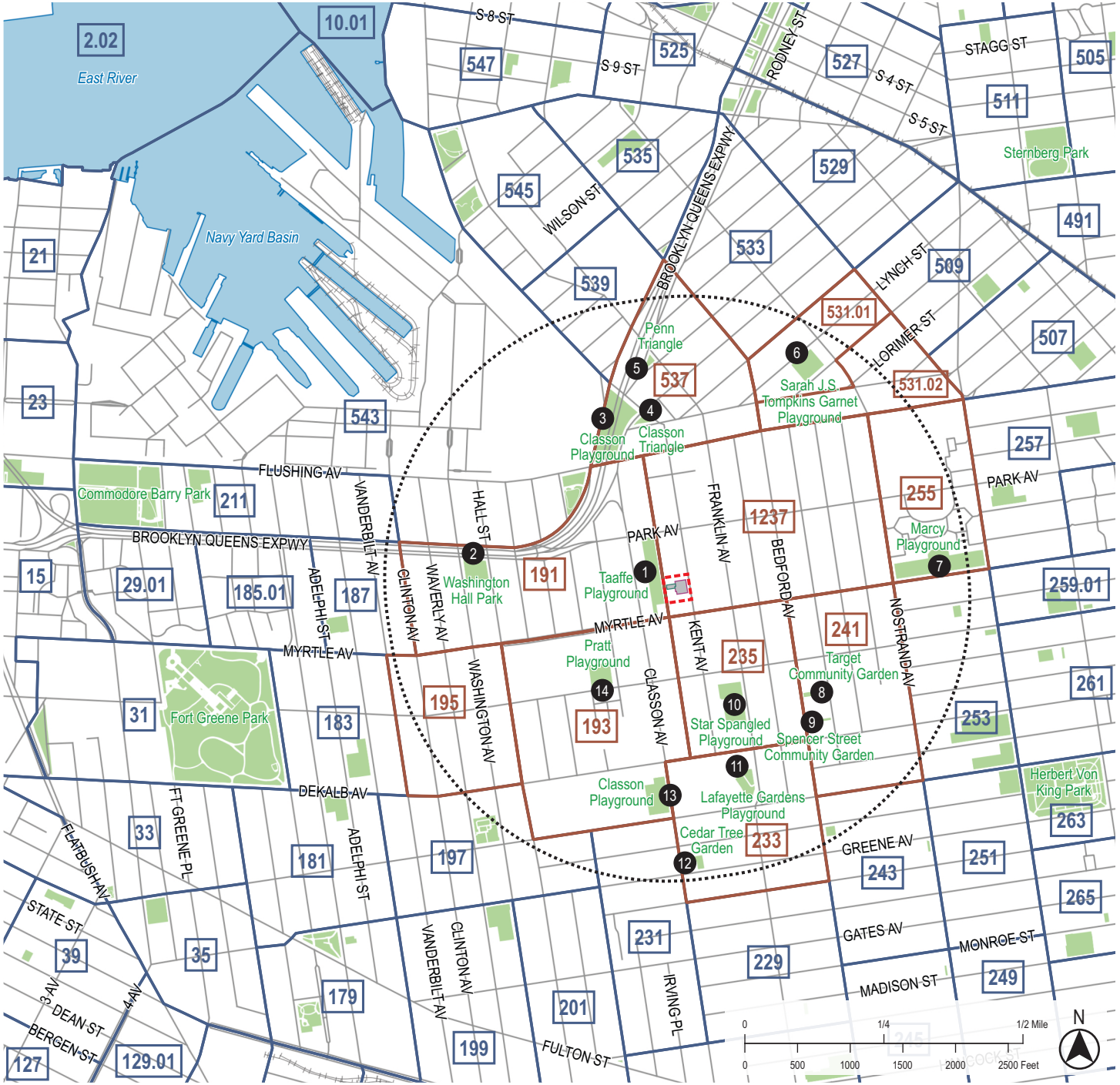
Figure 7-1: Open Space Facilities and Census Tracts

- Proposed Rezoning Area
- Projected Development Site 1 (Applicant-Owned)
- Projected Development Site 2 (Co-Applicant Owned)
- 1/2-Mile Study Area
- Census Tract Boundaries
- 123 — 50% or More of Census Tract Within Study Area
- 123 — Less Than 50% of Census Tract Within Study Area
- 1 — Open Space Resources (see Table 7-1)



Urban Cartographics

Table 7-2 Inventory of Open Space Resources

Map Key	Open Space	Acreage		
		Active	Passive	Total
1	Taaffe Playground	1.37	0.45	1.82
2	Washington Hall Park	0.81	0.09	0.90
3	Classon Playground	0.45	2.53	2.98
4	Classon Triangle	0.00	0.21	0.21
5	Penn Triangle	0.09	0.09	0.18
6	Sarah J. S. Tompkins Garnet Playground	0.88	0.22	1.10
7	Marcy Playground	2.40	0.80	3.20
8	Target Community Garden	0.00	0.09	0.09
9	Spencer Street Community Garden	0.00	0.04	0.04
10	Star Spangled Playground	1.35	0.34	1.69
11	Lafayette Gardens Playground	0.46	0.24	0.70
12	Cedar Tree Garden	0.00	0.16	0.16
13	Classon Playground	0.45	0.89	1.34
14	Pratt Playground	0.83	0.09	0.92
	Total Open Space	9.09	6.24	15.33

Open Space Ratio

The most basic measure of the adequacy of open space resources to serve a population is the open space ratio, calculated as the acres of publicly accessible open space per thousand residents. With 15.33 acres serving a population of 61,625 residents, the current open space ratio is 0.2488. This is quite low; New York City's residential planning goal is an open space ratio of 2.5. The 2021 *CEQR Technical Manual* states that, ideally, this would comprise 0.50 acres (20 percent) of passive space and 2.0 acres (80 percent) of active open space per 1,000 residents.

Walt to a Park Service Area

The NYC Department of Parks and Recreation has mapped the areas in the city, known as Walk to a Park Service Areas, in which residents are within walking distance of a park. According to the 2021 *CEQR Technical Manual*, "Project sites that are located outside of a Walk to a Park Service Area (i.e., located in a known walk gap area) suggests there is a need for a detailed analysis to be performed to determine if the project may further exacerbate a condition of residents living in areas of the city with inadequate park access, potentially leading to a significant impact."

As shown in Figure 7-2, the Affected Area is located within a Walk to a Park Service Area, as is the overwhelming majority of the open space study area. There are only two walk gap areas within the study area. Although the study area's open space ratio is low, most residents live within walking distance of one or more parks.

Future No-Action Condition

To calculate the population in the 2028 analysis year, the same background growth rate of 2.4% was applied to the existing population of 61,625, raising the number to 66,062. As discussed in detail in the Land Use section above, one new building containing a total of 12 dwelling units is expected to be completed within the study area by 2028 under the no-action condition. This would add another 38 residents to the project study area (based on the open space study area average household size of 3.14 per the 2020 Census). This would result in a 2028 population of 66,100 residents. No change in the open space acreage would occur as no new open space areas are proposed for the study area. The open space resources would remain the same as existing conditions. With a 2028 no-action population of 66,000 and 15.33 acres of open space resources, the future no-action open space ratio would be 0.2323.

Future With-Action Scenario

The projected developments within the Affected Area would result in an incremental increase of 95 housing units relative to the no-action condition. Based on the average household size of 2.65 persons per the 2020 Census results for the Bedford-Stuyvesant (West) Neighborhood Tabulation Area, that would increase the study area population by 252 persons, to 66,252. The open space resources would remain the same as No-Action conditions. That would decrease the study area's overall open space ratio to 0.2310, a reduction of 0.0009 or 0.39 percent. This is shown in Table 7-3.

Table 7-3: Existing, Future No-Action and Future With-Action Open Space Ratios

	Existing Conditions (2025)	Future No-Action Scenario	Future With-Action Scenario	No-Action/ With-Action Increment
Study Area Population	61,625	66,100	66,352	252
Total Open Space				
Acres of Open Space	15.33	15.33	15.33	0
Open Space Ratio	0.2488	0.2319	0.2310	-0.39%
Active Open Space				
Acres of Open Space	9.09	9.09	9.09	0
Open Space Ratio	0.1475	0.1375	0.1370	-0.36%
Passive Open Space				
Acres of Open Space	6.24	6.24	6.24	0
Open Space Ratio	0.1013	0.0944	0.0940	-0.42%

For projects in study areas where the open space ratio is less than the City's planning goal of 2.5, the percentage decrease in open space ratio is weighed against how the open space ratio of the study area compares to the City's planning goal for open space. The 2021 *CEQR Technical Manual*'s Table 7-1 (reproduced as Table 7-4 below) provides general guidelines for ranges of open space ratios and tolerated percentage changes. Projects which result in a percentage change

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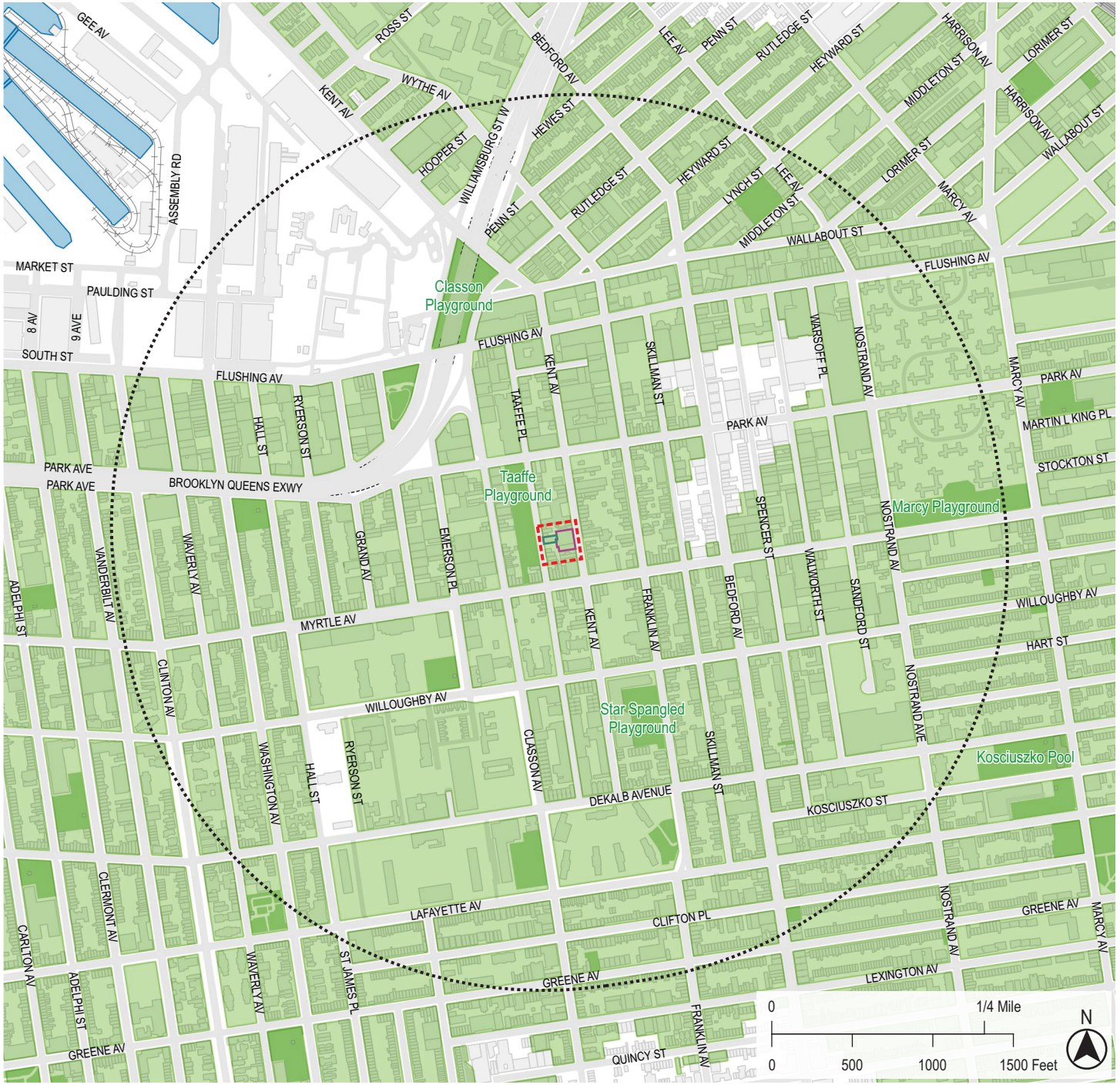
Figure 7-2: Walk to Park Service Areas

- Proposed Rezoning Area
- Projected Development Site 1 (Applicant-Owned)
- Projected Development Site 2 (Co-Applicant Owned)
- 1/2-Mile Study Area
- Walk to Park Service Area



Urban Cartographics

greater than the guideline for the range of calculated open space ratio may warrant a more detailed analysis.

Table 7-4: Guidance for Evaluating the Potential Change in Open Space Ratio

Table 7-1
Preliminary Assessment – Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percentage Change in Open Space Ratio
2.01 to 2.50* or greater	5%
1.51 to 2.00	4%
1.01 to 1.50	3%
0.51 to 1.00	2%
0.50 or Less	1%
*2.5 OSR is the planning goal in NYC	

Because the study area's overall open space ratio would be 0.2310 (less than 0.50), a one percent decrease in the ratio has the potential to result in a significant adverse impact on open space resources. The overall open space ratio percent change decrease would be 0.39 percent with a 0.36% decrease in the active open space ratio and a 0.42% decrease in the passive open space ratio. Although that is below the one percent threshold, because the open space ratio is as low as it is, a qualitative assessment has been performed.

The existing open space within the study area provides a wide variety of recreational activities, as listed below.

1. Taaffe Playground-Basketball courts, handball courts, playground equipment and spray showers.
2. Washington Hall Park- Playground equipment, handball courts, spray showers and public restrooms.
3. Classon Playground- Playground equipment and Wi-Fi hotspots.
4. Classon Triangle- Park benches and grassy area.
5. Penn Triangle- Playground equipment, renovated in 2021.
6. Sarah J.S. Tompkins Garnet Playground- Basketball courts, handball courts, playground equipment and spray showers.
7. Marcy Playground- Volleyball courts, handball courts, playground equipment and spray showers.
8. Target Community Garden-Planting beds and seating area.
9. Spencer Street Community Garden-Planting beds and artwork.

10. Star Spangled Playground-Basketball courts, football fields, handball courts, playground equipment, spray showers and public restrooms.
11. Lafayette Gardens Playground- Basketball courts, handball courts, playground equipment and spray showers.
12. Cedar Tree Garden-Planting beds and seating.
13. Classon Playground- Basketball courts, handball courts, playground equipment and spray showers.
14. Pratt Playground-Handball courts, spray showers, playground equipment, public restrooms.

As noted above, according to the 2021 *CEQR Technical Manual*, the preponderance of the open space in an area should be active rather than passive. In the study area, based on the open space acreage shown in Table 7-2 above, 59.3 percent of the publicly accessible open space inventory consists of active open space.

As previously discussed, there are approximately 2.43 acres of dedicated open space facilities (e.g., playgrounds, athletic courts, landscaping, benches, etc.) associated with three housing complexes within the open space study area that serve as primary recreation facilities for complex residents. These are not included in the quantitative analysis above.

In addition to the three community gardens listed above, the study area contains several additional community gardens, including the Whole Neighborhood Garden, Jane Baily Memorial Garden, Green Acres Community Garden and the Myrtle Village Green Garden. Although they were excluded from the quantitative analysis because they are not open to the public for at least 20 hours a week, they could alleviate pressure on other open space resources in the study area by virtue of their availability to some study area residents.

The 2021 *CEQR Technical Manual* states, "When determining if a detailed assessment is warranted, the preliminary assessment may include a discussion of the project site's proximity to nearby regional parks, or other substantial open space resources, located within or just outside the 0.5-mile and/or the 0.25-mile generalized study area boundaries (as determined in Section 320, above). For projects where the open space ratio is marginally above the percentage change guideline, as shown in Table 7-1, the presence of a nearby regional park or other substantial open space resources may be an alleviating factor for an increase in open space demand expected as a result of the project." Outside the study area there are several large parks that can be easily accessed by residents, including Fort Green Park (30.17 acres) approximately 3,850 feet to the west of the Affected Area and Herbert Von King Park (7.81 acres) approximately 3,500 feet to the southeast. A section of the Brooklyn Waterfront Greenway passes through the northwest section of the study area. This greenway is adjacent to the Naval Cemetery Landscape which is a 1.7-acre publicly accessible formerly military burial site, that now serves as a point of respite and reflection along the length of a fourteen-mile waterfront greenway, with entry from Williamsburg Street West, between Flushing and Kent Avenues.

Within the study area there are several bike routes. Franklin, Bedford, and Classon Avenues are classified as conventional bike lanes running north/south. Willoughby, DeKalb, and Lafayette Avenues are classified as conventional bike lanes running east/west.

As shown in the Walk to Park Service Area map (Figure 7-2), the study area has very few walk gap areas, demonstrating that the open spaces resources are generally in walking distance to the residents.

Because of these factors, a detailed assessment is not required to determine that the Proposed Actions would not have a significant adverse impact on the ability of the area's open space resources to meet the demands of study area residents.

Conclusion

The Proposed Actions would not result in a significant direct adverse impact on any open space resources, but they would facilitate new housing construction that would add an estimated 252 new residents, increasing usage of existing open space resources in an area in which there is an existing shortage of such resources. New York City's residential planning goal is an open space ratio of 2.5 while the current study area open space ratio is 0.2488. The additional residents would reduce the open space ratio within the open space study area by 0.39 percent, from 0.2319 acres of publicly accessible open space per thousand residents to 0.2310. This percentage decrease in the overall open space ratio does not exceed the *CEQR Technical Manual* threshold of 1% because according to the *Manual*, in areas where there the overall open space ratio is 0.5 or less, a 1% change in the ratio can generally be tolerated. Although the study area's open space ratio is quite low, almost all locations, including the Affected Area, are within a Walk to a Park Service Area (that is, that the open spaces resources are generally in walking distance for residents). The range of active and passive open space facilities, the presence of private open space resources that serve segments of the study area population, and proximity to regional and other large parks just outside the study area boundaries all serve to alleviate pressure on study area open spaces. For these reasons, the Proposed Actions would not result in a significant adverse impact related to open space, and no further assessment is required.

8. SHADOWS

Introduction

Under CEQR, a shadow is defined as the circumstance in which a building or other built structure blocks the sun from the land. An adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other historic resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. An adverse impact would occur only if the shadow would fall on a location that would otherwise be in sunlight; the assessment therefore distinguishes between existing shadows and new shadows resulting from a proposed project (incremental shadow). Finally, the determination of whether the impact of new shadows on an open space or a natural or historic resource would be significant is dependent on their extent and duration. In general, shadows on City streets and sidewalks or on other buildings are not considered significant under CEQR. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

Under the with-action scenario assessed in this EAS, the Proposed Actions would result in the construction of two new 9-story, 95-foot tall buildings exceeding the 50-foot threshold specified in the *2021 CEQR Technical Manual*. The Affected Area is also across the street from a sunlight-sensitive open space resource. A shadows analysis has therefore been performed.

Tier 1 Assessment

Shadow lengths vary by time of day, being longest in the early morning and late afternoon and shortest at noon, and by time of year, being longest at the winter solstice and shortest at the summer solstice. According to the *2021 CEQR Technical Manual*, the longest shadow cast by a building is 4.3 times the building's height, as measured to the highest point (the top of the rooftop bulkhead) rather than the roof. The buildings located on Projected Development Sites 1 (fronting on Kent Avenue) and 2 (fronting on Taaffe Place) would both be 95 feet tall at their rooftops with 10-foot-tall bulkheads rising to an overall structure height of 105 feet; however, because the height to the top of the bulkhead could theoretically be as much as 120 feet (if the rooftop structures were 25 feet rather than 10 feet tall), 120-foot-tall buildings were assumed. The longest shadows would extend 516 feet (4.3 times 110) from the buildings. As shown in Figure 8-1, one public open space, Taaffe Playground, is within the shadow radius. The *2021 CEQR Technical Manual* specifies that all public open spaces constitute shadow-sensitive resources. Taaffe Playground is an active recreational facility with, proceeding from north to south, a children's playground, two basketball courts, and a soccer field, all with hard surfaces. Benches are located at the playground's periphery. Plantings consist entirely of mature trees lining the playground's periphery, behind the benches and alongside the public sidewalks (see Taafe Playground figure).

An architectural resource (PS/IS 157 on Block 1897, Lot 13) is also located within the radius, but it does not satisfy the *Manual's* criteria for shadow-sensitive resources (historic landscapes or buildings with sunlight-sensitive features such as stained glass or that depend on the contrast between light and dark design elements). Because a shadow-sensitive resource has been identified, a Tier 2 assessment is therefore needed.

Tier 2 Assessment

A Tier 2 assessment locates the area south of a building that cannot be cast in shadow. This area in New York City lies between -108 and +108 degrees from true north. As shown in Figure 8-2, all but the southern tip of Taaffe Playground is within the area subject to the buildings' shadows. A Tier 3 assessment is therefore needed.

Tier 3 Assessment

The Tier 3 screening assessment uses three-dimensional computer modeling software with the capacity to accurately calculate shadow patterns. The assessment is performed for the four representative days of the year set forth in the *2021 CEQR Technical Manual*: December 21, the winter solstice and shortest day of the year; March 21 / September 21, the equinoxes; May 6 / August 6, the midpoints between the summer solstice and the equinoxes; and June 21, the summer solstice and the longest day of the year. The assessment is performed for the portion of the day beginning 1.5 hours after sunrise and ending 1.5 hours before sunset.

In accordance with the *2021 CEQR Technical Manual*, a model of the two projected developments was developed. (The model assumes 25-foot rather than 10-foot-tall rooftop bulkhead This is a conservative approach, and the actual height with bulkheads would be 105 feet.) The model was geo-located, and the surrounding terrain was imported into the model to account for differences in topography.

The Tier 3 shadow diagrams for the four analysis days are shown in Figures 8-3 through 8-6. Morning shadows would sweep across parts of the playground during all four analysis days. The Tier 3 shadow screening shows the shadows that could be cast as a result of the projected developments but does not distinguish the incremental new shadows that would result from the developments from the shadows cast by existing buildings.

Detailed Assessment

Detailed shadow diagrams are shown in Figures 8-7 through 8-10. They distinguish between existing and incremental new shadows, highlighting the incremental new shadows in orange, and they show the times at which the shadows from the new developments would enter and depart from the playground during the four analysis days. Table 8-1 shows the times during which the shadows from the projected developments would fall on the playground and the duration of those shadows.

Table 8-1: Shadow Durations

Analysis Day	December 21	March 21/ September 21	May 6 /August 6	June 21
Shadow enter and exit times	8:51–10:26 AM	7:36–10:14 AM	6:27-9:49 AM	5:57-9:48 AM
Shadow duration	1 hour 35 minutes	2 hours 38 minutes	3 hours 22 minutes	3 hours 51 minutes
Note: Daylight savings time not used.				

862-868 Kent Avenue, Brooklyn
Taaffe Playground



Urban Cartographics

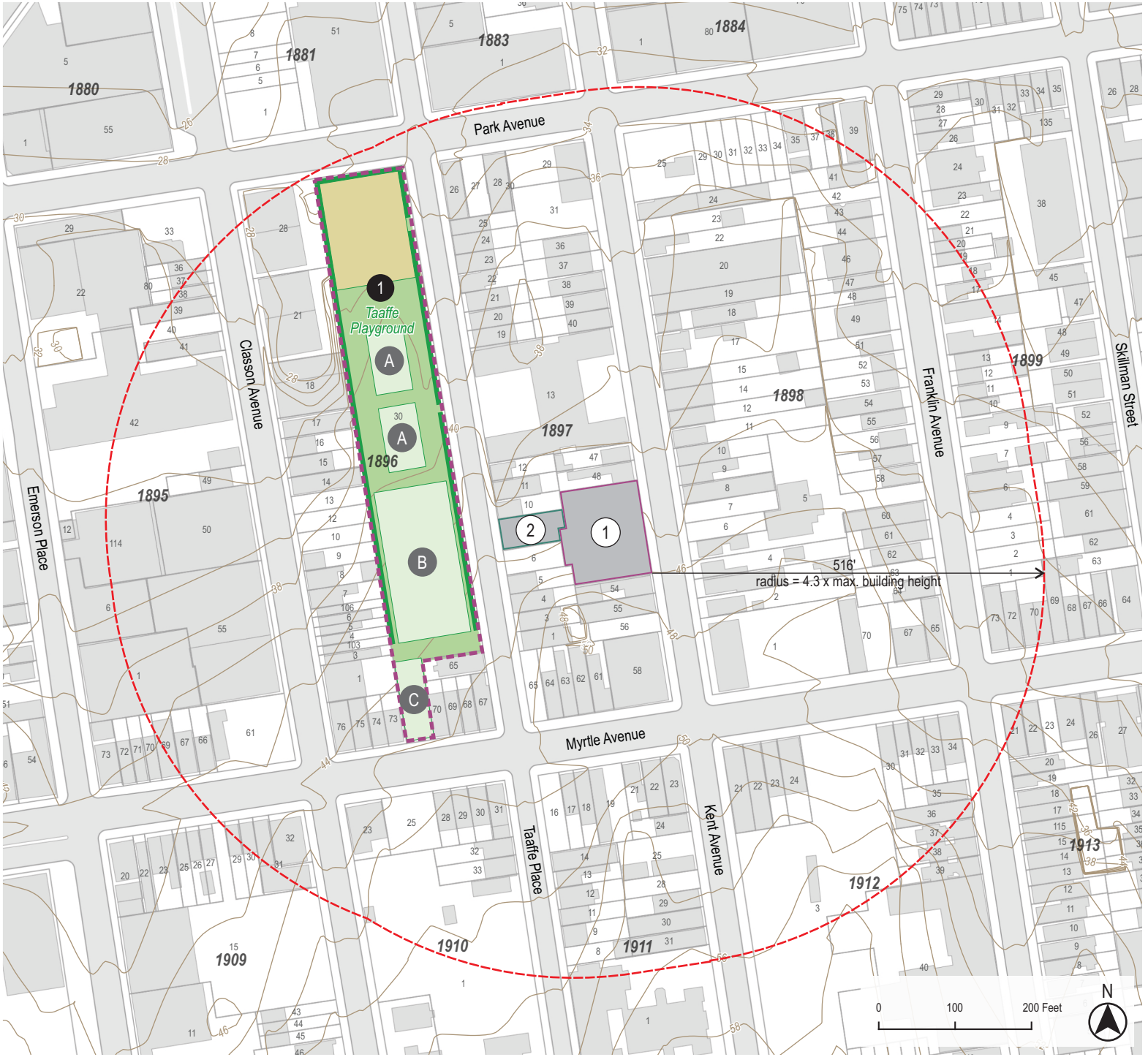
862-868 Kent Avenue, Brooklyn

Figure 8-1: Tier 1 Screening Assessment

- Projected Development Site 1 (Applicant-Owned)
- Projected Development Site 2 (Co-Applicant Owned)
- Roof Above Max Base Height (65')
- Roof Above Max Bulkheads (120')
- Longest Shadow Study Area Boundary
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- (#) Development Site

Taaffe Playground

- Kids' Play Area
- Tree Strips
- Sports Fields
- A Basketball Courts
- B Soccer Field
- C Handball Court



Urban Cartographics

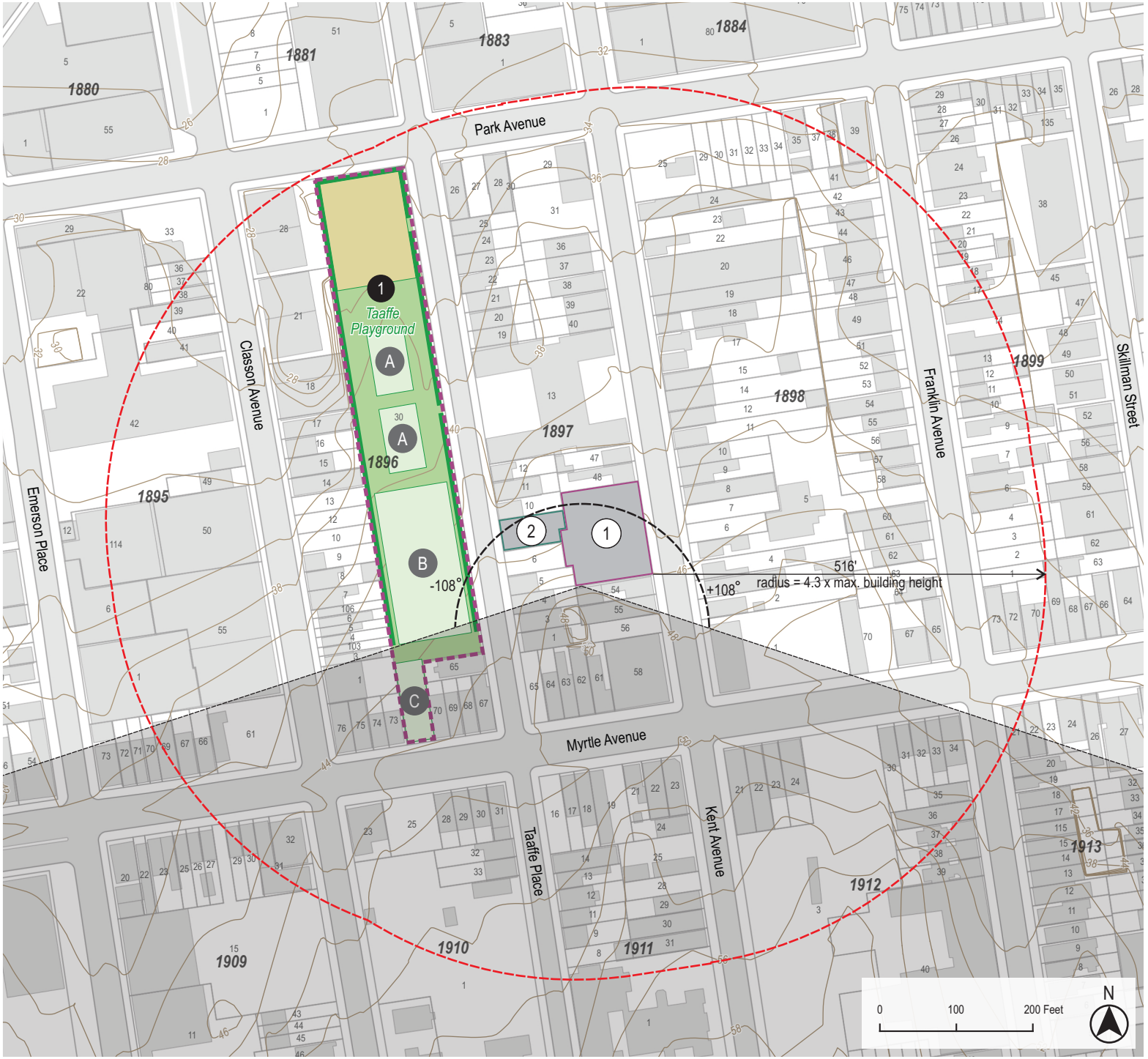
862-868 Kent Avenue, Brooklyn

Figure 8-2: Tier 2 Screening Assessment

- Projected Development Site 1 (Applicant-Owned)
- Projected Development Site 2 (Co-Applicant Owned)
- Roof Above Max Base Height (65')
- Roof Above Max Bulkheads (120')
- Longest Shadow Study Area Boundary
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- Area That Cannot Be Shaded by the Proposed Building
- # Development Site

Taaffe Playground

- Kids' Play Area
- Tree Strips
- Sports Fields
- A Basketball Courts
- B Soccer Field
- C Handball Court



Urban Cartographics

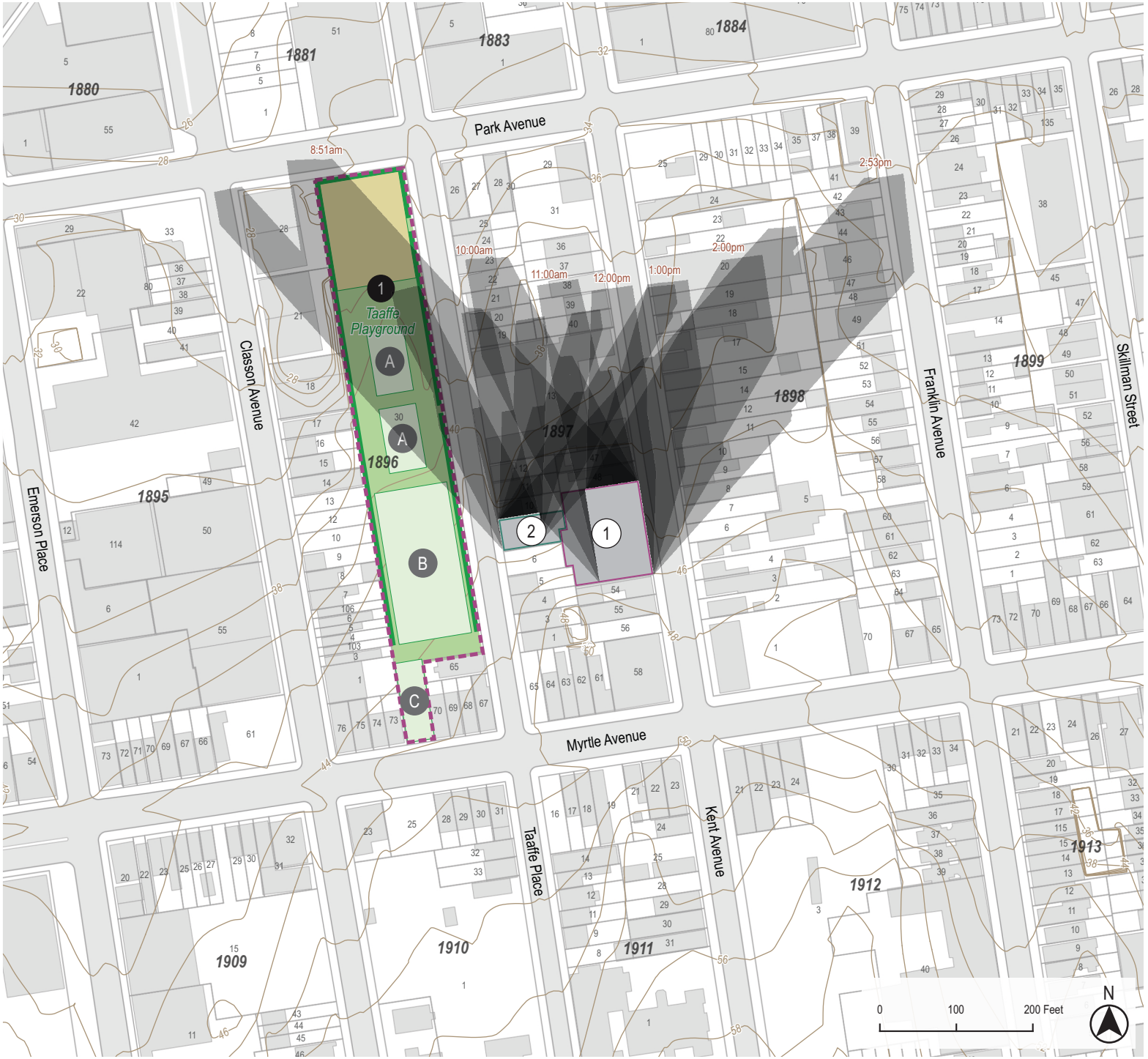
862-868 Kent Avenue, Brooklyn

Figure 8-3: Tier 3 Screening Assessment for the December 21 Analysis Day

- Projected Development Site 1 (Applicant-Owned)
- Projected Development Site 2 (Co-Applicant Owned)
- Roof Above Max Base Height (65')
- Roof Above Max Bulkheads (120')
- 8:51am Shadow Cast/Analysis Time
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- # Development Site

Taaffe Playground

- Kids' Play Area
- Tree Strips
- Sports Fields
- A Basketball Courts
- B Soccer Field
- C Handball Court



Urban Cartographics

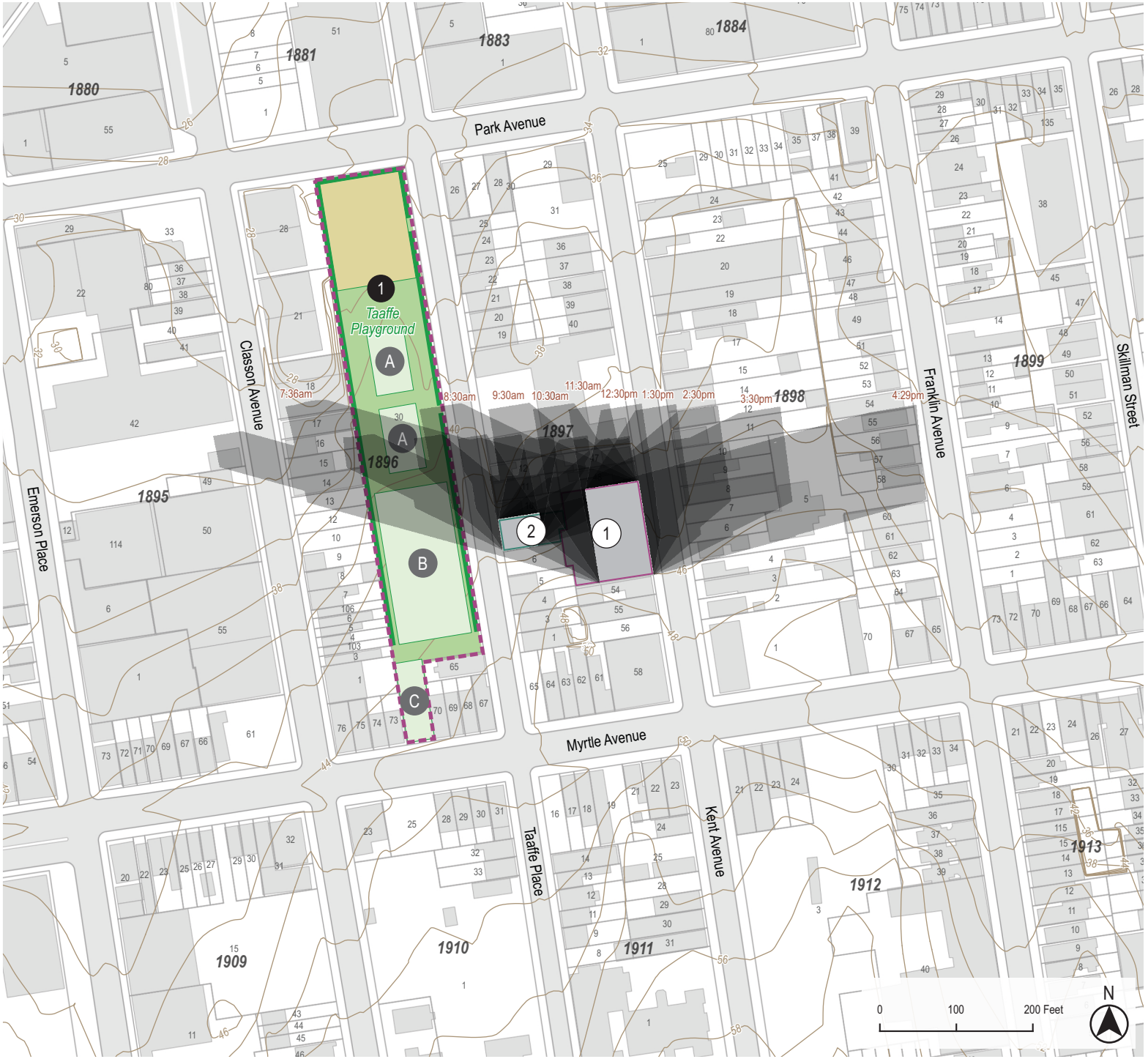
862-868 Kent Avenue, Brooklyn

Figure 8-4: Tier 3 Screening Assessment for the March 21 Analysis Day

- Projected Development Site 1 (Applicant-Owned)
- Projected Development Site 2 (Co-Applicant Owned)
- Roof Above Max Base Height (65')
- Roof Above Max Bulkheads (120')
- 8:51am Shadow Cast/Analysis Time
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- # Development Site

Taaffe Playground

- Kids' Play Area
- Tree Strips
- Sports Fields
- A Basketball Courts
- B Soccer Field
- C Handball Court



Urban Cartographics

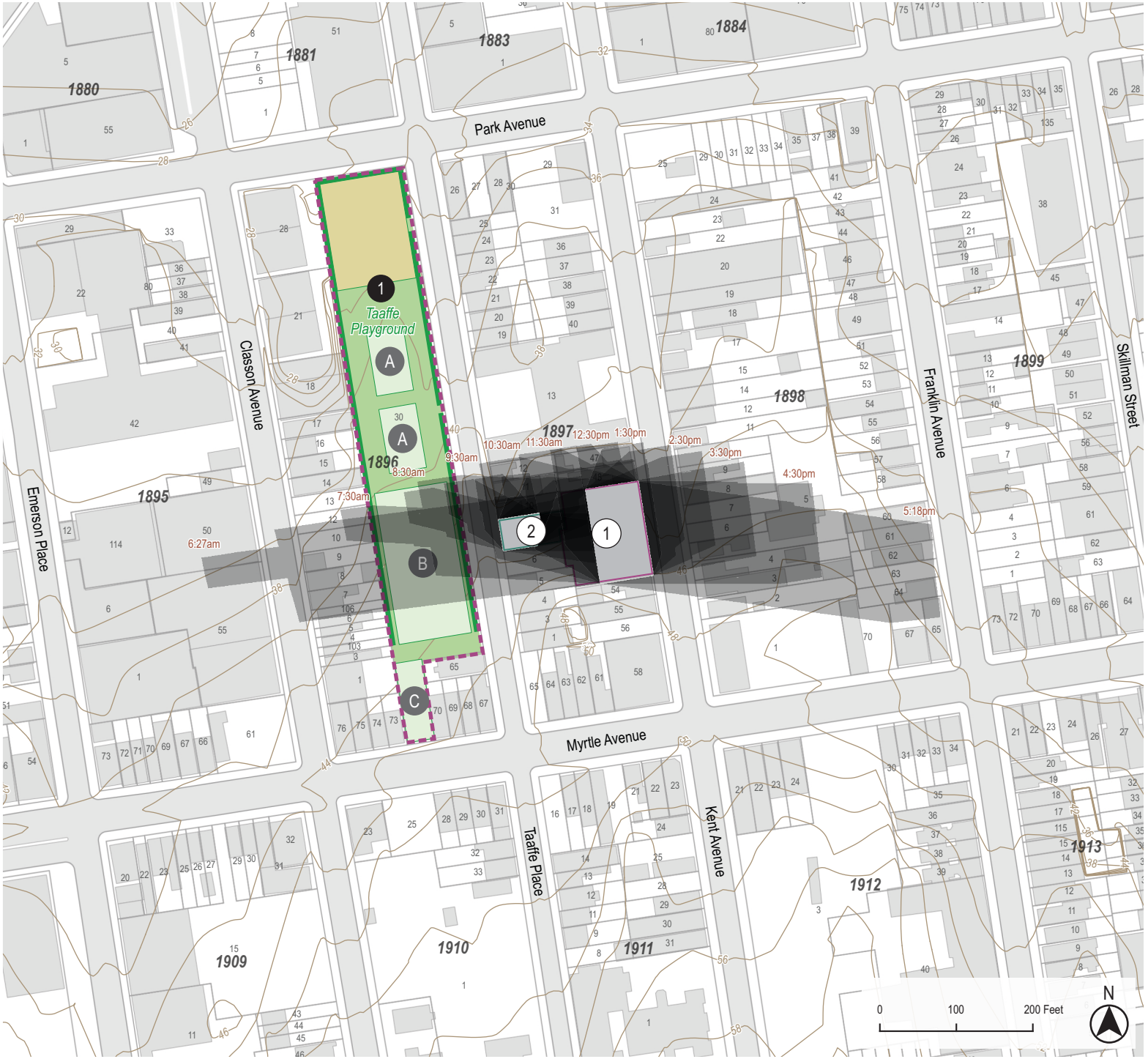
862-868 Kent Avenue, Brooklyn

Figure 8-5: Tier 3 Screening Assessment for the May 6 Analysis Day

- Projected Development Site 1 (Applicant-Owned)
- Projected Development Site 2 (Co-Applicant Owned)
- Roof Above Max Base Height (65')
- Roof Above Max Bulkheads (120')
- 8:51am Shadow Cast/Analysis Time
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- # Development Site

Taaffe Playground

- Kids' Play Area
- Tree Strips
- Sports Fields
- A Basketball Courts
- B Soccer Field
- C Handball Court



Urban Cartographics

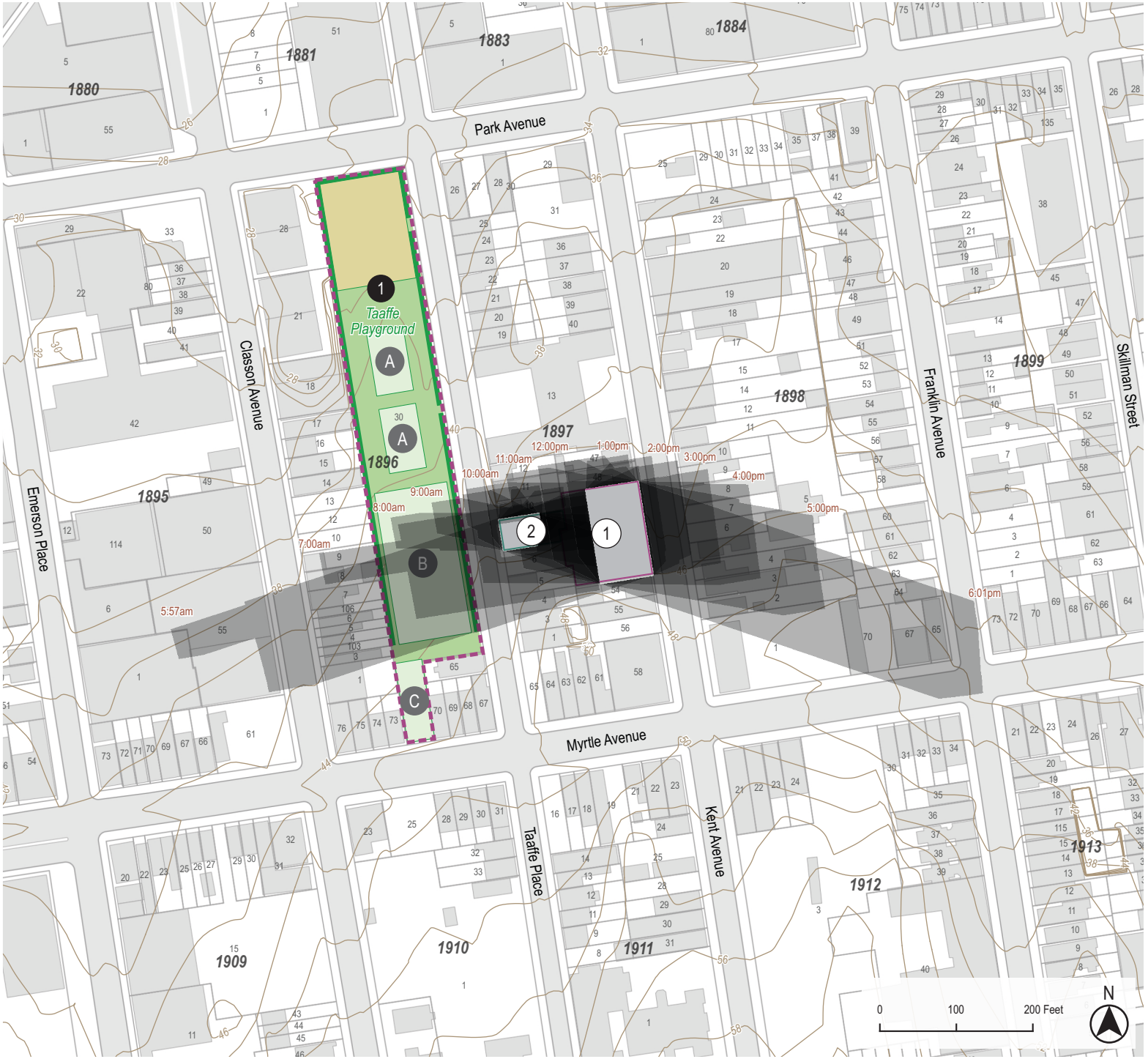
862-868 Kent Avenue, Brooklyn

Figure 8-6: Tier 3 Screening Assessment for the June 21 Analysis Day

- Projected Development Site 1 (Applicant-Owned)
- Projected Development Site 2 (Co-Applicant Owned)
- Roof Above Max Base Height (65')
- Roof Above Max Bulkheads (120')
- 8:51am Shadow Cast/Analysis Time
- # Sunlight-Sensitive Open Space Resource
- Potentially Affected Open Space Resource
- # Development Site

Taaffe Playground

- Kids' Play Area
- Tree Strips
- Sports Fields
- A Basketball Courts
- B Soccer Field
- C Handball Court

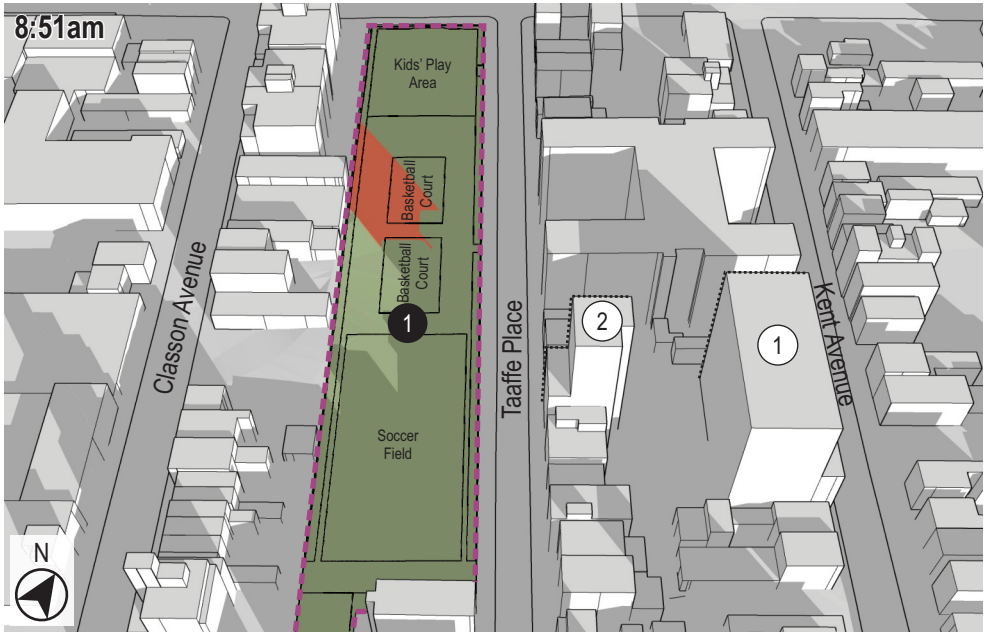


Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 8-7: Detailed Analysis for the December 21 Analysis Day

Shadows Cast on Sunlight-Sensitive Resources 1 8:51am – 10:26am





Sunlight-Sensitive Resource (#) Development Site New Shadows

Urban Cartographics

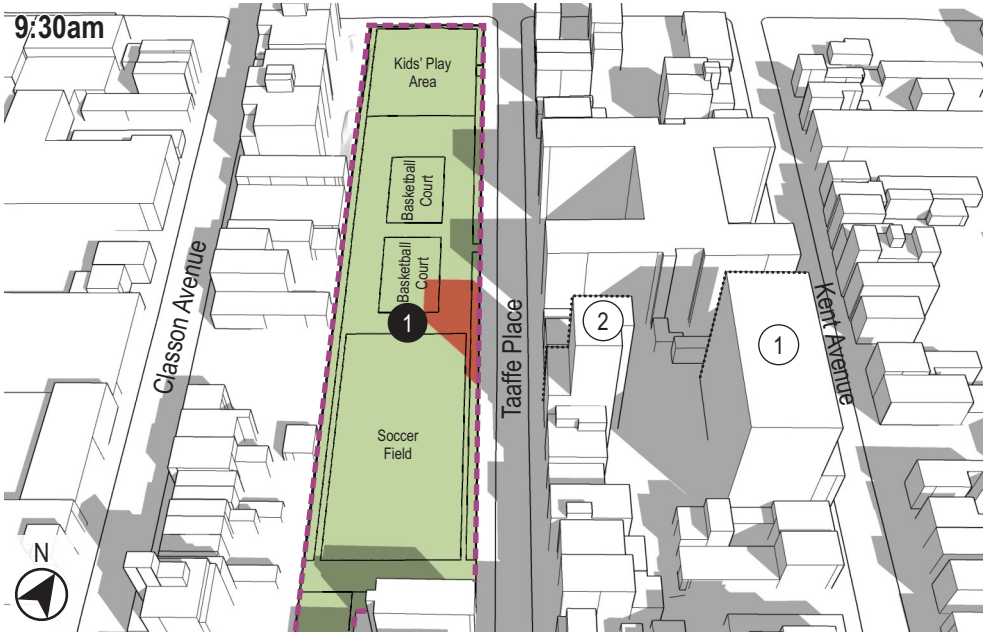
862-868 Kent Avenue, Brooklyn

Figure 8-8: Detailed Analysis for the March 21 Analysis Day

Shadows Cast on Sunlight-Sensitive Resources 1 7:36am – 10:14am







Urban Cartographics

Sunlight-Sensitive Resource (#) Development Site New Shadows

862-868 Kent Avenue, Brooklyn

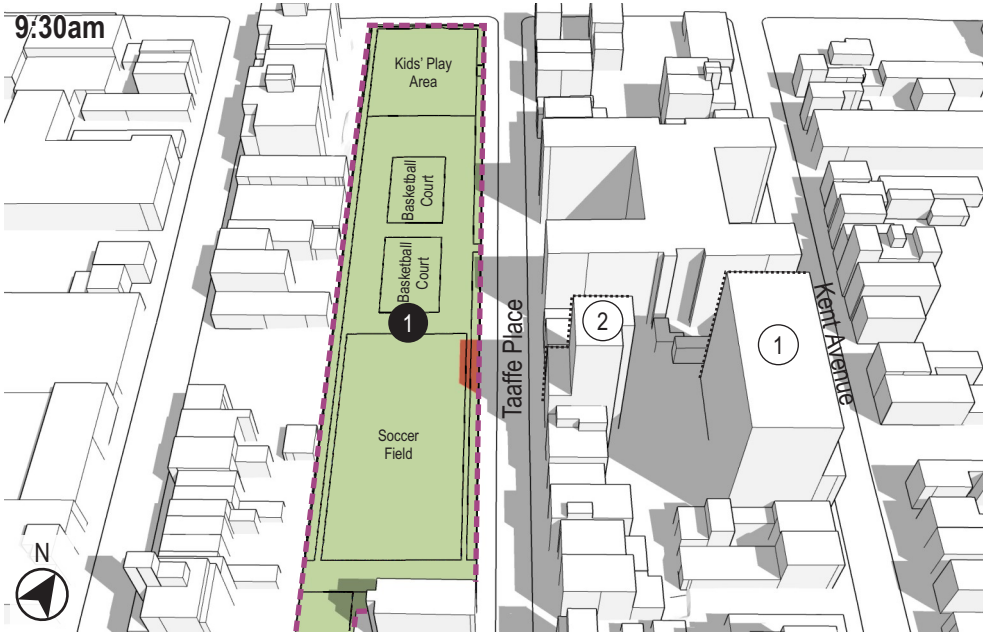
Figure 8-9: Detailed Analysis for the May 6 Analysis Day

Shadows Cast on Sunlight-Sensitive Resources 1 6:27am – 9:49am









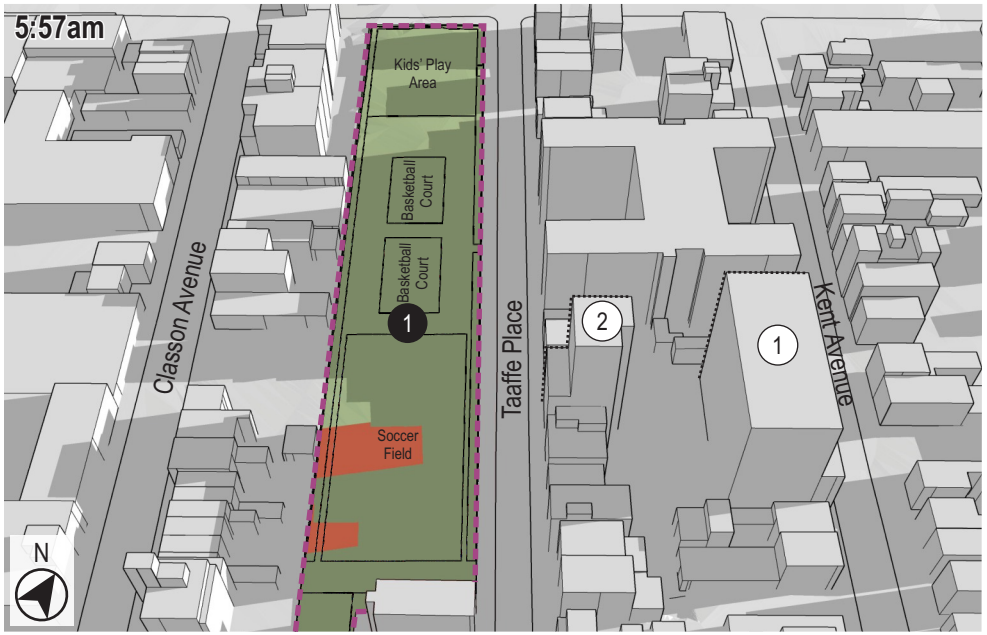
Urban Cartographics

Sunlight-Sensitive Resource (#) Development Site New Shadows

862-868 Kent Avenue, Brooklyn

Figure 8-10: Detailed Analysis for the June 21 Analysis Day

Shadows Cast on Sunlight-Sensitive Resources 1 5:57am – 9:48am









Urban Cartographics

Sunlight-Sensitive Resource (#) Development Site New Shadows

On December 21 the projected developments would cast shadows on the playground for one hour and 35 minutes. At 8:51 AM almost the entire playground would be in shadow, with or without the projected developments. The incremental new shadows from the projected developments (shown in orange in Figure 8-7) would extend the shadow coverage across an additional area in the western part of the playground extending over approximately two-thirds of the northernmost basketball court and the adjoining paved area and strip with trees to the west. The shadows would soon recede, and by 10:00 AM the shadows would cover only a small area in the northeastern part of the playground extending over a small area at the northeastern corner of the northernmost basketball court and the adjoining paved area and strip with trees to the east. The last shadows from the projected developments would depart the playground at 10:26 AM.

On March 21 and September 21, the spring and autumn equinoxes, the projected developments would cast shadows on the playground for two hours and 38 minutes. As shown in Figure 8-8, early morning shadows would cover most of the playground, but incremental new shadows from the projected developments would cover only a portion of the western central part of the playground extending over portions of the southern third of the southernmost basketball court and the adjoining paved areas and strips with trees to the east and west, and the northern third of the soccer field. At 8:30 AM approximately half of the playground would be in shadow, including two swaths over the southernmost basketball court and the adjoining paved areas and strips with trees to the east and west, and the soccer field noted above, that would be subject to incremental new shadows. By 9:30 AM, the incremental shadows would cover a small area in the eastern central part of the playground extending over the southeastern corner of the southernmost basketball court and the adjoining paved area and strip with trees to the east, and the northeastern corner of the soccer field. The last shadows from the projected developments would depart the playground at 10:14 AM.

On May 6 and August 6, in mid-spring and mid-summer, the projected developments would cast shadows on the playground for three hours and 22 minutes. As shown in Figure 8-9, early morning shadows would cover most of the playground, including a substantial area of the soccer field subject to incremental new shadows. At 7:30 AM slightly less than half of the playground would be in shadow, and incremental new shadows would affect close to 40% of the soccer field as well as the adjoining strips with trees to the east and west in the central part of the playground. At 8:30 AM shadows would cover a much smaller area of the soccer field and the adjoining strips with trees to the east, and approximately half of them would be the result of incremental new shadows. The last shadows from the projected developments would depart the playground at 9:49 AM.

On the summer solstice, June 21, the projected developments would cast shadows on the playground for three hours and 51 minutes. As shown in Figure 8-10, early morning shadows would cover most of the playground, including two areas of the soccer field and the adjoining strips with trees to the west subject to incremental new shadows. At 7:00 AM approximately half of the playground would be in shadow, and approximately a third of the area in shadow would be subject to incremental new shadows all of which would be over the soccer field and small areas of the adjoining strips with trees to the east and west. At 8:00 AM shadows would fall on the

eastern part of the playground, and approximately half of them would be incremental new shadows on the soccer field and the adjoining strips with trees to the east. At 9:00 AM shadows would affect only three small areas at the edge of the playground, half of which would be incremental shadows over a small area of the soccer field and the adjoining strip with trees to the east. The last shadows from the projected developments would depart the playground at 9:48 AM.

Conclusion

In summary, the projected developments would cast shadows on Taaffe Playground at the beginning of the day, lasting from 1 hour 35 minutes on December 21st, to 2 hours 38 minutes on March 21st/September 21st, to 3 hours 22 minutes on May 6th/August 6th, and to 3 hours 51 minutes on June 21st. The shadows would not have a significant adverse impact on the vegetation in the park consisting entirely of mature tree canopies along the eastern and western edges of the playground, which, according to Chapter 8, Section 410, of the *2021 CEQR Technical Manual*, have a "minimum requirement of four to six hours of direct sunlight" on each analysis day. Direct sunlight in excess of four to six hours would continue to be received by the trees within the open space resource with the Proposed Actions. During most of the spring and summer, when the playground would be most in use, the shadows would be gone before 10:00 AM, and after 8:30 AM only small areas near the eastern edge of the playground covering small areas of the soccer field would remain in shadow. Therefore, these early morning shadows would not constitute a significant adverse impact.

The Proposed Actions would not have a significant adverse impact related to shadows, and no further assessment is required.

9. HISTORIC AND CULTURAL RESOURCES

Introduction

Historic and cultural resources include both architectural and archaeological resources. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. They may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground. Archaeological resources are physical remains, usually subsurface, that may provide an understanding of the long period of Native American occupation in the area before the arrival of the Europeans (pre-contact), and the period when the Native American, Europeans, and people of African ancestry initially encountered each other (contact). They can also shed light on historic periods—through the discovery of resources such as burials, foundations of earlier buildings, artifacts (objects made, used, or modified by humans), wells, and privies (brick or stone-lined subsurface structures used for the disposal of human waste. They were often filled with household garbage when made redundant by public sewers and so can act as time capsules). As a general rule, archaeological resources do not include 20th and 21st Century artifacts. Finally, it should be noted that, as archaeological resources are almost always within the ground, their significance cannot be known until they are exposed and analyzed. Therefore, until it is confirmed that a site contains significant archaeological resources—sites that may have such resources are presumed to and are referred to as potentially significant.

Study Areas

For archaeological resources, the study area consists of the lots within Projected Development Sites 1 (Lot 49) and 2 (Lot 9), and the area of subsurface work for the proposed project is considered the impact area. For architectural resources, the study area is defined by a radius of 400 feet from the boundary of the Affected Area. This is the same study area boundary as described in land use, zoning, and public policy section above.

Archaeological Resources

Need for an Assessment

According to the 2021 *CEQR Technical Manual*, archaeological resources generally need to be assessed for any project that would result in any in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site.

The Proposed Actions would result in redevelopment involving in-ground disturbance on two projected development sites (Block 1897, Lots 9 and 49). Portions of each of the lots have not previously been disturbed.

Existing Conditions

In correspondence dated February 6, 2020 (which is included in Appendix B to this report), the LPC stated the following:

> "LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the

project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such a review is necessary."

Phase 1A Documentary Study and Archaeological Assessment

A Phase 1A documentary study and archaeological assessment was prepared by Chrysalis Archaeological Consultants, Inc., dated July 27, 2022. The study area consisted of Block 1897, Lots 9 and 49. These are the lots within Projected Development Sites 1 (Lot 49) and 2 (Lot 9).

All the archaeological evaluations undertaken within a 0.5-mile radius of the project area share the consensus that there was little to no potential to recover prehistoric archaeological material from their respective project areas. The study concluded that the Affected Area has a low probability of recovering significant prehistoric cultural materials.

Maps from 1869 and 1880, as well as other sources, demonstrate that the Affected Area was developed during the latter nineteenth century. That creates the potential for the recovery of nineteenth century historic period artifacts.

The Applicant's property (Lot 49, 862-868 Kent Avenue, Projected Development Site 1) consists of five historical lots (49, 50, 51, 52, and 53), which have since been consolidated to form the current lot. Four of the lots were developed no later than 1869, with a brick stable or shed, two buildings that seem to have been homes, and a small, unidentified structure. The 1880 map shows a frame building (apparently a home) on the remaining lot, and the unidentified structure had been replaced by a brick or stone building, which in 1886 had been replaced by a wooden structure at the rear of the lot. In 1900 families or individuals occupied homes on four of the lots, and the brick former stable was owned by a carpet cleaning company. A one-story industrial building with no basement or cellar now occupies the property.

The Co-Applicant's property (Lot 9, 123 Taaffe Place, Projected Development Site 2) consists of historical Lots 8 and 9, originally 123 and 125 Graham Street, which have since been merged. Two buildings, apparently homes, occupied the lots in 1869. A one-story industrial building with no basement or cellar now occupies the property.

The study concludes that all of the properties (Block 1897, Lots 9 and 49) "may contain historic resources, such as shaft features and deposits, associated with the nineteenth century immigrant residents."

Future No-Action Condition

Absent the Proposed Actions, the projected development sites would not be redeveloped. The existing buildings on Projected Development Sites 1 and 2 would remain. The chocolate processing operation occupying half of the building on Projected Development Site 1 is expected to relocate, leaving the building half vacant. An event venue would continue to occupy the other half of the building. It is expected that a commercial office use would occupy the vacated space

in the building under the future no-action condition. Under the future no-action scenario, Projected Development Site 2 would remain in its current condition with occupancy by an automobile leasing company and the offices of two online sales operations.

There would be no disturbance to archaeological resources.

Future With-Action Condition

Under the future with-action condition, Projected Development Sites 1 and 2 would be redeveloped as explained below resulting in in-ground disturbance.

The 12,928 sf Projected Development Site 1, now occupied by two one-story warehouses, would be redeveloped with a 67,312 gsf multifamily residential building. The development would have 50,410 zoning square feet (zsf), for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 74 dwelling units, with an average size of 791 gsf, of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Applicant intends to pursue MIH Option 1. The first floor would contain a gym/recreation space, mechanical rooms, the residential lobby, and bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants within 8,770 gsf although no parking is required as the Affected Area is located within the Inner Transit Zone. There would also be an outdoor recreational area for use by the building residents. One curb cut onto Kent Avenue is proposed to allow automobile access and egress.

The 3,340 sf Projected Development Site 2, now occupied by a 2-story industrial building, would be developed with a new 19,558 gsf multifamily residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 21 dwelling units, with an average size of 843 gsf, of which 20 to 30 percent (4 to 6) would be income restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Co-Applicant intends to pursue MIH Option 1. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces within 1,846 gsf would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut onto Taaffe Place is proposed for automobile access and egress.

The Phase 1A documentary study and archaeological assessment ends with the following recommendation:

> "Considering the lack of subsurface impacts to Lots 9 and 49 it is recommended there be further archaeological consideration, i.e. Phase IB Archaeological Field Testing, prior to development to determine if there is a potential of nineteenth/early twentieth century feature remains present within the Area of Potential Effect (APE). As the lots are currently developed any future

archaeological work would need to be coordinated with the developer to occur post-demolition and removal of the existing surfaces/features." In correspondence dated July 27, 2022 (which is included in Appendix B to this report), the LPC stated the following: "The LPC is in receipt of the "Phase IA Documentary Study and Archaeological Assessment for 862-868 Kent Avenue Project, Brooklyn, Kings County, New York," prepared by Chrysalis Archaeological Consultants and dated July 27, 2022. The Commission concurs with the report's conclusions. Please submit the work plan for the fieldwork once the project is ready for this step and please submit a bound copy of the report to LPC for the agency archives."Additionally, as noted in the LPC correspondence from 11/13/25 (which is included in Appendix B to this report), the archaeological assessment for the Project Site concurs with the EAS' text pertaining to archaeological potential and that restrictive declarations will be used to ensure that archaeological work occurs.

Preliminary Assessment

Archaeological field testing would be done prior to the onset of excavation, performed according to a work plan approved by the LPC. Field testing is done by scientifically examining the subsurface conditions through borings, small hand excavated trenches, or mechanical excavation. The testing must be supervised by a professional archaeologist who is registered by the Register of Professional Archaeologists, and/or qualified for such registration. The archaeologist will submit a work plan to the lead agency and LPC for review and approval before any work may be undertaken. This work plan sets forth how the work will be accomplished and what tests the potential resources should meet to be considered significant. If significant artifacts are uncovered, the archaeologist must stabilize and analyze them. The archaeologist is required to submit a report outlining his or her findings, including: site plans detailing where the work was undertaken including the depths of all excavation; an explanation of what any analysis yielded; and a discussion about whether significant, or potentially significant, resources were encountered. Significant artifacts recovered from such sites must be stabilized and deposited in an appropriate repository.

If the testing program indicates that significant resources are present, further measures would be taken: either redesign of the proposed development to avoid the resources or recovery of the archaeological resources through archaeological excavation. These measures would be completed under LPCs' review and approval per the Guidelines for Archaeological Work in New York City to assure that there would be no significant adverse impacts to archaeological resources.

LPC identified archaeological sensitivity on the Projected Development Sites. The Restrictive Declaration (RD) ensures the required archaeological work will be completed. LPC concurs with the RD for archaeological resources. (See LPC letter from November 13, 2025 in Appendix). This RD would be placed on applicant-owned Projected Development Site 1 (Lot 49) and co-applicant-owned Projected Development Site 2 (Lot 9)and would be recorded in conjunction with the approval of the Proposed Actions. For the Projected Development Sites indicated as having archaeological sensitivity, the work plan described above will be codified in the RD. The recording of the RD in conjunction with the approval of the Proposed Actions precludes significant adverse impacts to archaeological resources.

Architectural Resources

Need for an Assessment

According to the 2021 *CEQR Technical Manual*, architectural resources generally need to be assessed for any project that would result in new construction, demolition, or significant physical alteration to any building, structure, or object.

The Proposed Actions would result in the demolition of existing buildings and the construction of new buildings on two projected development sites (Block 1897, Lots 9 and 49).

Existing Conditions

In correspondence dated February 6, 2020 (which is included in Appendix B to this report), the LPC stated that no architectural resources are located on any of the properties within the Affected Area. The letter stated that, within a 400-foot radius of the Affected Area, one building is eligible for listing on the State and National Registers of Historic Places. It is P.S. 157, which occupies a through-block lot located to the immediate north of the Affected Area on Block 1897, Lot 13. The addresses are 850 Kent Avenue and 115 Taaffe Place. See Historic Architectural Resources map.

The school (now PS/IS 157) opened in 1909. It is one of the many public schools constructed during the early 20th century to accommodate the burgeoning school age population of the newly consolidated City of New York, most of which were designed by the school system's chief architect, C.B.J. Snyder. The building has deep front courtyards facing both streets to provide light and air for the classrooms in its wings. (See Figures 9-1 through 9-5.[6]) As a result, the building covers only about 65 percent of the 28,000 square foot, 150-foot-wide lot. For the same reason, large almost floor to ceiling windows punctuate the facades facing the streets and the courtyards, and the floor to ceiling heights are unusually large, so that the five-story building is 91 feet tall. Contrasting white stone and red brick and fanciful arches, turrets, and cornice trim characterize the front facades as shown in Figure 9-6. (The side facades are blank walls, as shown in Figure 9-7.)

[6] Figures 9-1 through 9-5 show street level photos taken in 2024. Figures 9-6 and 9-7 show images from Google Street View that were captured in 2022.

862-868 Kent Avenue, Brooklyn

Historic Architectural Resources

Projected Rezoning Area

Projected Development Site 1
(Applicant-Owned)

Projected Development Site 2
(Co-Applicant Owned)

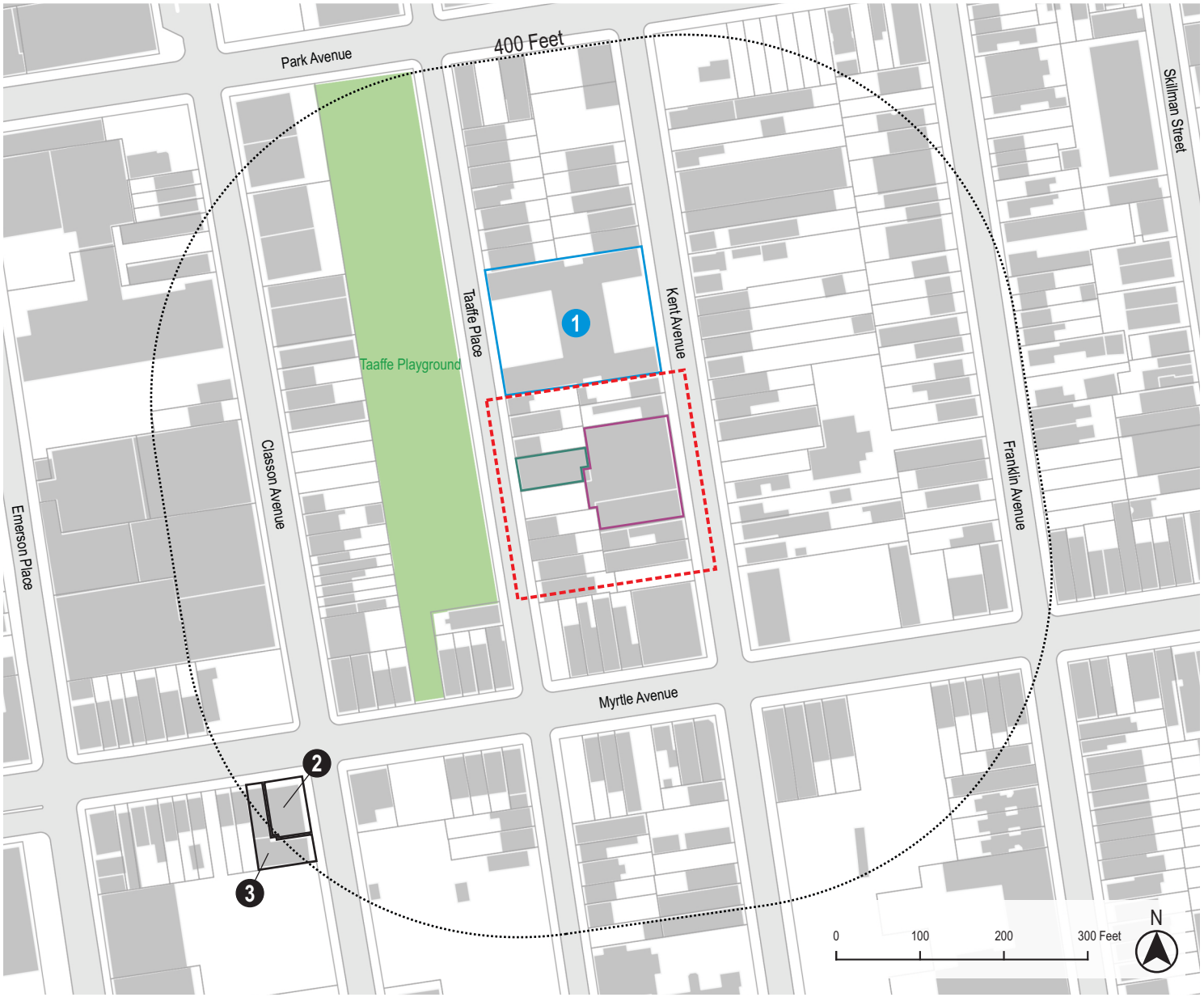
S/NR Eligible Building

1 P.S/I.S. 157

LPC Landmarked Buildings

2 M.H. Renken Dairy Company Office Building

3 M.H. Renken Dairy Company Engine Room Building



Data Source: MapPLUTO 2020v8

Urban Cartographics



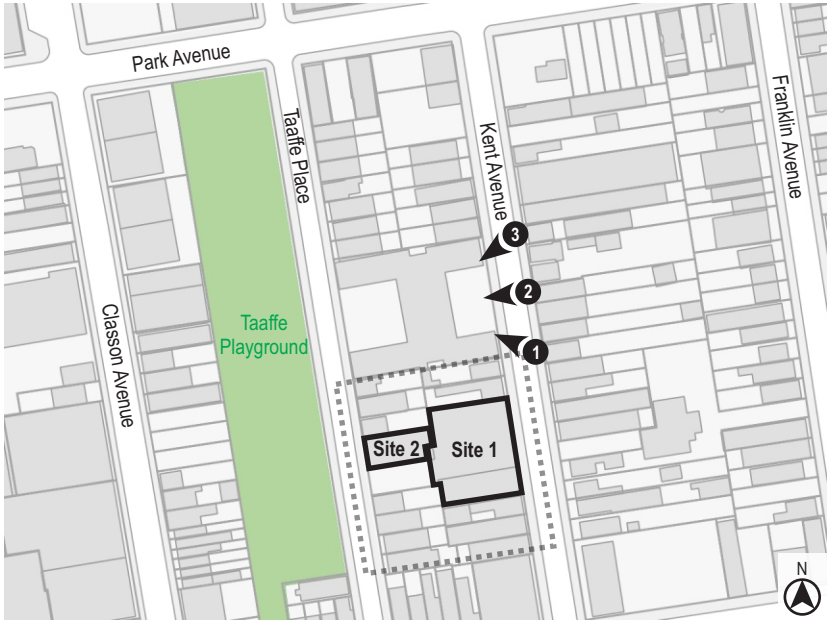
1. View of P.S./I.S. 157 facing northwest from Kent Avenue.



2. View of P.S./I.S. 157 facing west from Kent Avenue.



3. View of P.S./I.S. 157 facing southwest from Kent Avenue.





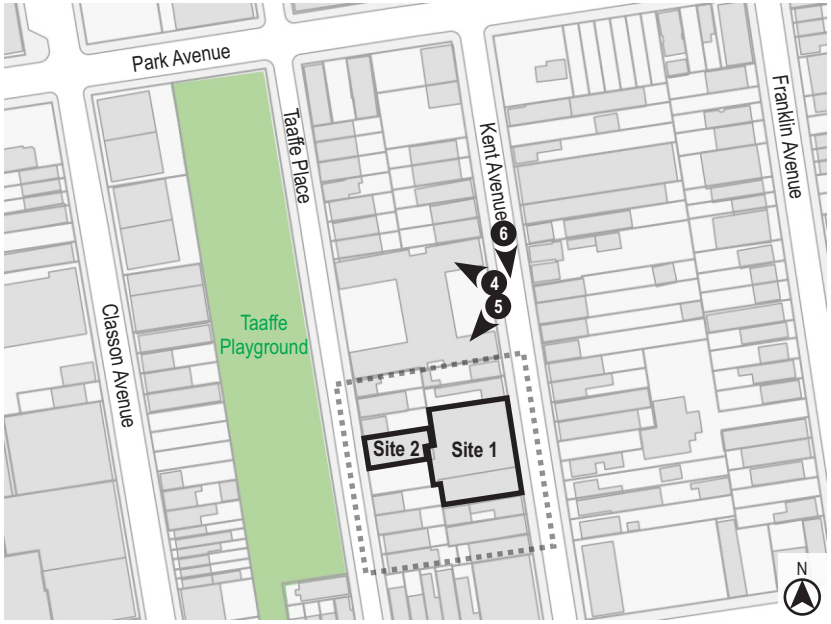
4. View of P.S./I.S. 157 facing northwest from Kent Avenue.



5. View of P.S./I.S. 157 facing southwest from Kent Avenue.



6. View of Kent Avenue facing south (P.S./I.S. 157 at right).





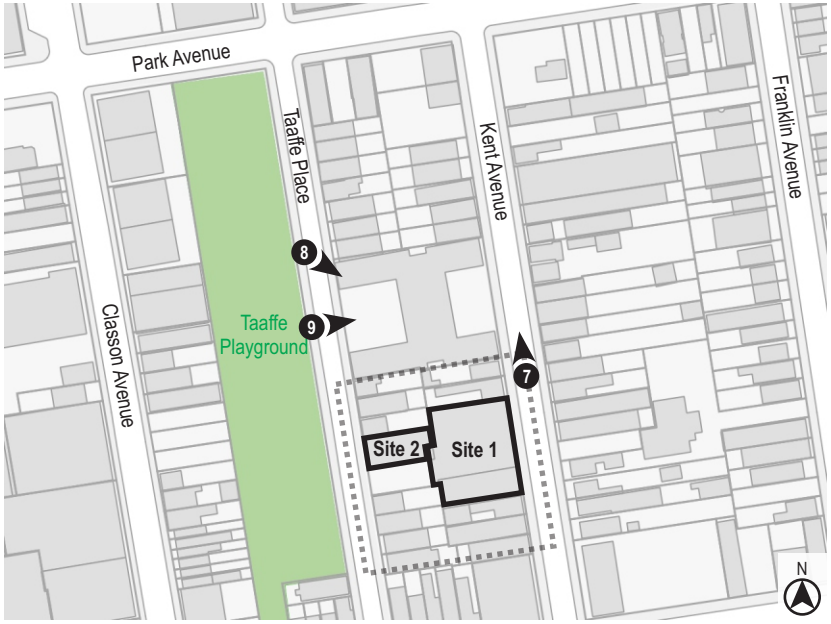
7. View of Kent Avenue facing north (P.S./I.S. 157 at left).



8. View of P.S./I.S. 157 facing southeast from Taaffe Place.



9. View of P.S./I.S. 157 facing east from Taaffe Place.





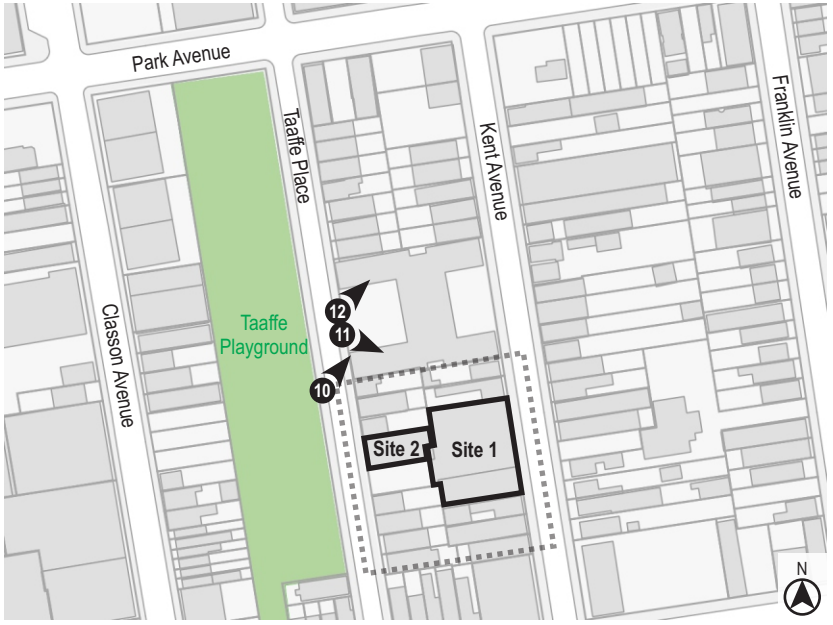
10. View of P.S./I.S. 157 facing northeast from Taaffe Place.



11. View of P.S./I.S. 157 facing southeast from Taaffe Place.



12. View of P.S./I.S. 157 facing northeast from Taaffe Place.





13. View of Taaffe Place facing south (P.S./I.S. at left).



14. View of Taaffe Place facing north (P.S./I.S. at right).



15. View of the west side of Taaffe Place facing southwest from P.S./I.S. 157.

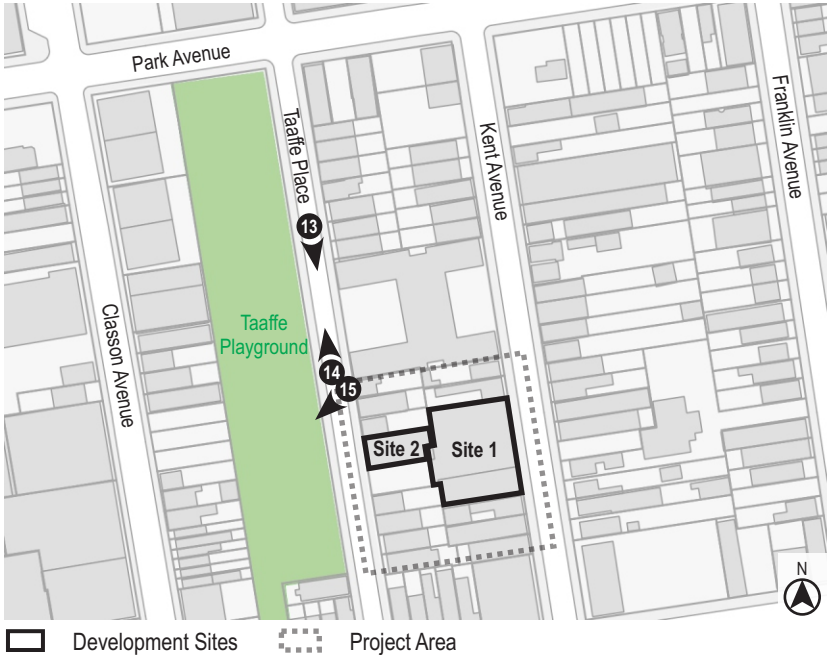


Figure 9-6: PS/IS157 Kent Avenue Façade Aerial View

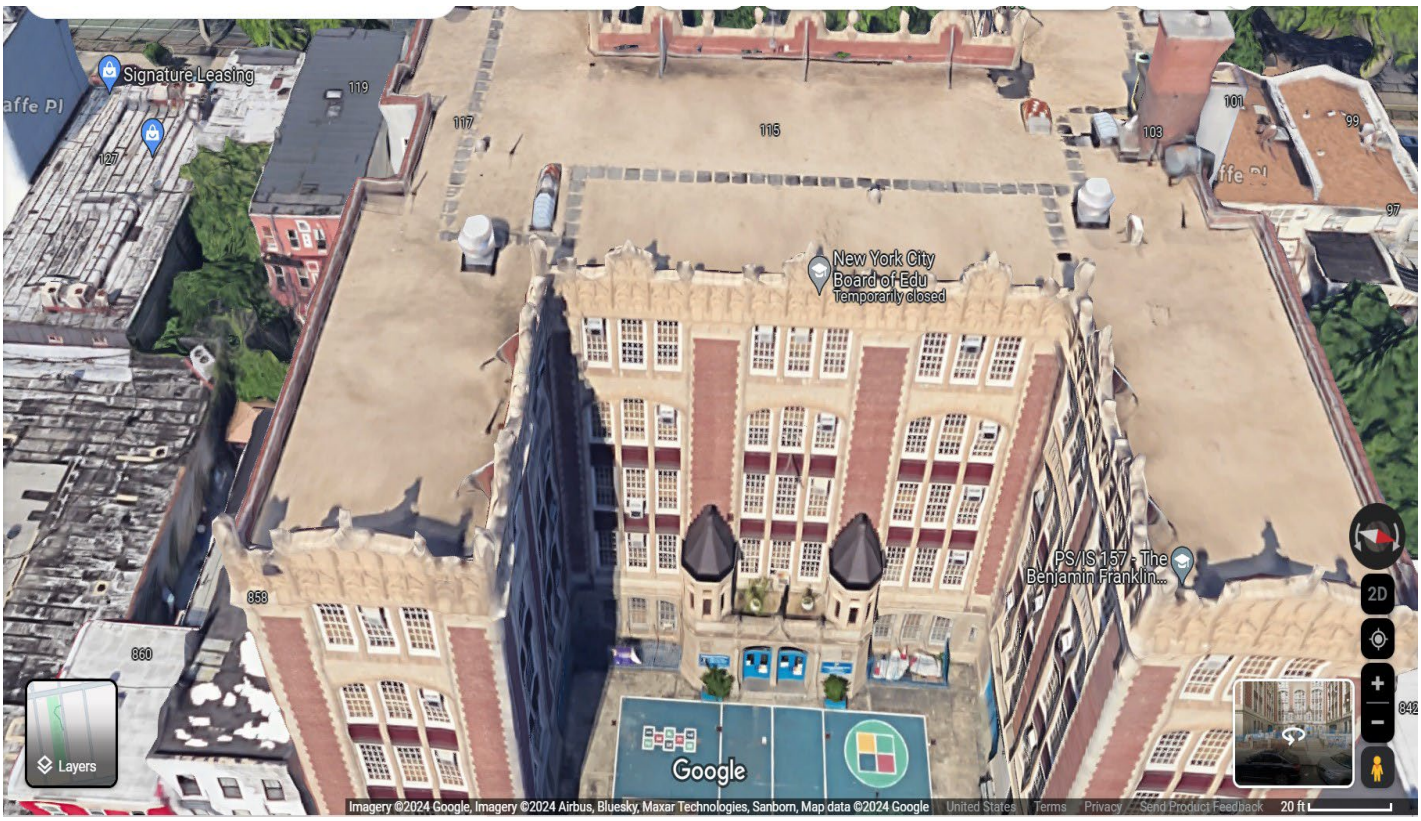
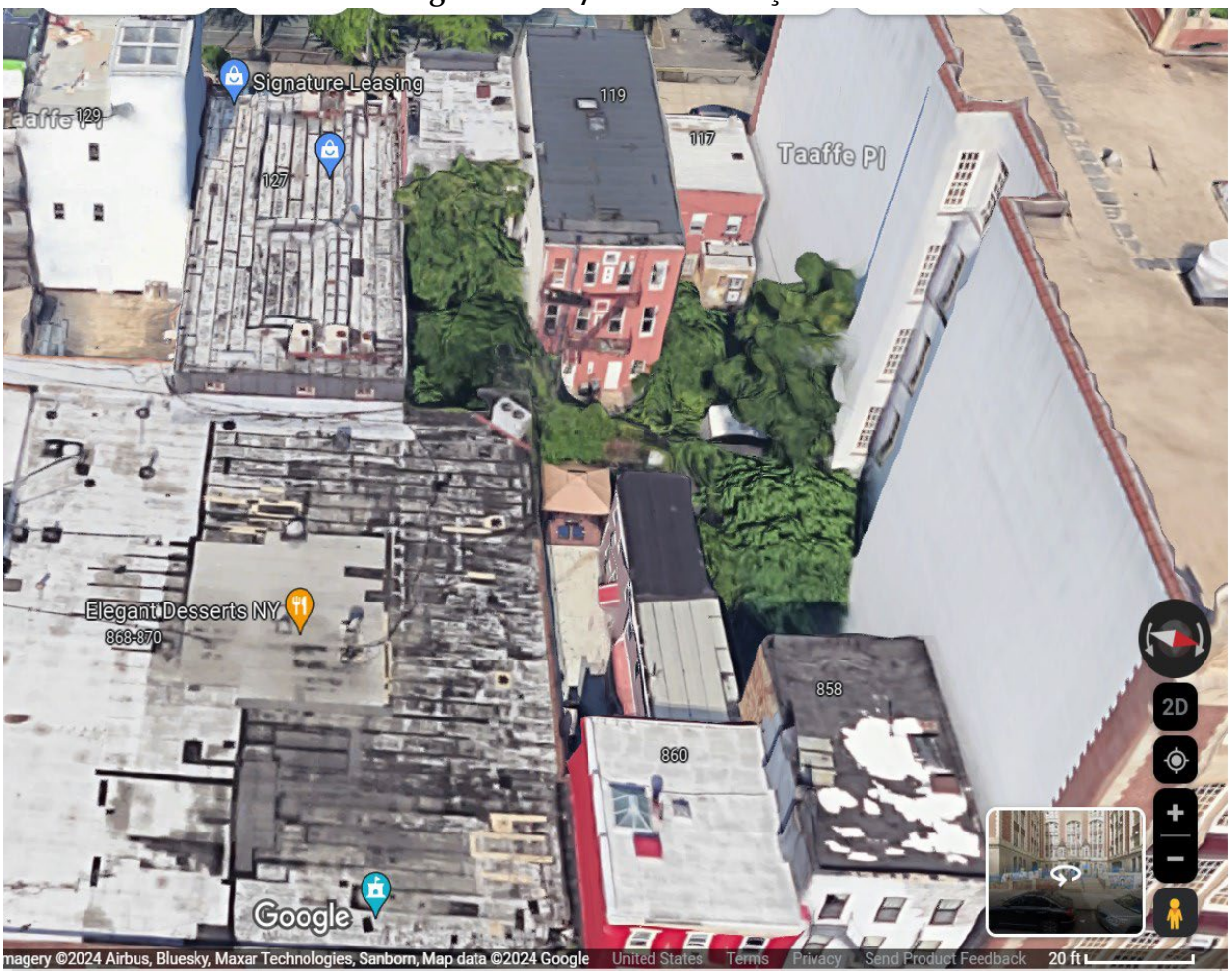


Figure 9-7: PS/IS157 Side Façade



In addition to PS/IS 157, two historic landmarks designated by the LPC are located at the southwestern edge of the study area. They are the M.H. Renken Dairy Company engine room building and office building at 580 and 584 Myrtle Avenue (Block 1909, Lots 7501 and 32), respectively, which occupy the southwest corner of Myrtle and Classon Avenues. See Historic Architectural Resources map. The office building was constructed in 1932 to designs by the Koch & Wagner architectural firm. The engine room building was constructed circa 1860 but was substantially altered in 1936-1937 by Koch & Wagner. Although separate, the two three-story buildings have a unified design. "Modernistic" in design and faced in tan enameled brick to convey a hygienic and efficient image, the Renken buildings are primarily Art Moderne in style, featuring patterned and dark-brick "speed lines" and bracketless, streamlined cornices, as well as Art Deco touches. The buildings also incorporate International Style influences, which are visible in the buildings' balanced asymmetry and creative interplay of projecting and receding rectangular planes.

The Future without the Proposed Actions

Under the future no-action condition, redevelopment would not occur on the Applicant's or Co-Applicant's property. One- and two-story mid and late twentieth century industrial buildings 13

and 23 feet tall would continue to occupy the two projected development sites. The chocolate processing operation occupying half of the building on Projected Development Site 1 is expected to relocate, leaving the building half vacant. An event venue would continue to occupy the other half of the building. It is expected that a commercial office use would occupy the vacated space in the building under the future no-action condition. Under the future no-action scenario, Projected Development Site 2 would remain in its current condition with occupancy by an automobile leasing company and the offices of two online sales operations. The only change within the Affected Area would be the completion of a three-story house of worship now under construction on Block 1897, Lot 7510.

One new building is expected to be completed within the study area by 2028. It will be a four-story residential building at 616-618 Myrtle Avenue (Block 1911, Lots 22 and 23), at the southwest corner of Kent and Myrtle Avenues on the currently vacant lots. It will have 12 residential units and will be 50 feet tall.

The three architectural resources and their context and settings would not change under the future no-action condition.

The Future with the Proposed Actions

Under the future with-action condition, two new 9-story multifamily residential buildings would be built within the Affected Area, on the projected development sites discussed below. More details about the projected developments can be found in the Project Description section above.

Projected Development Site 1 (Lot 49) would be redeveloped with a 67,312 gsf multifamily residential building containing 74 dwelling units and having 9 stories and a cellar with 19 parking spaces. It would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. (Because the height to the top of the bulkhead could theoretically be as much as 120 feet (if the rooftop structures were 25 feet rather than 10 feet tall), as a conservative assumption, a 120-foot-tall building could be built.)

Projected Development Site 2 (Lot 9) would be redeveloped with a 19,558 gsf multifamily residential building containing 21 dwelling units and having 9 stories and a cellar with 6 parking spaces. It would have a roof height of 95 feet (with a required setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. (Because the height to the top of the bulkhead could theoretically be as much as 120 feet (if the rooftop structures were 25 feet rather than 10 feet tall), as a conservative assumption, a 120-foot-tall building could be built.)

Preliminary Assessment

The M.H. Renken Dairy Company buildings are located approximately 355 feet from the closest point of the project study area. However, they are located more than 400 feet from the closest projected development site, and intervening streets and buildings separate those resources from the Affected Area so they are not visible from the Affected Area nor would they be visible under the With-Action scenario. Intervening buildings block views from the Affected Area of the M.H. Renken Dairy Company buildings, which are visible only from the north side of Myrtle Avenue. The With-Action scenario would not affect these views from the north side of Myrtle Avenue. Because of the distance, new development resulting from the Proposed Actions on Projected Development Sites 1 and 2 would not have a significant adverse direct physical or contextual impact on those resources.

An analysis of the potential for impacts to PS/IS 157, which is eligible for listing on the State and National Registers of Historic Places, is required. PS/IS 157 is located approximately 50 feet north of Projected Development Site 1 and approximately 75 feet north of Projected Development Site 2, and directly borders the northern edge of the project study area. As the projected development is located within 90 feet of this resource, the potential for physical disturbance is being disclosed. If PS/IS 157 were listed on the State and National Registers, the projected development would be required to comply with the New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88. TPPN #10/88 supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent New York City Landmarks and National Register-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures may be changed. As further explained below, this requirement does not apply to resources deemed eligible for listing on the State and National Registers, as is the case with PS/IS 157. A Construction Protection Plan, incorporating provisions similar to those mandated by TPPN 10/88, would be formulated and implemented and codified via Restrictive Declaration on Projected Development Sites 1 and 2 in conjunction with the Proposed Actions.

Chapter 9, Section 420, of the *2021 CEQR Technical Manual* lists the potential impacts that any action may have on an architectural resource. They are as follows.

"Physical destruction, demolition, damage, alteration, or neglect of all or part of an historic property. For example, alterations that would add a new wing to an historic building or replacement of the resource's entrance may result in adverse impacts, depending on the design."

The Proposed Actions pertain only to the Affected Area, in which PS/IS 157 is not located. They would not result in the alteration or demolition of PS/IS 157.

"Changes to the architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features. An example would be recladding an architectural resource with new brickwork."

The Proposed Actions pertain only to the Affected Area, in which PS/IS 157is not located. They would not result in any changes to PS/IS 157's location, materials or architectural features.

"Isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. For example, if all the buildings on a block, including an architectural resource, are four stories high, and a proposed project would replace most of those with a 15-story structure, the four-story architectural resource would no longer conform to the streetscape. Another example would be a proposed project that would result in a new building at the end of a street so that views of an historic park beyond were blocked."

PS/IS 157 has never existed in an open setting; rather, it occupies the entire width of its lot in a well developed urban area surrounded and adjoined by residential uses. Whereas large almost

floor to ceiling windows and architectural embellishments characterize the facades facing the streets and the courtyards, the facades along the side lot lines are blank walls with neither windows nor ornamentation. Developments on the same block as PS/IS 157, to its south or north, therefore would not adversely affect its setting. The existing views of PS/IS 157 would remain since the Affected Area is adjacent to this architectural resource on the same block. The Proposed Actions would not alter the street layout or result in new development facing PS/IS 157 on the opposite side of either Kent Avenue or Taaffe Place; the Actions would therefore not diminish views of PS/IS 157's front facades.

"Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting. An example would be construction of a noisy highway or factory near a resource noted for its quiet, such as a park."

The Affected Area and the study area are predominantly residential, and the Proposed Actions would alter the zoning to permit new residential development within the Affected Area. The developments that would result from the Proposed Actions would be compatible with the existing context of PS/IS 157.

"Replication of aspects of the resource so as to create a false historical appearance. If a house was built during the Revolutionary War but later underwent extensive alteration, re-creation of its 18th-century appearance may have an adverse impact on that resource."

The Proposed Actions pertain only to the zoning of the Affected Area, in which PS/IS 157 is not located. They would not result in the redesign or alteration of the historic architectural resource.

"Elimination or screening of publicly accessible views of the resource. For example, if a resource is located along the waterfront and is visible across the water, tall new buildings proposed between the architectural resource and the water that would block views of the resource may result in an adverse impact."

The Proposed Actions would not alter the street layout or result in new development facing PS/IS 157on the opposite side of either Kent Avenue or Taaffe Place. The Actions would therefore not diminish views of PS/IS 157's front facades. The existing public views of PS/IS 157's facades along Kent Avenue and Taaffe Place would remain.

"Construction-related impacts, such as falling objects, vibration (particularly from blasting or pile- driving), dewatering, flooding, subsidence, or collapse. Such impacts may occur to an architectural resource adjacent to a construction site if adequate precautions are not taken."

If a construction project is located within 90 feet of a historic resource designated by the LPC or listed on the State and National Registers of Historic Places, the New York City Department of Buildings (DOB) requires that the project comply with DOB Technical Policy and Procedure Notice (TPPN) 10/88, Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction When Subject to Controlled Inspection by Section 27-724 and for Any Existing Structure Designated by the Commissioner, which supplements the standard building protections afforded by Building Code C26-112.4. The specified procedures include establishment of criteria for maximum drilling velocity and movement criteria for the historic building walls

and foundations. They include a monitoring program for the effects of vibrations, excavation, and drawdown of the water table. A licensed surveyor must be retained to monitor (through measurements made at least twice a week) any movement or tilting of the historic buildings and of any temporary retaining walls or other building support system, as well as settlements of the street and selected points on the ground. Any existing cracks in the walls of the historic buildings must be monitored. Groundwater levels are to be monitored through observation wells. Vibration from pile driving is to be monitored through the use of a seismograph placed adjacent to the closest historic building. Monitoring records must be kept and incorporated into inspection reports submitted to DOB within 30 days of the completion of excavation.

This requirement does not apply, however, to resources deemed eligible for listing on the State and National Registers. A Construction Protection Plan, incorporating provisions similar to those mandated by TPPN 10/88, would therefore be formulated implemented and recorded in conjunction with the Proposed Actions by a Restrictive Declaration.

Construction would be temporary and relatively short term in nature. Demolition and construction would occur simultaneously on both properties and take an estimated 22 months. Construction activities would begin with the demolition of the existing structures on Projected Development Sites 1 and 2 (two months). Following this, the major construction activities would include site preparation and excavation (two months), construction of the building foundations (two months), construction of the superstructures, joists, and roofs (seven months), and interior fit-out work (nine months). In total, 13 months would involve exterior construction activities on the proposed buildings, which would be relevant to the consideration of construction impacts to PS/IS 157, with the remaining nine months required for interior fit-out activities.

"Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over an historic landscape or on an historic structure (if the features that make the resource significant depend on sunlight) to the extent that the architectural details that distinguish that resource as significant are obscured. For example, if a resource is noted for its stained glass windows, and those windows are only visible in the sunlight, significant blocking of that sunlight may result in a significant adverse impact."

PS/IS 157 does not have light-sensitive features, such as stained glass windows or delicate filigree. Significant adverse shadow impacts to the historic resource would therefore not occur.

For these reasons, the Proposed Actions would not result in a significant adverse impact on architectural resources.

Conclusion

LPC identified archaeological sensitivity on the Projected Development Sites (see LPC letter dated November 13, 2025, included in Appendix B) and concurs with the RD to ensure that appropriate archaeological investigation and monitoring is undertaken prior to and during construction. This RD would be placed on the applicant-owned Projected Development Site 1 (Lot 49) and the co-applicant-owned Projected Development Site 2 (Lot 9), and would be recorded in conjunction with the approval of the Proposed Actions. For the Projected Development Sites identified as having archaeological sensitivity, the work plan described above would be recorded in the RD. The recording of the RD in conjunction with the approval of the Proposed Actions precludes significant adverse impacts to archaeological resources.

The Proposed Actions would not result in significant adverse impacts to architectural resources in the project study area. The M.H. Renken Dairy Company buildings are located more than 400 feet from the closest projected development site, and intervening streets and buildings separate those resources from the Affected Area. Because of the distance and the Proposed Actions being limited to the Affected Area, new development resulting from the Proposed Actions would not have a significant adverse direct physical or contextual impact on those resources. Because these are LPC-designated landmarks, they are protected from construction damage through Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88.

PS/IS 157, which is eligible for listing on the State and National Registers of Historic Places, is located approximately 50 feet from Projected Development Site 1 and approximately 75 feet from Projected Development Site 2 and is separated from these development sites by five 2- to 3-story buildings. PS/IS 157 would not be directly impacted by the Proposed Actions since the Proposed Actions are limited to the Affected Area. TPPN 10/88 does not apply to resources deemed eligible for listing on the State and National Registers, as is the case with PS/IS 157. Nevertheless, an LPC-approved CPP incorporating provisions similar to those mandated by TPPN 10/88 will be formulated and implemented and recorded in conjunction with the Proposed Actions and included in the RD to be placed on Projected Development Sites 1 (Lot 49) and 2 (Lot 9) discussed above. LPC concurs with the need for a Construction Protection Plan (CPP). The projected developments also would not affect the setting of the resource or existing views to the resource. The developments that would result from the Proposed Actions would be compatible with the existing context of PS/IS 157.

The Proposed Actions would not result in any significant adverse impact to historic and cultural resources.

10. URBAN DESIGN AND VISUAL RESOURCES

Introduction

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment is 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;

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 project.

A preliminary urban design and visual resources assessment is required because the Proposed Actions include a zoning map amendment that would alter the rezoning area's use and bulk regulations. The applicant seeks (1) a Zoning Map Amendment to rezone a 44,095 sf area (the Affected Area) from M1-1 to a MX-4(M1-4/R6A) Special Mixed-Use District and (2) a Zoning Text Amendment to map a Mandatory Inclusionary Housing area that would be coterminous with the proposed rezoning area.

Pedestrian Wind Conditions

The *CEQR Technical Manual* calls for a separate preliminary assessment to determine whether an analysis of pedestrian wind conditions is appropriate, since the construction of large buildings at locations that experience high wind conditions may result in channelization or downwash effects that could affect pedestrian safety.

The proposed rezoning is to an MX-4(M1-4/R6A) mixed-use contextual district, which has bulk regulations designed to produce buildings that align with their neighbors, maintain the perimeter block form, and have medium density massing – the antithesis of low coverage towers that channel winds and create vortex effects. The Proposed Actions would result in the redevelopment of the projected development sites with buildings spanning the width of the lots, maintaining the street wall along this part of the block. Such a building would not cause pedestrian level vortex effects, which tend to form around towers in a location exposed to high wind conditions such as proximity to waterfronts or waterfront sites. As the 2021 *CEQR Technical Manual* explains, "Channelized wind pressure from between tall buildings and downwash wind pressure from parallel tall buildings may cause winds that affect pedestrian comfort and safety." The Proposed Actions would not have a significant adverse impact on pedestrian wind conditions, and a detailed wind conditions assessment is not required.

Existing Conditions

<u>The Affected Area</u>

The Proposed Actions would affect a 44,095 square foot area located on Brooklyn Block 1897, which is bounded by Kent Avenue, Myrtle Avenue, Taaffe Place, and Park Avenue (see photographs of Affected Area). The area has 240 feet of frontage along the west side of Kent Avenue and the east side of Taaffe Place, with the addresses 858 through 876 Kent Avenue and



1. View of the Project Area facing northwest from Kent Avenue.



2. View of Kent Avenue facing northwest (Project Area at left).



3. View of the Project Area facing west from Kent Avenue.





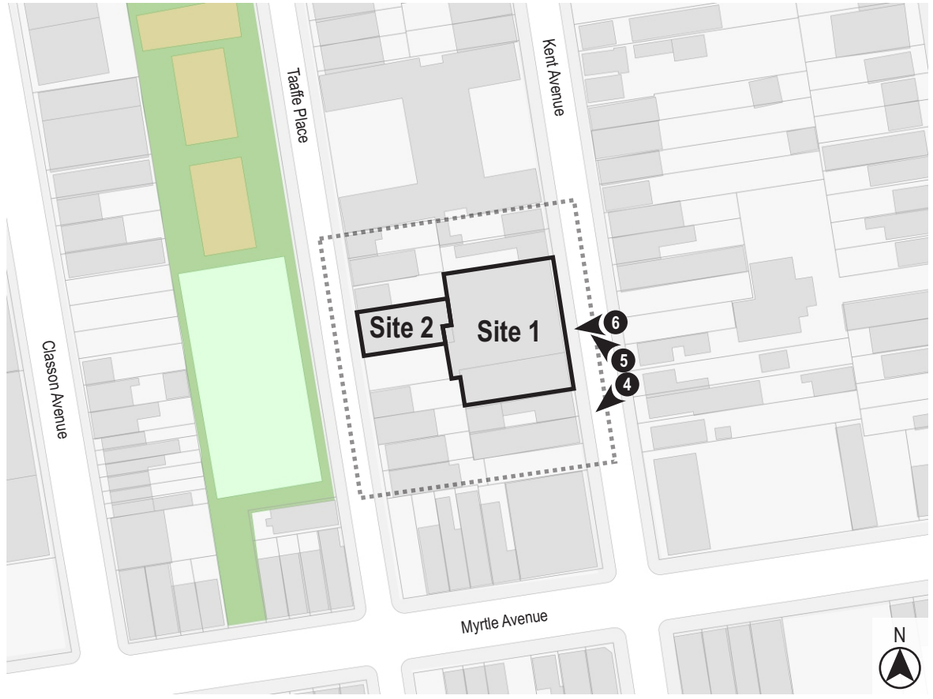
4. View of the Project Area facing southwest from Kent Avenue.



5. View of Development Site 1 facing northwest from Kent Avenue.



6. View of Development Site 1 facing west from Kent Avenue.





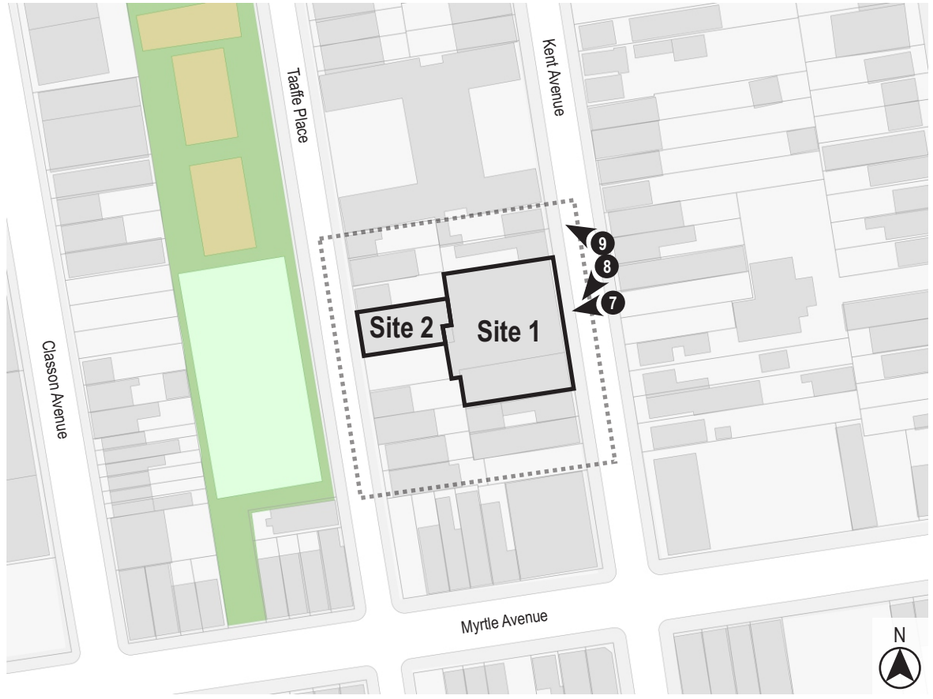
7. View of Development Site 1 facing west from Kent Avenue.



8. View of Development Site 1 facing southwest from Kent Avenue.



9. View of the Project Area facing northwest from Kent Avenue.





10. View of the Project Area facing west from Kent Avenue.



11. View of the Project Area facing southwest from Kent Avenue.



12. View of Kent Avenue facing southeast (Project Area at right).





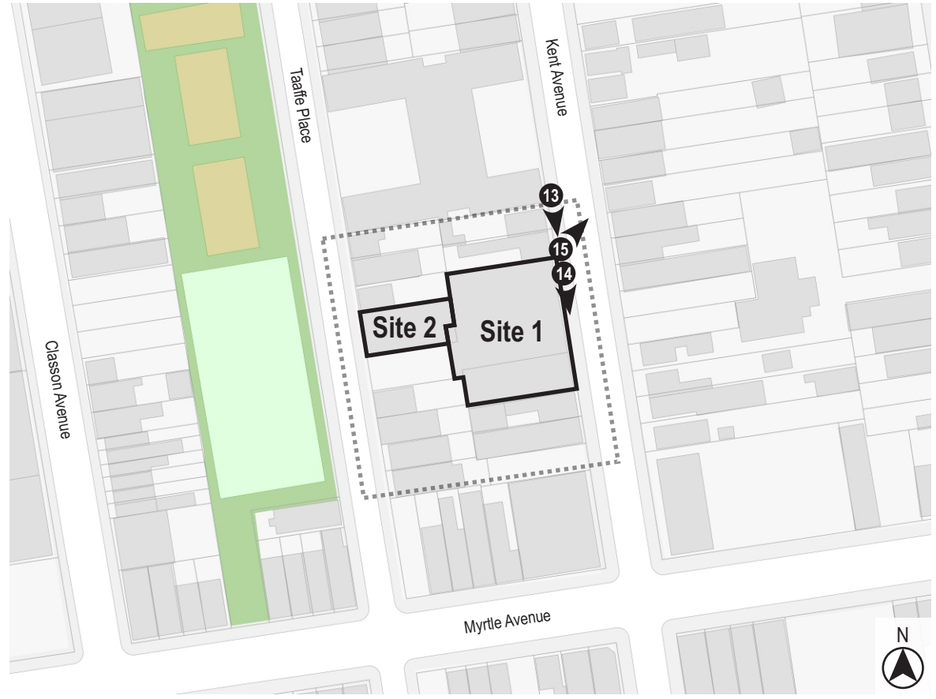
13. View of the sidewalk along the west side of Kent Avenue facing southeast (Project Area at right).



14. View of the sidewalk along the west side of Kent Avenue facing southeast (Development Site 1 at right).



15. View of the east side of Kent Avenue facing northeast from Development Site 1.





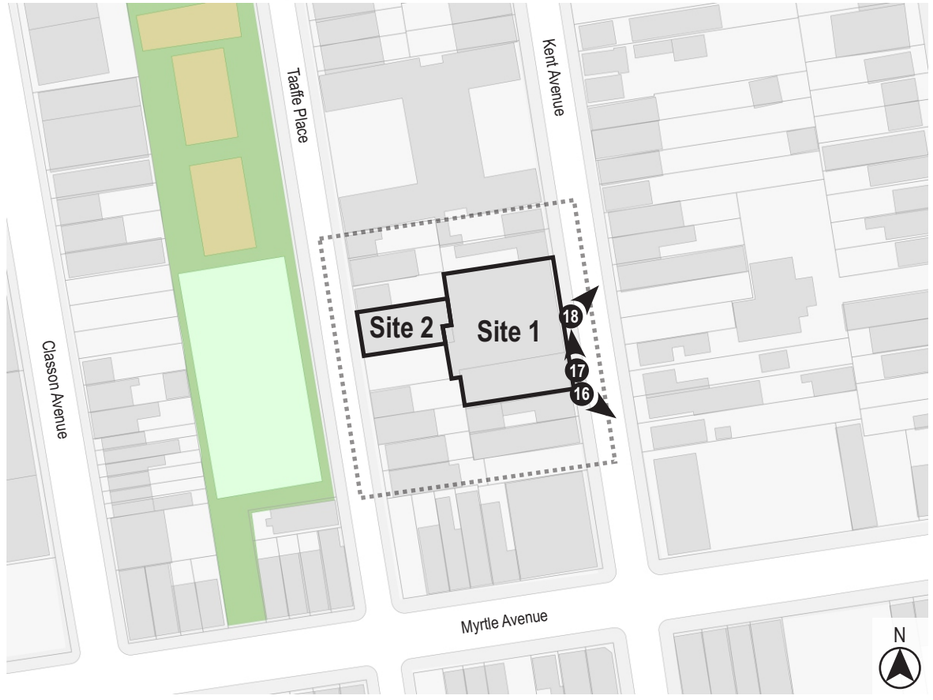
16. View of the east side of Kent Avenue facing southeast from Development Site 1.



17. View of the sidewalk along the west side of Kent Avenue facing northwest (Development Site 1 at left).



18. View of the east side of Kent Avenue facing northeast from Development Site 1.





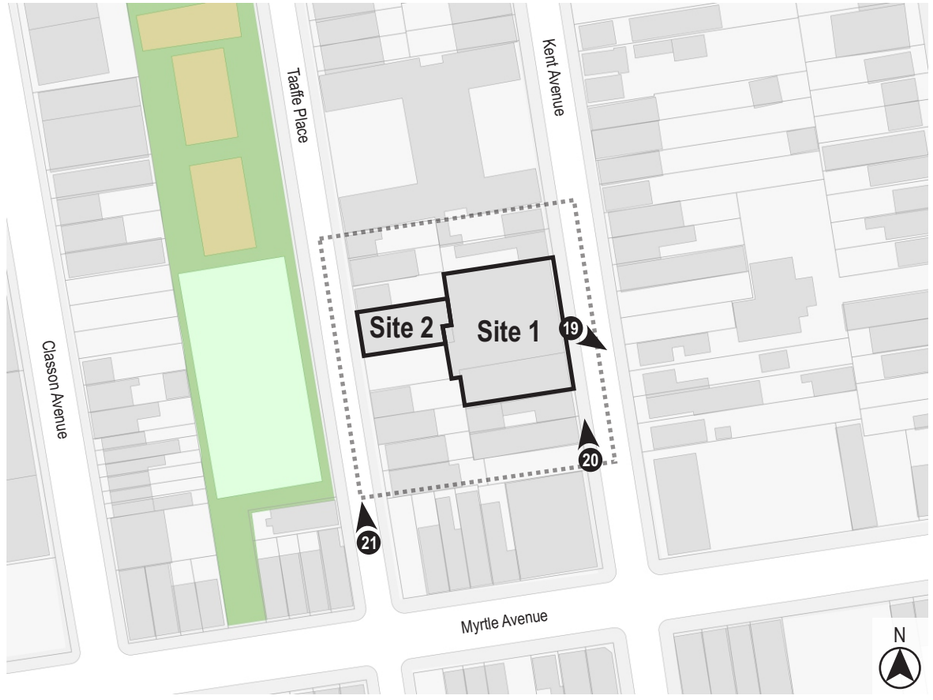
19. View of the east side of Kent Avenue facing southeast from Development Site 1.



21. View of Taaffe Place facing northwest (Project Area at right).



20. View of the sidewalk along the west side of Kent Avenue facing northwest (Project Area at left).





22. View of the Project Area facing northeast from Taaffe Place.



23. View of the Project Area facing southeast from Taaffe Place.



24. View of the Project Area facing northeast from Taaffe Place.





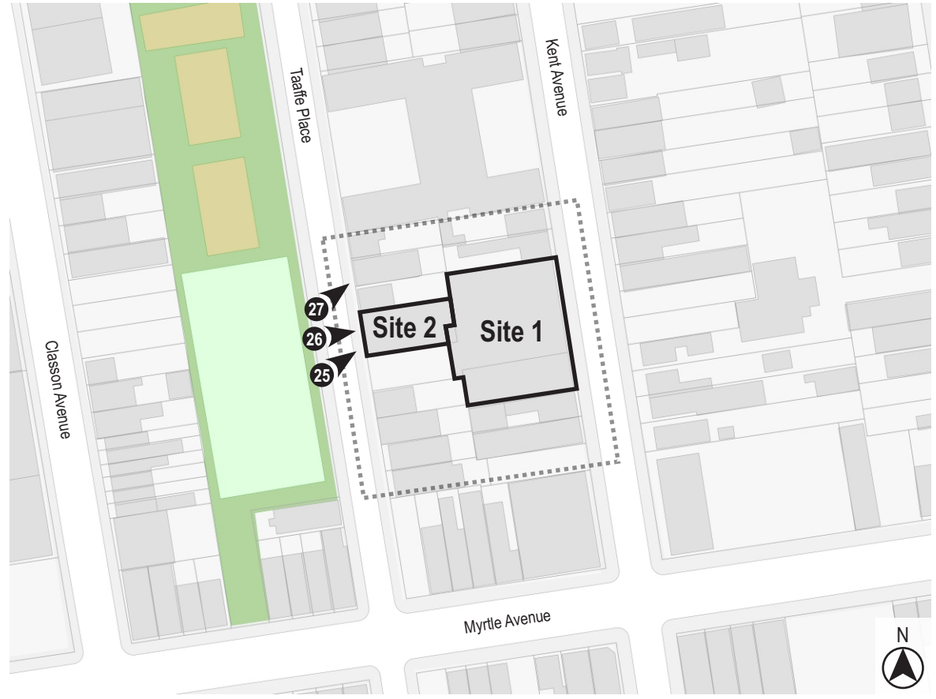
25. View of Development Site 2 facing northeast from Taaffe Place.



26. View of Development Site 2 facing east from Taaffe Place.



27. View of the Project Area facing northeast from Taaffe Place.





28. View of Taaffe Place facing southeast (Project Area at left).

29. View of the sidewalk along the east side of Taaffe Place facing southeast (Project Area at left).



30. View of P.S./I.S. 157 facing northeast from Taaffe Place.





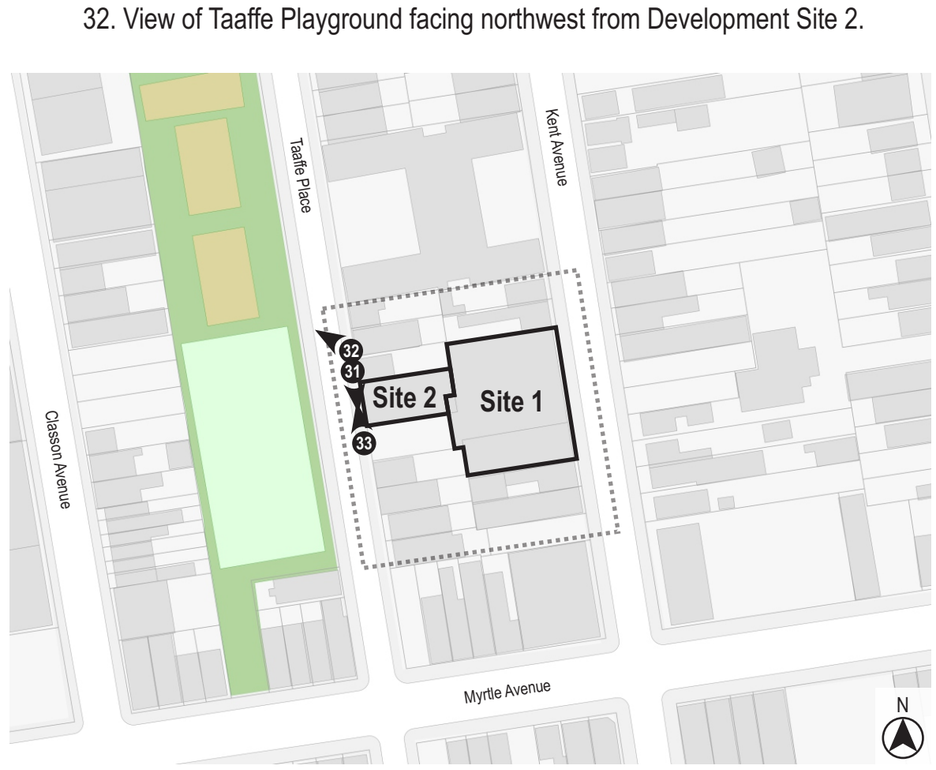
31. View of the sidewalk along the east side of Taaffe Place facing southeast (Development Site 2 at left).



33. View of the sidewalk along the east side of Taaffe Place facing northwest (Development Site 2 at right).



32. View of Taaffe Playground facing northwest from Development Site 2.



117 through 137 Taaffe Place. The Affected Area includes all of 11 lots (5, 6, 9, 11, 48, 49, 54, 55, 7504, 7509, and 7510) and portions of four other lots (12, 47, 56, and 7505) as described below.

The area is currently zoned M1-1, which permits most commercial uses, some community facilities, and light manufacturing / industrial uses as-of-right. New residential developments or enlargements are not permitted. The district permits a maximum floor area ratio (FAR) of 1.0 for industrial and commercial uses and 2.4 for community facility uses. (There are no bulk regulations for residential uses, which are not permitted.) Building heights are limited to a maximum front wall height of 30 feet or two stories (whichever is less), at which height an initial setback from the street line of either 20 or 15 feet (for narrow and wide streets, respectively) is required, and further height is governed by a sky exposure plane sloping upwards and rearwards from a line 30 feet above the street line at a 45 degree angle.

The Applicant's property (Projected Development Site 1) is 862-868 Kent Avenue (Lot 49), a 12,928 sf interior lot with 125 feet of street frontage and a depth that varies between 100 and 108 feet. It is occupied by a one-story, on-slab, 13-foot-tall industrial building constructed in 1965-1966 and enlarged during the 1990s to cover the entire lot. The building contains approximately 12,500 gross square feet (gsf), all of which counts as zoning floor area (zsf), for an FAR of 0.97. The well maintained façade is largely blank; it is a 125-foot-long brick wall interrupted only by garages with rolldown gates, a door, and two small sets of windows. (See Photos 5, 6, 7 and 8.)

The Co-Applicant's property (Projected Development Site 2) is 123 Taaffe Place (Lot 9), a 3,340 sf interior lot with approximately 42 feet of street frontage and a depth that varies between 75 and approximately 83 feet. It shares a rear lot line with Projected Development Site 1. A two-story, 23-foot-tall, 6,680 gsf (and zsf) industrial building constructed in 1993 occupies the entire lot. The FAR is 2.00. The deteriorated, patched, stained, beige brick façade is a blank wall punctuated by doors, a garage entrance with a rolldown gate, and unevenly spaced small second floor windows. (See Photos 25 and 26.)

Lot 48 (860 Kent Avenue) is located to the immediate north of Projected Development Site 1. It is a 25-by-100-foot, 2,499 sf parcel, occupied by a 36-foot-tall, 2,000 gsf (1,500 zsf), three-unit residential building with three stories and a cellar, constructed circa 1910. The FAR is 0.60. To its north is Lot 47 (858 Kent Avenue), an identical 2,499 sf lot. It is developed with a three-story, 40-foot-tall, 1,600 gsf (and zsf), four-unit residential building, constructed circa 1905. The FAR is 0.64. (See Photo 9.)

To the immediate north of Projected Development Site 2 is Lot 7510 (121 Taaffe Place). The 2,009 sf lot is approximately 24 feet wide and 84 feet deep. A 6,068 gsf (4,924 zsf) house of worship with three stories and a cellar is under construction on the lot. When completed, the building will contain a worship hall, congregation offices, a cafeteria, and an accessory residential unit for the congregation's rabbi. The building will be 44 feet tall, and the FAR will be 2.39.

To its north is Lots 11 (119 Taaffe Place). The 2,132 sf lot is approximately 26 feet wide and 84 feet deep. It is developed with a three-story, 39-foot-tall, 4,875 gsf (and zsf), six-unit residential building, constructed circa 1905. The FAR is 2.29. (See Photo 27.)

At the northern edge of the Affected Area is Lot 12 (117 Taaffe Place), which measures 2,099 sf and is 25 feet wide and approximately 84 feet deep. It is developed with a two-story, 26-foot-tall, 1,344 gsf (and zsf) two-family home, constructed circa 1905. The existing FAR is 0.64. (See Photo 27.)

Lot 54 (872 Kent Avenue) is located to the immediate south of Projected Development Site 1, followed by Lot 55 (874 Kent Avenue). They are 2,499 sf lots, both 25 feet wide and 100 feet deep. Both are developed with three-story, 36-foot-tall mixed-use buildings, both with two residential units above a ground floor commercial unit. The one on Lot 54 has 5,360 gsf (and zsf), of which approximately 4,360 sf is residential and approximately 1,000 sf is commercial. The commercial space is currently vacant. The FAR is 2.14 (approximately 1.74 residential and 0.40 commercial). The building on Lot 55 contains approximately 3,250 gsf (and zsf), of which approximately 2,000 sf is residential and approximately 1,250 sf is commercial. The FAR is 1.30 (0.80 residential and 0.50 commercial). A mural painting business occupies the commercial space. Both buildings date to approximately 1950. (See Photos 3 and 4.)

The southernmost property within the Kent Avenue side of the Affected Area is 2,250 sf, 25-feet-by-90-feet Lot 56 (876 Kent Avenue). It is developed with a four-story-and-cellar, 40-foot-tall, 5,165 gsf (4,949 zsf) multifamily residential building completed in 2020. There are four dwelling units, and the FAR is 2.20. (See Photo 1.)

Five lots are located to the south of Projected Development Site 2 within the Taaffe Place side of the Affected Area. From north to south, they are Lots 6, 5, 7509, 7504, and 7505.

Lot 6 (129 Taaffe Place) is a 2,500 sf lot with approximately 33 feet of frontage and a depth of 75 feet. It is developed with a four-story-plus-cellar, 40-foot-tall, 7,464 gsf (5,971 zsf), eight-unit residential building completed in 2023. The FAR is 2.39. (See Photo 24.)

Lot 5 (131 Taaffe Place) is a 2,074 sf parcel with 25 feet of frontage and a depth of approximately 83 feet. It is developed with a three-story, 35-foot-tall, 4,000 gsf (and zsf) mixed-use 1901 building in which there are two residential units above a ground floor religious community facility use. The FAR is 1.93 (1.45 residential and 0.48 community facility). (See Photo 24.)

Lot 7509 (133 Taaffe Place) is another 2,075 sf lot with the same dimensions as Lot 5. It is developed with a four-story-and-cellar, 44-foot-tall, 5,950 gsf (4,567 zsf), three-unit residential building completed in 2016. The FAR is 2.19. (See Photo 24.)

Lot 7504 (135 Taaffe Place) is a 2,134 sf property that is approximately 25 feet wide and 84 feet deep. It is developed with a four-story-and-cellar, 43-foot-tall, 5,885 gsf (4,708 zsf), three-unit residential building constructed in 2006. The FAR is 2.11. (See Photo 24.)

Lot 7505 (137 Taaffe Place) is a 2,331 sf, 25-feet-by-93-feet parcel. Because the southern edge of the lot extends beyond the M1-1 district into the adjacent R7A/C2-4 district, only 1,620 sf are within the Affected Area. It is developed with a four-story-and-cellar, 43-foot-tall, three-unit residential building completed in 2006. The building has 6,726 gsf (5,381 zsf), and the FAR is 2.31. (See Photo 22.)

In summary, the Affected Area is a collection of buildings in different styles, serving different uses, constructed of different materials, and constructed in different periods. They include three- and four-story frame homes and multifamily walkups from the early 1900s, one- and two-story brick warehouses from later in the twentieth century, and four-story contemporary multifamily walkups from as recently as 2023. The industrial buildings on Projected Development Sites 1 and 2 cover the entire lots, but lot coverage for the residential buildings varies from 30 percent to 100 percent.

Urban Design Characteristics of the Study Area

This urban design study area is coterminous with the land use study area, which is the area located within 400 feet of the Affected Area. The study area is generally bounded by Park Avenue to the north, Franklin Avenue to the east, the mid-block between Myrtle Avenue and Willoughby Avenue to the south, and mid-block between Classon Avenue and Emerson Place to the west. (See Figure 10-1.)

The streets are arranged in an urban grid pattern. The lengths and width of the rectangular blocks vary. Between Kent Avenue and Classon Avenue, the blocks are 184 feet wide; the block between Kent and Franklin Avenues is approximately 350 feet wide. The blocks between Myrtle and Park Avenues are 710 feet long; the ones between Myrtle and Willoughby Avenues are 510 feet long. The north-south streets are generally 60-foot-wide, one-way local streets; the east-west streets are 70 or 75 feet wide and carry two-way traffic.

Buildings on these blocks are arranged in the perimeter pattern characteristic of the more densely developed parts of New York City, fronting on the street and maintaining a generally consistent street wall along the block, generally without setbacks from the street line. There are few street trees and there is no street furniture. As in the Affected Area, lot coverage varies considerably.

Most of the study area is predominantly residential, particularly along Taaffe Place and Kent and Franklin Avenues, with community facility and open space uses interspersed. Commercial and mixed residential and commercial buildings are located along Myrtle Avenue. Industrial uses predominate in the westernmost part of the study area, along the west side of Classon Avenue, and a few small warehouses are located elsewhere in the study area.

Residential development is medium density, with building heights ranging from three to eight stories, generally without setbacks. As in the Affected Area, the buildings range widely in style and façade material and date from different periods. Most of the older housing stock consists of three- and four-story multifamily walkups, with the newer developments including six-, seven-, and eight-story elevator apartment buildings. FARs range from 0.6 to 4.0, although newer elevator buildings have FARs as high as 7.0.

Visual Resources

There are no visual resources within the Affected Area. Within the study area, there are three: a public school built in 1909 that has been deemed eligible for listing on the National and State Registers of Historic Places, a playground, and a pair of buildings that are locally designated landmarks.

862-868 Kent Avenue, Brooklyn

Figure 10-1: Urban Design Study Area



Data Source: MapPLUTO 25v1.1, NYC DOF Digital Tax Map 4/11/24

Urban Cartographics

The school is PS/IS 157, which occupies a through-block site to the immediate north of the Affected Area, fronting on Both Kent Avenue and Taaffe Place. The building has deep front courtyards facing both streets to provide light and air for the classrooms in its wings. (See Photo 30 and Figures 9-1 through 9-4 in Section 9, Historic and Cultural Resources.) As a result, the building covers only about 65 percent of the 28,000 square foot, 150-foot-wide lot. For the same reason, large almost floor to ceiling windows punctuate the facades facing the streets and courtyards, and the floor to ceiling heights are unusually large, so that the five-story building is 91 feet tall. Contrasting white stone and red brick and fanciful arches, turrets, and cornice trim characterize the front facades. The side facades are blank walls.

The playground is Taaffe Playground, which is located directly west of the Affected Area, across Taaffe Place. It is a 1.28-acre park owned and operated by the NYC Department of Parks and Recreation (DPR), featuring several active recreation facilities including playground equipment and athletic courts. (See Photo 32.)

The two landmarks are the M.H. Renken Dairy Company engine room building and office building at 580 and 584 Myrtle Avenue (Block 1909, Lots 7501 and 32), respectively, which occupy the southwest corner of Myrtle and Classon Avenues. The office building was constructed in 1932 to designs by the Koch & Wagner architectural firm. The engine room building was constructed circa 1860 but was substantially altered in 1936-1937 by Koch & Wagner. Although separate, the two three-story buildings have a unified design. "Modernistic" in design and faced in tan enameled brick to convey a hygienic and efficient image, the Renken buildings are primarily Art Moderne in style, featuring patterned and dark-brick "speed lines" and bracketless, streamlined cornices, as well as Art Deco touches. The buildings also incorporate International Style influences, which are visible in the buildings' balanced asymmetry and creative interplay of projecting and receding rectangular planes.

All of these resources are located within the street grid. Clear views of them are available only from the sidewalks directly across the street from the particular resource as follows:

- PS/IS 157, occupying a through-block lot located to the immediate north of the Affected Area on Block 1897, Lot 13 at 850 Kent Avenue and 115 Taaffe Place – visible from Kent Avenue and Taaffe Place.

- Taaffe Playground, west side of Taaffe Place between Park Avenue and Myrtle Avenue - visible from Taaffe Place, Park Avenue, and Myrtle Avenue.

- M.H. Renken Dairy Company engine room building and office building at 580 and 584 Myrtle Avenue (Block 1909, Lots 7501 and 32), occupying the southwest corner of Myrtle and Classon Avenues – visible from Myrtle Avenue.

Future No-Action Condition

The Affected Area

Under the no-action condition, the overall urban design characteristics within the Affected Area would remain the same as under existing conditions. Absent the Proposed Actions,

redevelopment would not occur on the Applicant's or the Co-Applicant's property. The one change is that the house of worship now under construction on Lot 7510 will be completed.

A chocolate packaging operation currently occupies half of the building on Projected Development Site 1 (6,250 gsf industrial use), and an event venue occupies the other half (6,250 gsf commercial use). In the future no-action condition, it is anticipated that the chocolate packaging operation would vacate the space which, in accordance with local land use trends, is assumed would then be re-occupied by a commercial office use. However, this would not affect the urban design character or appearance of the existing building on this site.

Under the future no-action scenario, the two projected development sites would remain in their current condition. A one-story, on-slab, 13-foot-tall, 12,500 gsf industrial building occupied by two commercial uses would exist on Projected Development Site 1, the Applicant's property. A two-story, 23-foot-tall, 6,680 gsf industrial building occupied by three commercial uses would remain on Projected Development Site 2 (the Co-Applicant's property, Lot 9).

Future No-Action Condition within the Study Area

One new building is expected to be completed within the study area by 2028. It will be a four-story residential building at 616-618 Myrtle Avenue (Block 1911, Lots 22 and 23), at the southwest corner of Kent and Myrtle Avenues on the currently vacant lots. It will have 12 residential units and will be 50 feet tall.

Under the no-action condition, the overall urban design characteristics and the visual resources within the study area would remain essentially the same as under existing conditions.

Future With-Action Condition

The Proposed Actions consist of the following:

1. A Zoning Map Amendment to rezone an area from an M1-1 light industrial district to an MX-4(M1-4/R6A) Special Mixed-Use District. The proposed rezoning area (the "Affected Area") consists of Brooklyn Block 1897, Lots 5, 6, 9, 11, 12 (p/o), 47 (p/o), 48, 49, 54, 55, 56 (p/o), 7504, 7505 (p/o), 7509, and 7510 in the Bedford neighborhood of Brooklyn Community District 3; and

2. A Zoning Text Amendment to modify Appendix F to designate a Mandatory Inclusionary Housing (MIH) area coterminous with the rezoning area.

The urban design character of the project study area would remain the same under the With-Action condition as it is under the No-Action condition with the exception of the addition of the two new buildings on Projected Development Sites 1 and 2. The visual resources including PS/IS 157, Taaffe Playground, and the M.H. Renken Dairy Company engine room building and office building would remain under the with-action condition.

The rezoning would alter the Affected Area's use, bulk, and height, regulations. Whereas the existing zoning permits manufacturing, commercial, and certain community facility uses as-of-right, the proposed zoning would also permit residential uses and additional community facility uses. Under the existing zoning, the maximum permitted floor area ratios (FARs) are 1.00 for

manufacturing or commercial uses, 2.40 for community facility uses, and 2.40 overall. Under the proposed zoning, the maximum permitted FARs would be 2.00 for manufacturing or commercial uses, 3.00 for community facility uses, 3.90 for residential uses, and 3.90 overall.

Under the with-action scenario, the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1) would be redeveloped with a 67,312 gsf multifamily residential building. The development would have 50,410 zoning square feet (zsf), for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. (Because the height to the top of the bulkhead could theoretically be as much as 120 feet (if the rooftop structures were 25 feet rather than 10 feet tall), as a conservative assumption, a 120-foot-tall building could be built.) There would be 74 dwelling units (rather than the 56 in the proposed development), of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The first floor would contain a gym/recreation space, mechanical rooms, the residential lobby, and a bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants although no parking is required as the Affected Area is located within the Inner Transit Zone. The cellar and first floor levels of the building would account for approximately 15,227 gsf of the building's 67,312 total gsf. There would also be outdoor recreational areas for residents including a resident garden and an outdoor gym/recreational area adjacent to the first floor of the building. One curb cut onto Kent Avenue is proposed to allow automobile access and egress.

On the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2), now occupied by a 2-story industrial building, the proposed development would be a new 19,558 gsf multifamily residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. (Because the height to the top of the bulkhead could theoretically be as much as 120 feet (if the rooftop structures were 25 feet rather than 10 feet tall), as a conservative assumption, a 120-foot-tall building could be built.) There would be 21 dwelling units, of which 4 to 6 would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut onto Taaffe Place is proposed for automobile access and egress.

In total, two nonresidential buildings would be demolished, eliminating five businesses and 19,180 commercial gsf. They would be replaced by two new nine-story multi-family residential buildings, with a total of 95 dwelling units (19 to 28 income restricted and 67 to 76 market rate) and 76,254 gsf of residential space, and providing a total of 25 accessory off-street parking spaces. Figure 10-2 shows the two projected development sites.

Preliminary Assessment

The Proposed Actions would alter the use and bulk regulations of the Affected Area. They would not affect the topography, street system, block forms, or building arrangements within the vicinity of the proposed rezoning area as the Proposed Actions would be limited to the Affected Area.

Residential development in the project study area is medium density, with building heights ranging from three to eight stories, generally without setbacks. As in the Affected Area, the buildings range widely in style and façade material and date from different periods. Most of the older housing stock consists of three- and four-story multifamily walkups, with the newer developments including six-, seven-, and eight-story elevator apartment buildings. FARs range from 0.6 to 4.0, although newer elevator buildings have FARs as high as 7.0.

Under the Proposed Actions, the projected developments on Projected Development Sites 1 and 2 would have a uniform FAR of 3.90, which is within the range of existing and permitted bulk in the study area. Projected Development Site 1, the 12,928 sf Applicant-owned lot, would be redeveloped with a 67,312 gsf residential building (50,410 zsf) at an FAR of 3.90. Projected Development Site 2, the 3,340 sf Co-Applicant-owned lot, would be redeveloped with a 19,558 gsf residential building (13,010 zsf) at an FAR of 3.90. Although the FAR on these sites represents an increase over the existing one- and two-story industrial buildings, the with-action FARs are comparable to newer mid-rise residential buildings in the study area, including recent developments along Kent Avenue and Myrtle Avenue that range up to FARs of approximately 7.0. As such, the with-action FARs are compatible with the prevailing development patterns, maintaining consistency with the bulk, scale, and density of surrounding urban context.

A new, modern residential building on Projected Development Site 1 at 862-868 Kent Avenue would replace a one-story, on-slab, 13-foot-tall, 12,500 industrial building occupied by an event venue and a commercial office, with its 125-foot-long brick wall interrupted only by garages with rolldown gates, a door, and two small sets of windows. A second new, modern residential building on Projected Development Site 2 at 123 Taaffe Place would replace a two-story, 23-foot-tall, 6,680 gsf industrial building occupied by an automobile leasing company and the offices of two online sales operations, with its deteriorated, patched, stained, beige brick façade.

The new buildings would be constructed to the street line and would maintain a continuous street wall, which is consistent with existing development in the study area. Whereas the existing buildings on the projected development sites vary in height from 13 to 40 feet, the new developments would have a more consistent street wall height at the maximum permitted base height of 65 feet, as compared to buildings in the affected area and study area. These changes relative to the no-action condition, including the establishment of a continuous street wall, consisting of residential uses for Projected Development Sites 1 and 2, and consistent land uses on the projected development sites, would not negatively impact the pedestrian experience along both Kent Avenue and Taaffe Place. The degree of change between the no-action and with-action conditions would be consistent with the study area's urban design characteristics and therefore the pedestrian experience would not be negatively affected.

862-868 Kent Avenue, Brooklyn

Figure 6: Aerial Map

Projected Rezoning Area

Projected Development Site 1
(Applicant-Owned)

Projected Development Site 2
(Co-Applicant Owned)



Imagery Source: 2025 Google

Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 10-2: Urban Design Diagram

No-Action Scenario

Taaffe Place facing north (Site at right)



With-Action Scenario

Taaffe Place facing north (Site at right)



Maximum Permitted Base Height (65')
Maximum Permitted Building Height (95')
Maximum Permitted Bulkhead Height (120')
Proposed Base Height
Proposed Building Height
Site Numbers

Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 10-3: Urban Design Diagram

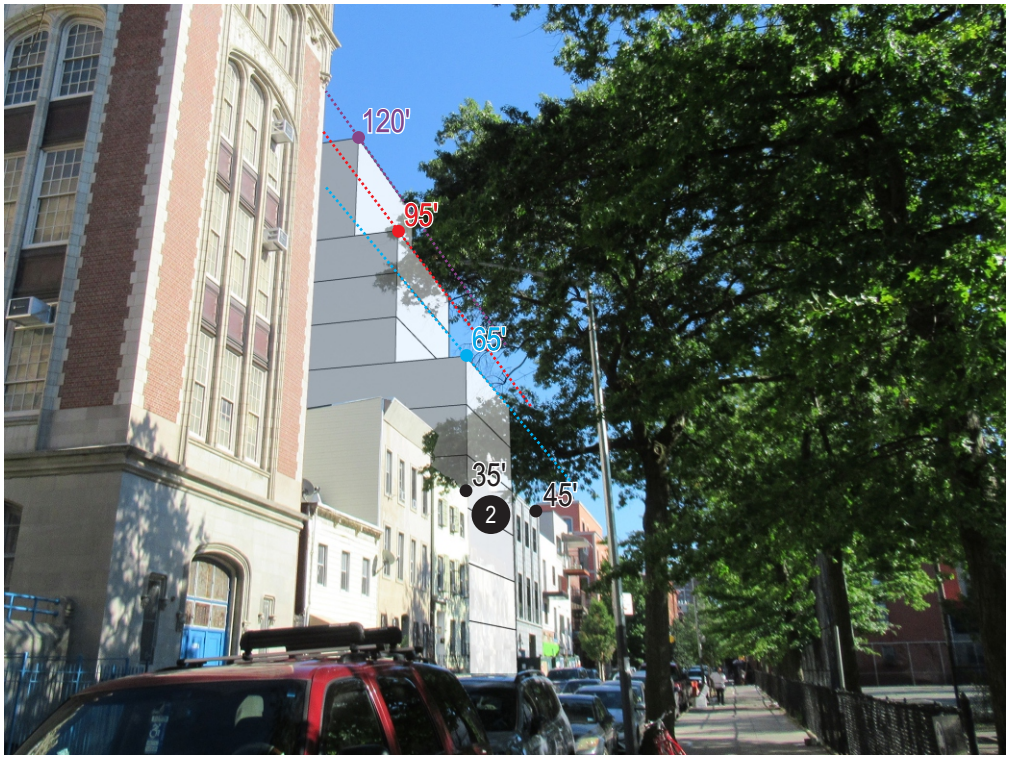
No-Action Scenario

Taaffe Place facing south (Site at left)



With-Action Scenario

Taaffe Place facing south (Site at left)



Maximum Permitted Base Height (65')
Maximum Permitted Building Height (95')
Maximum Permitted Bulkhead Height (120')
Proposed Base Height
Proposed Building Height
Site Numbers

Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 10-4: Urban Design Diagram

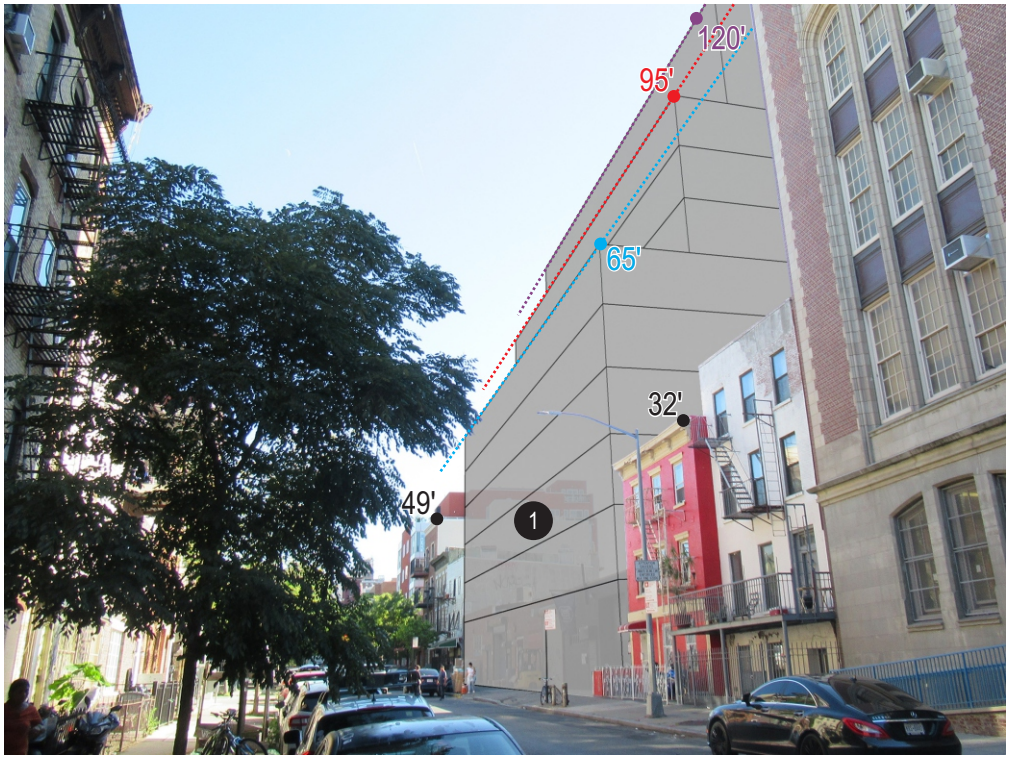
No-Action Scenario

Kent Avenue facing south (Site at right)



With-Action Scenario

Kent Avenue facing south (Site at right)



Maximum Permitted Base Height (65')
Maximum Permitted Building Height (95')
Maximum Permitted Bulkhead Height (120')
Proposed Base Height
Proposed Building Height
Site Numbers

Urban Cartographics

862-868 Kent Avenue, Brooklyn

Figure 10-5: Urban Design Diagram

No-Action Scenario

Kent Avenue facing north (Site at left)



With-Action Scenario

Kent Avenue facing north (Site at left)



Maximum Permitted Base Height (65')
Maximum Permitted Building Height (95')
Maximum Permitted Bulkhead Height (120')
Proposed Base Height
Proposed Building Height
Site Numbers

Urban Cartographics

The projected developments would be among the tallest in the Affected Area and the study area. The buildings located on Projected Development Sites 1 and 2 would both be 95 feet tall at their rooftops with 10-foot-tall bulkheads rising to an overall structure height of 105 feet; however, because the height to the top of the bulkhead could theoretically be as much as 120 feet (if the rooftop structures were 25 feet rather than 10 feet tall), 120-foot-tall buildings were assumed. That is taller than the height of PS/IS 157 (91 feet), located to the immediate north of the Affected Area. Furthermore, the proposed zoning requires a 15-foot-deep setback from the street line at the maximum street wall height of 65 feet. Finally, the adjacent R7A/C2-4 district along Myrtle Avenue permits buildings with roof heights of 95 feet and base heights of 75 feet, and buildings with heights approaching that of the projected developments have been recently constructed within the study area (the 80-foot-tall building at 610 Myrtle Avenue (Block 1911, Lot 19), the 90-foot-tall residential building at 590 Myrtle Avenue (Block 1910, Lot 7501), and the 80-foot-tall residential building at 622 Myrtle Avenue (Block 1912, Lot 7503). For these reasons, the proposed height and residential uses would be compatible with other buildings in the study area and the new building heights and uses would not have a significant adverse urban design impact. This is demonstrated by Figures 10-3 through 10-6, which contrast the no-action streetscapes with the massing of the projected developments superimposed. The four diagrams show the perspectives, respectively, of Taaffe Place facing north, Taaffe Place facing south, Kent Avenue facing south, and Kent Avenue facing north.

Because only the front facades of PS/IS 157 are visually distinctive, the only clear views of the visual resource are from the sidewalks facing the school on the east side of Kent Avenue and the west side of Taaffe Place. The projected developments, which would be built along the west side of Kent Avenue and the east side of Taaffe Place to the south of the school, would not obstruct views of the school's front facades from the view corridors. Although Projected Development Site 2 is located across Taaffe Place from Taaffe Playground, public views of the playground are available only from the view corridors along Taaffe Place, Park Avenue, and Myrtle Avenue where the resource fronts the street. Developments on the sites themselves would not obstruct existing public views of the playground. Intervening buildings block views from the Affected Area of the M.H. Renken Dairy Company buildings, which are visible only from the north side of Myrtle Avenue. The Proposed Actions would not have a significant adverse impact on visual resources.

Conclusion

The Proposed Actions would alter the use, bulk, and height regulations within the Affected Area but would not affect the topography, street system, block forms, or building arrangements within the vicinity of the proposed rezoning area as the Proposed Actions would be limited to the Affected Area. In addition, the with-action residential FARs of 3.90 on Projected Development Sites 1 and 2 would be consistent with the range of existing and permitted FARs in the study area, including recently constructed mid-rise elevator buildings, and would not introduce bulk that is incompatible with surrounding development patterns.The existing industrial buildings on Projected Development Sites 1 and 2 would be replaced by new, modern residential buildings constructed to the street line maintaining a continuous residential street wall, which is consistent with existing buildings in the study area. The two new developments would have a more consistent street wall height, as compared to buildings in the affected area and study area at the maximum permitted base height of 65 feet.

The buildings located on Projected Development Sites 1 and 2 would both be 95 feet tall at their rooftops with 10-foot-tall bulkheads rising to an overall structure height of 105 feet; however, because the height to the top of the bulkhead could theoretically be as much as 120 feet (if the rooftop structures were 25 feet rather than 10 feet tall), 120-foot-tall buildings were assumed. The proposed residential uses in the two new buildings would be different from the industrial buildings with commercial uses on these sites in the no-action condition but would be consistent with the existing affected and study area uses well as recent new developments within the project study area. These changes relative to the no-action condition would not negatively affect the pedestrian experience due to consistency with the streetscape along both Kent Avenue and Taaffe Place. Although the projected developments would be among the tallest in the Affected Area and the study area, buildings with heights approaching that of the projected developments currently exist and are under construction within the study area. The urban design analysis demonstrates compatibility/ consistency with the overall study area urban design characteristics, and indicates that the new building heights would not have a significant adverse urban design impact. The projected developments would not affect existing views of the visual resources in the project study area or result in significant adverse urban design or visual impacts upon these resources as explained above.

The Proposed Actions would not have a significant adverse impact related to urban design and visual resources, and no further assessment is required.

14. HAZARDOUS MATERIALS

Introduction

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

The Affected Area consists of Brooklyn Block 1897, Lots 5, 6, 9 (Co-Applicant owned), 11, 12 (p/o), 47 (p/o), 48, 49 (Applicant owned), 54, 55, 56 (p/o), 7504, 7505 (p/o), 7509, and 7510 in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3. A hazardous materials analysis is required because the Applicant, Kent Development LLC, and the Co-Applicant, 123 Taafe LLC, request approval of a Zoning Map Amendment to rezone the Affected Area from M1-1 to an MX-4 (M1-4/R6A) Special Mixed-Use District. The analysis is applicable to the Applicant and Co-Applicant owned sites for the following reasons:

- Rezoning allowing residential uses in an area zoned for manufacturing uses.

- Construction requiring soil disturbance in a manufacturing zone.

- Development within close proximity to a manufacturing zone or existing facilities listed in the Hazardous Materials Appendix.

- Rezoning to a mixed-use district, if the area may have historically stored, used, disposed of, or generated hazardous materials.

- Development where underground and/or aboveground storage tanks (USTs or ASTs) are (or were) located on or near the site.

The Applicant's and Co-Applicant's properties are, respectively, 862-868 Kent Avenue (Brooklyn Block 1897, Lot 49) and 123 Taaffe Place (Block 1897, Lot 9). The lots are developed with buildings supporting commercial and manufacturing uses and that have previously supported other industrial uses. Since the Proposed Actions would result in the redevelopment of those properties, and thus in ground disturbance, an assessment of hazardous materials is required. In accordance with the 2021 *CEQR Technical Manual* guidelines, such an assessment was conducted to determine whether the Proposed Actions could lead to increased exposure of people or the environment to hazardous materials and whether the increased exposure would result in significant adverse public health impacts or environmental damage. The assessment involved the preparation of Phase I Environmental Site Assessments (ESAs) of the two properties, which were prepared in accordance with the latest ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation E 1527-13), and

the submission of the ESA reports for review by the NYC Department of Environmental Protection (DEP).

862-868 Kent Avenue

Introduction

Environmental Studies Corp. performed a Phase I ESA on the Applicant's property and prepared a report dated February 2020. The following is the report's executive summary.

Existing Conditions

Site Description

The subject property at 862-868 Kent Avenue, Brooklyn, New York is an approximate 13,000-sf, roughly rectangular shaped parcel which is fully occupied by a 1-story (on slab) industrial/warehouse building. At the time of the site visit, half the building was occupied by Lights on Kent, which is an event venue that provides rental space for parties and similar events. The other half is occupied by Elegant Desserts, a bakery operation which manufactures cookies, cakes and other desserts. Heat for the building is provided by gas-fired systems. There were not any operations involving the storage or use of hazardous substances or petroleum products observed in the subject building during the site visit. In addition, no indications of the past on-site storage or use of hazardous substances or petroleum products were observed, such as chemical/oil stained surfaces, discarded drums or chemical containers, etc.

Site History

Research into the history of the project site shows that the property was occupied by several small industrial, residential and retail buildings from at least the late 1800s to the mid-1960s. Sometime between 1954 and 1966, all the buildings on the northern four-fifths of the site were demolished, and the northern portion of the existing building was constructed. Sometime between 1993 and 1995, the small structure on the southern part of the site was demolished and the southern part of the existing building was constructed. The identified former uses of the property from the late 1800s to the present time include residential uses, retail stores, and factory/manufacturing uses including carpet cleaning companies, steel bed spring manufacturing, a machine shop, a printer, jewelry manufacturing, bakeries, party rental companies and others. Given the past industrial and manufacturing uses identified at the project site, there is a potential for contamination.

Site Drainage

Typical lavatory drainage structures such as sinks and toilets were present in the building. In addition, several floor drains were observed in the part of the building occupied by Elegant Desserts. It is likely that these structures discharge to the municipal sewer system.

Petroleum Storage Tanks

No aboveground tanks, or indications of the presence of underground tanks (tank fillports, vent lines, etc.) were observed on the property, or in the sidewalk adjacent to the site. The subject property is not identified in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database.

It is not known how the buildings which formerly occupied the property were heated (e.g., oil, gas, electric, coal, etc.). According to New York City Department of Buildings (NYCDOB) records, Oil Burner Applications were issued to the site in 1960, 1972 and 1990. This indicates that one or more of the former structures at the site contained an oil-fired heating system, and subsequently a fuel oil storage tank. Any heating oil tanks which were not removed from the project site at the time of the building's demolition may remain at the property. Any petroleum storage tanks discovered during the re-development of the property should be properly removed in accordance with all applicable NYSDEC and New York City Fire Department regulations.

Asbestos/Lead-Based Paints / PCBs

Given the age of the building (constructed in the 1960s), it is possible that it contains asbestos building materials. However, no suspected asbestos-containing thermal system insulation materials were observed in the building during the site visit. Painted surfaces in the building were observed to be in good condition, with no large areas of chipped or peeling paint noted.

Regulatory Agency Database Records

The project site does not appear in the Federal or State environmental databases reviewed including the United States Environmental Protection Agency (USEPA's) Superfund, CERCLIS or ERNS databases, the RCRA Hazardous Waste Generators list or hazardous waste Treatment/Storage/Disposal Facilities list, or the New York State Department of Environmental Conservation (NYSDEC's) Spill Logs or Petroleum Bulk Storage (PBS) database, Solid Waste Facilities database, or the Registry of Inactive Hazardous Waste Disposal Sites.

Surrounding Land Use

The subject property is adjoined by residential uses to the north. Adjacent and to the south of the site is a 3-story, mixed use building (residential and commercial) containing an art gallery on the first floor. Adjacent and to the east of the site is Kent Avenue, beyond which are residential uses, storage lots and a commercial building occupied by a lighting company. Adjacent and to the west are residential uses, a child care center, and a commercial building occupied by an auto broker. Land uses in the immediate vicinity of the property (i.e., within approximately 500 feet of the site) are comprised of a mix of residential, commercial/retail, and light industrial uses, schools and other institutional uses, and public parks.

A review of Sanborn historical maps shows that land uses in the immediate area of the subject property have contained a mix of residential, commercial/retail, light industrial and institutional uses, and public parks since at least the 1930s. Industrial uses in the area surrounding the project site shown on historical Sanborn maps include a rope works, plumbing supply manufacturing, a soap works, auto repair garages (some with buried gasoline tanks), woodworking shops, filling stations, and others. There were not any potential off-site sources of contamination, which are considered likely to have impacted the environmental condition of the subject property, identified in the regulatory agency database information reviewed.

Conclusions

The ESA revealed the following Recognized Environmental Conditions:

The potential for contamination at the subject property from past factory/manufacturing operations at the project site, including the potential for a vapor encroachment condition to the existing and any future buildings at the site; and the potential for one or more underground petroleum storage tanks at the subject property; and

The potential for one or more underground petroleum storage tanks at the subject property.

Future No-Action Condition

Absent the Proposed Actions, additional redevelopment would not occur on the Applicant's property. The chocolate processing operation occupying half of the building (6,250 gsf industrial use of total 12,500 gsf building) on Projected Development Site 1 (the Applicant's property, Lot 49) is expected to relocate, leaving the building half vacant. An existing commercial use, an event venue, occupies the other half of the building (6,250 gsf commercial use of total 12,500 gsf building), and is expected to remain. In accordance with land use trends, it is expected that a commercial office use would occupy the vacated space in the Applicant's building under the future no-action condition.

Future With-Action Condition

Under the with-action scenario, the existing building on the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1) would be demolished and the site would be redeveloped with a 67,312 gsf multi-family residential building. The development would have 50,410 zsf, for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 74 dwelling units, of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The cellar would contain 19 enclosed accessory parking spaces for building residents although no parking is required as the Affected Area is located within the Inner Transit Zone. The first floor would contain a gym/recreation space, mechanical rooms, the residential lobby, and a bicycle parking room. The upper floors would contain residential apartments. There would also be an outdoor recreational area for use by the building residents. One curb cut is proposed to allow automobile access and egress.

123 Taaffe Place

Introduction

Environmental Studies Corp. performed a Phase I ESA on the Co-Applicant's property and prepared a report dated November 2021. The following is the report's executive summary.

Existing Conditions

Site Description

The subject property at 123-125 Taaffe Place, Brooklyn, N.Y., consists of a 3,345+/- square foot, rectangular shaped parcel containing a 2-story (on slab), masonry and steel frame, commercial building. At the time of the site visit, the subject building was occupied by professional office uses including Signature Leasing (automobile leasing company), Super Sound Studio (music studio), and Broadway Computer Checks (checks and other paper goods). Heat and hot water for the building are provided by gas-fired systems. There were not any operations involving the storage or use of hazardous substances observed at the property during the site visit. In addition, there were not any indications of the past storage or use of hazardous substances or petroleum products observed, such as chemical/oil-stained surfaces, discarded drums or chemical containers, chemical/petroleum odors, etc.

Site History

Research into the history of the project site shows that the building was constructed circa 1993. Identified uses in the building since its construction include a wood furniture manufacturer (Encore Retail Systems, Inc.), a party rental company (Broadway Famous Party Rentals), a check company, a music studio, warehousing, and professional office uses. According to New York City Department of Buildings (NYCDOB) records, permits for the installation of paint spray booths in the building were issued in 1993 for Broadway Famous Party Rentals, and in 1998 for Encore Retail Systems.

Furniture manufacturing and paint spraying operations are types of uses which typically involve the use of hazardous substances including adhesives, and finishes such as paints, stains, varnishes, and others. Any past spills, leaks or discharges of such materials would be a potential source of contamination to the project site.

Prior to the construction of the building, the property was occupied by a 1-story storage building from the 1960s to the early 1990s. Prior to the 1960s, the site contained a 3-story dwelling, a 1-story shed, a 1-story detached garage, and a 3-story residential building with a ground floor retail store. There were not past businesses or uses which typically involve the use of hazardous substances in their operations identified at the project site prior to the early 1990s.

Site Drainage

Typical lavatory drainage structures such as sinks and toilets are located in the building. The drainage structures in the building discharge to the municipal sewer system. No staining or other indications of spills or discharges of hazardous substances was observed around any of the drainage structures at the site.

Petroleum Storage Tanks

No aboveground petroleum storage tanks, or indications of the presence of underground petroleum storage tanks, were observed on the property, such as fillports or vent lines, associated mechanical equipment, etc.

The property is not identified in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database, which lists all registered facilities with a total combined petroleum storage capacity in excess of 1,100 gallons.

It is not known how the buildings formerly located at the subject were heated (e.g., oil, gas, coal, etc.). According to NYCDOB records, an Oil Burner Application was issued to the site in 1961, which indicates that at least one of the former buildings contained an oil-fired heating system. Any former petroleum storage tanks discovered at the project site during re-development should be properly closed or removed in accordance with all applicable regulations.

Asbestos/Lead-Based Paints/PCBs

Given the age of the building (constructed circa 1993), it is unlikely to contain asbestos building materials and lead-based paints. No suspected asbestos-containing materials were observed in the building during the site visit. Painted surfaces in the building were observed to be in good condition, with no areas of chipped or peeling paint noted. No transformers or other electrical equipment suspected of containing PCBs were observed at the project site.

Regulatory Agency Database Records

The subject property is identified in the NYSDEC Facility Information System (FIS) database. According to information in the database report, Encore Retail Systems at 123 Taaffe Street, Brooklyn, N.Y. is identified in the State Master Air Program as a wood household furniture manufacturer. The project site does not appear in the other Federal or State environmental databases reviewed including the United States Environmental Protection Agency (USEPA's) Superfund, CERCLIS or ERNS databases, the RCRA Hazardous Waste Generators list or hazardous waste Treatment/Storage/Disposal Facilities list, or the New York State Department of Environmental Conservation (NYSDEC's) Spill Logs or Petroleum Bulk Storage (PBS) databases, Solid Waste Facilities database, Voluntary Cleanup Program or Brownfields databases, or the Registry of Inactive Hazardous Waste Disposal Sites.

Surrounding Land Use

The property is adjoined by residential uses to the north, and by a new residential building under construction to the south. Adjacent and to the east of the site are 1-story commercial/industrial buildings occupied by Elegant Desserts (commercial bakery), and Lights on Kent (event space). Adjacent and to the west of the site is Taaffe Place, beyond which is a public park and playground. Land uses in the immediate vicinity of the property (i.e., within approximately 500 feet of the site) are comprised of a mix of residential, commercial/retail, and light industrial uses, schools and other institutional uses, and public parks.

A review of Sanborn historical maps shows that land uses in the immediate area of the property have contained a mix of residential, commercial/retail, light industrial and institutional uses, and

public parks since at least the 1930s. Industrial uses in the area surrounding the project site shown on historical Sanborn maps include a rope works, plumbing supply manufacturing, a soap works, auto repair garages (some with buried gasoline tanks), woodworking shops, filling stations, and others.

There were not any potential off-site sources of contamination, which are considered likely to have impacted the environmental condition of the subject property, identified in the regulatory agency database information reviewed.

Conclusions

The ESA revealed the following Recognized Environmental Condition:

> The potential for contamination at the subject property from past wood furniture manufacturing and spray-painting operations at the site, including the potential for a vapor encroachment condition to the existing and any future new buildings on the property.

Future No-Action Condition

Absent the Proposed Actions, additional redevelopment would not occur on Projected Development Site 2 (the Co-Applicant's property, Lot 9). Commercial uses, including an automobile leasing company and the offices of two online sales operations, occupy the industrial building on the Co-Applicant's property and would be expected to remain.

Future With-Action Condition

Under the with-action scenario, the existing building on the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2) would be demolished, and the projected development would be a new 19,558 gsf multi-family residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have nine stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 21 dwelling units, of which 20 to 30 percent (4 to 6) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level accessory parking spaces would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut is proposed for automobile access and egress.

DEP Correspondence

In correspondence dated April 13, 2023, (included in Appendix B to this report), DEP stated that a Phase II Environmental Site Assessment (Phase II ESA) is necessary to adequately identify/characterize the surface and subsurface soils, groundwater and soil vapor of the Applicant's property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. At the time DEP had not yet reviewed the Phase I ESA for the Co-Applicant's property, which was provided to DEP in June 2024. DEP's 2025 letter indicates review of the Phase I ESA for the co-applicant property.

In correspondence dated August 12, 2025, (included in Appendix B to this report), DEP stated that a Phase II Environmental Site Assessment (Phase II ESA) is necessary to adequately identify/characterize the surface and subsurface soils, groundwater and soil vapor of the Applicant's and the Co-Applicant's properties, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. DEP also states that a Phase II Investigation Protocol/Work Plan and a Health and Safety Plan (HASP) for each property should also be prepared. DEP's August 12, 2025 correspondence reflects DEP's review of the Phase I Environmental Site Assessment for the Co-Applicant's property.

(E) Designations

Project Development Site 1:

A one-story on-slab building with no cellar or basement and with a footprint of 12,500 sf covers 96% of the 12,928 sf Applicant's lot. The building is fully occupied, with a chocolate packaging operation occupying half of the building and an event venue occupying the other half.

Project Development Site 2:

A two-story on-slab building with no cellar or basement and with a footprint of 3,340 sf covers the entire 3,340 sf Co-Applicant's lot. The building is occupied by an automobile leasing company and the offices of two online sales operations.

Phase II soil, soil vapor, and groundwater testing in accordance with DEP/OER guidelines is based on a definitive site plan which is not yet ready to be filed with the Buildings Department. The testing has to take into account the proposed building footprint and foundation depth. As this application is for a proposed rezoning where the exact building footprint and/or foundation depth may change, there are currently no definitive site plans. All design plans are illustrative and subject to change.

It would not be possible to perform Phase II testing at this time without significantly disrupting ongoing business operations, as Phase II testing would require drilling at the ground floor level inside the Sites, resulting in dust, debris, and noise. Existing leases prohibit the interruption of business activities on the property, which in this case, would require intrusive subsurface work within actively occupied tenant spaces where access, safety, and business continuity cannot be maintained. Therefore, as testing per DEP/OER guidelines cannot be completed at this time, (E) designations for hazardous materials will be placed on the zoning map for these sites. An "E" designation will ensure that no hazardous materials impacts would occur.

Therefore, (E) designations for hazardous materials would be established as part of the approval of the proposed actions for the following lots.

The hazardous materials text of E-883 applicable to Projected Development Site 1 on Block 1897, Lot 49, and Projected Development Site 2 on Block 1897, Lot 9 would be as follows:

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

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

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

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

Conclusion

With the (E) designation in place to ensure that soil, groundwater, and vapor testing and any required remediation would precede redevelopment, no significant adverse impacts related to hazardous materials would occur, and no further analysis is warranted.

16. TRANSPORTATION

Introduction

The Affected Area is located on Brooklyn Block 1897, comprised of lots 7505 (p/o), 7504, 7509, 7510, 5, 6, 9, 11, 12 (p/o), 47 (p/o), 48, 49, 54, 55, and 56 (p/o). Brooklyn Block 1897 is bounded by Park Avenue, a two-way eastbound/westbound roadway on the north; Myrtle Avenue, a two-way eastbound/westbound roadway on the south; Kent Avenue, a one-way southbound roadway on the east; and Taaffe Place, a one-way northbound roadway on the west within the Bedford Stuyvesant neighborhood of Brooklyn, Community District 13.

As discussed in the Project Description above, two projected development sites would be redeveloped in the future with the Proposed Actions, resulting in the development of 95 dwelling units (an increment of 95 over the numbers in the future without the Proposed Actions), with 25 accessory parking spaces. In addition, two nonresidential buildings would be demolished, eliminating five businesses with an incremental commercial space decrease of 19,180 gsf.

Minimum Development Density Screening

This level of development would not exceed the minimum development density potentially requiring a transportation analysis (which requires a minimum development density screening analysis as shown in Table 16-1 of the 2021 *CEQR Technical Manual*). The Affected Area (and thus the two projected development sites) is located within Transportation Zone 4, which includes areas within one mile of a subway station. (See Figure 16-1 in the 2021 *CEQR Technical Manual*.) Table 16-1 compares the projected development with the. minimum density development thresholds applicable to Zone 4.

Table 16-1 – Transportation Analysis Minimum Density Development Thresholds, Zone 4

Proposed Use	Transportation Zone 4 Screening Threshold	Incremental Change	Exceeds Screening Threshold?
Residential Dwelling Units	200	+95	NO
Parking spaces	60	+25	NO

As indicated in Table 16-1, neither the projected number of dwelling units nor the projected number of parking spaces would exceed the minimum transportation analysis screening thresholds for Transportation Zone 4. A detailed assessment of transportation-related impacts is therefore not necessary.

Conclusion

For the reasons discussed in this section, the Proposed Actions would not have a significant adverse impact related to transportation, and no further assessment is required.

17. AIR QUALITY

INTRODUCTION

Ambient air quality, defined as pollutant levels in the surrounding environment to which the public has access, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under the City Environmental Review (CEQR), an air quality assessment determines both a proposed project's effects on ambient air quality and the quality of the ambient air at the project. This analysis followed the *2021 CEQR Technical Manual* methodology.

Existing Conditions

The Applicant's property (Projected Development Site 1) is 862-868 Kent Avenue (Lot 49), a 12,928 sf interior lot with 125 feet of street frontage and a depth that varies between 100 and 108 feet. It is occupied by a one-story, on-slab, 13-foot-tall industrial building constructed in 1965-1966 and enlarged during the 1990s to cover the entire lot. The building contains approximately 12,500 gross square feet (gsf), all of which counts as zoning floor area (zsf), for an FAR of 0.97. A chocolate packaging operation occupies half of the building (6,250 gsf industrial use), and an event venue occupies the other half (6,250 gsf commercial use). There is no parking on the site.

The Co-Applicant's property (Projected Development Site 2) is 123 Taaffe Place (Lot 9), a 3,340 sf interior lot with approximately 42 feet of street frontage and a depth that varies between 75 and approximately 83 feet. It shares a rear lot line with Projected Development Site 1. A two-story, 23-foot-tall, 6,680 gsf (and zsf) industrial building constructed in 1993 occupies the entire lot. The FAR is 2.00. As of October 2025, the building's occupants were an automobile leasing company and the offices of two online sales operations.

The Future without the Proposed Actions

Absent the Proposed Actions, additional redevelopment would not occur on the Applicant's or Co-Applicant's property.

The chocolate processing operation occupying half of the building (6,250 gsf industrial use, FAR of 0.48) on Projected Development Site 1 (the Applicant's property, Lot 49) is expected to relocate, leaving the building half vacant. It is expected that a commercial office use would occupy the 6,250 gsf vacated space in the Applicant's building under the future no-action condition. An event venue would continue to occupy the other half of the building (6,250 gsf commercial use, FAR of 0.48).

Under the future no-action scenario, Projected Development Site 2 would remain in its current condition. A two-story, 23-foot-tall, 6,680 gsf industrial building occupied by an automobile leasing company and the offices of two online sales operations would remain on Projected Development Site 2 (the Co-Applicant's property, Lot 9).

The Future with the Proposed Actions

Under the with-action scenario, the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1), now occupied by two one-story warehouses, would be redeveloped with a 67,312 gsf

multifamily residential building. The development would have 50,410 zoning square feet (zsf), for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 74 dwelling units, with an average size of 791 gsf, of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Applicant intends to pursue MIH Option 1. The first floor would contain a gym/recreation space, mechanical rooms, the residential lobby, and bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants within 8,770 gsf although no parking is required as the Affected Area is located within the Inner Transit Zone. There would also be an outdoor recreational area for use by the building residents. One curb cut onto Kent Avenue is proposed to allow automobile access and egress.

On the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2), now occupied by a 2-story industrial building, the proposed development would be a new 19,558 gsf multifamily residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 21 dwelling units, with an average size of 843 gsf, of which 20 to 30 percent (4 to 6) would be income restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Co-Applicant intends to pursue MIH Option 1. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces within 1,846 gsf would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut onto Taaffe Place is proposed for automobile access and egress.

Air Pollutants and Applicable Standards and Guidelines

Criteria Pollutants - National Air Quality Standards

The US Environmental Protection Agency (EPA) has established national ambient air quality standards (NAAQS) for six of the most common air pollutants, known as "criteria" pollutants. The presence of criteria pollutants in ambient air is generally due to numerous diverse and widespread sources of emissions. The NAAQS primary standards are designed to protect public health with an adequate margin of safety. The NAAQS secondary standards are designed to protect public welfare from adverse effects, including those related to effects on soils, water, vegetation, visibility, and other aspects. As required by the Clean Air Act (CAA), EPA periodically conducts comprehensive reviews of the scientific literature on health and welfare effects associated with exposure to the criteria air pollutants. The NAAQS have been adopted as the ambient air quality standards for the State of New York.

In addition to the NAAQS, the *CEQR Technical Manual* requires that projects subject to CEQR apply carbon monoxide (CO) and particulate matter with aerodynamic diameter less than or equal to 2.5 microns ($PM_{2.5}$) significant impact criteria (*de minimis*). The *CEQR Technical Manual de minimis* criteria set allowable incremental increases in CO and $PM_{2.5}$ concentrations that would

result as a consequence of a proposed project. As a detailed CO analysis was not required, CO *de minimis* (CO *de minimis* applies to mobile sources only) is not shown. $PM_{2.5}$ *de minimis*, for projects under CEQR, is evaluated as follows:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.1 µg/m^3 at ground level on a neighborhood scale (i.e., the annual increase in concentration representing the average over an area of approximately 1 square kilometer, centered on the location where the maximum ground-level impact is predicted for stationary sources; or for mobile sources, at a distance from a roadway corridor similar to the minimum distance defined for locating neighborhood scale monitoring stations).
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 µg/m^3 at any receptor location for stationary sources.

Determination of significant impact related to criteria pollutants accounts for pollutants in the ambient air, including background concentrations. The New York State Department of Environmental Conservation (NYSDEC) measures concentrations of air pollutants at more than 50 sites across the state. The primary NAAQS and background concentrations of the pollutants for which a detailed analysis was conducted are shown in Table 17-1.

Table 17-1: Background Concentration at the NYSDEC Nearest Monitoring Station(s)

Pollutant	Averaging Period	National and State Standards	Background Concentration	Monitoring Station
$PM_{2.5}$	24-Hour	35 µg/m^3	18.7 µg/m^3	JHS 126 - Site No. 36-047-0122 (2)
	Annual	9.0 µg/m^3	7.6 µg/m^3	
NO_2	1-Hour	100 ppb (188 µg/m^3)	55.1 ppb (103.6 µg/m^3)	Queens College - Site No. 36-081-0124 (1)
	Annual	53 ppb (100 µg/m^3)	14.2 ppb (26.8 µg/m^3)	

Note:
1. NO_2 background concentration: NYSDEC. 2019. "New York State Ambient Air Quality Report for 2019." File version: 11/12/2020. extapps.dec.ny.gov/docs/air_pdf/2019airqualreport.pdf.
2. $PM_{2.5}$ background concentration: NYSDEC. 2020. "New York State Ambient Air Quality Report for 2020." File version: 4/13/2020. extapps.dec.ny.gov/docs/air_pdf/2020airqualreport.pdf.
3. Micrograms per meter cube - µg/m^3; parts per billion – ppb.

Noncriteria Pollutants

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the NYSDEC has established guidelines for the maximum allowable concentration of noncriteria air contaminants, also referred to as toxic air or air toxics contaminants, that range in toxicity level from high to low. Some of these pollutants are carcinogenic, and the list of contaminants includes 188 hazardous air pollutants (HAPs), which the EPA also regulates. The maximum allowable guidelines set maximum 1-hour and annual averaging time concentrations published (February 12, 2021 publication) in the DAR-1 Annual and Short-term Guideline Concentration (AGC/SGC

Table). In addition, DAR-1 also includes standards for pollutants cumulative risk assessment (acceptable residual risk).

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

MOBILE SOURCE

According to the *CEQR Technical Manual,* projects may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic, create any other mobile sources of pollutants (e.g., diesel trains, helicopters, boats), or add new uses near mobile sources (e.g., roadways, garages, parking lots). Certain types of projects may require further analysis, including a microscale analysis.

Screening Assessment

The Proposed Actions would not exceed the minimum development density that would require a transportation analysis, as shown in Table 16-1 of the transportation chapter of the *2021 CEQR Technical Manual*. As such, the projected traffic volumes would not exceed the CO screening threshold defined in the 2021 *CEQR Technical Manual* (170 peak-hour vehicle trips at an intersection in the study area). Considering the low levels of project-generated traffic, particulate matter (PM) emissions would not exceed the *de minimis* thresholds referenced in the *2021 CEQR Technical Manual*. The Proposed Actions would facilitate 19 and 6 accessory parking spaces in Projected Development Sites 1 and 2, respectively. The increments are below the DCP adopted parking increment threshold of 85 spaces for detailed analysis. As such, further analysis for a parking facility air quality impact is not warranted and any significant adverse air quality impact from parking facilities is unlikely.

In addition, the Proposed Actions would not result in operable windows or air intakes within 200 feet of an atypical roadway, nor would it result in the creation of a covered roadway or be effect by covered roadway, and nor would it result in a new sensitive receptor placed near an existing large parking facility or significantly increase the vehicle miles traveled in a large area. As such, the Proposed Actions mobile source screens out, and no detailed analysis is warranted.

STATIONARY SOURCE

According to the CEQR Technical Manual guidelines, air quality analyses of stationary sources may be warranted if a project would (i) create new stationary sources of pollutants – such as emission stacks of industrial plants, hospitals, other large institutional uses, or even a building's boilers – that may affect surrounding uses; (ii) introduce certain new uses near existing or planned emissions stacks that may affect the use, or (iii) introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

The Proposed Actions would facilitate the development of buildings that could be equipped with fossil fuel-fired heating/hot water, ventilation, and air conditioning (HVAC) systems and, therefore, have the potential to result in a significant adverse impact on nearby sensitive land uses.

The Proposed Actions would introduce a new use within 400 feet of existing manufacturing processing facilities. As such, an air toxics analysis is required.

Heating and Hot Water System(s)

The heating/hot water, ventilation, and air conditioning (HVAC) systems analysis considers the potential for emissions from the HVAC system(s) of a proposed action to result in development that significantly impacts land use in the area. Based on the *CEQR Technical Manual*, a preliminary screening assessment can be conducted as a first step to predict whether the potential impact of the heat and hot water system(s) boiler emissions can be significant. The screening analysis determines the threshold of development size below which the action would not have a significant impact. This CEQR screening procedure applies to buildings not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

Screening Assessment

The *CEQR Technical Manual Appendices* Figure 17-2 nomograph, applicable to a residential development equipped with a natural gas-fired HVAC system, was used for the screening assessment. As screening analysis only applies to a single smokestack, the cumulative project-on-existing screening analysis combined emissions from multiple stacks in a single stack situated as close as possible to a receiving building.

Project-on-Existing

For the project-on-existing screening assessment, the Projected Development Sites 1 and 2 Reasonable Worst Case Development Scenarios (RWCDSs) was analyzed as an 86,870 gsf (Projected Development Sites 1 and 2 combined gsf), 95-foot-tall, building. Figure 17-1 shows the roof heights of existing buildings, including under-construction buildings or developments associated with other CEQR actions in the area, and the 400-foot area around the Projected Development Sites 1 and 2.

Figure 17-1: Existing buildings' roof heights[7] in the surrounding area

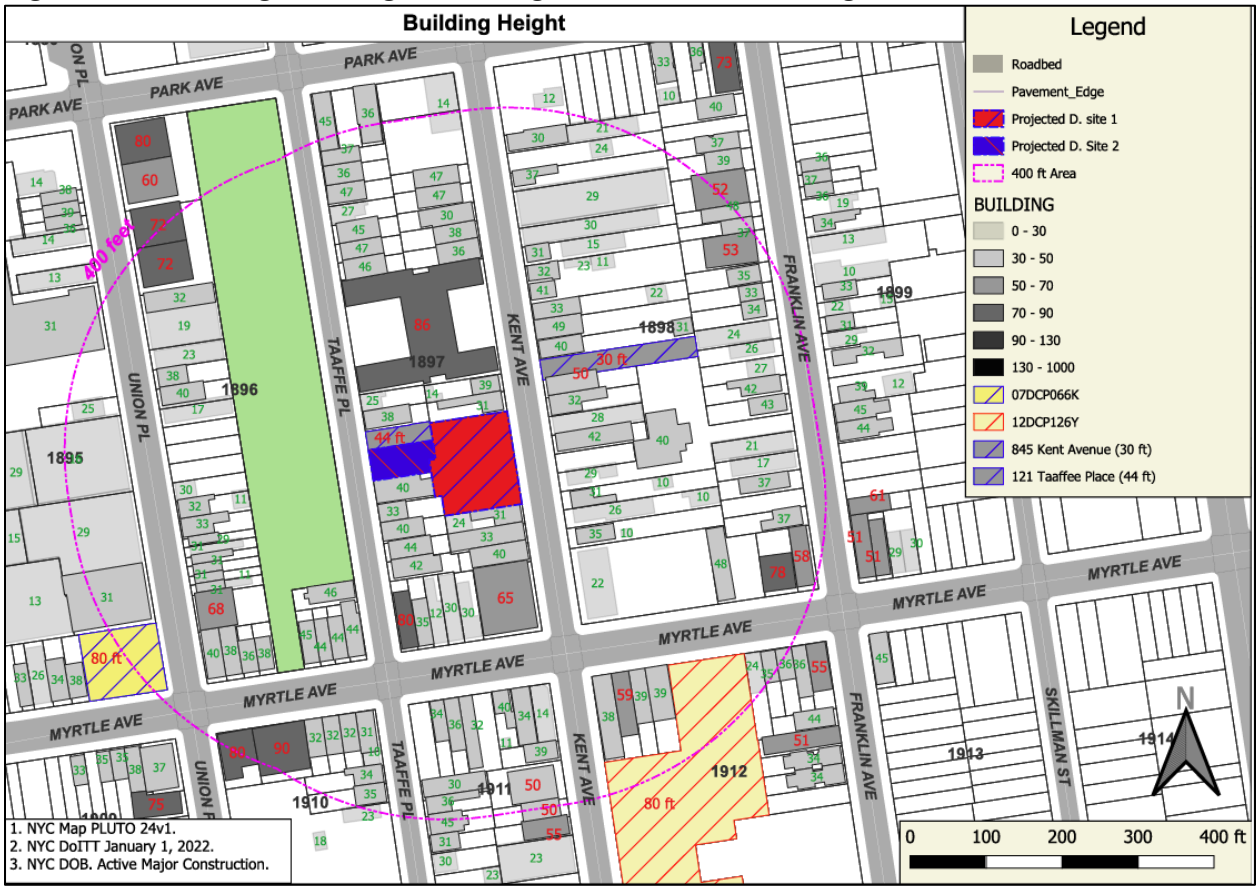
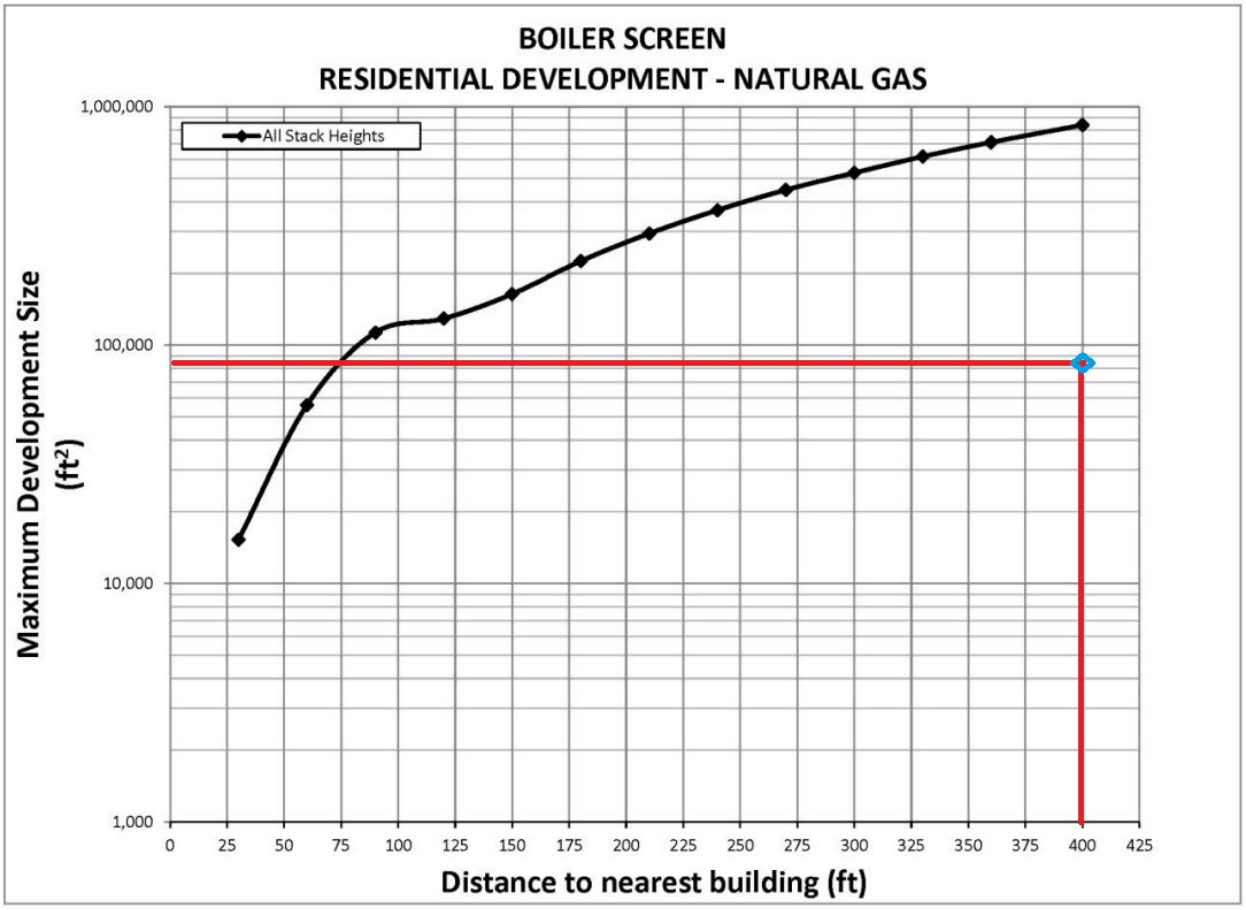


Figure 17-2 shows the project-on-existing screening analysis. A 400-foot distance was applied in the screening assessment as no building 95 feet or taller is within 400 feet of Projected Development Sites 1 or 2. As seen in Figure 17-2, the line corresponding to the Projected Development Sites 1 and 2 combined gsf intersects the distance to a building similar or greater in height below the curve for a natural gas-fired HVAC system. Therefore, the Proposed Actions pass the project-on-existing screening assessment.

[7] City of New York, Office of Technology and Innovation (2016). "Building-Footprints." opendata.cityofnewyork.us, Feb. 28, 2023.

Figure 17-2: Projected Development Sites 1-6 HVAC Screen Minimum Distance



Project-on-Project

The Proposed Actions consist of two adjacent developments. Therefore, the screening analysis is not applicable, and a detailed analysis is required for the project-on-project scenario.

HVAC Detailed Analysis

Pollutant concentrations were predicted with AERMOD. AERMOD MPI version 24142 executable was used in the dispersion analysis. Lakes Environmental, Inc. adjusted the EPA AERMOD source code and recompiled the model to parallelize the processing of receptors, significantly reducing run-time. The MPI executable (used in the analysis) modified the EPA AERMOD executable model version 24142. The AERMOD model incorporates air dispersion based on planetary boundary layer turbulence structure and scaling concepts, including treatment of surface and elevated sources and simple and complex terrain. The model was run with the regulatory default option, where applicable. AERMOD was run for both downwash effect options, where the Building Profile Input Program (BPIP) was run with the downwash effect enabled. All analyses used five consecutive years of meteorological data (2017-2021) from the NYSDEC. Meteorology surface data is from LaGuardia Airport, and upper air data is from Brookhaven station, New York. The meteorological data provided hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the five years.

Population in New York City was specified to account for the effects of increased surface heating from an urban area on pollutant dispersion under stable atmospheric conditions.

Natural gas was assumed to be the type of fossil fuel, if any, used in the Projected Development Sites' HVAC systems. The pollutants of concern for natural gas-fueled boilers are nitrogen dioxide (NO_2) and $PM_{2.5}$. The HVAC systems' total energy capacities were calculated based on the projected development sites' RWCDSs gsf and an energy consumption rate of 60.3 thousand Btu per gsf[8] (natural gas consumption rate of 59.1 ft^3 per gsf per year, using a natural gas heating value of 1,020 Btu per ft^3). All fuel was assumed to be consumed during the 100-day heating season (2,400 hours).

Pollutant emissions were calculated based on emission factors for external combustion sources published in the EPA AP-42 manual. Table 17-2 shows the pollutant emission rates of the HVAC systems serving the projected development sites.

Table 17-2: Projected Development Sites HVAC Systems Emission Rates

Site ID	RWCDS	Pollutant	Short-term Emission Rate (g/s)	Annual Emission Rate (g/s)
Projected Development Site 1	67,312 gsf; 95' + 10' bulkhead	NO_2	2.09E-02	5.72E-03
		$PM_{2.5}$	1.59E-03	4.35E-04
Projected Development Site 2	19,558 gsf; 95' + 10' bulkhead	NO_2	6.07E-03	1.66E-03
		$PM_{2.5}$	4.61E-04	1.26E-04

The boilers' stack diameters and exit temperatures were estimated based on values obtained from the New York City Department of Environmental Protection (DEP) "CA Permit" database.[9] The stack exit velocities were calculated based on the fuel dry volume of combustion components per unit of heat content. The boiler stacks were placed 3 feet above the bulkheads (108 feet above grade) and as close as possible to the receiving building. If a significant adverse impact was predicted, the stack(s) was raised or set back further from the receiving building.

Receptors on the receiving building(s) were placed all around the receiving building envelope from the ground floor to rooftop height in spaced intervals. Receptors were also placed above the Projected Development Site 2 rooftop recreation area. Buildings in the surrounding area, including developments associated with other proposed actions and newly constructed buildings (shown in Figure 17-1), were accounted for in the downwash effect on plume dispersion (BPIP). The US Geological Service (USGS) National Elevation Dataset (NED) 1/3 arc-second resolution (GeoTIFF dataset), the terrain dataset recommended by the EPA for use in the United States for regulatory purposes, was used to process the base elevation of buildings. Base elevations of emission sources and receptors were set to their buildings' base elevations. The map application

[8] Energy Information Administration (2022). "Table US1. Total Energy Consumption, Expenditures, and Intensities, 2005 Part 1: Housing Unit Characteristics and Energy Usage Indicators." *2005 Residential Energy Consumption Survey: Energy Consumption and Expenditures Tables.*

[9] NYCDEP "CA Permit" database obtained from the New York City Department of City Planning, February 2020.

in North American Datum 1983 (NAD83) projection, built into Lakes Environmental, Inc.'s commercial application of AERMOD (AERMOD View), was used to spatially locate buildings.

The one-hour NO_2 NAAQS standard of 0.100 ppm (188 ug/m^3) is the three-year average of the 98th percentile of daily maximum one-hour average concentrations in a year. NOx is emitted from both mobile and stationary sources, where Nitric Oxide ("NO") accounts for approximately 90% of the total oxidized nitrogen emitted. In the atmosphere and while in the presence of sunlight, NO reacts with free radicals and ozone ("O_3"), forming mainly NO_2.[10] The EPA developed a three-tiered modeling approach for estimating one-hour NO_2 concentration: Tier 1, the most conservative approach, assumes a full (100%) conversion of NO_x to NO_2; Tier 2 (ARM 2) applies a conservative ambient NOx/NO_2 ratio to the NOx estimated concentrations (based on an empirical relationship); and Tier 3, which is the most precise approach, accounts for chemical transformation of NO emitted from the stack to NO_2 within the source plume using hourly ozone background concentrations. A Tier 1 approach was used in the HVAC analysis.

The model was run twice, with the building wake effect enabled/disabled. The predicted concentration is the highest concentration of these. NO2-modeled concentrations were added to the background concentrations, and the results were evaluated with the NAAQS. $PM_{2.5}$ modeled (increment) concentrations were evaluated with the *de minimis* for stationary source. Accordingly, the 24-hour $PM_{2.5}$ model specified 1st highest output. The HVAC dispersion analysis results are shown in Table 17-3.

Table 17-3: Project-on-Project HVAC Dispersion Analysis Results

Scenario	Pollutant	Concentration (µg/m3)				Threshold Standard
		Increment (Modeled) Concentration	Background	Evaluated	Standard Design Value	
On Projected Development Site 1	1-Hour NO_2	12.61	103.59	116.2	188	NAAQS
	Annual NO_2	0.09	26.75	26.8	100	NAAQS
	24-Hour $PM_{2.5}$	0.21	18.70	0.21	8.15	*de minimis*
	Annual $PM_{2.5}$	0.01	7.60	0.01	0.3	*de minimis*
On Projected Development Site 2	1-Hour NO_2	59.06	103.59	162.6	188	NAAQS
	Annual NO_2	1.11	26.75	27.9	100	NAAQS
	24-Hour $PM_{2.5}$	1.63	18.70	1.63	8.15	*de minimis*
	Annual $PM_{2.5}$	0.08	7.60	0.08	0.3	*de minimis*

Table 17-3 shows that the NO_2 future ambient concentrations (1-hour or annual) are within the NAAQS, and the $PM_{2.5}$ increment concentrations do not exceed the *de minimis*. These results were predicted with specific requirements to ensure no impact(s) would occur. The air quality

[10] EPA. *Integrated Science Assessment (ISA) for Oxide of Nitrogen – Health Criteria (Final Report, Jan 2010)*. U.S. Environmental Protection Agency, Washington, DC, EPA/ EPA/600/R-15/068, 2016.

environmental requirement(s) (E-Designation) are presented in the Conclusion section of the Air Quality Chapter.

Existing Stationary Source

Industrial Source

Per the *CEQR Technical Manual*, projects that would result in new uses (particularly schools, hospitals, parks, and residences) within 400 feet of manufacturing or processing facilities may result in potentially significant adverse air quality impacts related to stationary sources. The analysis first determines if there are any existing manufacturing uses in the 400-foot study area with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project. If warranted, an air dispersion analysis is performed for any existing industrial source in the study area. Otherwise, no analysis is required.

Existing manufacturing uses with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project were identified by reviewing the DEP online Clean Air Tracking System (CATS) database, the NYSDEC map application (DECinfo Locator[11]), and through field observation/site investigation.

The Projected Development Sites 1 and 2 are located in the central part of Block 1897, bounded by Park Avenue to the north, Myrtle Avenue to the south, Kent Avenue to the east, and Taaffe Place to the west. The 400-foot study area encompasses all of Block 1897 and part of Blocks 1895, 1896, 1898, 1910, 1911, and 1912. The following existing industrial emission sources were identified in the DEP CATS database:

- Kern/Rockenfield, Inc., located at 178 Classon Avenue (Block 1895, lot 55), has two active DEP processing permits: PB030410 for a paint spray booth operation and PB029910 for ornamental metal fabrication. Emissions from this facility were included in the air toxics analysis.

The following location with an expired DEP processing permit was identified in the CATS database search:

- Expired processing permit PA011174 is registered to Nelson Parra at 172 Classon Avenue (Block 1895, Lot 55). This permit expired on 4/18/2004. Tristate Telecom, a telecommunications equipment supply company, occupies 172 Classon Avenue. Nelson Parra is no longer present at this location. In addition, the facility is not registered as an Air Facility in the NYSDEC database. Therefore, no analysis was required.

No other existing industrial sources were identified in the fieldwork observation/site investigation.

Dispersion Analysis

Kern/Rockenfield, located at 178 Classon Avenue (Block 1895, Lot 55), has two operational permits: PB029910 for ornamental metal fabrication and PB030410 for a paint spray booth operation. The *CEQR Technical Manual* Industrial Source Screen methodology was used to predict

[11] NYSDEC. "DECinfo Locator." gisservices.dec.ny.gov/gis/dil/, Jan. 16, 2024.

maximum short-term(s) and annual average concentrations. This methodology can be used to predict pollutant concentration emitted from a single source at various distances (from 30 to 400 feet). The distance between the Kern/Rockenfield facility and the Projected Development Site 2, the nearest development site, is approximately 315 feet. A distance of 300 feet from the source (a distance less than or equal to the actual distance from the source) was used in the analysis (using the *CEQR Technical Manual* Industrial Source Screen methodology.) The Kern/Rockenfield emissions associated with its processing operations are:

Metal Fabrication Emission (PB029910): The process emission associated with permit PB029910, identified as Emission Point #2, is from operating a double wheels buffing machine, a sanding working bench, and a belt sander. The equipment is connected to a cyclone dust collector and after filter with 99.9% control efficiency. The filtered air returns to the workroom. The contaminant listed in the certificate is wood fines (New York identification number NY075-00-0), which are PM_{10} and $PM_{2.5}$ combined. As a conservative approach, the analysis assumed that all particulates are $PM_{2.5}$. The equipment operates 8 hours per day, 200 days per year. Table 17-4 shows the emission specified in the DEP Permit PB029910 and the average 24-hour particulate emission, calculated from the 1-hour emission and daily hour of operation.

Spray Booth Emission (PB030410): The contaminants associated with spray booth operations are solids (particulates) and solvents. Solvents are volatile organic compounds (VOC). VOC evaporates during the spraying activity and while the coating substance dries on the sprayed article. The solids, in fluid or solid phase, are pigments, resin, and polymers that bind to the sprayed article, eventually drying to a hard surface. Some solids are over-sprayed, and the fraction not captured by a filter is emitted to the outside air. The coating compounds contain 30 to 85 percent solvent by volume, where the EPA and NYSDEC regulate this amount.

Emission associated with DEP permit PB030410, identified as Emission Point #1, is from an industrial spray booth operation with an activity rate of 4 hours per day, 250 days per year. The operation consumes 0.125 gallons per hour and 0.5 gallons in a maximum of 4-hour days. The coating is applied with an air-atomizing handgun, and the emission of solids (New York identification number NY079-00-0) is reduced by a custom filter with a 90 percent control efficiency. The solids, identified as NY079-00-0, are PM_{10} and $PM_{2.5}$ combined. As a conservative approach, the analysis assumed that all particulates are $PM_{2.5}$. All the solvents (NY identification number NY998-00-0) are emitted to the outside air. **Table 17-4** shows the emission specified in the DEP Permit PB030410 and the average 24-hour particulate emission, calculated from the 1-hour emission and daily hour of operation.

Table 17-4: Kern/Rockenfield Facility Emission Specified in DEP Permits PB029910 and PB030410

Permit ID	Pollutant		Emission Rate		
	Name	New York Identification Number	(lb/hr)	(lb/day) (1)	(lb/yr)
PB029910	PM	NY075-00	0.001	0.008	0.16
PB030410	PM	NY079-00	0.008	0.032	6.5
	VOC	NY998-00-0	0.775	N.A.	620
Note: 1. Hours per day activity used to calculate the 24-hour average emission.					

VOC (NY998-00-0) contaminant represents a group of chemicals, not a specific chemical. As the coating compound(s) 's chemical composition was unknown, the chemicals by percent weight that make up the VOC group were derived from Eagle Woodwork & Construction's DEP permit PA024569. Table 17-5 shows the ingredients that make up the VOC group along with their Chemical Abstract Service (CAS) number, the hourly and annual emission rates, and the VOC's dispersion analysis results, where the predicted concentrations of each chemical were evaluated with the NYSDEC SGC/AGC guidelines. **Table 17-5** shows that the noncriteria pollutant concentrations are within the SGC/AGC standard. In addition, the inhalation risk for the HAPs is 0.09 (less than 1), and the Hazardous Index is 0.0002 (less than 1) for the non-carcinogenic pollutants.

Table 17-5: Kern/Rockenfield - VOC Contaminants Emission Rates and the Air Dispersion Analysis Results

Chemical			1-Hour			Annual		
Pollutant	CAS No.	Percent Weight	Emission (lb/hr)	Conc. (µg/m³)	SGC (µg/m³)	Emission (lb/yr)	Conc. (µg/m³)	AGC (µg/m³)
Isopropanol	67-63-0	6.92%	0.054	9.8	98000.0	42.9	0.05	7000.0
Methanol	67-56-1	1.15%	0.0089	1.6	33000.0	7.2	0.01	4000.0
Acetone	67-64-1	18.46%	0.14	26.1	180000.0	114.5	0.1	30000.0
Methyl Ethyl Ketone	78-93-3	24.21%	0.19	34.3	13000.0	150.1	0.2	5000.0
Methyl Isobutyl	108-10-1	26.26%	0.203	37.2	31000.0	162.8	0.2	3000.0
Butyl Cellosolve	111-76-2	3.69%	0.029	5.2	4700.0	22.9	0.02	1600.0
Di-2-Ethylhexylphthalate	117-81-7	5.33%	0.041	7.6	---	33.1	0.04	0.42
N-Butyl Acetate	123-86-4	11.08%	0.086	15.7	71300.0	68.7	0.1	565.0
Xylene	1330-20-7	8.46%	0.066	12.0	22000.0	52.5	0.1	100.0

The $PM_{2.5}$ predicted concentrations were evaluated with the NAAQS. The $PM_{2.5}$ air dispersion results are displayed in Table 17-6.

Table 17-6: Kern/Rockenfield - $PM_{2.5}$ Air Dispersion Analysis Results

Criteria Pollutant (Dispersion Model)	Increment Concentration (µg/m³)	Background Conc. (µg/m³)	Evaluated Conc. (µg/m³)	NAAQS (µg/m³)
$PM_{2.5}$ 24-Hour	0.12	18.7	18.9	35
$PM_{2.5}$ Annual	0.007	7.6	7.61	9.0

Table 17-6 shows that the $PM_{2.5}$ concentrations do not exceed the NAAQS. Therefore, no significant adverse air quality impact is predicted in the future with the Proposed Actions from manufacturing processing facilities operating within 400 feet of the affected area.

Major and Large Source

Per the *CEQR Technical Manual*, projects introducing new uses near "major" sources, "large" sources, or odor-producing facilities may result in potentially significant adverse air quality impacts. The study area considers "major" sources, "large" sources, and odor-producing facilities within 1,000 feet of the Project Area. "Major" emission sources are identified as those located at Title V facilities; "large" emission sources are identified as sources located at facilities requiring an Air State Facility permit. Asphalt and concrete plants, power generating plants, large public facilities boilers, and large industrial facilities are typical sources requiring these permits. Odor-producing facilities, such as solid waste management facilities and wastewater plants (i.e., sewage treatment plants), are operations that have the potential to induce discomfort.

No existing large combustion source(s), such as power plants, cogeneration facilities, etc., was identified within 1,000 feet of a projected development site.**Error! Bookmark not defined.** According to the N YSDEC database, the nearest "major"/"large" source facility is the NAP - Kent Avenue Facility, located at 667 Kent Avenue (Block 2197, Lot 3) and approximately 2,300 feet north of the rezoning area. In addition, no odor-producing facility was identified within 1,000 feet of the rezoning area. As such, no analysis is warranted.

Conclusion

The summary results of the analysis are as follows:

- The project-increment traffic associated with the Proposed Actions will not exceed the screening threshold that requires a detailed analysis.
- There is a manufacturing processing facility within 400 feet of a projected development site, for which an air toxics analysis was warranted. No significant adverse air quality impact was predicted in the air toxics analysis. Contaminant concentrations would be below the threshold criteria (NAAQS, SGC/AGC, and cumulative risk assessments). Additionally, no "major" or "large" emission source is located within 1,000 feet of the rezoning area; thus, no analysis was warranted.
- No significant adverse impact was predicted in the HVAC analysis with the Proposed Actions developments adhering to the environmental requirement specified in the Air Quality E-Designation(s).

Accordingly, based on the results of the analysis described above, the following (E) Designation would be required:

Air Quality E-Designation (E-883)

***Block 1897, Lot 49 (Projected Development Site 1):** Any new residential development on the above referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s), ensure that the HVAC stack is located at the building's highest level at a minimum of 108 feet above grade, and that the stack is located no more than 60 feet from Block 1897, Lot 49 eastern lot line facing Kent Avenue to avoid any potential significant adverse air quality impacts.*

<u>Block 1897, Lot 9 (Projected Development Site 2):</u> Any new residential development on the above referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and ensure that the stack is located at the building's highest level or at least 108 feet above grade to avoid any potential significant adverse air quality impacts.

Based on the analysis, conditions associated with the Proposed Actions would not result in any violations of the ambient air quality standards. Therefore, the Proposed Actions would not result in any significant adverse stationary or mobile source air quality impact(s), and further assessment is not warranted.

19. NOISE

Introduction

The purpose of a noise assessment under CEQR is to determine whether an action would (1) raise noise levels significantly at existing or anticipated sensitive noise receptors (such as residences or schools) or (2) introduce new sensitive uses (such residential buildings or schools) at locations subject to unacceptably high ambient noise levels.

The assessment is concerned with both mobile and stationary noise sources. Mobile sources are those that move in relation to a noise-sensitive receptor. They include automobiles, buses, trucks, aircraft, and trains. Stationary sources of noise do not move in relation to a noise-sensitive receptor. Typical stationary noise sources of concern include machinery or mechanical equipment associated with industrial and manufacturing operations; building heating, ventilating, and air conditioning (HVAC) systems; speakers for public address and concert systems; playground noise; and spectators at concerts or sporting events. An action could raise noise levels either by introducing new stationary noise sources (such as outdoor playgrounds or rooftop air conditioning compressors) or by increasing mobile source noise (generally by generating additional traffic). Similarly, an action could introduce new residences or other sensitive receptors that would be subject to noise from either stationary or mobile sources.

The Proposed Actions are a Zoning Map Amendment replacing part of an existing M1-1 light industrial district with an MX-4(M1-4/R6A) Special Mixed-Use District and a Zoning Text Amendment to modify Appendix F to designate a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed rezoning area. It is projected that the Proposed Actions would result in the development of two residential buildings with a total of 95 dwelling units.

Existing Conditions

The Applicant's property (Projected Development Site 1) is 862-868 Kent Avenue (Lot 49), a 12,928 sf interior lot with 125 feet of street frontage and a depth that varies between 100 and 108 feet. It is occupied by a one-story, on-slab, 13-foot-tall industrial building constructed in 1965-1966 and enlarged during the 1990s to cover the entire lot. The building contains approximately 12,500 gross square feet (gsf), all of which counts as zoning floor area (zsf), for an FAR of 0.97. A chocolate packaging operation occupies half of the building (6,250 gsf industrial use), and an event venue occupies the other half (6,250 gsf commercial use). There is no parking on the site.

The Co-Applicant's property (Projected Development Site 2) is 123 Taaffe Place (Lot 9), a 3,340 sf interior lot with approximately 42 feet of street frontage and a depth that varies between 75 and approximately 83 feet. It shares a rear lot line with Projected Development Site 1. A two-story, 23-foot-tall, 6,680 gsf (and zsf) industrial building constructed in 1993 occupies the entire lot. The FAR is 2.00. As of October 2025, the building's occupants were an automobile leasing company and the offices of two online sales operations.

The Future without the Proposed Actions

Absent the Proposed Actions, additional redevelopment would not occur on the Applicant's or Co-Applicant's property.

The chocolate processing operation occupying half of the building (6,250 gsf industrial use, FAR of 0.48) on Projected Development Site 1 (the Applicant's property, Lot 49) is expected to relocate, leaving the building half vacant. It is expected that a commercial office use would occupy the 6,250 gsf vacated space in the Applicant's building under the future no-action condition. An event venue would continue to occupy the other half of the building (6,250 gsf commercial use, FAR of 0.48).

Under the future no-action scenario, Projected Development Site 2 would remain in its current condition. A two-story, 23-foot-tall, 6,680 gsf industrial building occupied by an automobile leasing company and the offices of two online sales operations would remain on Projected Development Site 2 (the Co-Applicant's property, Lot 9).

The Future with the Proposed Actions

Under the with-action scenario, the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1), now occupied by two one-story warehouses, would be redeveloped with a 67,312 gsf multifamily residential building. The development would have 50,410 zoning square feet (zsf), for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 74 dwelling units, with an average size of 791 gsf, of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Applicant intends to pursue MIH Option 1. The first floor would contain a gym/recreation space, mechanical rooms, the residential lobby, and bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants within 8,770 gsf although no parking is required as the Affected Area is located within the Inner Transit Zone. There would also be an outdoor recreational area for use by the building residents. One curb cut onto Kent Avenue is proposed to allow automobile access and egress.

On the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2), now occupied by a 2-story industrial building, the proposed development would be a new 19,558 gsf multifamily residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 21 dwelling units, with an average size of 843 gsf, of which 20 to 30 percent (4 to 6) would be income restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Co-Applicant intends to pursue MIH Option 1. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces within 1,846 gsf would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut onto Taaffe Place is proposed for automobile access and egress.

Noise Fundamentals

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million

micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

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

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting. Table 19-1 notes the decibel levels of common noise sources.

Table 19-1: Noise Levels of Common Sources

Sound Source	**SPL(dB(A))**
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40

Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is perceived as a doubling or halving in SPL.	
Source: 2021 CEQR Technical Manual	

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

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

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

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

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.
- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.
- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.
- Ldn is the day-night equivalent sound level, defined as a 24-hour continuous Leq with a 10 dB adjustment added to all hourly noise levels recorded between the hours of 10 PM and 7 AM. This 10 dB addition accounts for the extra sensitivity people have to noise during typical sleeping hours.

- DNL is the annual average day-night average sound level. Aircraft noise around airports is usually mapped out in terms of DNL, which are normally depicted as noise contours on a map.

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

Impact Determination and Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the CEQR noise exposure guidelines for exterior noise levels. As shown in Table 19-2 below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable. Table 19-3 of the 2021 *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior L_{10} noise levels of 45 dB(A) or below or interior L_{dn} noise levels of 40 dB(A) or below depending on the noise source, as shown below in Table 19-3 below.

Table 19-2CEQR Noise Exposure Guidelines for Use in City Environmental Impact Review[1]

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

5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4		

Notes:

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

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

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

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

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

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

Table 19-3
Required Attenuation Values to Achieve Acceptable Interior Noise Levels

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

Note:

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

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

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

New Stationary Noise Sources

A detailed analysis may be appropriate if a proposed action would introduce a substantial stationary source (i.e., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground, etc.) at a location within 1,500 feet of a receptor, with a direct line of sight to that receptor.

The Proposed Actions would result in the redevelopment of Projected Development Sites 1 and 2 with residential buildings, which are not stationary noise sources. All rooftop mechanical equipment, including air conditioner compressors, would be enclosed and would comply with New York City Noise Code requirements, which limit noise levels generated by such equipment to 65 dBA during the daytime (7AM to 10 PM) and 55 dBA during the nighttime. The Proposed Actions would therefore not have the potential to cause a significant adverse stationary source noise impact.

New Mobile Noise Sources

Under the with-action scenario, 95 residential units would be developed. According to *CEQR Technical Manual* Table 16-1, in this part of the city (Zone 4), a minimum of 200 residential units would be required to generate 50 vehicular trips in one hour. The addition of 95 housing units would not be expected to increase traffic or mobile source noise substantially. The Proposed Actions would therefore not have the potential to cause a significant adverse mobile source noise impact.

Existing Ambient Noise Levels

An action can cause a significant adverse noise impact if it introduces new noise-sensitive uses in an area characterized by high ambient noise levels. The Proposed Actions would lead to the development of new residential units.

Noise Monitoring Results

Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is vehicular traffic, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day for 20-minute periods at two (2) locations. Noise Monitoring Location One (1) was located at street level at Projected Development Site 2 (123-125 Taaffe Place, Lot 9) along the western Taaffe Place frontage. Noise Monitoring Location Two (2) was located at street level at Projected Development Site 1 (862-868 Kent Avenue, Lot 49) along the eastern Kent Avenue frontage. Additional 20-minute readings were taken at Noise Monitoring Location 2 during school arrival and dismissal from PS 157, located near the Projected Development Sites. Additional 20-minute readings were taken at Noise Monitoring Location 2 during playground use periods at Taaffe Playground near the Projected Development Sites. Noise monitoring locations are shown in Figure 19-1 to Figure 19-3 below.

Noise monitoring was conducted using a Casella CEL-633 Type 1 sound level meter with wind screen. The monitor was placed on a tripod at a height of approximately five feet, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following each

monitoring session. Periods of peak vehicular traffic around the Affected Area constitute a worst-case condition for noise at the Projected Development Sites. Noise meter calibration certification and back up data are provided.

Figure 19-1: Noise Monitoring Locations

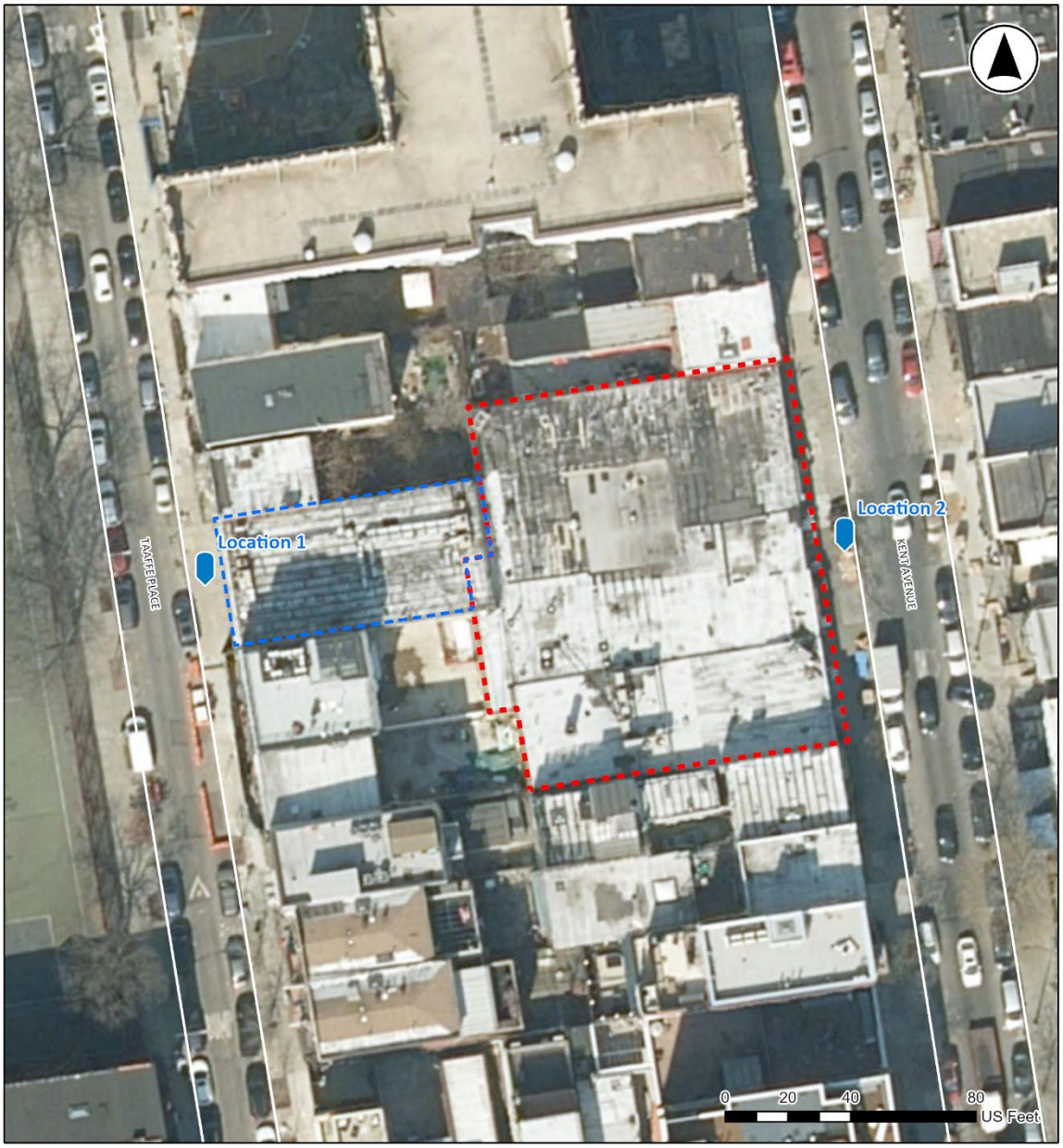


Figure 19-2: Location 1 – Noise Monitor Location Photo



Figure 19-3: Location 2 – Noise Monitor Location Photo



Existing Conditions

Monitoring was conducted during typical midweek conditions, on Thursday, June 12, 2025. The weather was dry and wind speeds were moderate during all monitoring periods. **Table 19-4** through **Table 19-9** below contain the results for the measurements taken at Location 1 and Location 2.

Table 19-4: Noise Levels in dBA at Location 1

	Thursday, June 12, 2025		
Time	**7:33 am – 7:53 am**	**12:00 pm – 12:20 pm**	**4:30 pm – 4:50 pm**
L_{max}	75.9	74.8	99.5
L_{10}	61.0	60.0	65.0
L_{eq}	58.4	57.6	68.6
L_{50}	56.0	55.5	57.0
L_{90}	54.0	53.5	53.5
L_{min}	52.5	52.1	50.0

Table 19-5: Noise Levels in dBA at Location 2

	Thursday, June 12, 2025		
Time	**7:59 am – 8:19 am**	**12:28 pm – 12:48 pm**	**4:54 pm – 5:14 pm**
L_{max}	88.9	92.7	97.6
L_{10}	72.0	67.5	71.5
L_{eq}	69.2	68.2	71.1
L_{50}	63.0	58.0	62.5
L_{90}	57.0	54.0	57.0
L_{min}	53.2	51.1	52.5

Table 19-6: Noise Levels in dBA at Location 1 During Playground Use – 10:30 AM

	Thursday, June 12, 2025
Time	**10:30 am – 10:50 am**
L_{max}	96.4
L_{10}	62.0
L_{eq}	67.2
L_{50}	56.0
L_{90}	54.0
L_{min}	51.7

Table 19-7: Noise Levels in dBA at Location 1 During Playground Use – 11:33 AM

	Thursday, June 12, 2025
Time	**11:33 am – 11:53 am**
L_{max}	84.7
L_{10}	65.0
L_{eq}	62.5

L_{50}	60.5
L_{90}	58.0
L_{min}	54.8

Table 19-8: Noise Levels in dBA at Location 2 During School Arrival

	Thursday, June 12, 2025
Time	**8:21 am – 8:41 am**
L_{max}	92.3
L_{10}	69.0
L_{eq}	67.9
L_{50}	59.0
L_{90}	54.5
L_{min}	52.3

Table 19-9: Noise Levels in dBA at Location 2 During School Dismissal

	Thursday, June 12, 2025
Time	**2:19 pm – 2:39 pm**
L_{max}	91.1
L_{10}	73.0
L_{eq}	69.9
L_{50}	63.5
L_{90}	54.0
L_{min}	49.6

The traffic volumes (vehicle counts) and vehicle classifications collected during peak vehicular travel periods (morning, midday, and evening), as well as the additional readings during playground use at Location 1 and school arrival/dismissal at Location 2, are shown below in **Table 19-10** through **Table 19-13**.

Table 19-10: Traffic Volumes and Vehicle Classifications Noise - Location 1

	Thursday, June 12, 2025		
	7:33 am – 7:53 am	**12:00 pm – 12:20 pm**	**4:30 pm – 4:50 pm**
Car/ Taxi	25	21	27
Van/Light Truck/SUV	12	19	20
Medium Truck	0	1	0
Heavy Truck	0	0	0
Bus	1	0	7

Table 19-11: Traffic Volumes and Vehicle Classifications Noise - Location 1 Playground Sessions

	Thursday, June 12, 2025	
	10:30 am – 10:50 am	**11:33 am – 11:53 am**
Car/ Taxi	16	19
Van/Light Truck/SUV	8	18
Medium Truck	1	2
Heavy Truck	2	0
Bus	2	1

Table 19-12: Traffic Volumes and Vehicle Classifications Noise - Location 2

	Thursday, June 12, 2025		
	7:59 am – 8:19 am	**12:28 pm – 12:48 pm**	**4:54 pm – 5:14 pm**
Car/ Taxi	30	32	59
Van/Light Truck/SUV	23	35	42
Medium Truck	5	1	9
Heavy Truck	5	1	0
Bus	26	2	27

Table 19-13: Traffic Volumes and Vehicle Classifications Noise - Location 2 School Arrival/Dismissal

	Thursday, June 12, 2025	
	8:21 am – 8:41 am	**2:19 pm – 2:39 pm**
Car/ Taxi	17	62
Van/Light Truck/SUV	18	27
Medium Truck	2	10
Heavy Truck	4	1
Bus	2	17

Conclusion

The *2021 CEQR Technical Manual* sets external noise exposure standards, which are classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable. Table 19-3 of the *2021 CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dB(A) or lower where vehicular

traffic is the noise source. For commercial, residential, and community facility uses, an LDN of between 65 and 75 dB(A) is identified as marginally unacceptable general external exposure. An L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure and an L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general exposure.

The highest recorded L_{eq} at Location 1 was 68.6 dB(A) during the evening period. The highest recorded peak hour noise L_{10} at Location 2 was 72.0 dB(A) during the morning period. The L_{eq} at Location 1 during the 10:30 am – 10:50 am playground monitoring period on Thursday, June 12, 2025, was 67.2 dB(A). The L_{10} at Location 1 during the 11:33 am – 11:53 am playground monitoring period on Thursday, June 12, 2025, was 65.0 dB(A). The L_{10} at Location 2 during the school arrival monitoring period from 8:21 am – 8:41 pm on Thursday, June 12, 2025, was 69.0 dB(A). The L_{10} at Location 2 during the school dismissal monitoring period from 2:19 pm – 2:39 pm on Thursday, June 12, 2025, was 73.0 dB(A). Therefore, for Projected Development Site 1, the window wall noise attenuation requirement is determined based on the highest noise level in L_{10} of 73.0 dB(A) and is specified in the noise E Designation below.

Based on the noise readings, a window wall attenuation of 28 dB(A) would be required on the eastern façade of Projected Development Site 1 along Kent Avenue and on its northern and southern facades for 50′ from Kent Avenue. In accordance with CEQR Chapter 19 Noise Table 19-3, for a noise L10 level higher than 70 dBA and lower than or equal to 73 dBA, window wall attenuation of 28 dBA shall be provided. With this level of attenuation, there would be no significant adverse impacts related to noise. Figure 19-4 below shows the attenuation requirements.

To avoid any potential impacts associated with noise, the Proposed Actions will place an (E) designation (E-883) for noise on the following property. The text of the E-Designation would be:

Block 1897, Lot 49 (Projected Development Site 1): To ensure an acceptable interior noise environment, future residential and community facility uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on the eastern façade of Projected Development Site 1 facing Kent Avenue and on its northern and southern facades within 50 feet from Kent Avenue, to maintain an interior noise level not greater than 45 dBA (L10). For future commercial office uses, the required window/wall attenuation along each respective façade would be 5 dBA lower to maintain interior noise level no greater than 50 dBA (L10). To maintain a closed- window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

With the implementation of the (E) designation, no significant adverse impacts related to noise would occur.

For the reasons discussed in this section, the Proposed Actions would not have a significant adverse impact related to noise, and no further assessment is required.

Figure 19-4: Attenuation Requirements



LEGEND

- LOCATION 1 (123-125 TAAFFE PLACE)
- LOCATION 2 (862-868 KENT AVENUE)
- 28 DB(A) ATTENUATION REQUIREMENTS

***Attenuation Requirements are for residential and community facility uses. Commercial uses would receive a 5 dB(A) reduction.**

22. CONSTRUCTION

Introduction

A preliminary construction analysis is warranted because future development facilitated by the Proposed Actions could result in the following:

- Construction of multiple buildings where there is a potential for on-site receptors on buildings to be completed before the final build-out;
- The operation of several pieces of diesel equipment in a single location at peak construction;
- The project's construction activities would require closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements; and
- Activities within 400 feet of a historic or cultural resource.

Projected Construction Schedule

The Proposed Actions would facilitate the redevelopment of the Applicant's and Co-Applicant's properties (Projected Development Sites 1 (Block 1897, Lot 49) and 2 (Block 1897, Lot 9)) with 86,870 gsf of building floor area and 95 residential dwelling units. The projected development schedule assumes that the Proposed Actions will be approved in 2026, following pre-certification review and ULURP, and that demolition and construction would occur simultaneously on both properties and take an estimated 22 months. The final project build year would be 2028.

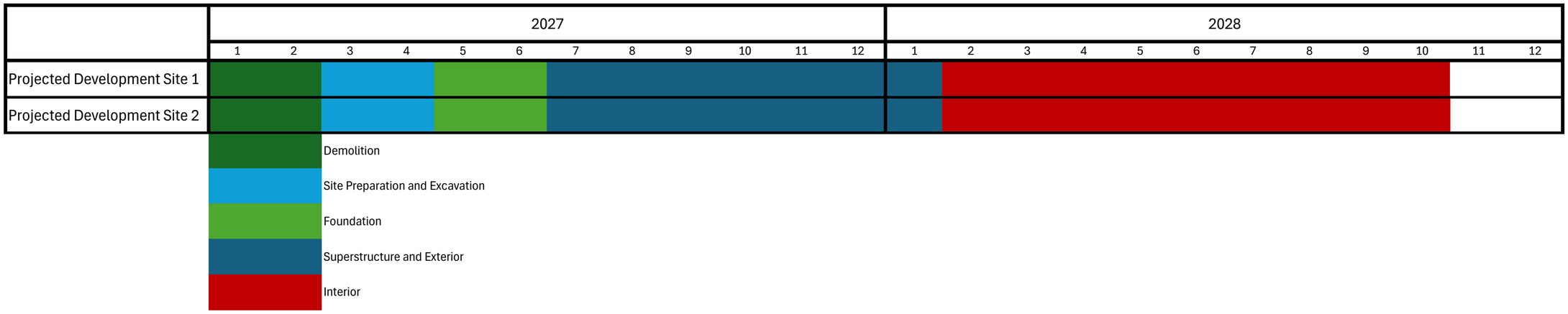
Construction Activities

Applicant-and Co-Applicant-Owned Sites

Construction activities would begin with the demolition of the existing structures on Projected Development Site 1 and 2 (two months). Following this, the major construction activities would include site preparation and excavation (two months), construction of the building foundations (two months), construction of the superstructures, joists, and roofs (seven months), and interior fit-out work (nine months). In total, 13 months would involve exterior construction activities on the proposed buildings with the remaining nine months required for interior fit-out activities. (See Figure 22-1 - Construction Schedule).

Project construction activities are expected to be typical for larger building construction projects in New York City. Construction activities would predominantly occur Monday through Friday, although limited delivery of certain critical pieces of equipment (e.g., cranes) may be necessary on weekend days if required in order to minimize traffic disruptions. Any weekend work would be contingent upon any conditions that may be imposed by City agencies that approve and monitor construction activities such as the NYC Department of Buildings (DOB) and the NYC Department of Transportation (DOT). DOB also regulates the permitted hours of construction. In accordance with those regulations, typical construction activities in New York City begin no earlier than 7 AM during the week, and workers typically arrive and begin to prepare work areas between 6 and 7 AM. The standard weekday construction workday ends by 3:30 PM with an occasional extended shift until 6 PM.

Figure 22-1: Construction Schedule



Potential Construction Impacts

In accordance with the 2021 *CEQR Technical Manual*, the proposed and projected projects were reviewed to determine whether further analysis of the proposed construction activities is needed for any technical area, as follows.

Transportation

According to the 2021 CEQR Technical Manual, a number of factors should be considered before determining whether a preliminary assessment of the effect of construction on transportation is needed including:

• Whether the project's construction would be located in a Central Business District (CBD) or along an arterial or major thoroughfare;

• Whether the project's construction activities would require closing, narrowing, or otherwise impeding moving lanes, roadways, key pedestrian facilities, parking lanes and/or parking spaces, bicycle routes and facilities, bus lanes or routes, or access points to transit; and

• Whether the project would involve construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap, and last for more than two years overall.

The Affected Area is not located within a central business district. Both projected development sites front on one-way local streets.

Construction would likely require the temporary rerouting of pedestrians but would not require the closing of either Kent Avenue or Taaffe Place to vehicular traffic. Brief temporary interruptions of traffic may occur when construction vehicles are entering or exiting a development site.

The project would involve construction on two development sites in the same geographic area but is not anticipated to last more than two years overall. Construction on Projected Development Sites 1 and 2 would occur simultaneously over a 22-month period, and nine of those months would be devoted to interior fit-out work.

Temporary curb-lane and sidewalk closures are typical for construction projects in New York City. Although currently there is no anticipated curb-lane or sidewalk closures, in the potential to manage such closures, a Maintenance and Protection of Traffic (MPT) plan is developed consistent with New York City Department of Transportation (DOT) requirements. DOT Office of Construction Mitigation and Coordination **(**OCMC) reviews and approves MPT plans, and the implementation of the closures would also be coordinated with DOT OCMC.

On the basis of the above, construction of the proposed project would not result in significant adverse construction impacts related to transportation.

Air Quality

The projects would make use of the Best Available Technology to protect sensitive receptors in the vicinity of the projected development sites as further discussed below.

As with most construction projects in the city, the projected developments would require the operation of several pieces of diesel equipment at one time during the heavier periods of construction, such as demolition and excavation. The Applicant and Co-Applicant would implement the following measures to protect the surrounding community.

• Diesel Equipment Reduction. Construction of the proposed project would minimize the use of diesel engines and use electric engines, to the extent practicable. This would reduce the need for on-site generators, and require the use of electric engines in lieu of diesel where practicable.

• Clean Fuel. To the extent practicable, ultra-low sulfur diesel (ULSD) would be used for diesel engines on the projected development sites.

• Utilization of Newer Equipment. EPA's Tier 1 through 4 standards for non-road engines regulate the emission of criteria pollutants from new engines, including PM, CO, NOx, and hydrocarbons (HC). To the extent practicable, all non-road construction equipment in the project would meet at least the Tier 2 emissions standard, and construction equipment meeting Tier 3 and/or Tier 4 emissions standards would be used where conforming equipment is widely available, and the use of such equipment is practicable.

• Dust Control. Fugitive dust control plans will be implemented as part of the construction process. For example, stabilized truck exit areas would be established for washing off the wheels of all trucks that exit the construction sites. Truck routes within the Sites would be watered as needed to avoid the re-suspension of dust. All trucks hauling loose material will be equipped with tight fitting tailgates and their loads securely covered prior to leaving the Sites. In addition to regular cleaning by the City, streets adjacent to the Site would be cleaned as frequently as needed by the construction contractor. Water sprays will be used for all transfer of spoils to ensure that materials are dampened as necessary to avoid the suspension of dust into the air.

• Restrictions on Vehicle Idling. In addition to adhering to local laws restricting unnecessary idling on roadways, on-site vehicle idle time will also be restricted to three minutes, to the extent practicable, for all equipment and vehicles that are not using their engines to operate a loading, unloading, or a processing device (e.g., concrete mixing trucks) or otherwise required for the proper operation of the engine.

Overall, these air emission control commitments would significantly reduce air pollutant emissions. In addition, as stated in the 2021 *CEQR Technical Manual*, all the necessary measures would be implemented to ensure compliance with the NYC Air Pollution Control Code regulating construction-related dust emissions. Based on the project size and the construction work involved, construction activities on Projected Development Sites 1 and 2 would not be considered out of the ordinary or exceptional in terms of intensity since the proposed developments would occur over a less than 24 month period and would therefore be considered

to be temporary. With the implementation of an emissions control program, the proposed projects would not result in any significant adverse impacts to air quality related to construction.

Noise

While increases in ambient noise levels due to construction for two years or less may be noisy and intrusive, detailed construction noise analysis is not always required, given the relatively short periods of construction anticipated for the projected developments. As described above, construction activities would be less than 24 months for each development site, including up to 13 months of exterior construction activities.

Construction noise is regulated by the NYC Noise Control Code and by EPA's noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emission standards; that construction activities be limited to weekdays between the hours of 7 AM and 6 PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. If weekend or after hour work is necessary, permits would be required to be obtained, as specified in the NYC Noise Control Code. In addition, the NYC Noise Control Code requires the preparation of a "Construction Noise Mitigation Plan" to be implemented during project construction. The measures to be contained in the plans would avoid noise impacts on the community. The plans would include such measures as construction noise source controls, path controls, and receiver controls. With these measures in place, no significant adverse noise impacts related to construction would occur.

Historic and Cultural Resources

LPC identified archaeological sensitivity on the Projected Development Sites (see LPC letter dated November 13, 2025, included in Appendix B) and concurs with the RD to ensure that appropriate archaeological investigation and monitoring is undertaken prior to and during construction. This RD would be placed on the applicant-owned Projected Development Site 1 (Lot 49) and the co-applicant-owned Projected Development Site 2 (Lot 9), and would be recorded in conjunction with the approval of the Proposed Actions. For the Projected Development Sites identified as having archaeological sensitivity, the work plan described above would be recorded in the RD. The recording of the RD in conjunction with the approval of the Proposed Actions precludes significant adverse impacts to archaeological resources.

PS/IS 157, which is eligible for listing on the State and National Registers of Historic Places, is located approximately 50 feet from Projected Development Site 1 and approximately 75 feet from Projected Development Site 2 and is separated from these development sites by five 2- to 3-story buildings. PS/IS 157 would not be directly impacted by the Proposed Actions since the Proposed Actions are limited to the Affected Area. TPPN 10/88 does not apply to resources deemed eligible for listing on the State and National Registers, as is the case with PS/IS 157. Nevertheless, an LPC-approved CPP incorporating provisions similar to those mandated by TPPN 10/88 will be formulated and implemented and recorded in conjunction with the Proposed Actions and included in the RD to be placed on Projected Development Sites 1 (Lot 49) and 2 (Lot 9) discussed above. LPC concurs with the need for a CPP.

If a construction project is located within 90 feet of a historic resource designated by the LPC or listed on the State and National Registers of Historic Places, the New York City Department of Buildings (DOB) requires that the project comply with DOB Technical Policy and Procedure Notice (TPPN) 10/88, Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction When Subject to Controlled Inspection by Section 27-724 and for Any Existing Structure Designated by the Commissioner, which supplements the standard building protections afforded by Building Code C26-112.4. The specified procedures include establishment of criteria for maximum drilling velocity and movement criteria for the historic building walls and foundations. They include a monitoring program for the effects of vibrations, excavation, and drawdown of the water table. A licensed surveyor must be retained to monitor (through measurements made at least twice a week) any movement or tilting of the historic buildings and of any temporary retaining walls or other building support system, as well as settlements of the street and selected points on the ground. Any existing cracks in the walls of the historic buildings must be monitored. Groundwater levels are to be monitored through observation wells. Vibration from pile driving is to be monitored through the use of a seismograph placed adjacent to the closest historic building. Monitoring records must be kept and incorporated into inspection reports submitted to DOB within 30 days of the completion of excavation.

The Proposed Actions would not result in any significant adverse construction impact to historic and cultural resources.

Hazardous Materials

As explained in the Hazardous Materials section above, because of past industrial uses, both projected development sites will be mapped with (E) designations for hazardous materials, which will require that certain specified actions be taken prior to the issuance of any permits by DOB. These actions would include the performance of Phase II Environmental Site Assessment according to protocols reviewed and approved by the Mayor's Office of Environmental Remediation (OER) and the submission of the results to OER. If OER determines that remediation is indicated by the test results, a proposed remediation plan must be submitted to OER for review and approval. The developer must complete such remediation as determined necessary by OER and then provide OER with proper documentation that the work has been satisfactorily completed. The (E) designations also require that construction-related health and safety plans (CHASPs) reviewed and approved by OER would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. These requirements would prevent any significant adverse construction impacts related to hazardous materials.

Natural Resources, Open Space, Socioeconomic Conditions, Community Facilities, Land Use and Public Policy, Neighborhood Character, and Infrastructure

As discussed above, construction activities on the Applicant controlled Projected Development Sites 1 and 2 would be considered short term as they would occur simultaneously over a period of less than 24 months. The construction activities would not have any direct effects on natural resources, open space, socioeconomic conditions, community facilities, or infrastructure conditions, and would not have any impacts on land use or neighborhood character.

Therefore, the Proposed Actions would not result in any significant adverse construction impacts related to these technical areas.

Conclusion

On the basis of the above analysis, the Proposed Actions would not result in any significant adverse construction impacts, and further analysis would not be warranted.

Disadvantaged Communities Assessment

Methodology

The Disadvantaged Communities Assessment was conducted following the guidance provided by the New York State Department of Environmental Conservation (NYSDEC) and the Environmental Justice Siting Law (EJSL). The assessment is conducted pursuant to NYCDEC guidance for Project's requiring a CEQR EAS Short Form, and is structured as follows:

1. Identification of Disadvantaged Community Status

To determine whether the Affected Areais within, or within ½ mile of a disadvantaged community, the following tools were used:

•New York State Disadvantaged Communities Assessment Tool (DACAT): This GIS-based tool identifies census tracts designated as disadvantaged communities (DAC) based on data from the Climate Justice Working Group (CJWG).

•Geospatial Analysis: The project location was mapped and measured for proximity to the nearest designated disadvantaged community, ensuing compliance with the ½-mile buffer analysis specified in the assessment requirements.

2. *Assessment of Potential Impacts*

If the Project Site is found to be within, or within ½ mile of a disadvantaged community, or if the Proposed Action(s) could affect a disadvantaged community, further assessment is required. If either of these conditions are met, potential direct and indirect impacts to nearby disadvantaged communities are evaluated to determine if the proposed actions would create any new sources of pollution or increase pollution from existing sources in the following categories:

- Air Quality Impacts or Emissions
- Noise Pollution
- Light Pollution
- Wastewater Treatment or ·wastewater Discharges
- Stormwater Considerations
- Solid and Hazardous Waste Generation and Management
- Traffic Impacts
- Odor Impacts

3. *Assessment of Magnitude of Impacts*

According to the Draft SEQR EAF Workbook Guidance, if a potential impact is identified, the magnitude of these impacts must be evaluated. Considerations for magnitude of impact (Small vs. Moderate to Large) are described below:

Small Impact:

•Air emissions will occur at a level that does not require a state air pollution control permit.

•Solid or hazardous waste will be generated in an amount easily transported to and handled at a permitted disposal facility.

•Wastewater discharges will not occur or expand.

•There will be no traffic associated with the project or the traffic generated is limited to non-truck traffic and will not increase to a level causing level of service impacts.

•The disadvantaged community is identified by the Disadvantaged Community Assessment Tool as having comparatively lower burdens or vulnerabilities.

Moderate to Large Impact:

•Air emissions will occur· at a level that requires a state air pollution control permit.

•Solid or hazardous waste will be generated in an amount requiring substantial increase in truck traffic to transport to a permitted disposal facility.

•Solid or hazardous waste will be managed or disposed on site, requiring a state solid or hazardous waste management facility permit.

•Wastewater discharges will occur or expand, requiring a State Pollutant Discharge Elimination System (SPDES) permit

•The disadvantaged community is identified by the DCAT as having comparatively higher burdens or vulnerabilities.

•Proposed operations would potentially result in off-site pollution impacts.

•Traffic associated with the project will increase to a level or type causing level of service or safety impacts.

•The action involves a DEC permit application that requires preparation of an 'Existing Burden Report' analyzing potential pollutant impacts to a disadvantaged community.

4. *Evaluation of Moderate to Large Impacts*

Where moderate to large impacts are predicted, these impacts should be identified and assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope, and magnitude. The evaluation should consider the potential for cumulative impacts and whether impacts are expected to be short- term or long-term. Where potential impacts are identified, measures or design elements that have been included by the project sponsor to avoid or reduce impacts should be described.

Preliminary Assessment

The Applicant, Kent Development LLC, and the Co-Applicant, 123 Taafe LLC, request the following approvals (the "Proposed Actions"):

1.A Zoning Map Amendment to rezone the Affected Area from M1-1 to an an MX-4(M1-4/R6A) Special Mixed-Use District. The proposed rezoning area (the "Affected Area") consists of Brooklyn Block 1897, Lots 5, 6, 9 (Co-Applicant owned), 11, 12 (p/o), 47 (p/o), 48, 49 (Applicant owned), 54, 55, 56 (p/o), 7504, 7505 (p/o), 7509, and 7510 in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3; and

2.A Zoning Text Amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) designated area coterminous with the Affected Area.

The Proposed Actions would facilitate the redevelopment of Lots 9 and 49, which are the properties owned by the Co-Applicant and the Applicant, respectively.

Under the with-action scenario, the 12,928 sf Applicant-owned Lot 49 (Projected Development Site 1), now occupied by two one-story warehouses, would be redeveloped with a 67,312 gsf multifamily residential building. The development would have 50,410 zoning square feet (zsf), for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback from the street line at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 74 dwelling units, with an average size of 791 gsf, of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Applicant intends to pursue MIH Option 1. The first floor would contain a ngym/recreation space, mechanical rooms, the residential lobby, and bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants within 8,770 gsf although no parking is required as the Affected Area is located within the Inner Transit Zone. There would also be an outdoor recreational area for use by the building residents. One curb cut onto Kent Avenue is proposed to allow automobile access and egress.

On the 3,340 sf Co-Applicant-owned Lot 9 (Projected Development Site 2), now occupied by a 2-story industrial building, the proposed development would be a new 19,558 gsf multifamily residential building. The development would have 13,010 zsf, for an FAR of 3.90. The building would have 9 stories and a cellar and would have a roof height of 95 feet (with a required 15-foot setback at a height of 65 feet) and a 10-foot-tall rooftop bulkhead, for an overall structure height of 105 feet. There would be 21 dwelling units, with an average size of 843 gsf, of which 20 to 30 percent (4 to 6) would be income restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 60%, 80%, or 40% AMI, respectively. The Co-Applicant intends to pursue MIH Option 1. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces within 1,846 gsf would be provided for residents although noparking is required as the Affected Area is located within the Inner Transit Zone. One curb cut onto Taaffe Place is proposed for automobile access and egress.

This EAS assesses a reasonable worst-case development scenario in which the buildings on Projected Development Sites 1 and 2 would have greater height and more residential units than proposed. Both buildings would have nine stories with rooftop heights of 105 feet(120 ft with bulkhead). A total of 95 dwelling units (74 on Projected Development Site 1 and 21 on Projected Development Site) and 76,254 gsf of residential floor area would be developed under this scenario. There would be an a total of 10,616 gsf of enclosed parking, for a total of 86,870 gsf. The number of MIH units would range from 19 to 28, depending on which option is used. There are no other soft sites within the affected area.

Projected Development Site 1 is located at 862-868 Kent Avenue and Projected Development Site 2 is located at 123 Taaffe Place. As shown in Figure 1 below, the Project Site are is located within Census tract 36047123700, which is identified as having comparatively higher burdens and vulnerabilities. The .5 mile study area has tracts with both comparatively higher and lower burdens. Accordingly, an assessment of potential impacts is provided below.

Within .5 Miles

Comparatively Lower Burdens

- 36047019100
- 36047023500
- 36047019300
- 36047023300
- 36047024300
- 36047025300
- 36047025100
- 36047018700
- 36047025100
- 36047024100
- 36047026100
- 36047025700
- 36047053100
- 36047054300

Comparatively Higher Burdens

- 36047123700
- 36047053900
- 36047053700
- 36047025500

Figure 1



Site History

862-868 Kent Avenue

Research into the history of the project site from the Phase I ESA shows that the property was occupied by several small industrial, residential and retail buildings from at least the late 1800s to the mid-1960s. Sometime between 1954 and 1966, all the buildings on the northern four-fifths of the site were demolished, and the northern portion of the existing building was constructed. Sometime between 1993 and 1995, the small structure on the southern part of the site was demolished and the southern part of the existing building was constructed. The identified former uses of the property from the late 1800s to the present time include residential uses, retail stores, and factory/manufacturing uses including carpet cleaning companies, steel bed spring manufacturing, a machine shop, a printer, jewelry manufacturing, bakeries, party rental companies and others. Given the past industrial and manufacturing uses identified at the project site, there is a potential for contamination.

No aboveground tanks, or indications of the presence of underground tanks (tank fillports, vent lines, etc.) were observed on the property, or in the sidewalk adjacent to the site. The subject property is not identified in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database.

There is the potential for contamination at the subject property from past factory/manufacturing operations at the project site, including the potential for a vapor encroachment condition to the existing and any future buildings at the site; and the potential for one or more underground

petroleum storage tanks at the subject property. There is the potential for one or more underground petroleum storage tanks at the subject property.

123 Taaffe Place
Research into the history of the project site from the phase 1 ESA shows that the building was constructed circa 1993. Identified uses in the building since its construction include a wood furniture manufacturer
(Encore Retail Systems, Inc.), a party rental company (Broadway Famous Party Rentals), a check company, a music studio, warehousing, and professional office uses. According to New York City Department of Buildings (NYCDOB) records, permits for the installation of paint spray booths in the building were issued in 1993 for Broadway Famous Party Rentals, and in 1998 for Encore Retail Systems.

No aboveground petroleum storage tanks, or indications of the presence of underground petroleum storage tanks, were observed on the property, such as fillports or vent lines, associated mechanical equipment, etc. The property is not identified in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database, which lists all registered facilities with a total combined petroleum storage capacity in excess of 1,100 gallons.

There is the potential for contamination at the subject property from past wood furniture manufacturing and spray-painting operations at the site, including the potential for a vapor encroachment condition to the existing and any future new buildings on the property.

(E) Designations would be established for both hazardous materials and air quality on Projected Development Sites 1 and 2. An (E) designation for noise would also be established for Projected Development Site 1. (E) Designations for hazardous materials will ensure that soil, groundwater, and vapor testing and any required remediation are completed prior to redevelopment, preventing significant adverse impacts. An Air Quality (E) Designation is proposed based on the results of the air quality analysis, which found:

- Project-generated traffic does not exceed thresholds requiring detailed air quality analysis.
- A nearby manufacturing facility warranted an air toxics evaluation; contaminant concentrations were below regulatory thresholds (NAAQS, SGC/AGC, and cumulative risk assessments).
- No major emission sources exist within 1,000 feet of the rezoning area.
- HVAC systems in the Projected Development Sites, when designed in accordance with the Air Quality (E) Designation requirements, will not cause significant adverse impacts.

Establishing (E) Designation conditions preclude air quality, hazardous materials, and noise impacts. Additionally, the project screened out of a transportation analysis.

Assessment Conclusion

The Project Sites are within a census tract identified as having comparatively higher vulnerabilities and within 0.5 miles of tracts with comparatively lower and higher vulnerabilities. (E) Designations would be mapped on Projected Development Sites 1 and 2 to ensure that appropriate measures are implemented to avoid potential effects related to hazardous materials, air quality, and noise. Other technical areas, such as natural resources, water and sewer infrastructure, solid waste, and sanitation, were screened out of the EAS because the Proposed Actions would not exceed CEQR thresholds for further analysis. In addition, the remaining pollution burden categories identified in the SEQRA EAF, including wastewater discharges, generation of odors, light pollution, new or modified radiation sources, and new or modified sources of solid waste generation, management, or disposal, were also screened out for not exceeding CEQR thresholds for further analysis and/or would not be contributed to with the Proposed Actions. The Proposed Actions would not result in adverse impacts or a combination of moderate effects that would cause or increase a disproportionate pollution burden to any disadvantaged communities. Accordingly, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would they cause or increase a disproportionate pollution burden to a disadvantaged community.

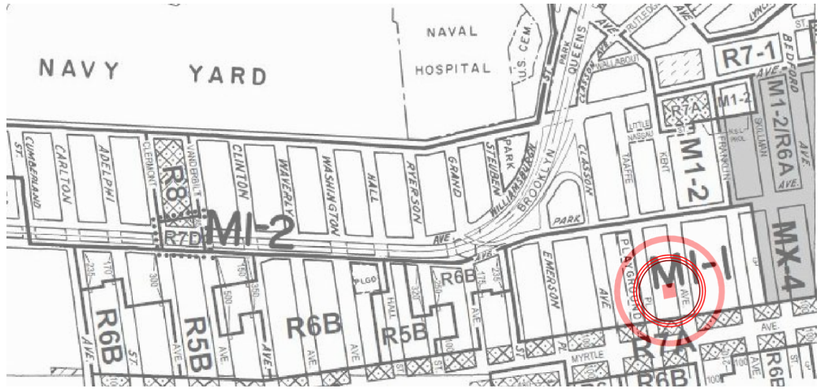
APPENDIX A: ARCHITECTURAL PLANS

Architectural plans are for illustrative purposes only.

PROPOSED 9-STORY & CELLAR COMMERCIAL AND RESIDENTIAL BUILDING
WITH 56 DWELLING UNITS

862-868 KENT AVENUE BROOKLY, NY 11205

R6-A DESIGN DEVELOPMENT PACKAGE PREPARED FOR DCP
JANUARY 27, 2025

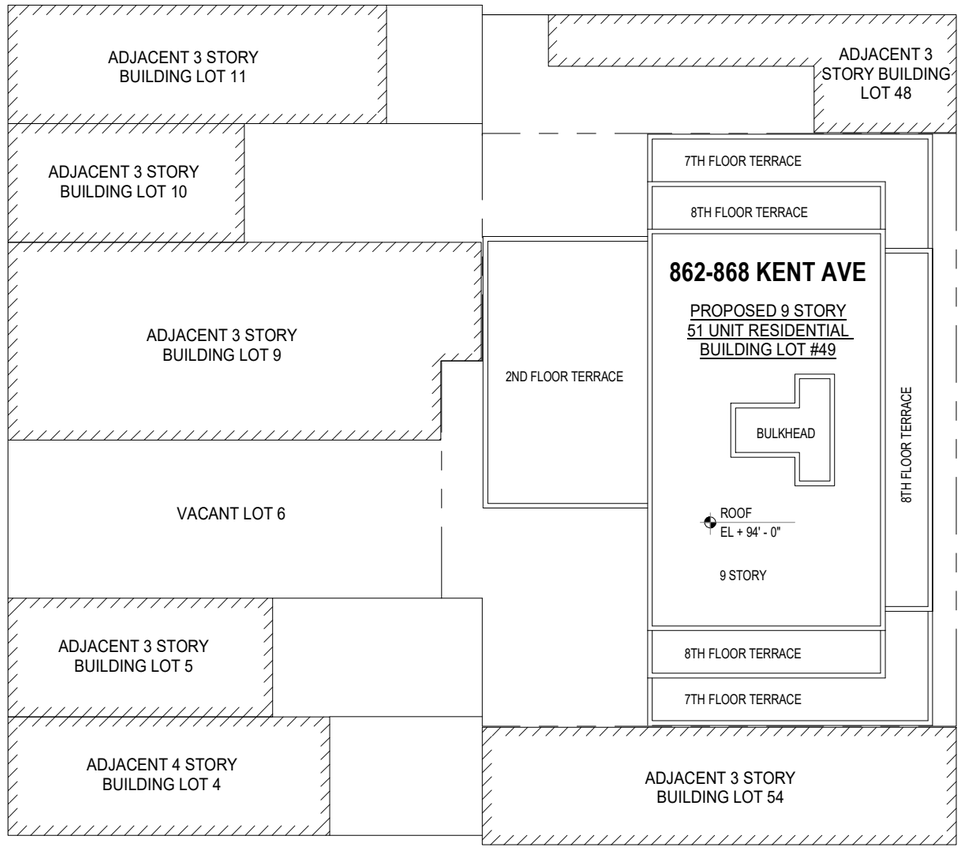


ZONING MAP

PRELIMINARY FLOOR AREA BREAKDOWN				
LOT AREA	12,928.00			
FLOOR	USE	BUILDING GROSS SF	ZONING FLOOR AREA DEDUCTIONS	RESIDENTIAL ZONING FLOOR AREA
CELLAR	RESIDENTIAL ACCESSORY	9796.00	9796.00	0.00
FIRST	RESIDENTIAL	5,431.06	4503.1	927.96
SECOND	RESIDENTIAL	7,479.92	327.5	7,152.42
THIRD	RESIDENTIAL	7,479.92	327.5	7,152.42
FOURTH	RESIDENTIAL	7,479.92	327.5	7,152.42
FIFTH	RESIDENTIAL	7,479.92	327.5	7,152.42
SIXTH	RESIDENTIAL	7,479.92	327.5	7,152.42
SEVENTH	RESIDENTIAL	5,858.33	234.6	5,623.73
EIGHTH	RESIDENTIAL	4,233.27	184.75	4,048.52
NINTH	RESIDENTIAL	4,233.27	184.75	4,048.52
ROOF	MECHANICAL	360.93	360.93	0.00
PROPOSED FLOOR AREA TOTAL		67,312.46	16,901.63	50,410.83
PROPOSED F.A.R.				3.90
PERMITTED F.A.R.				3.90
PERMITTED FLOOR AREA				50,419.20

UNIT MIX CHART							
FLOOR	1 BEDROOM		2 BEDROOM		3 BEDROOM		TOTAL UNITS
	AFFORDABLE	*MARKET RATE*	*AFFORDABLE*	*MARKET RATE*	*AFFORDABLE*	*MARKET RATE*	
SECOND	1	1	1	4	0	1	8
THIRD	0	2	1	4	1	0	8
FOURTH	0	2	1	4	1	0	8
FIFTH	0	2	2	3	0	1	8
SIXTH	0	2	2	3	0	1	8
SEVENTH	1	0	1	2	0	2	6
EIGHTH	1	0	0	4	0	0	5
NINTH	0	1	1	3	0	0	5
SUB-TOTAL	3	10	9	27	2	5	
PERCENTAGE %	23%	77%	25%	75%	29%	71%	
TOTAL	13		36		7		56

ZONING ANALYSIS



PLOT PLAN

PROPERTY DATA
ADDRESS: 862-868 KENT AVE
TAX BLOCK: 1897
TAX LOT: 49
ZONING MAP NO.: 12B
ZONING DISTRICT: R6A
COMMUNITY BOARD.: 303

FOR QUALIFYING AFFORDABLE HOUSING
23-22: R6A
MAX FLOOR AREA RATIO: 3.90
PROPOSED: 3.90 (OK)

23-362: R6
MAX LOT COVERAGE: 80%
PROPOSED 58%

432: R6A
MAX. BASE HEIGHT: 65'-0"
MAX BUILDING HEIGHT: 95'-0"
PROPOSED: 94'-0"

25 % AFFORDABLE UNITS
56 X 25% = 14 MIH UNITS
PROPOSED: 14 MIH UNITS (OK)

25-211: R6
INNER TRANSIT ZONE
NO PARKING SPACES REQUIRED

PROPOSED: 19 PARKING SPOTS (OK)

25-811: ENCLOSED BICYCLE PARKING SPACES
R6
REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL OR COMMUNITY FACILITY USES
TYPE OF USE
USE GROUP 2

REQUIRED NO. OF BICYCLE PARKING
1 PER 2 DWELLING UNITS
56/2 = 28 SPOTS REQUIRED
PROPOSED: 28 BICYCLE SPOTS (OK)

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PROJECT:
862-868 KENT AVE
BROOKLYN, NY 11205
BLOCK: 1897
LOT: 49
COMM. BD: 303
ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:
ZONING ANALYSIS

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A100

Chart A - Vertical Unit Distribution

Instructions: Please list the Inclusionary Housing Units by floor and designation. Please dedicate one column for each line of apartments.

Floor #	Inclusionary Housing Apartment Numbers										Total # of IH Units/Floor
9	A										1
8			C								1
7			C	D							2
6				D				H			2
5				D				H			2
4				D			G				2
3				D			G				2
2				D		F					2
											14

Total DU

Chart B - Horizontal Unit Distribution

Building 1 - please provide a separate worksheet for each additional building.

Construction Floor #	Marketing Floor #	Total # of Units Per Floor	IH Units Per Floor	Staff Units Per Floor	Non-IH Units Per Floor	IH %-age
2	2	8	2		6	25.00%
3	3	8	2		6	25.00%
4	4	8	2		6	25.00%
5	5	8	2		6	25.00%
6	6	8	2		6	25.00%
7	7	6	2		4	33.33%
8	8	5	1		4	20.00%
9	9	5	1		4	20.00%
		56	14	0	42	

Chart C - Unit Bedroom Mix

Building 1 - please provide a separate worksheet for each additional building.

Unit Type

IH Unit Types	No. of Units	% Breakdown	Non-IH Unit Types *	No. of Units	% Breakdown	Super/Staff Units	TOTAL No. of Units
1-bd	3	21.43%	1-bd	10	23.81%		13
2-bd	9	64.29%	2-bd	27	64.29%		36
3-bd	2	14.29%	3-bd	5	11.90%		7
Total	**14**	**100.00%**	Total	**42**	**100.00%**	**0**	**56**

PROJECT ADDRESS: 862-868 KENT AVENUE
BOROUGH BLOCK AND LOT: BLOCK: 1897 LOT: 49
DATE: 10/27/2024

PLEASE FOLLOW STEPS 1-4. YELLOW BOXES REQUIRE INPUT.

STEP 1: PLEASE SELECT MIH OPTION

MIH OPTIONS			
OPTION 1:	**25% of ResFA @ 60% AMI** weighted avg At least 10% of SF at 40% AMI No more than 3 income bands No income band > 130% AMI	**OPTION 2:**	**30% of ResFA @ 80% AMI** weighted avg No more than 3 income bands No income band > 130% AMI
Option 3:	**20% of ResFA @ 40% AMI** weighted avg No income band > 130% AMI Public funds per HPD exception only	**OPTION 4:**	**30% of ResFA @ 115% AMI** weighted avg At least 5% of SF at 70% AMI At least 5% of SF at 90% AMI No more than 4 income bands No income band > 135% AMI

PLEASE SELECT MIH OPTION
(select from pulldown menu)

OPTION SELECTED:

OPTION 1

STEP 2: PLEASE ENTER MIH UNITS ONLY

Construction Floor #	Marketing Floor #	Apt #	# BRs	MIH Unit Size (SF)	AMI
2	2	2D	2	786	40
2	2	2F	1	630	40
3	3	3D	2	786	40
3	3	3G	3	979	40
4	4	4D	2	786	40
4	4	4G	3	979	60
5	5	5D	2	786	60
5	5	5H	2	941	60
6	6	6D	2	786	60
6	6	6H	2	941	80
7	7	7C	1	577	80
7	7	7D	2	845	80
8	8	8C	1	579	80
9	9	9A	2	698	80

AFFORDABLE HOUSING SF:	13,027.00

MIH UNIT SUMMARY:	
Unit Type	**IH Units**
0 BEDROOM	0
1 BEDROOM	3
2 BEDROOM	9
3 BEDROOM	2
4 BEDROOM	0
Total	**14**

STEP 3: PLEASE FILL OUT BASED ON ARCHITECT'S AFFIDAVIT

Per ARCHITECT's AFFIDAVIT Dated:

SECTION 5 - TTL RESIDENTIAL SF:	50,411
SECTION 6 - MIH UNIT SF:	11,099.00
SECTION 7 - NON-MIH UNIT SF:	31,851
SECTION 8 - COMMON FLOOR AREA w/ FEE:	0
SECTION 9 - TTL AFFORD. FLOOR AREA:	**13,027.00**

IH SF % of TOTAL SF:	25.84%
WEIGHTED AVERAGE AMI:	59.4%
MIH FEE OWED:	$15,400.00
OPTION 1 IN COMPLIANCE?*	YES

WHY?:
-
-
-
-
-

STEP 4: PLEASE FILL OUT TABLE BELOW

Per ARCHITECT's ZONING Dated: 1/25/2025

GROSS BUILDING SF:	67312.46
GROSS COMMERCIAL SF:	
GROSS COMMUNITY SF:	
PARKING SF:	6665.52
OTHER SF:	

NOTE: All SF should be measured as NET SQUARE FOOTAGE, except where otherwise indicated.
• Per the definition of "Affordable Floor Area" set forth in Zoning Resolution § 23-911
• Such measurement excludes (a) the thickness of exterior walls, (b) the thickness of partitions separating such dwelling unit from any other dwelling units or other spaces, and (c) portions of such dwelling unit that do not qualify as Floor Area.

•Such measurement includes the square footage within the inside face of the walls enclosing such dwelling unit (i.e., all floor surfaces within the dwelling unit, including closets, and the partitions that separate rooms that are within the same dwelling unit).

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PROJECT:
862-868 KENT AVE
BROOKLYN, NY 11205
BLOCK: 1897 ZONE: R6-A
LOT: 49 OCC. CLASS: R-2
COMM. BD: 303 USE GROUP: 2

DRAWING:
MIH CHARTS

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A101

Unit Size Comparison Chart

	MIH Units				Non - MIH Units			
# of BRs	Construction Floor #	Apt #	MIH Unit Size (SF)	AMI	Construction Floor #	Apt #	Non MIH Unit Size (SF)	AMI
1 BEDROOM	2	2F	630	40%	2	2E	586	
	7	7C	577	80%	3	3E	586	
	8	8C	579	80%	3	3F	630	
					4	4E	586	
					4	4F	630	
					5	5E	586	
					5	5F	630	
					6	6E	586	
					6	6F	630	
					9	9C	579	
Average 1 Bedroom Size		3	**595.33**			10	**602.90**	

Total Number of 1 BR MIH Units:	3
Average Size of 1 BR MIH Unit:	**595.33**
Total Number of 1 BR NON-MIH:	10
Average Size of 1 BR NON-MIH:	**602.90**

Unit Size Comparison Chart

	MIH Units				Non - MIH Units			
# of BRs	Construction Floor #	Apt #	MIH Unit Size (SF)	AMI	Construction Floor #	Apt #	Non MIH Unit Size (SF)	AMI
3 BEDROOM	3	3G	979	40%	2	2G	979	
	4	4G	979	60%	5	5G	979	
					6	6G	979	
					7	7A	973	
					7	7E	976	
Average 3 Bedroom Size		2	**979.00**			5	**977.20**	

Total Number of 3 BR MIH Units:	2
Average Size of 3 BR MIH Unit:	**979.00**
Total Number of 3 BR NON-MIH:	5
Average Size of 3 BR NON-MIH:	**977.20**

Unit Size Comparison Chart

	MIH Units				Non - MIH Units			
# of BRs	Construction Floor #	Apt #	MIH Unit Size (SF)	AMI	Construction Floor #	Apt #	Non MIH Unit Size (SF)	AMI
2 BEDROOM	2	2D	786	40%	2	2A	789	
	3	3D	786	40%	2	2B	778	
	4	4D	786	40%	2	2C	773	
	5	5D	786	60%	2	2H	941	
	5	5H	941	60%	3	3A	789	
	6	6D	786	80%	3	3B	778	
	6	6H	941	80%	3	3C	773	
	7	7D	845	80%	3	3H	941	
	9	9A	698	80%	4	4A	789	
					4	4B	778	
					4	4C	773	
					4	4H	941	
					5	5A	789	
					5	5B	778	
					5	5C	773	
					6	6A	789	
					6	6B	778	
					6	6C	773	
					7	7B	676	
					7	7F	797	
					8	8A	698	
					8	8B	659	
					8	8D	849	
					8	8E	630	
					9	9B	625	
					9	9D	849	
					9	9E	630	
Average 2 Bedroom Size		9	**817.22**			27	**775.41**	

Total Number of 2 BR MIH Units:	9
Average Size of 2 BR MIH Unit:	**817.22**
Total Number of 2 BR NON-MIH:	27
Average Size of 2 BR NON-MIH:	**775.41**

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PROJECT:
862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:
MIH CHARTS

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
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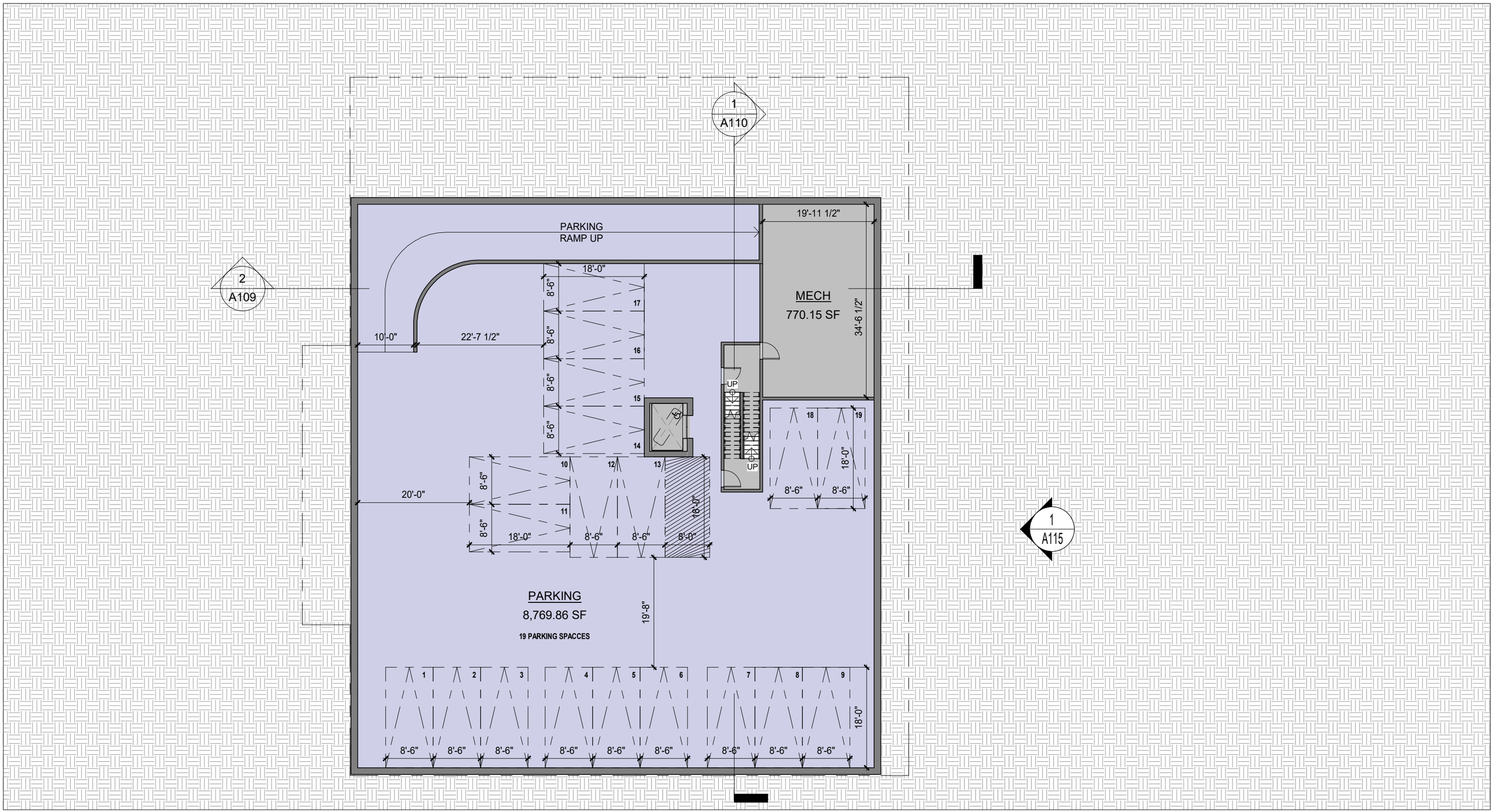
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A102



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PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

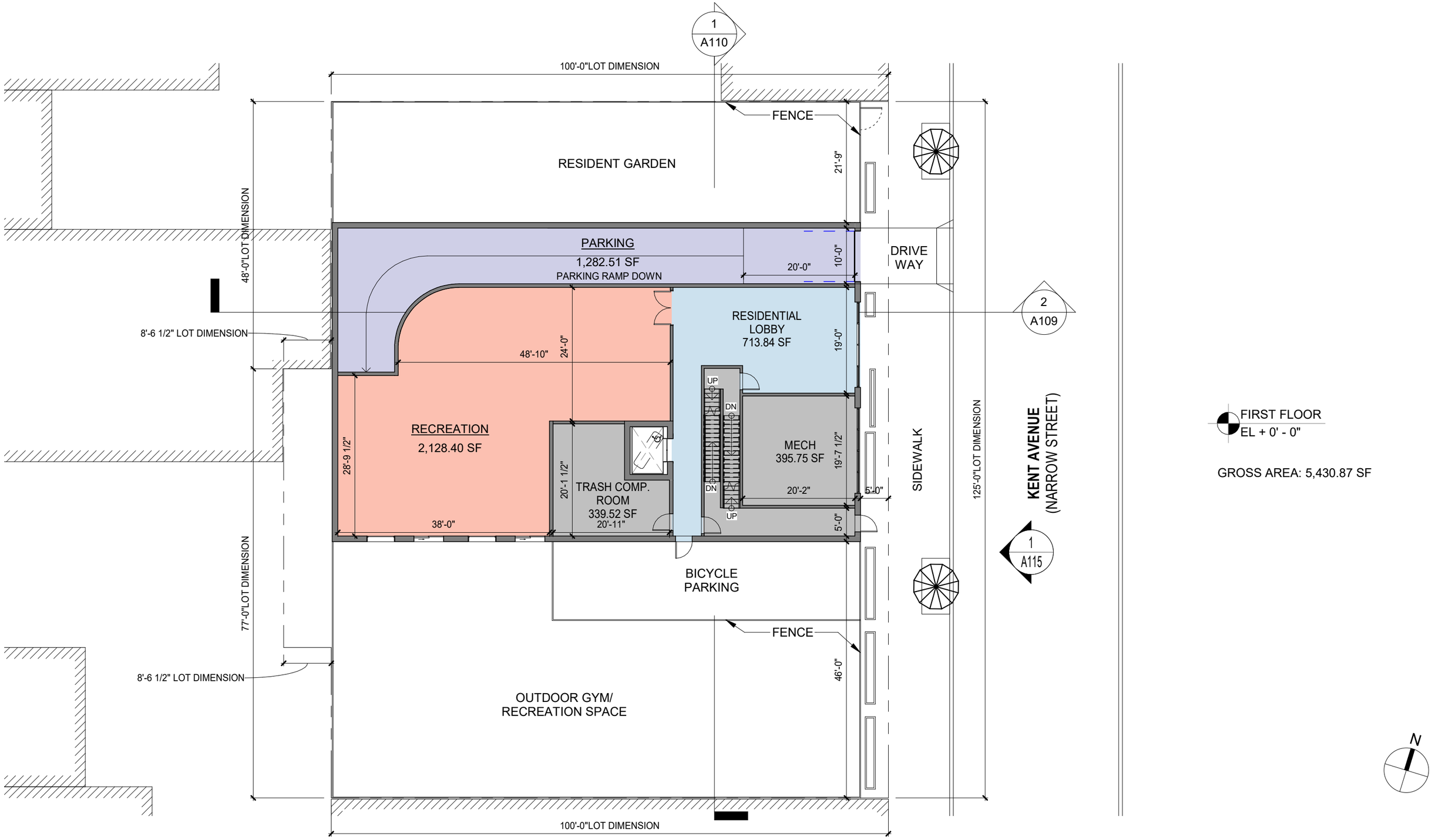
DRAWING:

PROPOSED CELLAR PLAN

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A103



FIRST FLOOR
EL + 0' - 0"

GROSS AREA: 5,430.87 SF

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PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

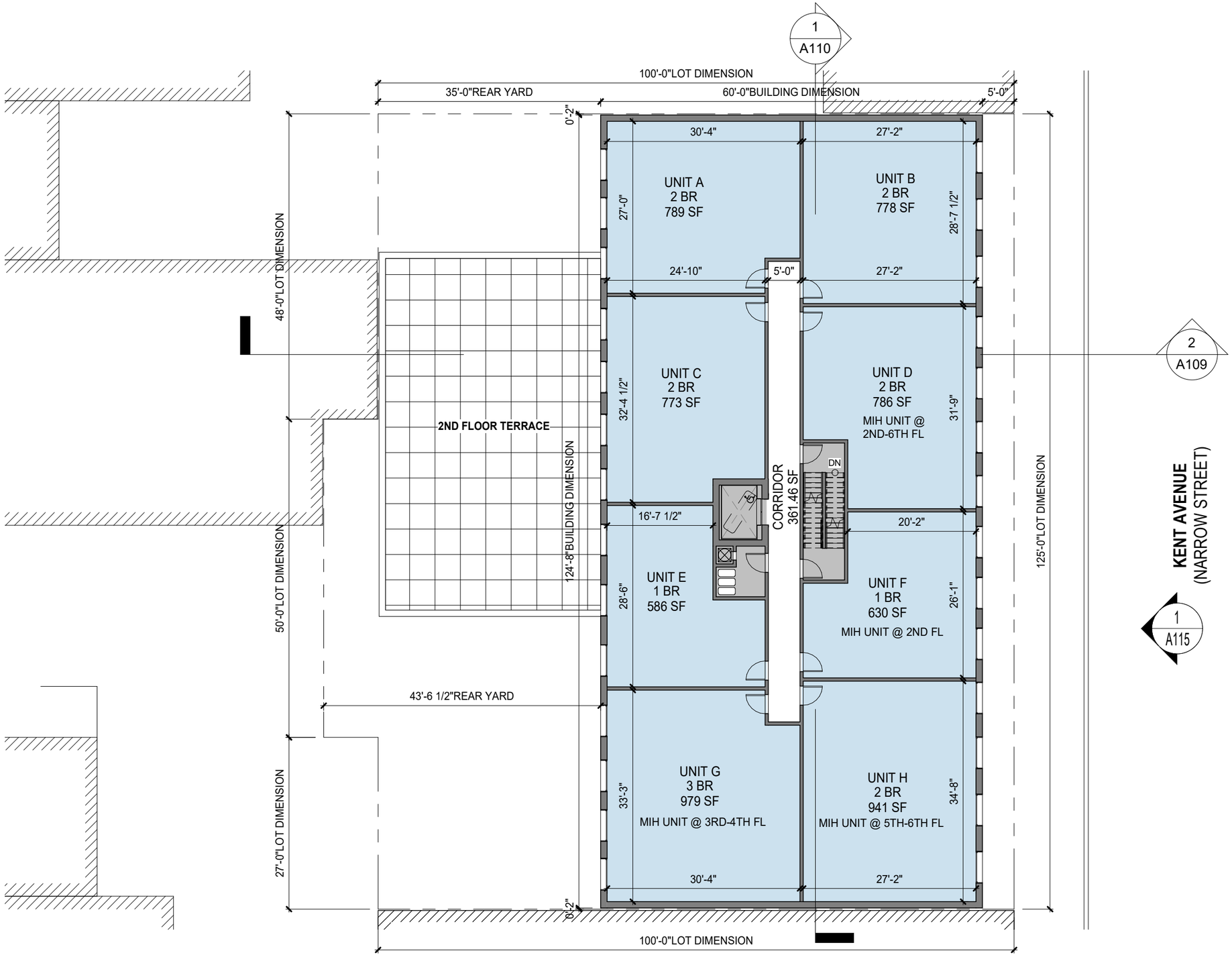
DRAWING:

PROPOSED FIRST FLOOR PLAN

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A104



LEGEND

- MECH & CORES
- RESIDENTIAL

- SIXTH FLOOR EL + 54' - 0"
- FIFTH FLOOR EL + 44' - 0"
- FOURTH FLOOR EL + 34' - 0"
- THIRD FLOOR EL + 24' - 0"
- SECOND FLOOR EL + 14' - 0"

GROSS AREA: 7,479.92 SF

N

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PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

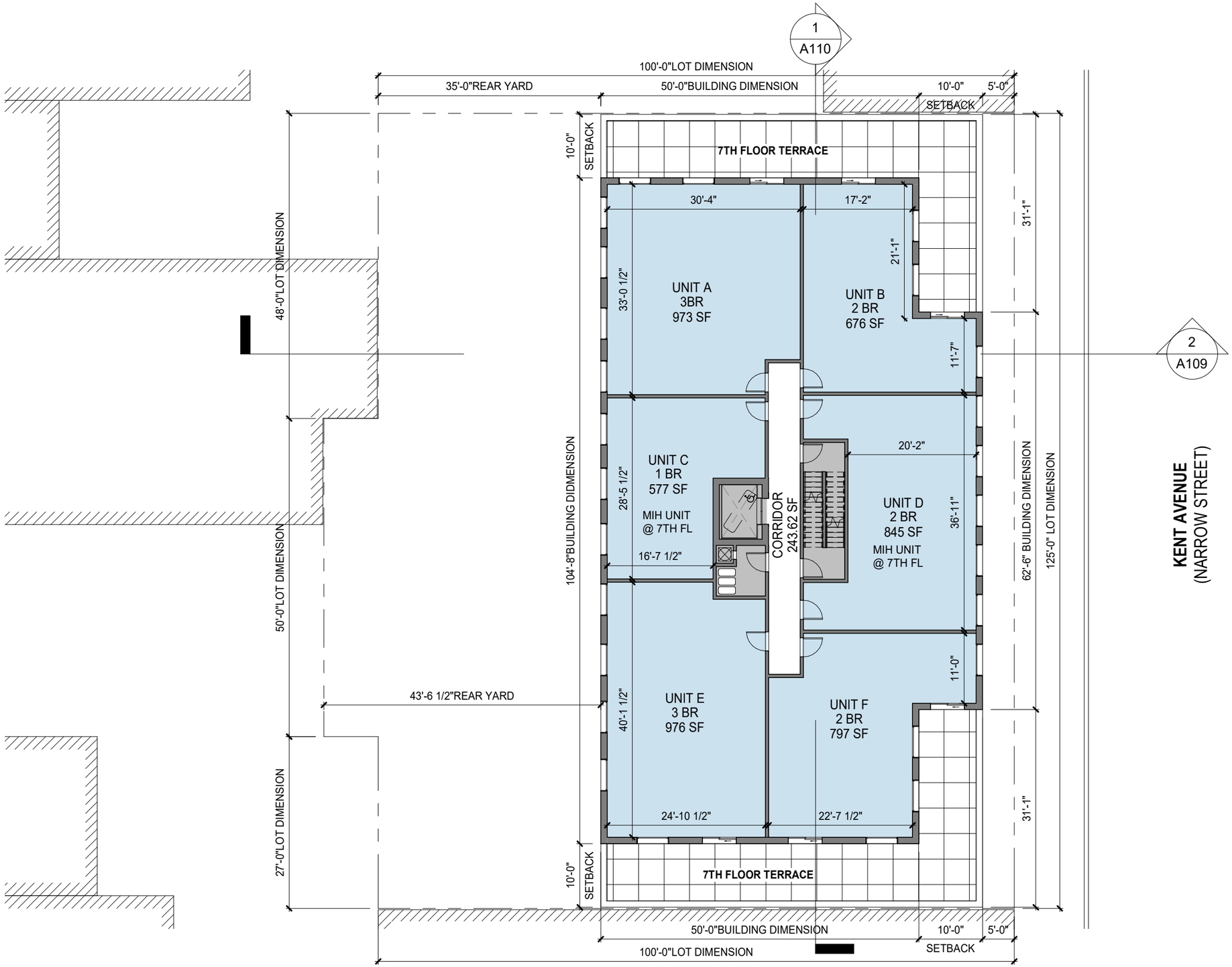
DRAWING:

PROPOSED TYPICAL (2ND-6TH) FLOOR PLAN

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A105



LEGEND

MECH & CORES

RESIDENTIAL

SEVENTH FLOOR
EL + 64' - 0"

GROSS AREA: 5,858.33 SF

N

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PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

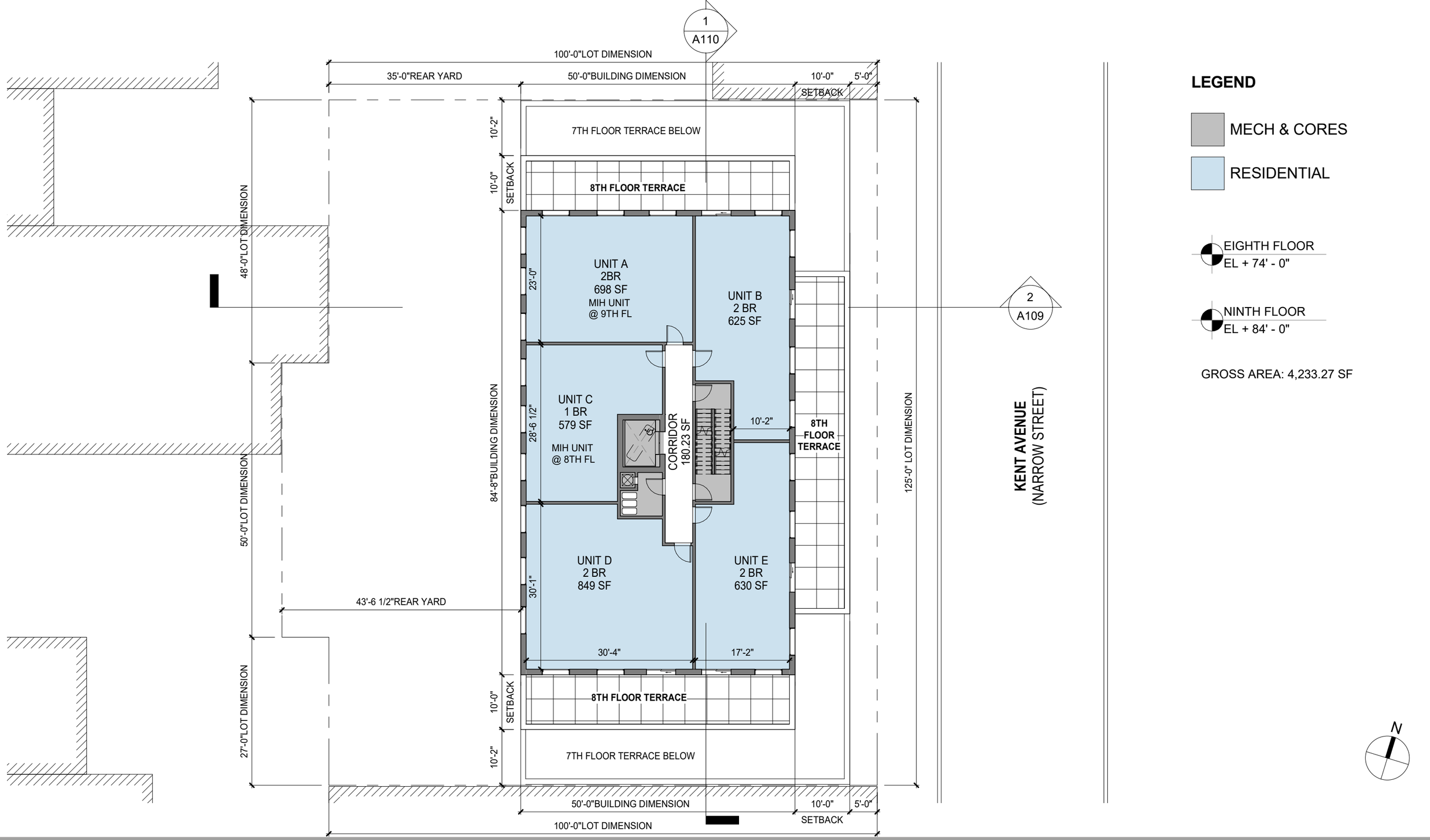
DRAWING:

PROPOSED SEVENTH FLOOR PLAN

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A106



LEGEND

MECH & CORES

RESIDENTIAL

EIGHTH FLOOR
EL + 74' - 0"

NINTH FLOOR
EL + 84' - 0"

GROSS AREA: 4,233.27 SF

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321-750-7256

PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

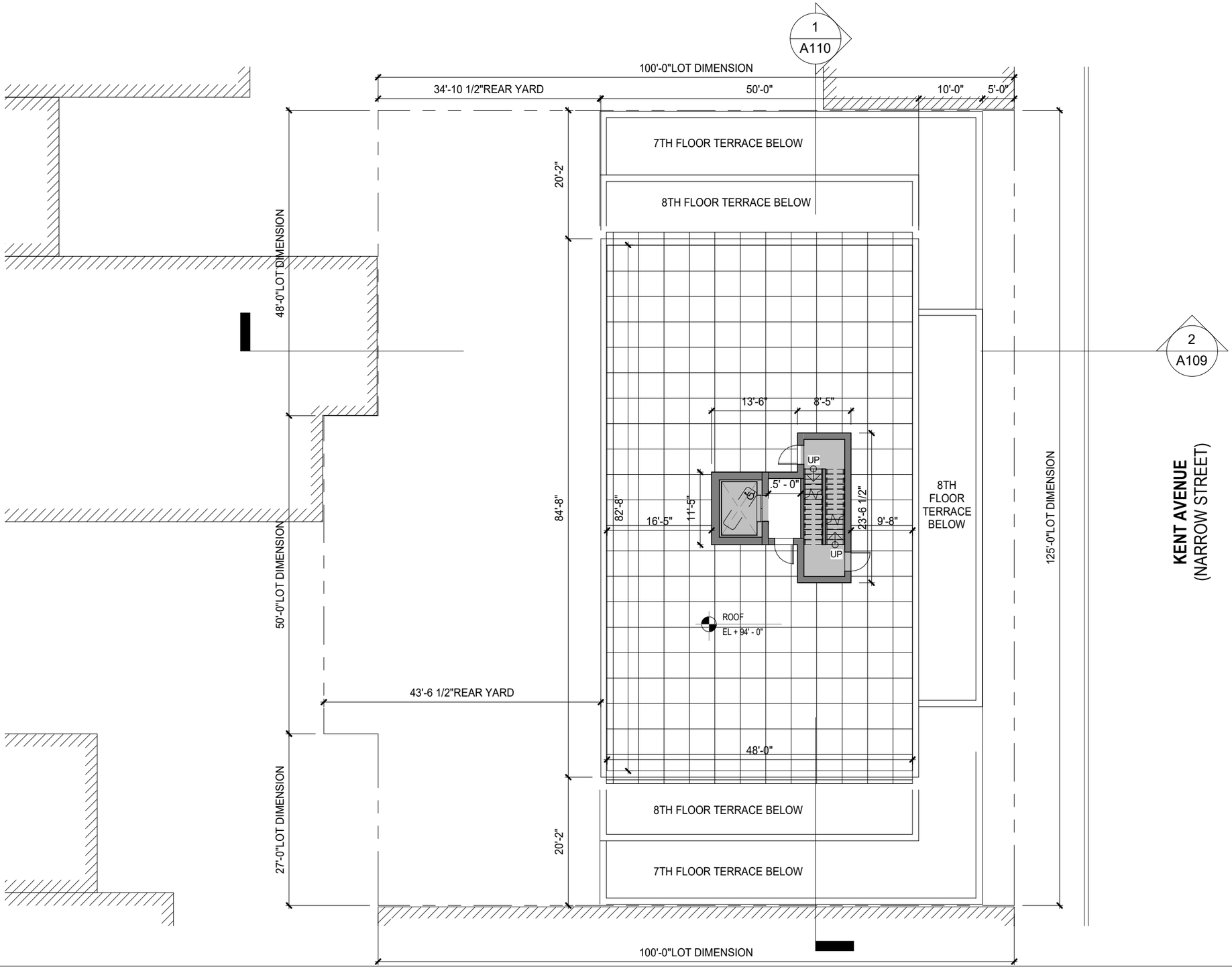
DRAWING:

PROPOSED EIGHTH & NINTH FLOOR PLAN

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A107



LEGEND

MECH & CORES

ROOF
EL + 94' - 0"

GROSS AREA: 361 SF

N

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PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:

PROPOSED ROOF PLAN

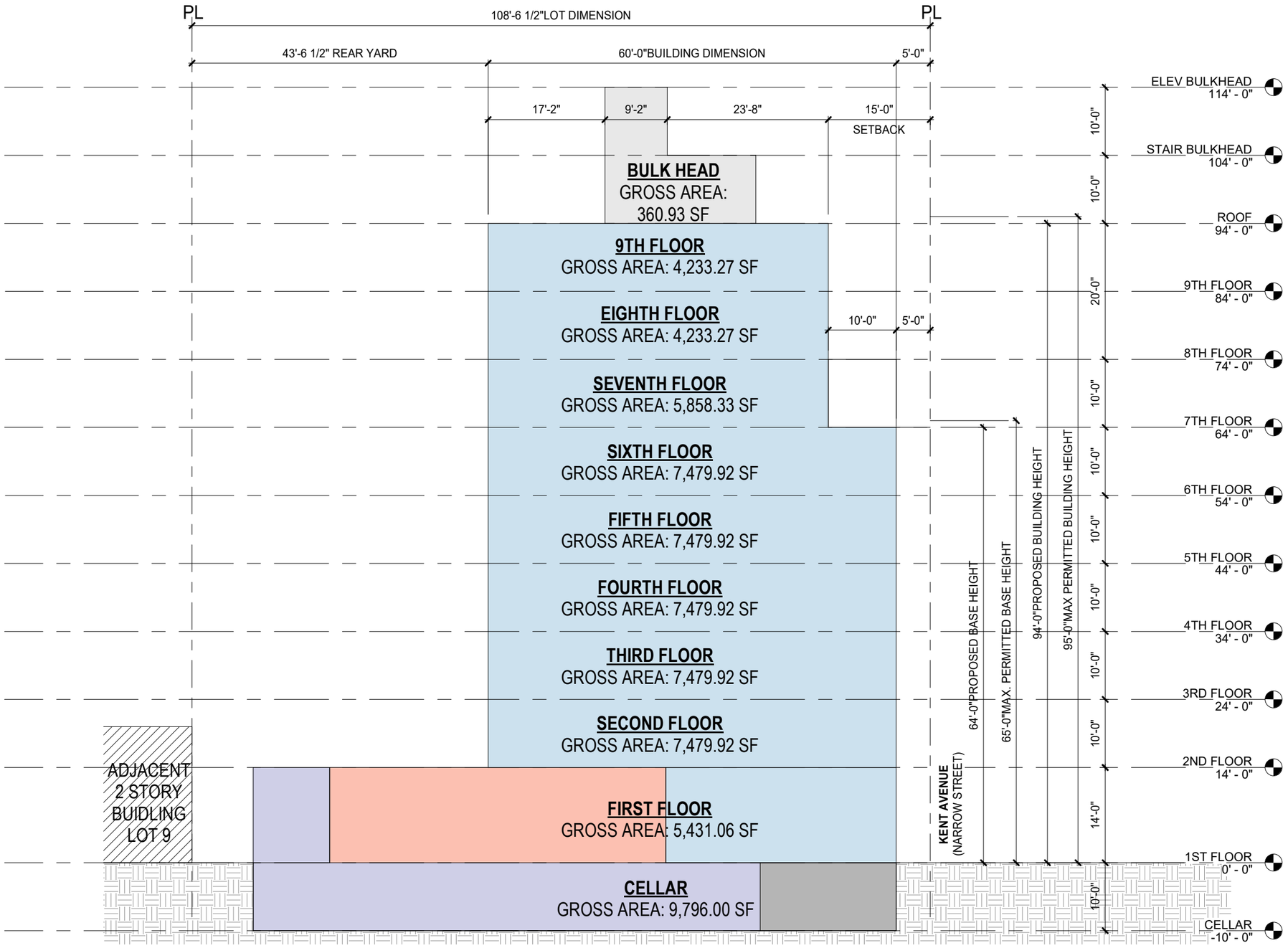
REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A108

LEGEND

- PARKING
- RESIDENTIAL
- RECREATION
- MECH & CORES



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321-750-7256

PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:

BUILDING SECTION

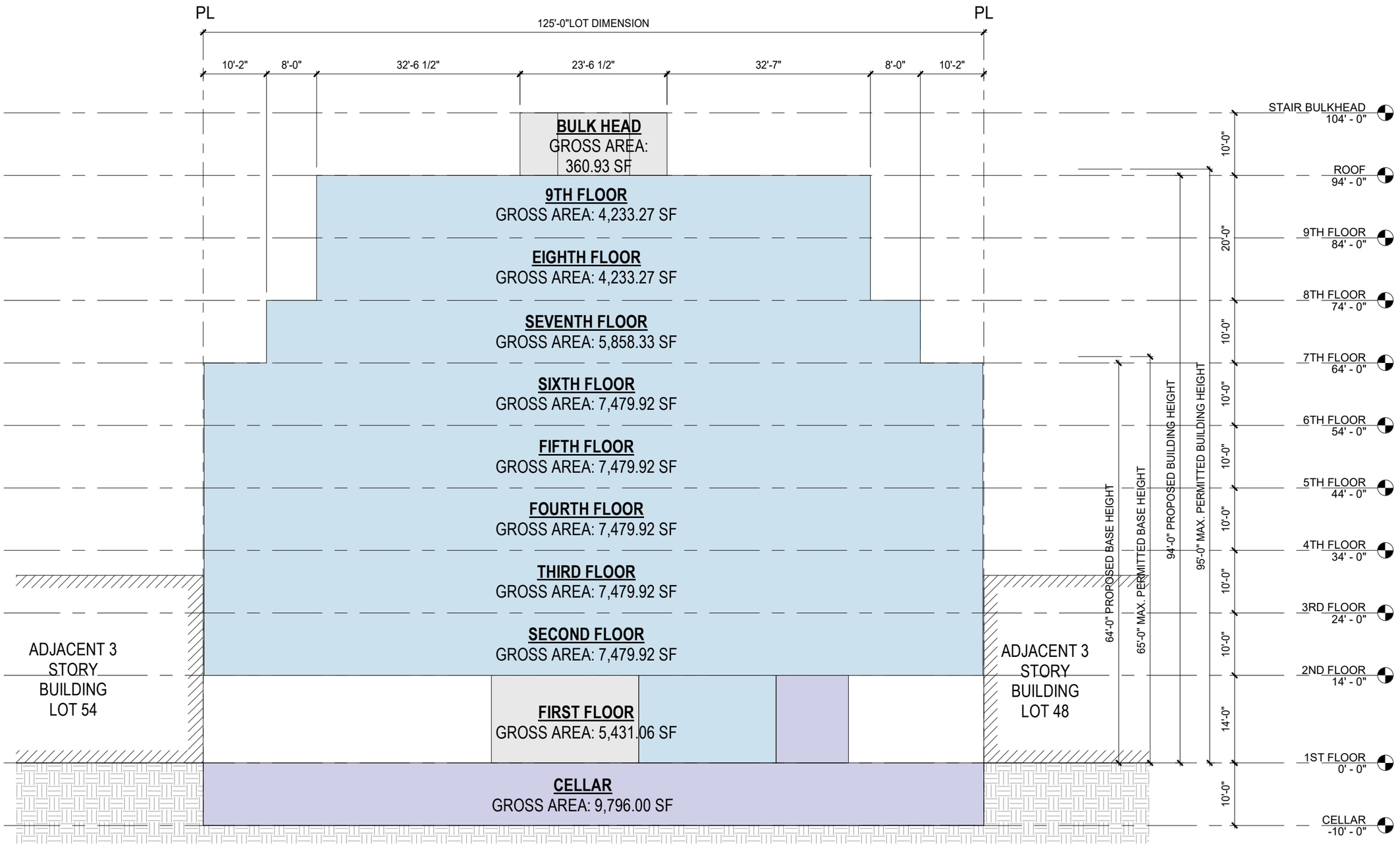
REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A109

LEGEND

- PARKING
- RESIDENTIAL
- RECREATION
- MECH & CORES



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321-750-7256

PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:

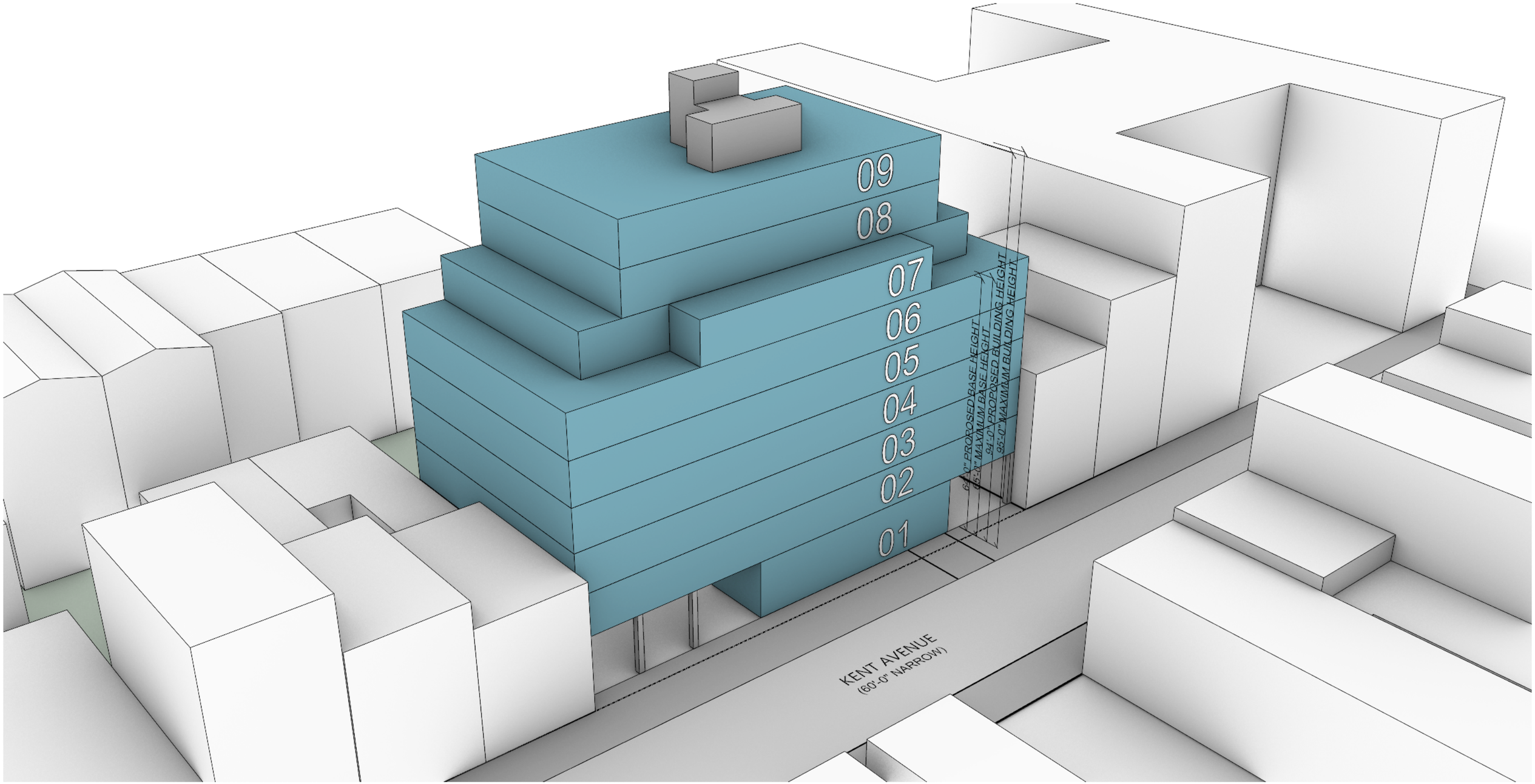
BUILDING SECTION

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.

- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A110



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321-750-7256

PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:

PROPOSED BUILDING MASSING

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A111

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INFO@CENTERLINEAD.COM
321-750-7256

PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:

PROPOSED BUILDING RENDERING

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.

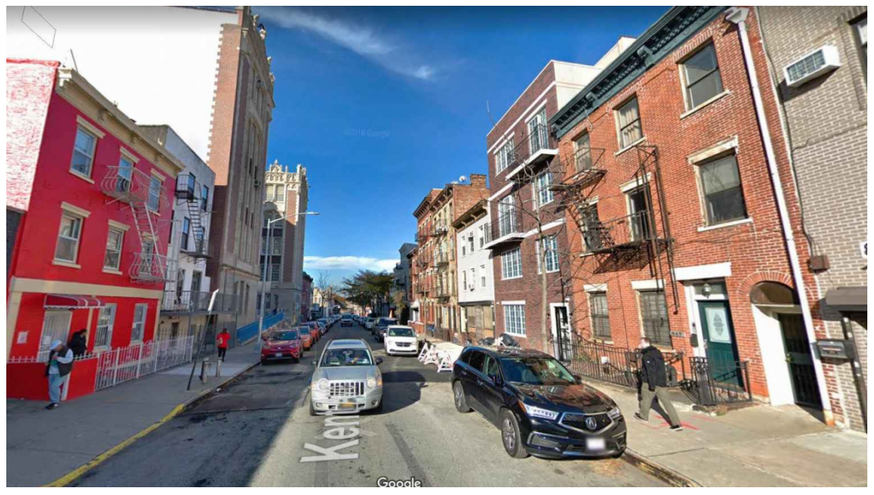
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

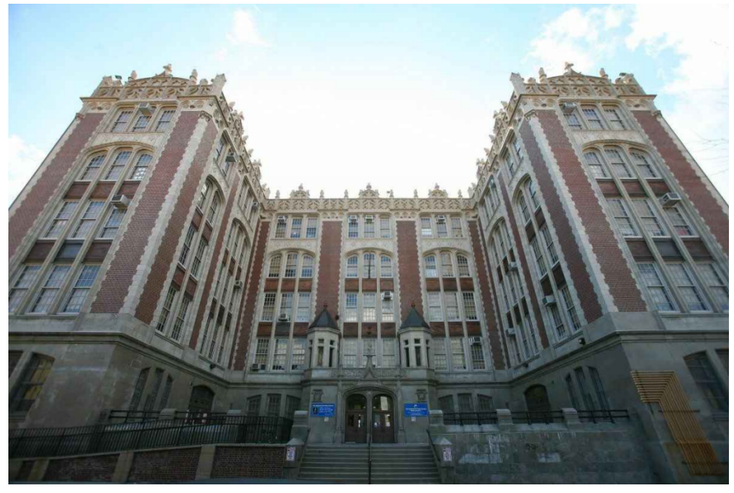
A112



EXISTING STREET VIEW FACING SOUTH



EXISTING STREET VIEW FACING NORTH



NEARBY SCHOOL - CONTEXTUAL INSPIRATION

CONCEPTUAL ELEVATION



CONCEPTUAL PRESPECTIVE STREET VIEW

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321-750-7256

PROJECT:

862-868 KENT AVE
BROOKLYN, NY 11205

BLOCK: 1897
LOT: 49
COMM. BD: 303

ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:

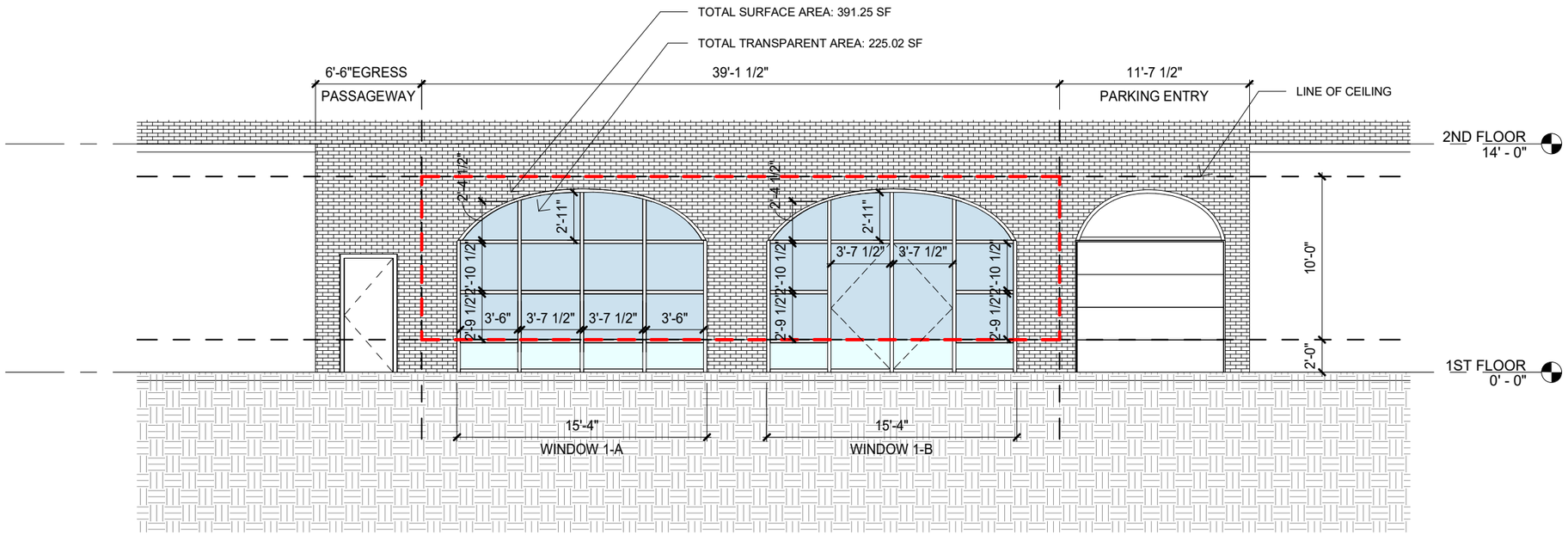
SITE CONTEXT AND PROPOSED BUILDING DESIGN

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.

- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

SCALE: 1/16" = 1'-0"

A113



TAAFFE PLACE				
		WINDOW	TRANSPARENCY AREA	
SURFACE AREA BETWEEN 2' ABOVE SIDEWALK AND CEILING = **391.25 SF**		WINDOW 1-A	111.68 SF	
		WINDOW 1-B	113.34 SF	
REQUIRED TRANSPARENT MATERIAL (50%)	391.25 / 2 =	**195.63 SF**	**225.02 SF**	**PROVIDED**

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PROJECT:
862-868 KENT AVE
BROOKLYN, NY 11205
BLOCK: 1897
LOT: 49
COMM. BD: 303
ZONE: R6-A
OCC. CLASS: R-2
USE GROUP: 2

DRAWING:
TRANSPARENCY CALCULATIONS DIAGRAM

REQUIREMENTS:
- INCLUSIONARY HOUSING OPTION I
- MAX LOT COVERAGE 80%
- MAXIMUM DWELLING UNITS: 74
- MAX. BASE HEIGHT: 65'
- MAX. BUILDING HEIGHT: 95'
- REQUIRED CAR PARKING: NOT REQUIRED
- REQUIRED BICYCLE PARKING: 50% OF 56 D.U.
- 25% DWELLING UNITS @ 60% AMI
- PROPOSED MAX LOT COVERAGE: 58%
- PROPOSED DWELLING UNITS: 56
- PROPOSED MAX. BASE HEIGHT: 64'
- PROPOSED MAX. BUILDING HEIGHT:94'
- PROPOSED PARKING SPACES:19
- PROPOSED BIKE SPACES: 28

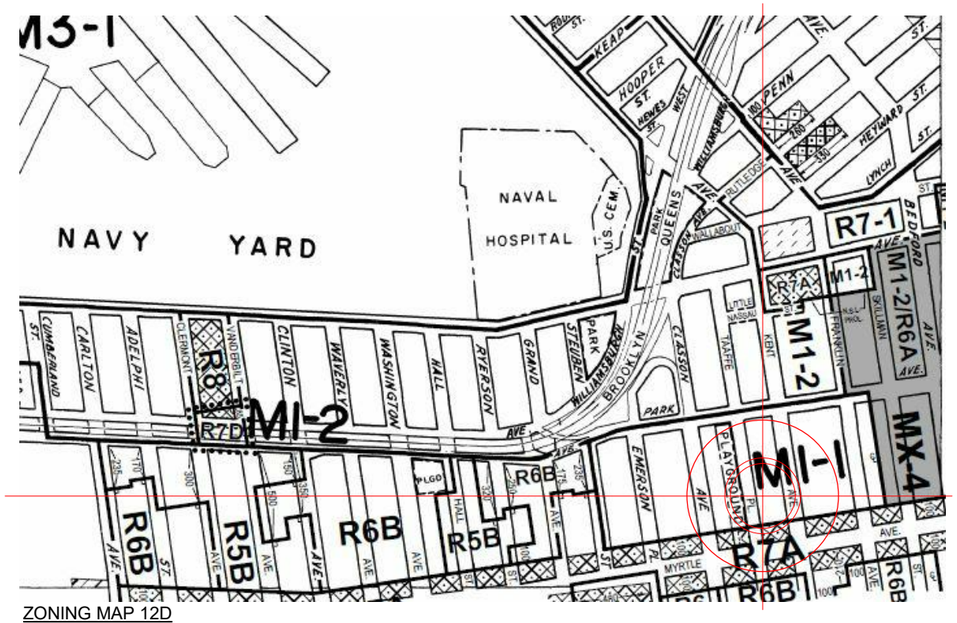
SCALE: 1/16" = 1'-0"

A114

PROPOSED 8-STORY RESIDENTIAL BUILDING
WITH 19 DWELLING UNITS

123-125 TAAFFE PLACE BROOKLYN, NY 11305

R6-A DESIGN DEVELOPMENT PACKAGE PREPARED FOR COMMUNIY BOARD 303
JANUARY 27, 2025



ZONING MAP 12D

PROPERTY DATA
ADDRESS: 123-125 TAAFFE PL.
TAX BLOCK: 1897 LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12D
LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

FOR QUALIFYING AFFORDABLE HOUSING
23-22: R6A
MAX FLOOR AREA RATIO: 3.90
PROPOSED: 3.90 (OK)

23-362: R6
MAX LOT COVERAGE: 80%
PROPOSED 61%

432: R6A
MAX. BASE HEIGHT: 65'-0"
MAX BUILDING HEIGHT: 95'-0"
PROPOSED: 84'-0"

25% AFFORDABLE UNITS
19 X 25% = 5 MIH UNITS
PROPOSED: 5 MIH UNITS (OK)

25-211: R6
INNER TRANSIT ZONE
NO PARKING SPACES REQUIRED

PROPOSED: 6 PARKING SPOTS (OK)

25-811: ENCLOSED BICYCLE PARKING SPACES
R6
REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL
TYPE OF USE: USE GROUP 2

REQUIRED NO. OF BICYCLE PARKING
1 PER 2 DWELLING UNITS
19/2 = 10 SPOTS REQUIRED
PROPOSED: 10 BICYCLE SPOTS (OK)

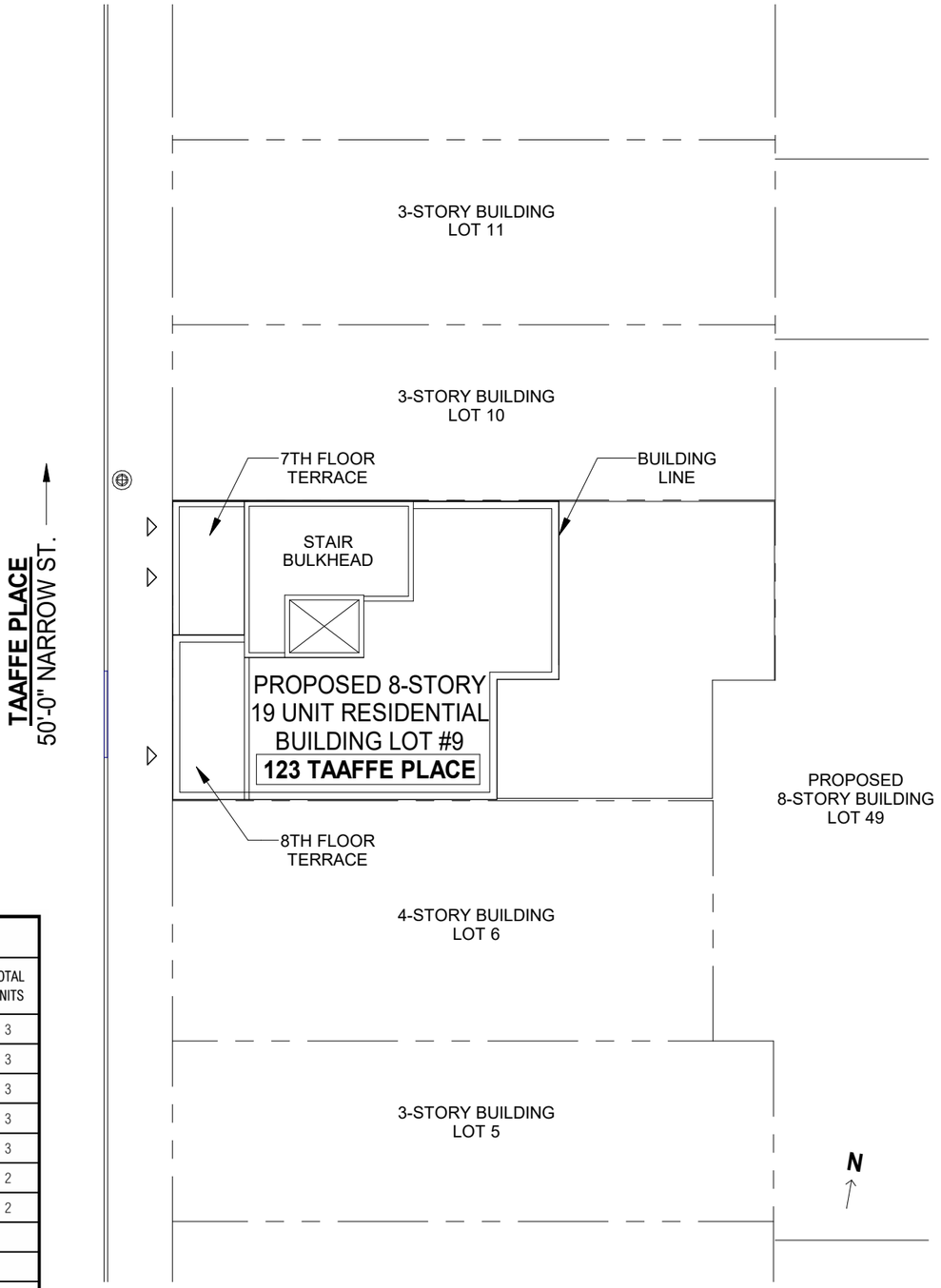
123-125 Taaffe Place - ULURP R6A Proposed

Lot 9 Area				**3,340.0**
Maximum FAR				3.90
Maximum Floor Area Permitted				**13,026.0**
Floor	Use	Gross Area	QH Deductions	Zoning Floor Area
Cellar	Mechanical / Storage	*3,340*	-	
First	Residential	2,030	1,375	*655*
Second	Residential	2,050	206	1,844
Third	Residential	2,050	206	*1,844*
Fourth	Residential	2,050	206	1,844
Fifth	Residential	2,050	206	*1,844*
Sixth	Residential	2,050	206	1,844
Seventh	Residential	1,845	260	*1,585*
Eighth	Residential	1,639	260	*1,379*
Roof	Residential	454	283	*171*
Gross Subtotals		19,558	3,208	
ZFA Zoning Lot Total				**13,010**
Total Proposed FAR				**3.90**

ZONING ANALYSIS

UNIT MIX CHART

FLOOR	STUDIO		1 BEDROOM		2 BEDROOM		TOTAL UNITS
	AFFORDABLE	*MARKET RATE*	*AFFORDABLE*	*MARKET RATE*	*AFFORDABLE*	*MARKET RATE*	
SECOND	1	0	0	1	0	1	3
THIRD	0	1	1	0	0	1	3
FOURTH	0	1	1	0	0	1	3
FIFTH	0	1	0	1	1	0	3
SIXTH	0	1	0	1	1	0	3
SEVENTH	0	0	0	1	0	1	2
EIGHTH	0	0	0	2	0	0	2
SUB-TOTAL	1	4	2	6	2	4	
PERCENTAGE %	20%	80%	25%	75%	33%	67%	
TOTAL	5		8		6		19



SITE PLAN

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INFO@CENTERLINEAD.COM
321-750-7256

PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
SITE PLAN & ZONING OVERVIEW

PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A100

PROJECT ADDRESS: 123-125 TAAFFE PLACE
BOROUGH BLOCK AND LOT: BLOCK: 1897 LOT: 9
DATE: 1/25/2025

PLEASE FOLLOW STEPS 1-4. YELLOW BOXES REQUIRE INPUT.

Chart A - Vertical Unit Distribution

Instructions: Please list the Inclusionary Housing Units by floor and designation. Please dedicate one column for each line of apartments.

Floor #	Inclusionary Housing Apartment Numbers										Total # of IH Units/Floor
8											0
7											0
6	A										1
5	A										1
4		B									1
3			C								1
2			C								1
											5 Total DU

Chart B - Horizontal Unit Distribution

Building 1 - please provide a separate worksheet for each additional building.

Construction Floor #	Marketing Floor #	Total # of Units Per Floor	IH Units Per Floor	Staff Units Per Floor	Non-IH Units Per Floor	IH %-age
2	2	3	1		2	33.33%
3	3	3	1		2	33.33%
4	4	3	1		2	33.33%
5	5	3	1		2	33.33%
6	6	3	1		2	33.33%
7	7	2	0		2	0.00%
7	7	2	0		2	0.00%
		19	5	0	14	

Chart C - Unit Bedroom Mix

Building 1 - please provide a separate worksheet for each additional building.

Unit Type

IH Unit Types	No. of Units	% Breakdown	Non-IH Unit Types *	No. of Units	% Breakdown	Super/Staff Units	TOTAL No. of Units
0-bd	2	40.00%	0-bd	3	21.43%		5
1-bd	1	20.00%	1-bd	5	35.71%		6
2-bd	2	40.00%	2-bd	6	42.86%		8
Total	**5**	**100.00%**	Total	**14**	**100.00%**	**0**	**19**

STEP 1: PLEASE SELECT MIH OPTION

MIH OPTIONS

OPTION 1: **25% of ResFA @ 60% AMI** weighted avg At least 10% of SF at 40% AMI No more than 3 income bands No income band > 130% AMI	**OPTION 2:** **30% of ResFA @ 80% AMI** weighted avg No more than 3 income bands No income band > 130% AMI
Option 3: **20% of ResFA @ 40% AMI** weighted avg No income band > 130% AMI Public funds per HPD exception only	**OPTION 4:** **30% of ResFA @ 115% AMI** weighted avg At least 5% of SF at 70% AMI At least 5% of SF at 90% AMI No more than 4 income bands No income band > 135% AMI

PLEASE SELECT MIH OPTION
(select from pulldown menu)

OPTION SELECTED:
OPTION 1

STEP 2: PLEASE ENTER MIH UNITS ONLY

Construction Floor #	Marketing Floor #	Apt #	# BRs	MIH Unit Size (SF)	AMI
2	2	2C	0	376	80
3	3	3C	0	376	80
4	4	4B	1	538	80
5	5	5A	2	693	40
6	6	6A	2	693	40

AFFORDABLE HOUSING SF:	3,273.29

MIH UNIT SUMMARY:

Unit Type	IH Units
0 BEDROOM	2
1 BEDROOM	1
2 BEDROOM	2
3 BEDROOM	0
4 BEDROOM	0
Total	**5**

STEP 3: PLEASE FILL OUT BASED ON ARCHITECT'S AFFIDAVIT

Per ARCHITECT's AFFIDAVIT Dated:

SECTION 5 - TTL RESIDENTIAL SF:	13,010
SECTION 6 - MIH UNIT SF:	2,676.00
SECTION 7 - NON-MIH UNIT SF:	7,960
SECTION 8 - COMMON FLOOR AREA w/ FEE:	0
SECTION 9 - TTL AFFORD. FLOOR AREA:	**3,273.29**

IH SF % of TOTAL SF:	25.15%
WEIGHTED AVERAGE AMI:	59.3%
MIH FEE OWED:	$5,500.00
OPTION 1 IN COMPLIANCE?*	YES

WHY?:
-
-
-
-
-

STEP 4: PLEASE FILL OUT TABLE BELOW

Per ARCHITECT's ZONING Dated: 10/12/2023

GROSS BUILDING SF:	19558.00
GROSS COMMERCIAL SF:	
GROSS COMMUNITY SF:	
PARKING SF:	2665.00
OTHER SF:	

NOTE: All SF should be measured as NET SQUARE FOOTAGE, except where otherwise indicated.
• Per the definition of "Affordable Floor Area" set forth in Zoning Resolution § 23-911
• Such measurement excludes (a) the thickness of exterior walls, (b) the thickness of partitions separating such dwelling unit from any other dwelling units or other spaces, and (c) portions of such dwelling unit that do not qualify as Floor Area.

•Such measurement includes the square footage within the inside face of the walls enclosing such dwelling unit (i.e., all floor surfaces within the dwelling unit, including closets, and the partitions that separate rooms that are within the same dwelling unit).

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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
MIH CHARTS

PROJECT INFORMATION
BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A101

Unit Size Comparison Chart

	MIH Units				Non - MIH Units			
# of BRs	**Construction Floor #**	**Apt #**	**MIH Unit Size (SF)**	**AMI**	**Construction Floor #**	**Non MIH Unit Size (SF)**	**Non MIH Unit Size (SF)**	**AMI**
STUDIO	2 3	2C 3C	376 376	70%	4 5 6	4C 5C 6C	376 376 376	
Average 4 BR Size		2	**376.00**			3	**376.00**	

Total Number of STUDIO MIH Units:	2
Average Size of STUDIO MIH Unit:	**376.00**
Total Number of STUDIO NON-MIH:	3
Average Size of STUDIO NON-MIH:	**376.00**

Unit Size Comparison Chart

	MIH Units				Non - MIH Units			
# of BRs	**Construction Floor #**	**Apt #**	**MIH Unit Size (SF)**	**AMI**	**Construction Floor #**	**Apt #**	**Non MIH Unit Size (SF)**	**AMI**
1 BEDROOM	**4**	**4B**	**538**	70%	**2** **3** **5** **6** **8**	**2B** **3B** **5B** **6B** **8A**	**528** **538** **538** **538** **555**	
Average 1 Bedroom Size		1	**538.00**			5	**539.40**	

Total Number of 1 BR MIH Units:	1
Average Size of 1 BR MIH Unit:	**538.00**
Total Number of 1 BR NON-MIH:	5
Average Size of 1 BR NON-MIH:	**539.40**

Unit Size Comparison Chart

	MIH Units				Non - MIH Units			
# of BRs	**Construction Floor #**	**Apt #**	**MIH Unit Size (SF)**	**AMI**	**Construction Floor #**	**Apt #**	**Non MIH Unit Size (SF)**	**AMI**
2 BEDROOM	**5** **6**	**5A** **6A**	**693** **693**	**40%** **40%**	**2** **3** **4** **7** **7** **8**	**2A** **3A** **4A** **7A** **7B** **8B**	**703** **693** **693** **700** **687** **659**	
Average 2 Bedroom Size		2	**693.00**			6	**689.17**	

Total Number of 2 BR MIH Units:	2
Average Size of 2 BR MIH Unit:	**693.00**
Total Number of 2 BR NON-MIH:	6
Average Size of 2 BR NON-MIH:	**689.17**

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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

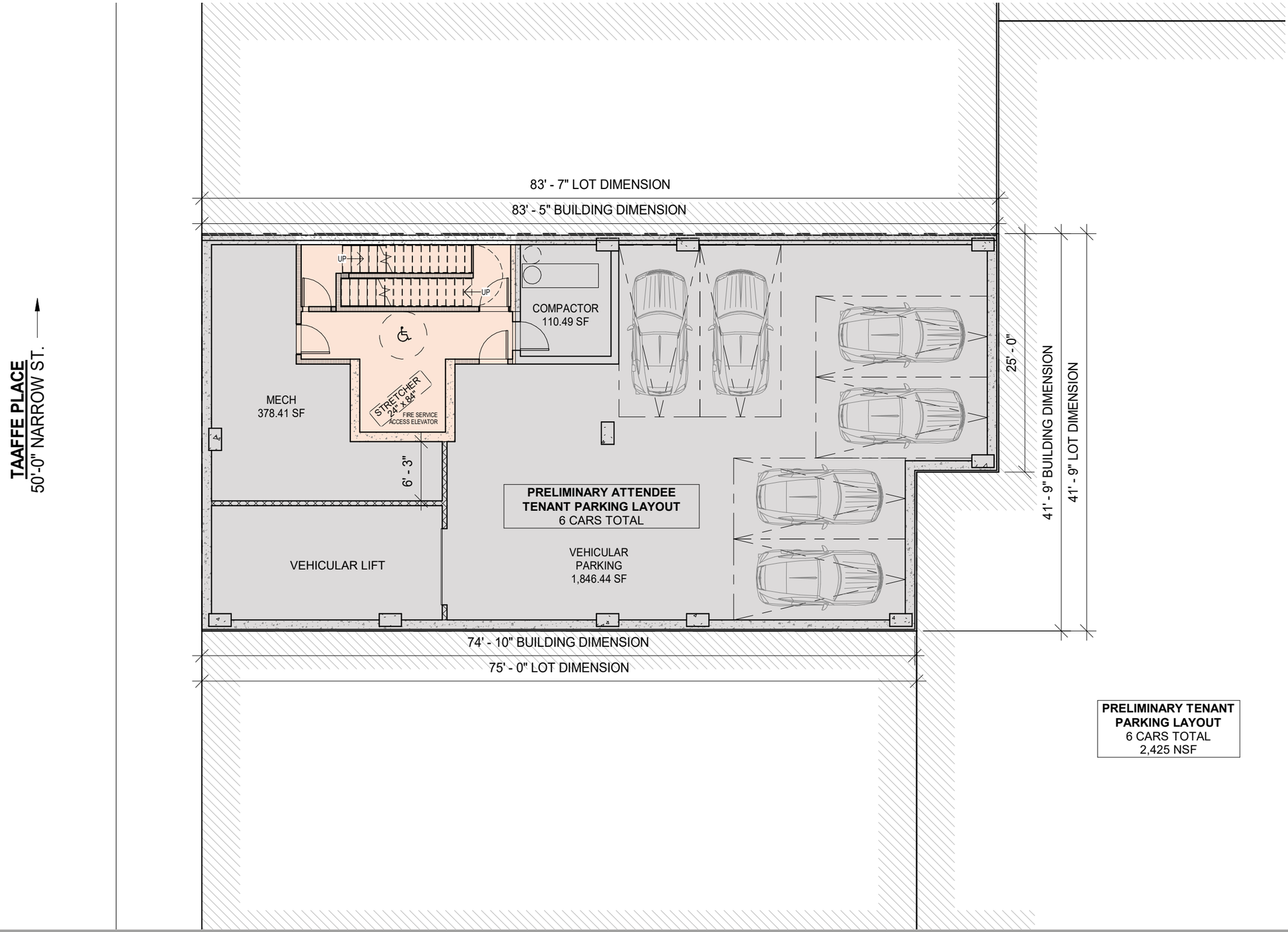
DRAWING:
MIH CHARTS

PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"



PRELIMINARY TENANT PARKING LAYOUT
6 CARS TOTAL
2,425 NSF

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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
CELLAR FLOOR PLAN

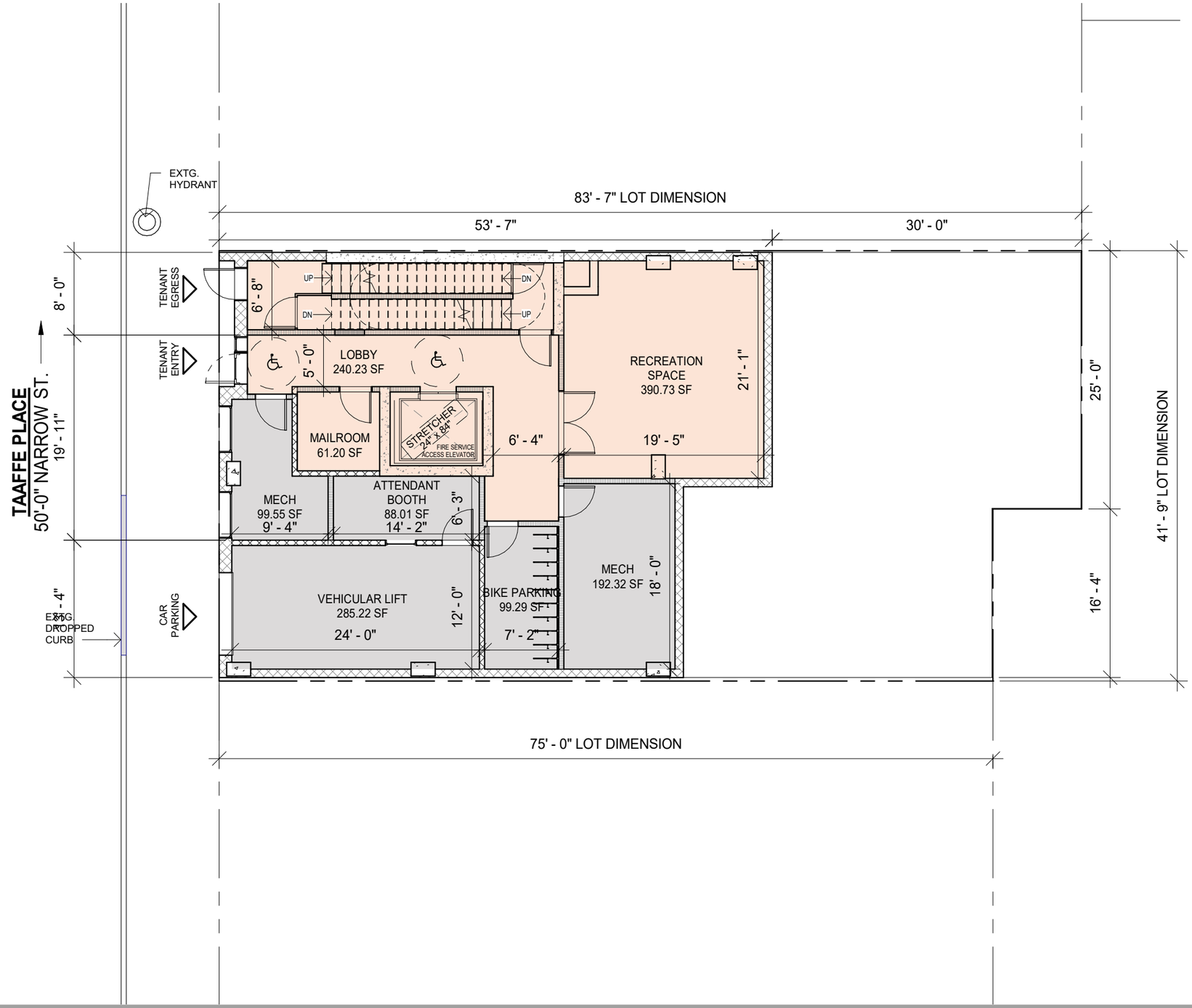
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A103



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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
GROUND FLOOR PLAN

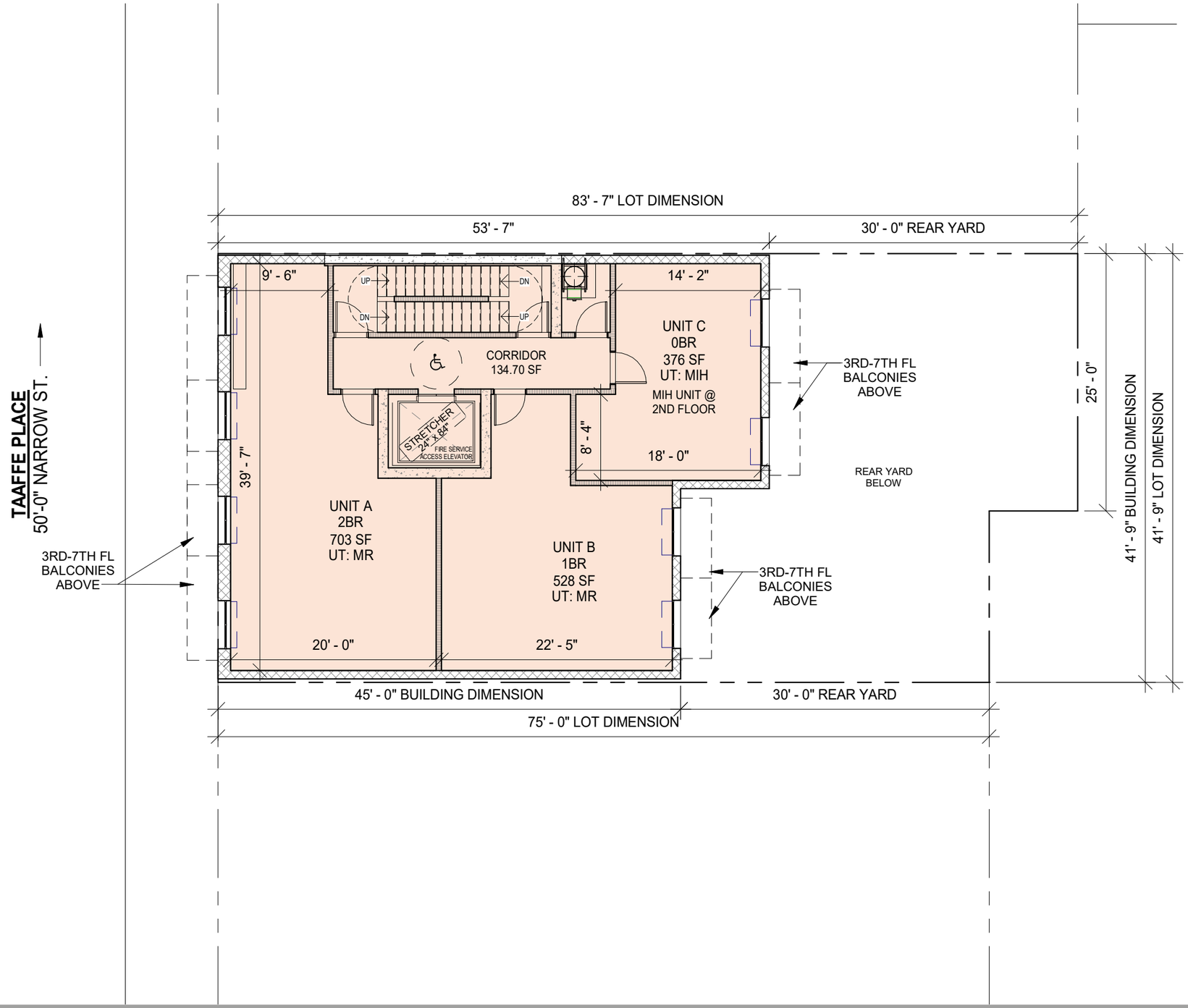
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A104



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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
SECOND FLOOR PLAN

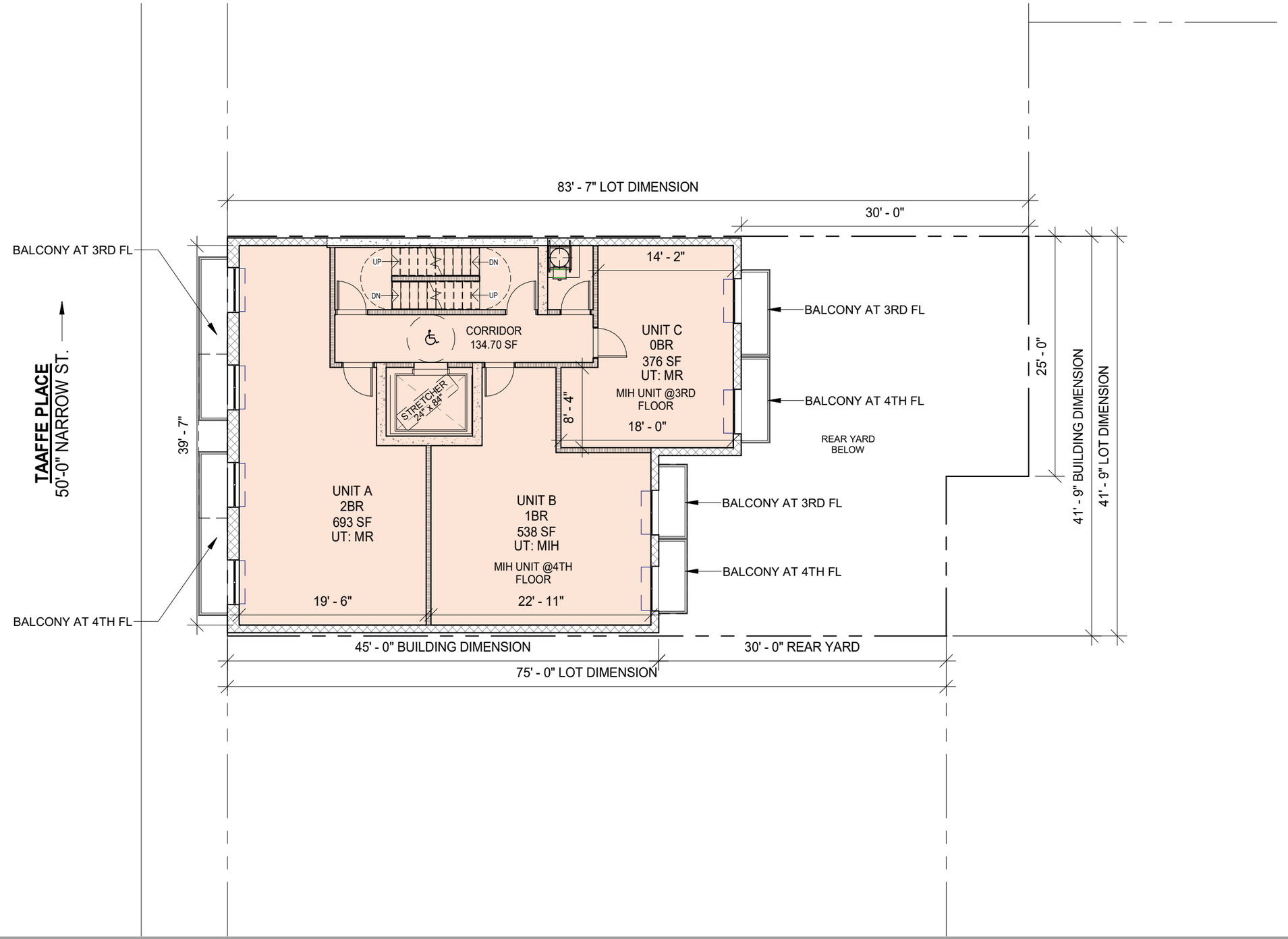
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A105



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321-750-7256

PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
THIRD - FOURTH FLOOR PLAN

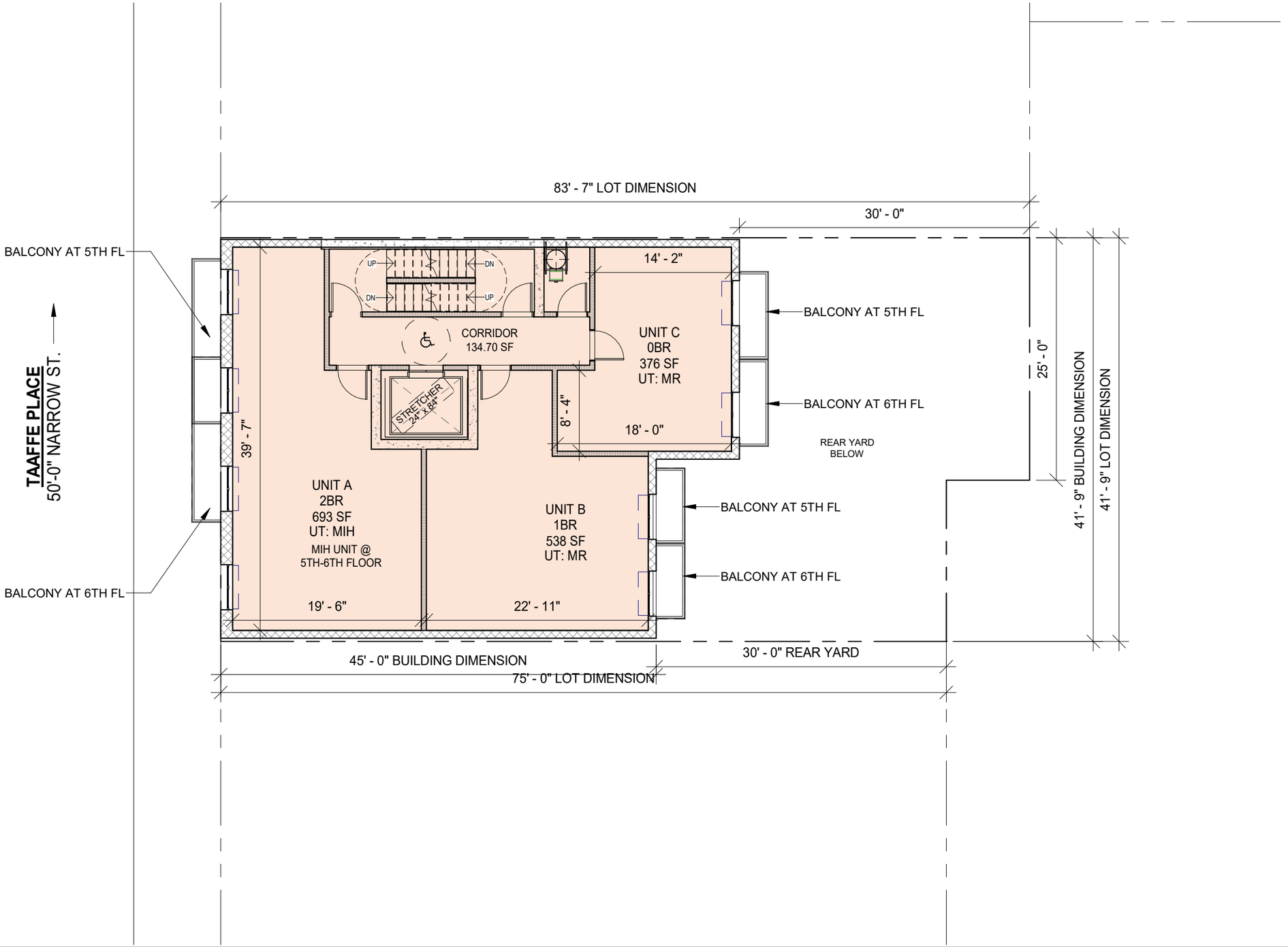
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A106



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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
FIFTH - SIXTH FLOOR PLAN

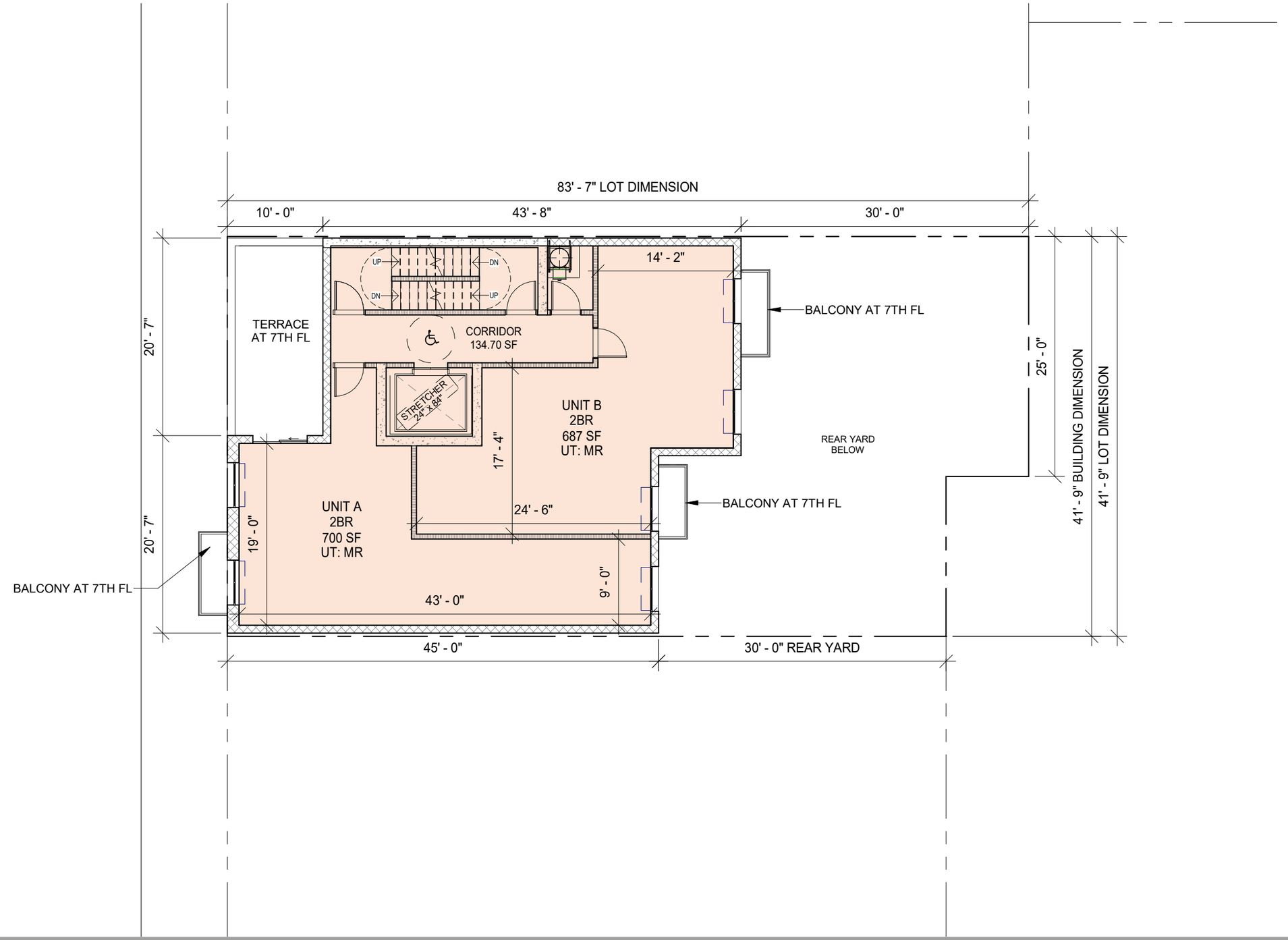
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A107



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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
7TH FLOOR PLAN

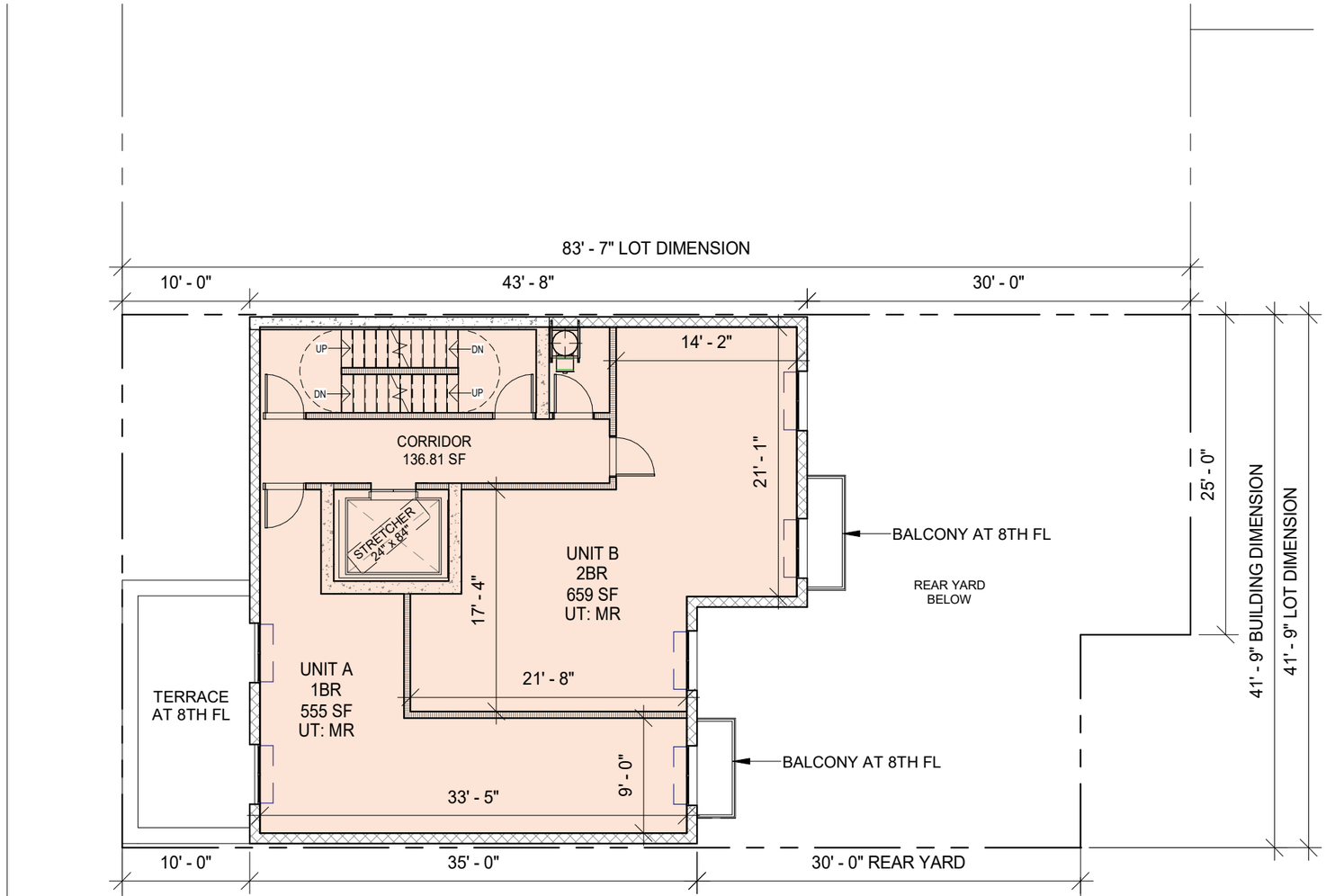
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A108



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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
8TH FLOOR PLAN

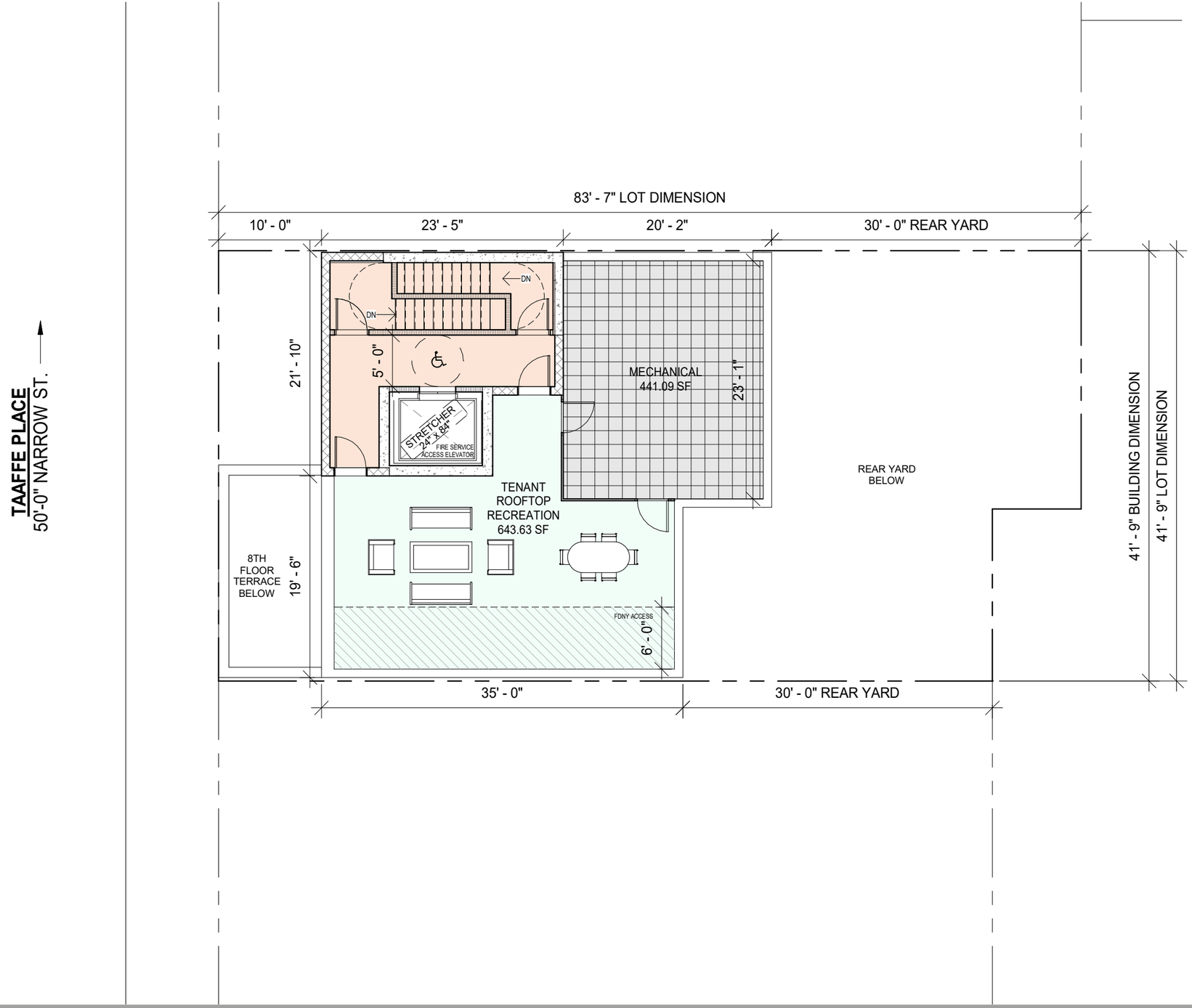
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A109



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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
ROOF PLAN

PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A110



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PROJECT:

123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:

BUILDING SECTION DIAGRAMS

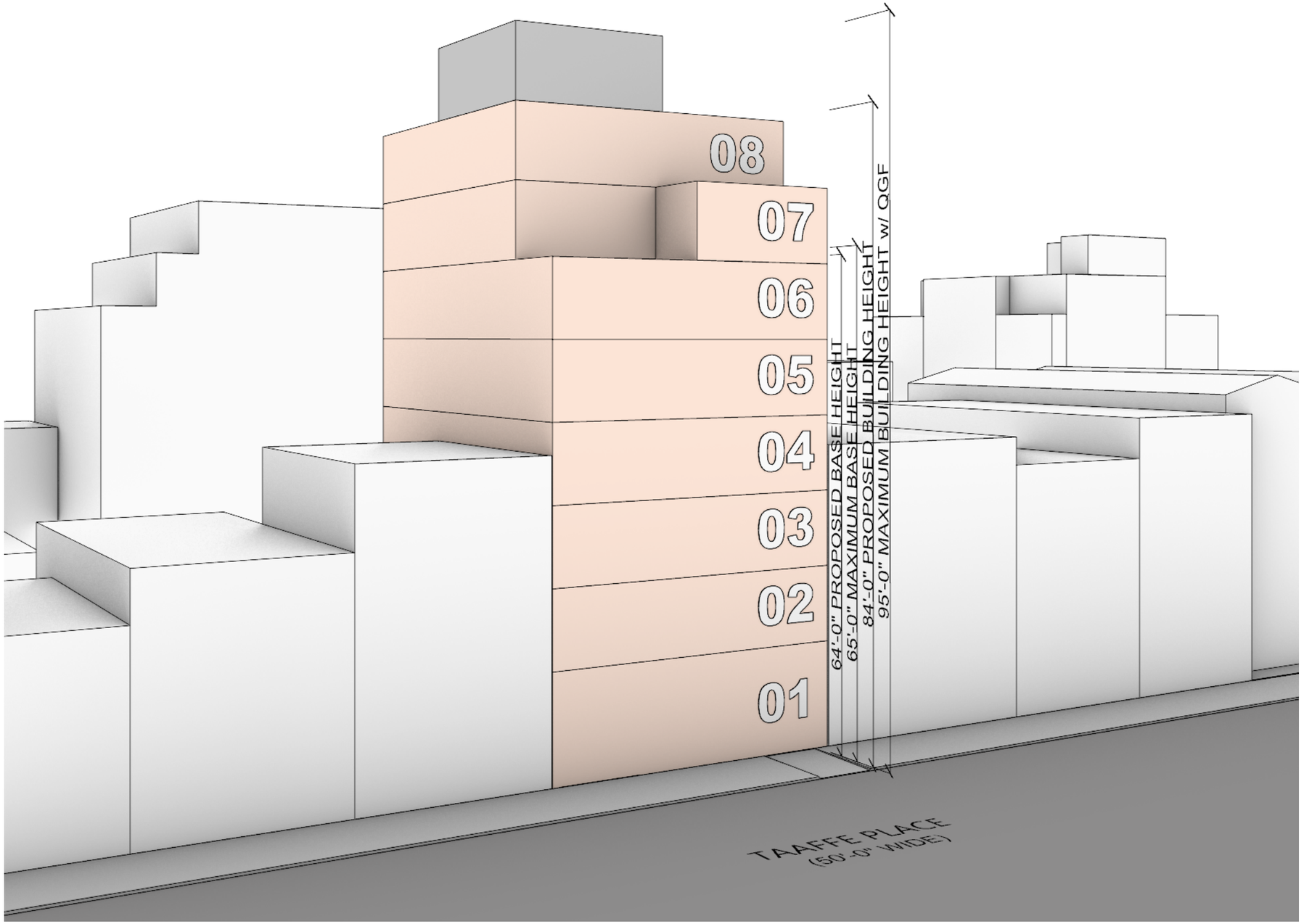
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A111



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PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
3D MASSING

PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A112

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321-750-7256

PROJECT:

123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:

FACADE DESIGN

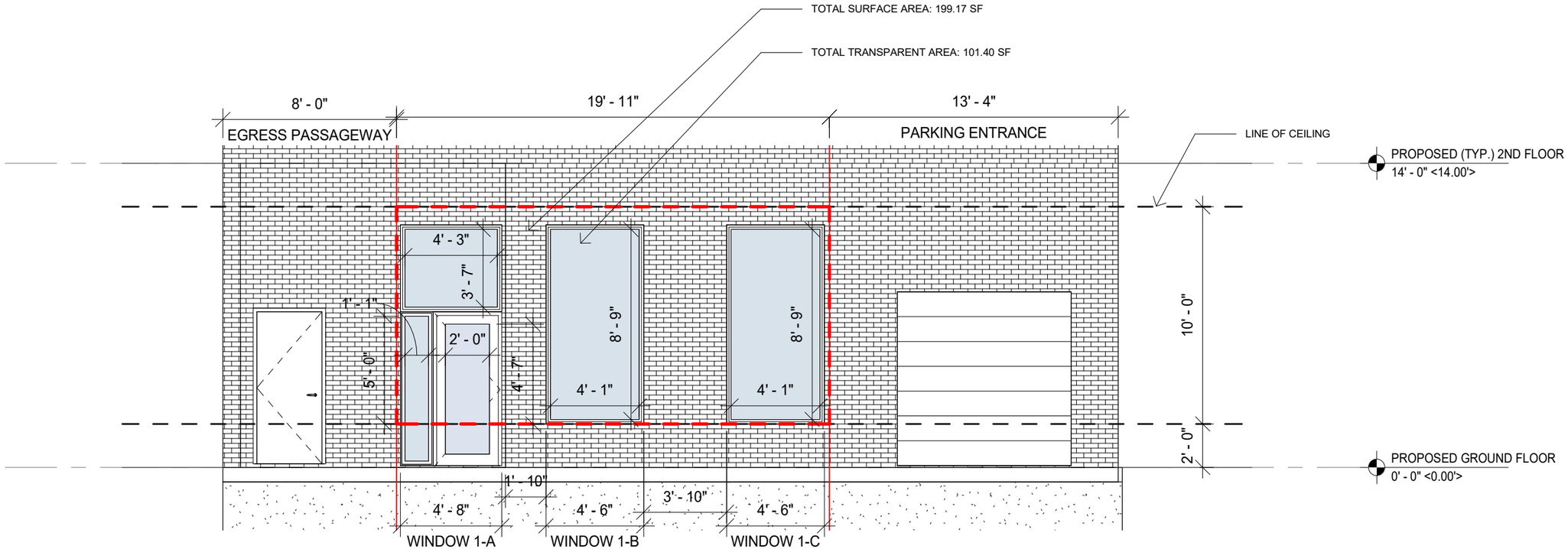
PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A113



TAAFFE PLACE				
		WINDOW	**TRANSPARENCY AREA**	
SURFACE AREA BETWEEN 2' ABOVE SIDEWALK AND CEILING = **199.17 SF**		WINDOW 1-A	29.94 SF	
		WINDOW 1-B	35.73 SF	
		WINDOW 1-C	35.73 SF	
REQUIRED TRANSPARENT MATERIAL (50%)	199.17 / 2 =	**99.59 SF**	**101.40 SF**	**PROVIDED**

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321-750-7256

PROJECT:
123-125 TAAFFE PLACE BROOKLYN, NY 11305

DRAWING:
GROUND FLOOR TRANSPARENCY DIAGRAM

PROJECT INFORMATION

BLOCK: 1897
LOT: 9
ZONING: R6A PROPOSED
ZONING MAP: 12d
ZONING LOT AREA: 3,340 SF
COMMUNITY DISTRICT: 303

MAX. FAR: 3.9
MAX. BASE HEIGHT: 65'-0"
MAX. BLDG. HEIGHT: 95'-0" w/ QGF (9 Stories)
MAX. DUs: 19 DUs
VEHICLE PARKING: NONE REQUIRED
BICYCLE PARKING (50%): 10 REQ.
INCLUSIONARY OPT. I - 25% DUs at 60% AMI

SCALE: 1/16" = 1'-0"

A114

APPENDIX B: AGENCY CORRESPONDENCE

NYC Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: KENT AVENUE PROJECT
Date Received: 1/31/2020

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

Properties with no Architectural significance:

1) 123 TAAFFE PLACE, BBL: 3018970009
2) 121 TAAFFE PLACE, BBL: 3018970010
3) 117 TAAFFE PLACE, BBL: 3018970012
4) 858 KENT AVENUE, BBL: 3018970047
5) 860 KENT AVENUE, BBL: 3018970048
6) 868 KENT AVENUE, BBL: 3018970049
7) 872 KENT AVENUE, BBL: 3018970054
8) 874 KENT AVENUE, BBL: 3018970055

Properties with Architectural significance:

In the radius: P.S. 157, 850 Kent Ave., appears S/NR eligible.

Properties with Archaeological significance:

1) 123 TAAFFE PLACE, BBL: 3018970009
2) 121 TAAFFE PLACE, BBL: 3018970010
3) 117 TAAFFE PLACE, BBL: 3018970012
4) 858 KENT AVENUE, BBL: 3018970047
5) 860 KENT AVENUE, BBL: 3018970048
6) 868 KENT AVENUE, BBL: 3018970049
7) 872 KENT AVENUE, BBL: 3018970054
8) 874 KENT AVENUE, BBL: 3018970055

Comments: LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014).

Gina SantUcci 2/6/2020

SIGNATURE DATE

NYC Landmarks Preservation Commission

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

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

ARCHAEOLOGY REVIEW

Final Sign-Off (Multiple Sites)

Project number: LA-CEQR-K (DEPARTMENT OF CITY PLANNING)
Project: KENT AVENUE PROJECT
Date Received: 7/27/2022

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

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

Comments: The LPC is in receipt of the, "Phase IA Documentary Study and Archaeological Assessment for 862-868 Kent Avenue Project, Brooklyn, Kings County, New York," prepared by Chrysalis Archaeological Consultants and dated July 27, 2022. The Commission concurs with the report's conclusions. Please submit the work plan for the fieldwork once the project is ready for this step and please submit a bound copy of the report to LPC for the agency archives.



8/2/2022

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

File Name: 1_34766_FSO_ALS_08022022.docx

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 24DCP144K
Project: KENT AVENUE PROJECT
Date Received: 7/3/2024

Comments:

The LPC is in receipt of the EAS dated 6/24/24 and the Phase 1A report that was reviewed by LPC on 8/2/2022.

The EAS appears acceptable for architecture. The Shadows section also appears acceptable.

The LPC notes that while the EAS appropriately describes the findings of the archaeological study completed to date, the historic resources section should be revised. It currently states on pg. 36 and in the conclusion that only archaeological testing may be needed if the proposed action will impact the lots with archaeological sensitivity. As per the CEQR Tech Manual, if the archaeological testing uncovers ~~significant archaeological resources, then mitigation would be needed which~~ could include full archaeological excavation or project redesign or some other measure completed under LPCs' review and as per the Guidelines for Archaeological Work in New York City. The text should be revised to include these important steps.

Gina Santucci

7/3/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 34766_FSO_GS_07032024.docx

NYC Landmarks Preservation Commission

253 Broadway
11th Floor
New York, NY 10007

Voice (212) 669-6361
http://nyc.gov/landmarks

ARCHAEOLOGY REVIEW

Project number: 24DCP144K (DEPARTMENT OF CITY PLANNING)
Project: KENT AVENUE PROJECT
Date Received: 9/2/2025

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

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

Properties with Archaeological significance:

1) 123 TAAFFE PLACE, BBL: 3018970009
2) 121 TAAFFE PLACE, BBL: 3018970010
3) 119 TAAFFE PLACE, BBL: 3018970011
4) 117 TAAFFE PLACE, BBL: 3018970012
5) 858 KENT AVENUE, BBL: 3018970047
6) 860 KENT AVENUE, BBL: 3018970048
7) 868 KENT AVENUE, BBL: 3018970049
8) 872 KENT AVENUE, BBL: 3018970054
9) 874 KENT AVENUE, BBL: 3018970055

Comments: Please disregard the LPC archaeological findings of 7/21/25 for this project. LPC concurs with the text pertaining to archaeology noted in the 6/26/25 EAS and with the findings of the Chrysalis Archaeological Consultant's archaeological documentary study dated July 27, 2022- which recommend that archaeological fieldwork occur as a next step for the identified lots that will be impacted as a result of this action as determined by DCP.



9/3/2025

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

File Name: 34766_FSO_ALS_09022025.docx

Landmarks Preservation Commission

253 Broadway
11th Floor
New York, NY 10007

Voice (212) 669-6361
http://nyc.gov/landmarks

ARCHAEOLOGY REVIEW

Project number: 24DCP144K (DEPARTMENT OF CITY PLANNING)
Project: KENT AVENUE PROJECT
Date Received: 11/3/2025

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

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

Properties with Archaeological significance:
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4) 117 TAAFFE PLACE, BBL: 3018970012
5) 858 KENT AVENUE, BBL: 3018970047
6) 860 KENT AVENUE, BBL: 3018970048
7) 868 KENT AVENUE, BBL: 3018970049
8) 872 KENT AVENUE, BBL: 3018970054
9) 874 KENT AVENUE, BBL: 3018970055, ARCHEOLOGY FINDINGS: HISTORIC POTENTIAL

Comments: LPC concurs with the text pertaining to archaeological potential noted in the EAS and that restrictive declarations will be used to ensure that archaeological work occurs. We further note that draft restrictive declarations were included in document. Would DCP please confirm that is the mechanism they wish to use for this project and that DCP has reviewed these documents? Once they meet DCP's approval, please send the documents to LPC under separate cover.



11/13/2025

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

File Name: 34766_FSO_ALS_11132025.docx

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

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

April 13, 2023

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

Re: 862-868 Kent Avenue Rezoning
Block 1897, Lots 5, 6, 9, 10, 11, 12, 47, 48, 49, 54, 55, p/o 56, 7504, p/o 7505 and 7509
CEQR # 77DCP693K

Dear Ms. Whitney:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2023 Environmental Assessment Statement (EAS) and the February 2020 Phase I Environmental Site Assessment (Phase I) prepared by Environmental Studies Corporation on behalf of Kent Development LLC., (applicant) and 123 Taaffe LLC., (co-applicant), for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone a M1-1 zoning district to a MX-4(M1-4/R6A) zoning district, as well as a zoning text amendment to Appendix F of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area. The proposed actions would facilitate the development of six development projects located between Myrtle Avenue and Park Avenue in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3.

1. Projected Development Site 1 (Block 1897, Lot 49) will be developed with a new 8-story, 51,322 gross square feet (gsf), residential building containing 65 dwelling units, outdoor terraces, a gym and 23 off-street parking spaces.
2. Projected Development Site 2 (Block 1897, Lot 12) will be developed with a new 6-story, 8,380 gsf, residential building containing 11 dwelling units.
3. Projected Development Site 3 (Block 1897, Lots 47 and 48) will be developed with a new 7-story, 21,261 gsf, residential building containing 26 dwelling units.
4. Projected Development Site 4 (Block 1897, Lot 9) will be developed with a new 8-story, 19,098 gsf, residential building containing 17 dwelling units.
5. Projected Development Site 5 (Block 1897, Lot 10) will be developed with a new 6-story, 10,480 gsf, residential building containing 17 dwelling units.
6. Projected Development Site 6 (Block 1897, Lots 54 and 55) will be developed with a new 7-story, 21,261 gsf, residential building containing 26 dwelling units.

The applicant-owned Projected Development Site 1 and the co-applicant-owned Projected Development Site 4 are currently developed with three industrial buildings while the remainder of the project area not controlled by the applicant or the co-applicant, Projected Development Site 2 (Block 1897, Lot 12), Projected Development Site 3 (Block 1897, Lots 47 and 48), Projected Development Site 5 (Block 1897, Lot

10), Projected Development Site 6 (Block 1897, Lots 54 and 55) and Block 1897, Lots 5, 6, 11, p/o 56, 7504, p/o 7505, 7509 are currently developed with eight multi-story residential and mixed-use buildings. It should also be noted that in the Reasonable Worst Case Development Scenario, Projected Development Site 2 (Block 1897, Lot 12), Projected Development Site 3 (Block 1897, Lots 47 and 48), Projected Development Site 5 (Block 1897, Lot 10) and Projected Development Site 6 (Block 1897, Lots 54 and 55) would be redeveloped with four new 6-story and 7-story residential buildings, while Block 1897, Lots 5, 6, 11, p/o 56, 7504, p/o 7505, and 7509 are not proposed for redevelopment.

Projected Development Site 1: Block 1897, Lot 49

The February 2020 Phase I report revealed that historical on-site and surrounding area land uses consists of residential, commercial and industrial uses including Knickerbocker Steam Carpet Cleaning, Nostrand Sevier Carpet Cleaning Company, R&S Precision Products, High Style Floors Incorporated, Mammone Anselmo Meats, Queens City Paper Company, Superior Lighting Incorporated, a steel bed spring manufacturer, a machine shop, Granada Jewelry Company, Fischetti Brothers Incorporated, Henri Chair Rental, Famous Party Supply, International Watch Group, M&B Packaging Incorporated, an art gallery, a child care center, an auto broker, a public school, auto repair shops, a post office, a park, as well as several residential buildings. Regulatory databases such as the New York State Department of Environmental Conservation SPILLS, Leaking Underground Storage Tank, Leaking Storage Tanks (LTANKS), Resource Conservation and Recovery Act Generators, and Petroleum Bulk Storage (PBS) Underground Storage Tanks (USTs) and PBS Aboveground Storage Tanks (ASTs) identified several sites in close proximity to the project site. The SPILLS database reported 17 SPILLS within a 1/8-mile radius of the project site and the LTANKS database reported 43 LTANKS within a 1/2-mile radius of the project site. The PBS USTs and the PBS ASTs databases reported 19 USTs and 23 ASTs within a 1/4-mile radius of the project site. The Phase I also reported one Historical Cleaner and three Historical Auto Stations within a 1/8-mile radius of the project site. Based on the age of the building that currently occupies the project site, asbestos containing materials and lead based paint could be present in the structure.

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

EAS

- DCP should inform the applicant that the Hazardous Materials section of the EAS should be revised/updated as appropriate as the hazardous materials assessment progresses.

Projected Development Site 1: Block 1897, Lot 49 (Site under the control or ownership of the applicant)

- DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils, groundwater and soil vapor of the subject property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. A Phase II Investigation Protocol/Work Plan summarizing the proposed drilling, soil, groundwater and soil vapor sampling activities should be developed in accordance with the *City Environmental Quality Review (CEQR) Technical Manual* and submitted for DEP review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health

(NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List (TAL) metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. A site-specific Health and Safety Plan (HASP) should also be submitted for DEP review and approval.

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

Projected Development Site 4: Block 1897, Lot 9 (Site under the control or ownership of the co-applicant)

- DCP should instruct the applicant that since this site is controlled by the co-applicant, a Phase I Environmental Site Assessment should be submitted for review during the CEQR process.

Projected Development Site 2 (Block 1897, Lot 12), Projected Development Site 3 (Block 1897, Lots 47 and 48), Projected Development Site 5 (Block 1897, Lot 10), Projected Development Site 6 (Block 1897, Lots 54 and 55) (Sites not under the control or ownership of the applicant/co-applicant)

- Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, DEP recommends that an (E) Designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject properties. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation (OER).

Future correspondence and submittals related to this project should include the following CEQR # **77DCP693K**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595-6756.

Sincerely,

Wei Yu

Wei Yu
Deputy Director, Hazardous Materials

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

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

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

August 12, 2025

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

Re: 862-868 Kent Avenue Rezoning
Block 1897, Lots 5, 6, 9, 10, 11, 12, 47, 48, 49, 54, 55, 56, 7504, 7505 and 7509
CEQR # 24DCP144K

Dear Ms. Whitney:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the June 2025 Environmental Assessment Statement (EAS), the July 2025 Analysis Framework Change and Rationale Memo, the February 2020 Phase I Environmental Site Assessment (Phase I), and the October 2021 Phase I prepared by Environmental Studies Corporation on behalf of Kent Development LLC., (applicant) and 123 Taaffe LLC., (co-applicant), for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone the Affected Area from M1-1 to an MX-4(M1-4/R6A) Special Mixed-Use District. The proposed rezoning area (Affected Area) consists of Block 1897, Lots 5, 6, 9, 11, 12 (p/o), 47 (p/o), 48, 49, 54, 55, 56 (p/o), 7504, 7505 (p/o), 7509, and 7510 in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3; and A zoning text amendment pursuant to Zoning Resolution Appendix F to establish a Mandatory Inclusionary Housing (MIH) designated area coterminous with the Affected Area. Under the with-action scenario, the 12,928 square foot (sf) applicant-owned Lot 49 (Projected Development Site 1) would be redeveloped with a 9-story with cellar, 67,312 gsf multifamily residential building. There would be 74 dwelling units, of which 20 to 30 percent (15 to 22) would be income-restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 40%, 60%, or 80% area median income (AMI), respectively. The applicant intends to pursue MIH Option 1. The first floor would contain a gym/recreation space, mechanical rooms, the residential lobby, and bicycle parking room. The cellar floor would contain 19 enclosed parking spaces for building tenants although no parking is required as the Affected Area is located within the Inner Transit Zone. The cellar and first floor levels of the building would account for approximately 15,227 gsf of the building's 67,312 total gsf. There would also be an outdoor recreational area for use by the building residents. One curb cut onto Kent Avenue is proposed to allow automobile access and egress. On the 3,340 sf co-applicant-owned Lot 9

(Projected Development Site 2), now occupied by a 2- story industrial building, the proposed development would be a new 9-story with cellar, 19,558 gsf multifamily residential building. There would be 21 dwelling units, of which 20 to 30 percent (4 to 6) would be income restricted Inclusionary Housing units pursuant to Options 1, 2, or 3 affordable to households with incomes averaging 40%, 60%, or 80% AMI, respectively. The co-applicant intends to pursue MIH Option 1. Recreational space for building residents would be located on the ground/first floor and on the roof. Six cellar level parking spaces would be provided for residents although no parking is required as the Affected Area is located within the Inner Transit Zone. One curb cut onto Taaffe Place is proposed for automobile access and egress. As per the July 2025 Analysis Framework Change and Rationale Memo, the prior Projected Development Sites 3, 4, and 5 (and their projected developments) have been removed from the analysis.

Projected Development Site 1: Block 1897, Lot 49

The February 2020 Phase I report revealed that historical on-site and surrounding area land uses consists of residential, commercial and industrial uses including an event venue, a bakery operation, carpet cleaning companies, steel bed spring manufacturing, a machine shop, a printer, jewelry manufacturing, bakeries, party rental companies, dress manufacturing, auto repair, used auto sales, a child day care center, filling stations, a school, churches, storage, etc. Regulatory databases identified 17 spills, 3 historical auto sites, and 1 historical auto site within 1/8 mile; 19 underground storage tank sites, 23 aboveground storage tank sites, and 2 dry cleaner sites within 1/4 mile; 43 leaking storage tank sites, 20 voluntary cleanup program sites, and 11 brownfields sites within 1/2 mile; and 5 manufactured gas plant sites within 1 mile of the subject property.

Projected Development Site 2: Block 1897, Lot 9

The October 2021 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including residential buildings, stables, stores, a bakery, event space, a park and playground, rope works, plumbing supply manufacturing, soap works, auto repair garages, woodworking shops, filling stations, a school, a machine shop, a motor freight station, rags and paper, plumbing supplies manufacturing, etc. Regulatory databases identified 17 spills and 3 historical auto sites within 1/8 mile; 18 underground storage tank sites, 22 aboveground storage tank sites, and 2 dry cleaner sites within 1/4 mile; 43 leaking storage tank sites, 18 voluntary cleanup program sites, and 12 brownfields sites within 1/2 mile; and 5 manufactured gas plant sites within 1 mile of the subject property.

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

Projected Development Site 1: Block 1897, Lot 49
Projected Development Site 2: Block 1897, Lot 9

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

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

- DCP should instruct the applicant that a minimum of 7 soil borings, 4 groundwater wells, and 6 soil vapor probes should be installed on Projected Development Site 1. Sampling locations should be spread to ensure that there is proper coverage of the site.

- DCP should instruct the applicant that a minimum of 4 soil borings, 3 groundwater wells, and 4 soil vapor probes should be installed on Projected Development Site 2. Sampling locations should be spread to ensure that there is proper coverage of the site.

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

Future correspondence and submittals related to this project should include the following CEQR # **24DCP144K**. If DCP has any questions, you may contact me at weiy@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estesen
M. Wimbish
S. Shellooe – DCP
E. Ulker-Kacar – DCP

APPENDIX C: NOISE BACK-UP



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PLANNING
GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION MANAGEMENT

Fairfield, NJ
55 Lane Road
Suite 407
Fairfield, NJ 07004

Manhattan, NY
104 West 29th Street
10th Floor
New York, NY 10001

Noise Assignment Field Sheet

Name of Project: 868 Kent Ave Noise 12.0078145.00

Project Address: 868 Kent Ave, Brooklyn, NY 11205

Date(s) of Field Work: 6/12/2025

Personnel: Kenley Toulous

Project Specific Scope of Work:

2x 20-minute locations with traffic counts

Take additional readings with traffic counts during:
- Arrival and dismissal periods from the school to the north (take readings at Location 2)
- Active playground periods at the playground across Taaffe Place (take readings at Location 1)

I. Start of Noise Monitoring Day

Departure Time: _____ Arrival Time: _____

Weather Conditions (temp, wind speed, precipitation): 70-78°F sunny 2mph

Meter Type: CeL-63x Meter Serial #: 5086866 Meter Location: 1

Meter Type: CeL-63x Meter Serial #: 5086866 Meter Location: 2

*If more locations are needed for a project use a second Field Sheet

Calibrator Serial #: 1090999 Meters used on: 1

Calibrator Serial #: 1090999 Meters used on: 2

Were Photos Taken of Each Location? Y / N *Discuss specific photo instructions w/ Project Manager

On a separate sheet of paper (field book) make a sketch of the noise meter locations and the distances to nearest wall, fence, building, or other solid surfaces.

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II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

Meter Serial #: 5086866 Time: 7:32 Calibration Passed at 114 dB? Y / N

Meter Serial #: 5086866 Time: 7:57 Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 5086866 Time: 7:54 Calibration Passed at 114 dB? Y / N

Meter Serial #: 5086866 Time: 8:20 Calibration Passed at 114 dB? Y / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	7:33	7:53
2	7:59	8:19
Arrival	8:21	8:41
Playground	10:30	10:50

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	25	12	0	0	1	0
2	30	23	5	5	26	0
Arrival	17	18	2	4	24	0
Playground	15	8	1	2	2	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc): ~~L2 car h~~ L2 7:59 car horn 8:06 yelling next to the meter 8:09 motorcycle horn 8:12 loud click noise

Arrival – 8:30 car horn

Please place noise meters in their respective cases between sessions to avoid damage.

III. Midday 12:00 PM – 1:30 PM

Before Measurement:

Meter Serial #: 5086866 Time: 11:59 Calibration Passed at 114 dB? Y / N

Meter Serial #: 5086866 Time: 12:27 Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 5086866 Time: 12:20 Calibration Passed at 114 dB? Y / N

Meter Serial #: 5086866 Time: 12:48 Calibration Passed at 114 dB? Y / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	12:06	12:20
2	12:28	
Playground	11:33	11:53

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	21	19	1	0	0	0
2	32	35	1	1	2	0
Playground	19	18	2		1	

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc): 12:41 Car horn

Please place noise meters in their respective cases between sessions to avoid damage.

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IV. Evening Session 4:30 PM – 6:00 PM

Before Measurement:

Meter Serial #: 5086866 Time: 4:30 Calibration Passed at 114 dB? Y / N

Meter Serial #: 5086866 Time: 4:54 Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 5086866 Time: 4:53 Calibration Passed at 114 dB? Y / N

Meter Serial #: 5086866 Time: 5:20 Calibration Passed at 114 dB? Y / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	4:30	4:50
2	4:54	5:14
Dismissal	2:19	2:39

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	27	20	0	0	7	0
2	59	42	9	0	27	0
Dismissal	62	27	10	1	17	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc): Dismissal - ice cream truck in the area 2:25 ice cream truck leaving L1 4:34 car horn 4:43 loud motorcycle/L2 4:54 car horn 4:55 car horn 5:01 car horn 5:05 car horn

Please place noise meters in their respective cases between sessions to avoid damage.

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V. End of Noise Monitoring Day

- Please return all noise meters to their cases.
- Do not return dead batteries to the cases, throw them out.
- Did you take photos? Y / N
- Did you complete the site sketch? Y / N
- If a meter(s) was rented, please scan in calibration documents.

Anything of note/concern for the day: _____

_____

_____

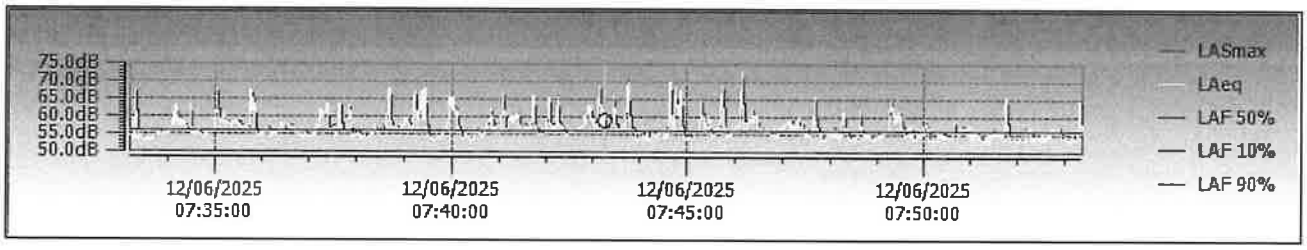
Departure Time: _____ Arrival Time: _____

Total Time to Be Billed: _____

Casella CEL Ltd.

Report On CEL-63X

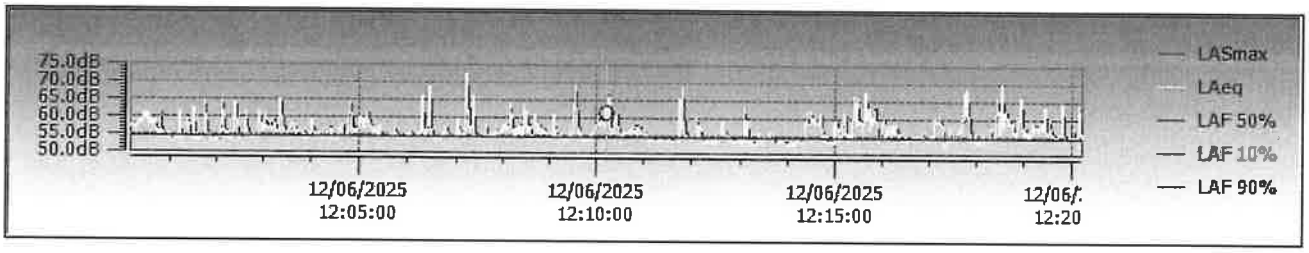
Instrument Model	**CEL-633C**		
Serial Number	1274486	LASmin	52.5 dB
Start Date & Time	6/12/2025 7:33:12 AM	LAeq	58.4 dB
End Date & Time	6/12/2025 7:53:22 AM	LAS 10%	61 dB
Duration	00:20:10 HH:MM:SS	LAS 50%	56 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	54 dB
Calibration (Before) Date	6/12/2025 7:32:24 AM	LDN	0
Calibration (After) Date	6/12/2025 7:54:34 AM	Result	Cumulative
LASmax	75.9 dB		



Casella CEL Ltd.

Report On CEL-63X

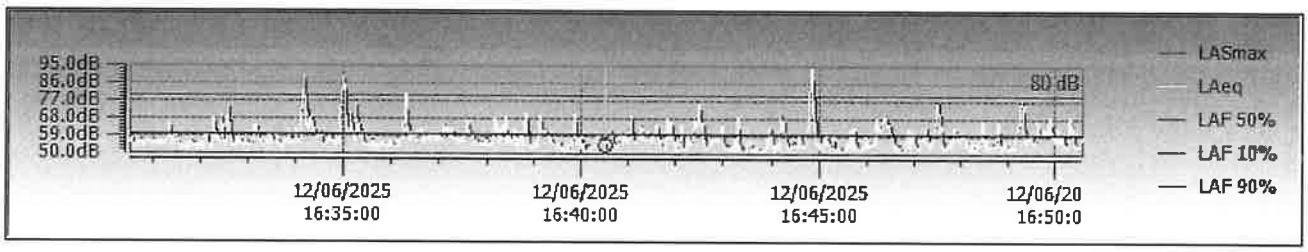
Instrument Model	**CEL-633C**		
Serial Number	1274486	LASmin	52.1 dB
Start Date & Time	6/12/2025 12:00:10 PM	LAeq	57.6 dB
End Date & Time	6/12/2025 12:20:14 PM	LAS 10%	60 dB
Duration	00:20:04 HH:MM:SS	LAS 50%	55.5 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	53.5 dB
Calibration (Before) Date	6/12/2025 11:59:36 AM	LDN	0
Calibration (After) Date	6/12/2025 12:20:49 PM	Result	Cumulative
LASmax	74.8 dB		



Casella CEL Ltd.

Report On CEL-63X

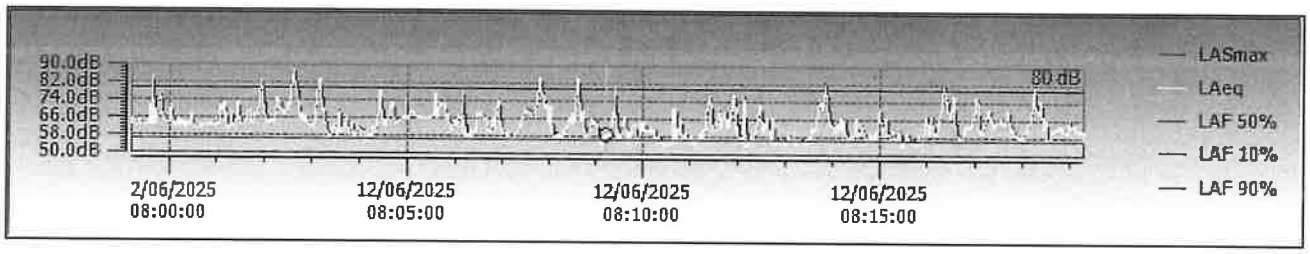
Instrument Model	**CEL-633C**		
Serial Number	1274486	LASmin	50 dB
Start Date & Time	6/12/2025 4:30:30 PM	LAeq	68.6 dB
End Date & Time	6/12/2025 4:50:34 PM	LAS 10%	65 dB
Duration	00:20:04 HH:MM:SS	LAS 50%	57 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	53.5 dB
Calibration (Before) Date	6/12/2025 4:30:23 PM	LDN	0
Calibration (After) Date	6/12/2025 4:53:49 PM	Result	Cumulative
LASmax	99.5 dB		



Casella CEL Ltd.

Report On CEL-63X

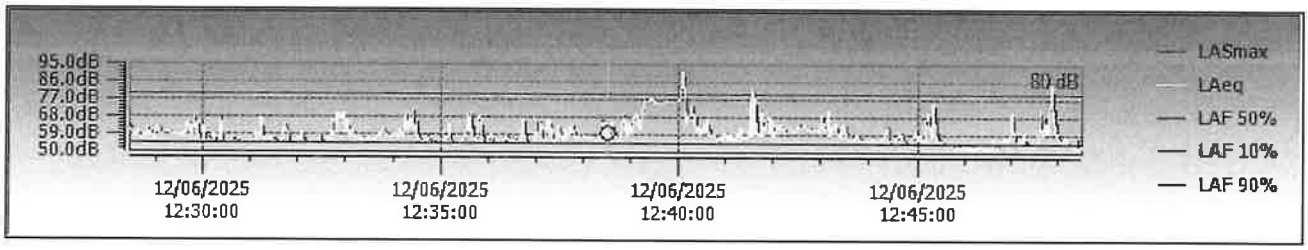
Instrument Model	**CEL-633C**		
Serial Number	1274486	LASmin	53.2 dB
Start Date & Time	6/12/2025 7:59:10 AM	LAeq	69.4 dB
End Date & Time	6/12/2025 8:19:18 AM	LAS 10%	72 dB
Duration	00:20:08 HH:MM:SS	LAS 50%	63 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	57 dB
Calibration (Before) Date	6/12/2025 7:57:46 AM	LDN	0
Calibration (After) Date	6/12/2025 8:20:05 AM	Result	Cumulative
LASmax	88.9 dB		



Casella CEL Ltd.

Report On CEL-63X

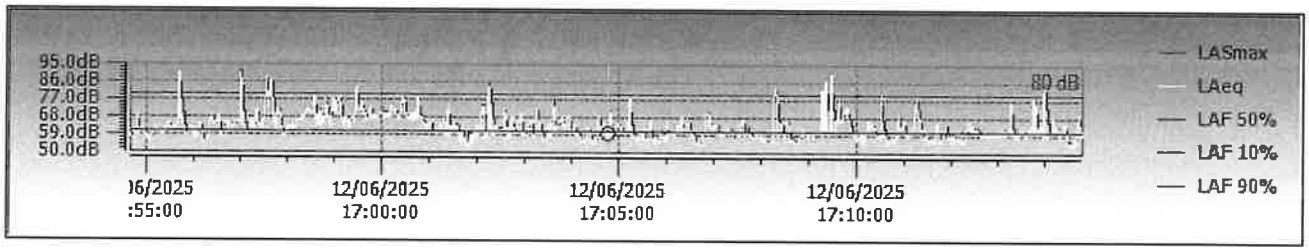
Instrument Model	**CEL-633C**		
Serial Number	1274486	LASmin	51.1 dB
Start Date & Time	6/12/2025 12:28:27 PM	LAeq	68.2 dB
End Date & Time	6/12/2025 12:48:30 PM	LAS 10%	67.5 dB
Duration	00:20:03 HH:MM:SS	LAS 50%	58 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	54 dB
Calibration (Before) Date	6/12/2025 12:27:41 PM	LDN	0
Calibration (After) Date	6/12/2025 12:49:00 PM	Result	Cumulative
LASmax	92.7 dB		



Casella CEL Ltd.

Report On CEL-63X

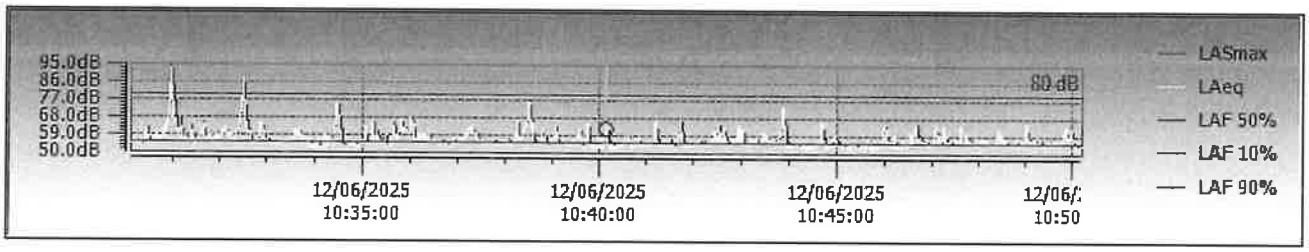
Instrument Model	**CEL-633C**
Serial Number	1274486
Start Date & Time	6/12/2025 4:54:41 PM
End Date & Time	6/12/2025 5:14:48 PM
Duration	00:20:07 HH:MM:SS
Pause Duration	00:00:00 HH:MM:SS
Calibration (Before) Date	6/12/2025 4:53:49 PM
Calibration (After) Date	6/12/2025 5:20:09 PM
LASmax	97.6 dB
LASmin	52.5 dB
LAeq	71.1 dB
LAS 10%	71.5 dB
LAS 50%	62.5 dB
LAS 90%	57 dB
LDN	0
Result	Cumulative



Casella CEL Ltd.

Report On CEL-63X

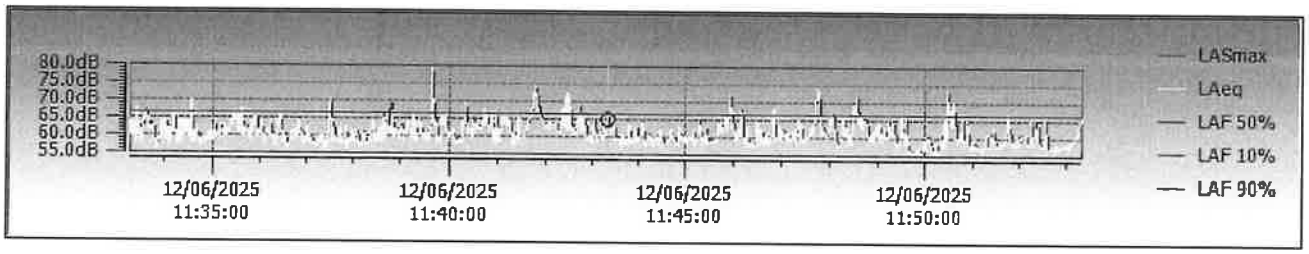
Instrument Model	**CEL-633C**		
Serial Number	1274486	LASmin	51.7 dB
Start Date & Time	6/12/2025 10:30:06 AM	LAeq	67.2 dB
End Date & Time	6/12/2025 10:50:12 AM	LAS 10%	62 dB
Duration	00:20:06 HH:MM:SS	LAS 50%	56 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	54 dB
Calibration (Before) Date	6/12/2025 8:41:51 AM	LDN	0
Calibration (After) Date	6/12/2025 11:32:32 AM	Result	Cumulative
LASmax	96.4 dB		



Casella CEL Ltd.

Report On CEL-63X

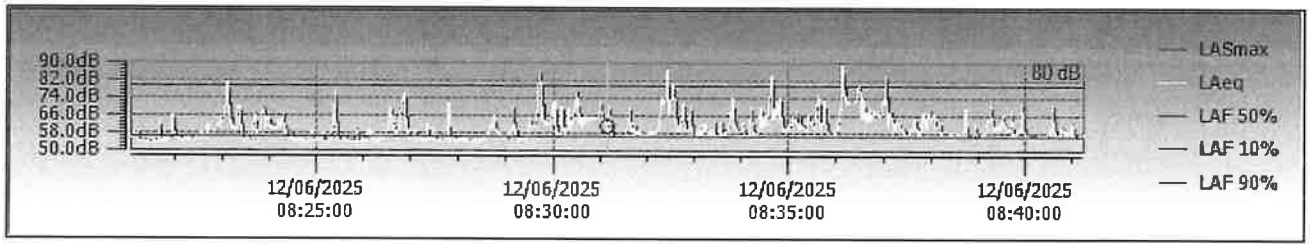
Instrument Model	**CEL-633C**		
Serial Number	1274486	LASmin	54.8 dB
Start Date & Time	6/12/2025 11:33:17 AM	LAeq	62.5 dB
End Date & Time	6/12/2025 11:53:21 AM	LAS 10%	65 dB
Duration	00:20:04 HH:MM:SS	LAS 50%	60.5 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	58 dB
Calibration (Before) Date	6/12/2025 11:32:32 AM	LDN	0
Calibration (After) Date	6/12/2025 11:59:36 AM	Result	Cumulative
LASmax	84.7 dB		



Casella CEL Ltd.

Report On CEL-63X

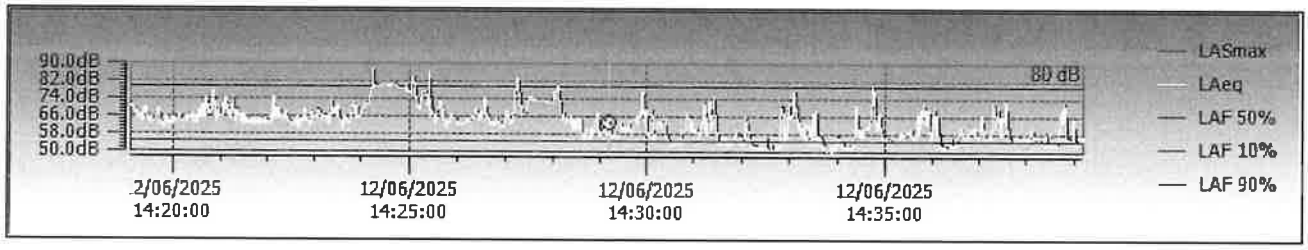
Instrument Model	**CEL-633C**		
Serial Number	1274486	LASmin	52.3 dB
Start Date & Time	6/12/2025 8:21:04 AM	LAeq	67.9 dB
End Date & Time	6/12/2025 8:41:14 AM	LAS 10%	69 dB
Duration	00:20:10 HH:MM:SS	LAS 50%	59 dB
Pause Duration	00:00:00 HH:MM:SS	LAS 90%	54.5 dB
Calibration (Before) Date	6/12/2025 8:20:05 AM	LDN	0
Calibration (After) Date	6/12/2025 8:41:51 AM	Result	Cumulative
LASmax	92.3 dB		



Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**
Serial Number	1274486
Start Date & Time	6/12/2025 2:19:07 PM
End Date & Time	6/12/2025 2:39:12 PM
Duration	00:20:05 HH:MM:SS
Pause Duration	00:00:00 HH:MM:SS
Calibration (Before) Date	6/12/2025 12:49:00 PM
Calibration (After) Date	6/12/2025 4:30:23 PM
LASmax	91.1 dB
LASmin	49.6 dB
LAeq	69.9 dB
LAS 10%	73 dB
LAS 50%	63.5 dB
LAS 90%	54 dB
LDN	0
Result	Cumulative



Scantek, Inc.
CALIBRATION LABORATORY

ISO 17025: 2017, ANSI/NCSL Z540:1994 Part 1
ACCREDITED by NVLAP (an ILAC MRA signatory)

NVLAP®
CALIBRATION
NVLAP Lab Code: 200625-0

Calibration Certificate No.51763

Instrument:	**Acoustical Calibrator**
Model:	**120_1**
Manufacturer:	**CEL**
Serial number:	**1090999**
Class (IEC 60942):	**1**
Barometer type:	
Barometer s/n:	
Customer:	**GZA**
Tel/Fax:	**973-774-3300**

Date Calibrated: **8/13/2024** *Cal Due:* **8/13/2025**

Status:	**Received**	**Sent**
In tolerance:	X	X
Out of tolerance:		
See comments:		

Contains non-accredited tests: __Yes _X_ No

Address: **55 Lane Road Suite 407**
Fairfield, NJ 07004

Tested in accordance with the following procedures and standards:
Calibration of Acoustical Calibrators, Scantek Inc., Rev. 10/1/2010

Instrumentation used for calibration: Nor-1504 Norsonic Test System:

Instrument - Manufacturer	Description	S/N	Cal. Date	Traceability evidence Cal. Lab / Accreditation	Cal. Due
483B-Norsonic	SME Cal Unit	31052	Nov 10, 2023	Scantek, Inc./ NVLAP	Nov 10, 2024
DS-360-SRS	Function Generator	88077	Dec 21, 2022	ACR Env./ A2LA	Dec 21, 2024
34401A-Agilent Technologies	Digital Voltmeter	MY47011118	May 1, 2024	ACR Env. / A2LA	May 1, 2025
PTU300-Vaisala	EnvironmentalMonitor	P5011262	Sept 20, 2023	ACR Env./ A2LA	Sept 20, 2024
140-Norsonic	Real Time Analyzer	1406423	Nov 10, 2023	Scantek / NVLAP	Nov 10, 2024
PC Program 1018 Norsonic	Calibration software	v.6.1T	Validated Nov 2014	Scantek, Inc.	-
4134-Brüel&Kjær	Microphone	173368	Jan 3, 2024	Scantek, Inc. / NVLAP	Jan 3, 2025
1203-Norsonic	Preamplifier	14059	March 7, 2024	Scantek, Inc./ NVLAP	March 7, 2025

Instrumentation and test results are traceable to SI (International System of Units) through standards maintained by NIST (USA) and NPL (UK)

Calibrated by:	Bailey Partoza	**Authorized signatory:**	Lydon Dawkins
Signature		Signature	Lydon Dawkins
Date	8/13/24	Date	8/19/2024

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This Calibration Certificate or Test Reports shall not be used to claim product certification, approval or endorsement by NVLAP, NIST, or any agency of the federal government.

Results summary: Device was tested and complies with following clauses of mentioned specifications:

CLAUSES[1] FROM STANDARDS REFERENCED IN PROCEDURES:	MET[2]	NOT MET	COMMENTS
Manufacturer specifications			
Manufacturer specifications: Sound pressure level	X		
Manufacturer specifications: Frequency	X		
Manufacturer specifications: Total harmonic distortion	X		
Current standards			
ANSI S1.40:2006 B.3 / IEC 60942: 2003 B.2 - Preliminary inspection	X		
ANSI S1.40:2006 B.4.4 / IEC 60942: 2003 B.3.4 - Sound pressure level	X		
ANSI S1.40:2006 A.5.4 / IEC 60942: 2003 A.4.4 - Sound pressure level stability	-	-	
ANSI S1.40:2006 B.4.5 / IEC 60942: 2003 B.3.5 - Frequency	X		
ANSI S1.40:2006 B.4.6 / IEC 60942: 2003 B.3.6 - Total harmonic distortion	X		

[1] The results of this calibration apply only to the instrument type with serial number identified in this report.

[2] The tests marked with (*) are not covered by the current NVLAP accreditation.

Main measured parameters [3]:

Measured[4]/Acceptable[5] Tone frequency (Hz):	Measured[4]/Acceptable[5] Total Harmonic Distortion (%):	Measured [4]/Acceptable Level[5] (dB):
1000.01 ± 1.0/1000.0 ± 10.0	0.20 ± 0.10/ < 3	94.07 ± 0.12/94.0 ± 0.4
999.99 ± 1.0/1000.0 ± 10.0	0.36 ± 0.10/ < 3	114.12 ± 0.12/114.0 ± 0.4

[3] The stated level is valid at reference conditions.

[4] The above expanded uncertainties for frequency and distortion are calculated with a coverage factor k=2; for level k=2.00

[5] Acceptable parameters values are from the current standards

Environmental conditions:

Temperature (°C)	Barometric pressure (kPa)	Relative Humidity (%)
23.6 ± 1.0	100.44 ± 0.000	48.6 ± 2.0

Tests made with following attachments to instrument:

Calibrator ½" Adaptor Type:
Other:

Adjustments: Unit was not adjusted.
Comments: The instrument was tested and met all specifications found in the referenced procedures.

Note: The instrument was tested for the parameters listed in the table above, using the test methods described in the listed standards. All tests were performed around the reference conditions. The test results were compared with the manufacturer's or with the standard's specifications, whichever are larger. The measurement results are reported as Pass / Fail simple acceptance; measured values are in the tolerance interval.

Measured Data: in Acoustical Calibrator Test Report # 51763 of two pages.

Place of Calibration: Scantek, Inc.
6430 Dobbin Road, Suite C
Columbia, MD 21045 USA

Ph/Fax: 410-290-7726/ -9167
callab@scantekinc.com

Calibration Certificates or Test Reports shall not be reproduced, except in full, without written approval of the laboratory.
This Calibration Certificate or Test Reports shall not be used to claim product certification, approval or endorsement by NVLAP, NIST, or any agency of the federal government.

Test Report No.:51763

Manufacturer:	**CEL**
Type:	**120_1**
Serial no:	**1090999**

Customer:	**GZA**
Department:	
Address:	**55 Lane Road Suite 407 Fairfield, NJ 07004**
Order No:	
Contact Person:	**Gene Bove**
Phone No.:	**973-774-3300**
eMail:	**gene.bove@gza.com**

Measurement Results:

	Level: (dB)	P. Stab : (dB)	Frequency: (Hz)	F. Stab : (%)	Distortion: (% TD)
1:	94.08	0.04	1000.02	0.01	0.20
2:	94.07	0.05	1000.03	0.01	0.20
3:	94.07	0.03	999.99	0.01	0.20
Result (Average):	**94.07**	**0.04**	**1000.01**	**0.01**	**0.20**
Expanded Uncertainty:	0.12	0.02	1.00	0.01	0.10
Degree of Freedom:	>100	32	>100	9	>100
Coverage Factor:	2.00	2.13	2.00	2.37	2.00

The stated levels are relative to 20uPa.

The following correction factors have been applied during the measurement:
Pressure:0.004 dB/kPa Temperature: None Relative humidity: None
Reference microphone: 4134-173368. Volume correction: 0.012 dB
Records:Y:\Calibration Lab\Cal 2024\CEL120-1_1090999_M1.nmf

The reported expanded uncertainty of measurement is stated as the standard uncertainty of measurement multiplied by the coverage factor k = 2, which for a normal distribution corresponds to coverage probability of approximately 95%. The standard uncertainty of measurement has been determined in accordance with EA publication EA-4/02.

Environmental conditions:

Pressure:	Temperature:	Relative humidity:
100.440 ± 0.020 kPa	23.6 ± 1.0 °C	48.6 ± 2.0 %RH

Date of calibration: 8/13/2024
Date of issue: 8/13/2024

Supervisor : Lydon Dawkins
Measurements performed by:

Bailey Partoza
Software version: 6.1T

Scantek, Inc.
6430 Dobbin Rd., Suite C, Columbia, MD 21045
Ph: 410-290-7726 eMail: callab@scantekinc.com

Test Report No.:51763

Manufacturer:	**CEL**
Type:	**120_1**
Serial no:	**1090999**

Customer:	GZA
Department:	
Address:	55 Lane Road Suite 407 Fairfield, NJ 07004
Order No:	
Contact Person:	Gene Bove
Phone No.:	973-774-3300
eMail:	gene.bove@gza.com

Measurement Results:

	Level: (dB)	P. Stab : (dB)	Frequency: (Hz)	F. Stab : (%)	Distortion: (% TD)
1:	114.12	0.01	1000.00	0.00	0.36
2:	114.12	0.02	999.99	0.00	0.35
3:	114.12	0.02	999.99	0.00	0.36
Result (Average):	**114.12**	**0.02**	**999.99**	**0.00**	**0.36**
Expanded Uncertainty:	0.12	0.02	1.00	0.01	0.10
Degree of Freedom:	>100	>100	>100	>100	>100
Coverage Factor:	2.00	2.00	2.00	2.00	2.00

The stated levels are relative to 20µPa.

The following correction factors have been applied during the measurement:
Pressure:0.004 dB/kPa Temperature: None Relative humidity: None
Reference microphone: 4134-173368. Volume correction: 0.012 dB
Records:Y:\Calibration Lab\Cal 2024\CEL120-1_1090999_M2.nmf

The reported expanded uncertainty of measurement is stated as the standard uncertainty of measurement multiplied by the coverage factor k = 2, which for a normal distribution corresponds to coverage probability of approximately 95%. The standard uncertainty of measurement has been determined in accordance with EA publication EA-4/02.

Environmental conditions:

Pressure:	Temperature:	Relative humidity:
100.440 ± 0.020 kPa	23.6 ± 1.0 °C	48.6 ± 2.0 %RH

Date of calibration: 8/13/2024
Date of issue: 8/13/2024

Supervisor : Lydon Dawkins
Measurements performed by:

Bailey Partoza
Software version: 6.1T

Scantek, Inc.
6430 Dobbin Rd., Suite C, Columbia, MD 21045
Ph: 410-290-7726 eMail: callab@scantekinc.com

Scantek, Inc.
CALIBRATION LABORATORY

ISO 17025: 2017, ANSI/NCSL Z540:1994 Part 1
ACCREDITED by NVLAP (an ILAC MRA signatory)

NVLAP®
CALIBRATION
NVLAP Lab Code: 200625-0

Calibration Certificate No.51749

Instrument: **Sound Level Meter**
Model: **63X**
Manufacturer: **CEL**
Serial number: **5086866**
Tested with: **Microphone 251 s/n 05784**
Preamplifier 495 s/n 003987
Type (class): **1**
Customer: **GZA**
Tel/Fax: **973-774-3300**

Date Calibrated: **8/14/2024** *Cal Due:* **8/14/2025**

Status:	Received	Sent
In tolerance:	X	X
Out of tolerance:		
See comments:		

Contains non-accredited tests: __Yes X No
Calibration service: __ Basic X Standard
Address: **55 Lane Road Suite 407**
Fairfield, NJ 07004

Tested in accordance with the followng procedures and standards:
Calibration of Sound Level Meters, Scantek Inc., Rev. 6/26/2015
SLM & Dosimeters – Acoustical Tests, Scantek Inc., Rev. 7/6/2011

Instrumentation used for calibration: Nor-1504 Norsonic Test System:

Instrument - Manufacturer	Description	S/N	Cal. Date	Traceability evidence Cal. Lab / Accreditation	Cal. Due
483B-Norsonic	SME Cal Unit	31052	Nov 10, 2023	Scantek, Inc./ NVLAP	Nov 10, 2024
DS-360-SRS	Function Generator	88077	Dec 21, 2022	ACR Env./ A2LA	Dec 21, 2024
34401A-Agilent Technologies	Digital Voltmeter	MY47011118	May 1, 2024	ACR Env. / A2LA	May 1, 2025
PTU300-Vaisala	EnvironmentalMonitor	P5011262	Sept 20, 2023	ACR Env./ A2LA	Sept 20, 2024
PC Program 1019 Norsonic	Calibration software	v.6.1T	Validated Nov 2014	Scantek, Inc.	-
1251-Norsonic	Calibrator	30878	Oct 6, 2023	Scantek, Inc./ NVLAP	Oct 6, 2024

Instrumentation and test results are traceable to SI (International System of Units) through standards maintained by NIST (USA) and NPL (UK).

Environmental conditions:

Temperature (°C)	Barometric pressure (kPa)	Relative Humidity (%)
23.6	100.63	48.5

Calibrated by:	Bailey Partoza	**Authorized signatory:**	Lydon Dawkins
Signature		Signature	Lydon Dawkins
Date	8/14/24	Date	8/19/2024

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Results summary: Device complies with following clauses of mentioned specifications:

CLAUSES [1] FROM IEC/ANSI STANDARDS REFERENCED IN PROCEDURES:	RESULT[2,3]	EXPANDED UNCERTAINTY (coverage factor 2) [dB]
INDICATION AT THE CALIBRATION CHECK FREQUENCY - IEC61672-3 ED.2 CLAUSE 10	Passed	0.15
SELF-GENERATED NOISE - IEC 61672-3 ED.2 CLAUSE 11	*Passed	0.30
FREQUENCY WEIGHTINGS: A NETWORK - IEC 61672-3 ED.2.0 CLAUSE 13	Passed	0.20
FREQUENCY WEIGHTINGS: C NETWORK - IEC 61672-3 ED.2.0 CLAUSE 13	Passed	0.20
FREQUENCY WEIGHTINGS: Z NETWORK - IEC 61672-3 ED.2.0 CLAUSE 13	Passed	0.20
FREQUENCY AND TIME WEIGHTINGS AT 1 KHZ IEC 61672-3 ED.2.0 CLAUSE 14	Passed	0.20
LEVEL LINEARITY ON THE REFERENCE LEVEL RANGE - IEC 61672-3 ED.2 CLAUSE 16	Passed	0.25
TONEBURST RESPONSE - IEC 61672-3 ED.2.0 CLAUSE 18	Passed	0.30
PEAK C SOUND LEVEL - IEC 61672-3 ED.2.0 CLAUSE 19	Passed	0.35
OVERLOAD INDICATION - IEC 61672-3 ED.2.0 CLAUSE 20	Passed	0.25
HIGH LEVEL STABILITY TEST - IEC 61672-3 ED.2.0 CLAUSE 21	Passed	0.10
LONG TERM STABILITY TEST - IEC 61672-3 ED.2.0 CLAUSE 15	Passed	0.10
FILTER TEST 1/1OCTAVE: RELATIVE ATTENUATION - IEC 61260, CLAUSE 4.4 & #5.3	Passed	0.25
FILTER TEST 1/3OCTAVE: RELATIVE ATTENUATION - IEC 61260, CLAUSE 4.4 & #5.3	Passed	0.25
COMBINED ELECTRICAL AND ACOUSTICAL TEST - IEC 61672-3 ED.2.0 CLAUSE 13	Passed	See test report

1 The results of this calibration apply only to the instrument type with serial number identified in this report.

2 Parameters are certified at actual environmental conditions.

3 The tests marked with (*) are not covered by the current NVLAP accreditation.

Comments: The sound level meter submitted for testing has successfully completed the class 1 periodic tests of IEC 61672-3, for the environmental conditions under which the tests were performed. As public evidence was available, from an independent testing organization responsible for approving the results of pattern evaluation tests performed in accordance with IEC 61672-2, to demonstrate that the model of sound level meter fully conforms to the requirements in the IEC 61672-2, the sound level meter submitted for testing conforms to the class 1 requirements of IEC 61672-1.

Note: The instrument was tested for the parameters listed in the table above, using the test methods described in the listed standards. All tests were performed around the reference conditions. The test results were compared with the manufacturer's or with the standard's specifications, whichever are larger. The measurement results are reported as Pass / Fail simple acceptance; measured values are in the tolerance interval.

Tests made with the following attachments to the instrument:

Microphone: CEL 251 s/n 05784 for acoustical test
Preamplifier: CEL 495 s/n 003987 for all tests
Other: line adaptor ADP005 (18pF) for electrical tests
Accompanying acoustical calibrator: CEL 120_1 s/n 2045304
Windscreen: none

Measured Data: in Test Report # 51749 of 9 +1 pages.

Place of Calibration: Scantek, Inc.
6430 Dobbin Road, Suite C
Columbia, MD 21045 USA
Ph/Fax: 410-290-7726/ -9167
callab@scantekinc.com

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This Calibration Certificate or Test Reports shall not be used to claim product certification, approval or endorsement by NVLAP, NIST, or any agency of the federal government.

Summary of Test Report No.:51749

CEL Type: 63X Serial no: 5086866

Customer:	**GZA**
Address:	**55 Lane Road Suite 407 Fairfield, NJ 07004**
Contact Person:	**Gene Bove**
Phone No.:	**973-774-3300**
eMail:	**gene.bove@gza.com**

Instrument software version: 006-05

Microphone:	CEL	Type: 251	Serial no: 05784	Sens:-27.08dB
Preamplifier	CEL	Type: 495	Serial no: 003987	
Calibrator:	CEL	Type: 120_1	Serial no: 2045304	Level:114.10dB

Measurement Results:

Indication at the calibration check frequency - IEC61672-3 Ed.2 Clause 10	Passed
Self-generated noise - IEC 61672-3 Ed.2 Clause 11	Passed
Frequency weightings: A Network - IEC 61672-3 Ed.2.0 Clause 13	Passed
Frequency weightings: C Network - IEC 61672-3 Ed.2.0 Clause 13	Passed
Frequency weightings: Z Network - IEC 61672-3 Ed.2.0 Clause 13	Passed
Frequency and time weightings at 1 kHz IEC 61672-3 Ed.2.0 Clause 14	Passed
Level linearity on the reference level range - IEC 61672-3 Ed.2 Clause 16	Passed
Toneburst response - IEC 61672-3 Ed.2.0 Clause 18	Passed
Peak C sound level - IEC 61672-3 Ed.2.0 Clause 19	Passed
Overload indication - IEC 61672-3 Ed.2.0 Clause 20	Passed
High level stability test - IEC 61672-3 Ed.2.0 Clause 21	Passed
Long term stability test - IEC 61672-3 Ed.2.0 Clause 15	Passed
Filter Test 1/1octave: Relative attenuation - IEC 61260, Clause 4.4 & #5.3	Passed
Filter Test 1/3octave: Relative attenuation - IEC 61260, Clause 4.4 & #5.3	Passed
Combined electrical and acoustical test - IEC 61672-3 Ed.2.0 Clause 13	Passed

Environmental conditions:

Pressure:	Temperature:	Relative humidity:
100.63	23.6	48.5

Date of calibration: 8/14/2024
Date of issue: 8/14/2024
Supervisor: Lydon Dawkins
Measurements performed by:

Bailey Partoza

Software version: 6.1 T

Scantek, Inc.
6430 Dobbin Rd., Suite C, Columbia, MD 21045
Ph: 410-290-7726 eMail: callab@scantekinc.com

Test Report No.:51749

Manufacturer:	CEL
Instrument type:	63X
Serial no:	5086866
Customer:	GZA
Department:	
Order No:	
Contact Person:	Gene Bove
Address:	55 Lane Road Suite 407 Fairfield, NJ 07004

Environmental conditions:

Pressure:	100.63
Temperature:	23.6
Relative humidity:	48.5

Supervisor	Lydon Dawkins
Engineer	Bailey Partoza
Date:	8/14/2024

Measurement Results:

Indication at the calibration check frequency - IEC61672-3 Ed.2 Clause 10

```
Reference Calibrator: WSC4 - NOR1251-30878
Reference calibrator level: 113.95
Before calibration:
  Environmental corrections: 0.00
  Other corrections: -0.08
  Notional level: 113.87
Reference calibrator level before calibration: 114.2
After calibration:
  Environmental corrections: 0.00
  Other corrections: -0.08
  Notional level: 113.87
Reference calibrator level after calibration: 113.9
Associated Calibrator: CEL - 120_1 - 2045304
Associated calibrator level: 114.10
Initial level check:
  Environmental corrections: 0.00
  Other corrections: -0.08
  Notional level: 114.02
Indicated level before calibration: 114.3
Final level statement:
  Environmental corrections after calibration: 0.00
  Other corrections: -0.08
  Notional level: 114.02
Indicated level after calibration: 114.0
This value shall be used for adjusting the sound level meter in the future.
Test Passed
```

Self-generated noise - IEC 61672-3 Ed.2 Clause 11

Network	Level (dB)	Max (dB)	Uncert. (dB)	Result	Comment
A	14.0	17.5	0.3	P	Equivalent capacity
C	16.3	21.0	0.3	P	Equivalent capacity
Z	21.7	26.5	0.3	P	Equivalent capacity

Test Passed

Frequency weightings: A Network - IEC 61672-3 Ed.2.0 Clause 13

Freq (Hz)	Ref. (dB)	Meas. (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result
63.1	95.0	94.9	1.0	-1.0	0.2	-0.1	P
125.9	95.0	94.9	1.0	-1.0	0.2	-0.1	P
251.2	95.0	94.9	1.0	-1.0	0.2	-0.1	P
501.2	95.0	94.9	1.0	-1.0	0.2	-0.1	P
1000.0	95.0	95.0	0.7	-0.7	0.2	0.0	P
1995.3	95.0	94.9	1.0	-1.0	0.2	-0.1	P

Frequency weightings: A Network - IEC 61672-3 Ed.2.0 Clause 13

Freq (Hz)	Ref. (dB)	Meas. (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result
3981.1	95.0	94.8	1.0	-1.0	0.2	-0.2	P
7943.3	95.0	94.7	1.5	-2.5	0.2	-0.3	P
15848.9	95.0	92.2	2.5	-16.0	0.2	-2.8	P

Test Passed

Frequency weightings: C Network - IEC 61672-3 Ed.2.0 Clause 13

Freq (Hz)	Ref. Level (dB)	Meas. Value (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result
63.1	95.0	94.9	1.0	-1.0	0.2	-0.1	P
125.9	95.0	95.0	1.0	-1.0	0.2	0.0	P
251.2	95.0	94.9	1.0	-1.0	0.2	-0.1	P
501.2	95.0	95.0	1.0	-1.0	0.2	0.0	P
1000.0	95.0	95.0	0.7	-0.7	0.2	0.0	P
1995.3	95.0	95.0	1.0	-1.0	0.2	0.0	P
3981.1	95.0	94.9	1.0	-1.0	0.2	-0.1	P
7943.3	95.0	94.6	1.5	-2.5	0.2	-0.4	P
15848.9	95.0	92.2	2.5	-16.0	0.2	-2.8	P

Test Passed

Frequency weightings: Z Network - IEC 61672-3 Ed.2.0 Clause 13

Freq (Hz)	Ref. Level (dB)	Meas. Value (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result
63.1	95.0	95.0	1.0	-1.0	0.2	0.0	P
125.9	95.0	95.0	1.0	-1.0	0.2	0.0	P
251.2	95.0	94.9	1.0	-1.0	0.2	-0.1	P
501.2	95.0	94.9	1.0	-1.0	0.2	-0.1	P
1000.0	95.0	95.0	0.7	-0.7	0.2	0.0	P
1995.3	95.0	94.9	1.0	-1.0	0.2	-0.1	P
3981.1	95.0	94.9	1.0	-1.0	0.2	-0.1	P
7943.3	95.0	94.9	1.5	-2.5	0.2	-0.1	P
15848.9	95.0	94.7	2.5	-16.0	0.2	-0.3	P

Test Passed

Frequency and time weightings at 1 kHz IEC 61672-3 Ed.2.0 Clause 14

Weightings Time	Netw	Ref. (dB)	Measured (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result
Fast	A	114.0	114.0	0.1	-0.1	0.2	0.0	P
Fast	C	114.0	114.0	0.1	-0.1	0.2	0.0	P
Fast	Z	114.0	114.0	0.1	-0.1	0.2	0.0	P
Slow	A	114.0	114.0	0.1	-0.1	0.2	0.0	P
Leq	A	114.0	114.0	0.1	-0.1	0.2	0.0	P
SEL	A	124.0	124.0	0.1	-0.1	0.2	0.0	P

Test Passed

Frequency and time weightings at 1 kHz IEC 61672-3 Ed.2.0 Clause 14

Weightings Time	Netw	Ref. (dB)	Measured (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result

Level linearity on the reference level range - IEC 61672-3 Ed.2 Clause 16

Ref. (dB)	Measured (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result
Full scale setting: 140dB						
The following measurements are SPL measurements						
Measured at 31.5 Hz						
94.0	94.0	0.8	-0.8	0.25	0.0	P
96.6	96.6	0.8	-0.8	0.25	0.0	P
97.6	97.6	0.8	-0.8	0.25	0.0	P
98.6	98.6	0.8	-0.8	0.25	0.0	P
99.6	99.6	0.8	-0.8	0.25	0.0	P
94.0	94.0	0.8	-0.8	0.25	0.0	P
89.0	89.0	0.8	-0.8	0.25	0.0	P
84.0	84.0	0.8	-0.8	0.25	0.0	P
79.0	79.0	0.8	-0.8	0.25	0.0	P
74.0	74.0	0.8	-0.8	0.25	0.0	P
69.0	69.0	0.8	-0.8	0.25	0.0	P
64.0	64.1	0.8	-0.8	0.25	0.1	P
59.0	59.1	0.8	-0.8	0.25	0.1	P
54.0	54.4	0.8	-0.8	0.25	0.4	P
49.0	49.7	0.8	-0.8	0.25	0.7	P
44.0	44.1	0.8	-0.8	0.25	0.1	P
43.0	43.0	0.8	-0.8	0.25	0.0	P
42.0	42.0	0.8	-0.8	0.25	0.0	P
41.0	41.0	0.8	-0.8	0.25	0.0	P
40.0	40.0	0.8	-0.8	0.25	0.0	P
Measured at 1 kHz						
114.0	114.0	0.8	-0.8	0.25	0.0	P
119.0	119.0	0.8	-0.8	0.25	0.0	P
124.0	124.0	0.8	-0.8	0.25	0.0	P
129.0	129.0	0.8	-0.8	0.25	0.0	P
134.0	134.0	0.8	-0.8	0.25	0.0	P
136.0	136.0	0.8	-0.8	0.25	0.0	P
137.0	137.0	0.8	-0.8	0.25	0.0	P
138.0	138.0	0.8	-0.8	0.25	0.0	P
139.0	139.0	0.8	-0.8	0.25	0.0	P
140.0	140.0	0.8	-0.8	0.25	0.0	P
114.0	114.0	0.8	-0.8	0.25	0.0	P
109.0	109.0	0.8	-0.8	0.25	0.0	P
104.0	104.0	0.8	-0.8	0.25	0.0	P
99.0	99.0	0.8	-0.8	0.25	0.0	P
94.0	94.0	0.8	-0.8	0.25	0.0	P
89.0	89.0	0.8	-0.8	0.25	0.0	P
84.0	84.0	0.8	-0.8	0.25	0.0	P
79.0	79.0	0.8	-0.8	0.25	0.0	P
74.0	74.0	0.8	-0.8	0.25	0.0	P
69.0	69.0	0.8	-0.8	0.25	0.0	P
64.0	64.0	0.8	-0.8	0.25	0.0	P
59.0	59.0	0.8	-0.8	0.25	0.0	P
54.0	54.0	0.8	-0.8	0.25	0.0	P
49.0	49.0	0.8	-0.8	0.25	0.0	P
44.0	44.0	0.8	-0.8	0.25	0.0	P

Level linearity on the reference level range - IEC 61672-3 Ed.2 Clause 16

Ref. (dB)	Measured (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result
43.0	43.0	0.8	-0.8	0.25	0.0	P
42.0	42.0	0.8	-0.8	0.25	0.0	P
41.0	41.0	0.8	-0.8	0.25	0.0	P
40.0	40.0	0.8	-0.8	0.25	0.0	P
Measured at 8 kHz						
114.0	114.0	0.8	-0.8	0.25	0.0	P
119.0	119.0	0.8	-0.8	0.25	0.0	P
124.0	124.0	0.8	-0.8	0.25	0.0	P
129.0	129.0	0.8	-0.8	0.25	0.0	P
134.9	134.9	0.8	-0.8	0.25	0.0	P
135.9	135.9	0.8	-0.8	0.25	0.0	P
136.9	136.9	0.8	-0.8	0.25	0.0	P
137.9	137.9	0.8	-0.8	0.25	0.0	P
138.9	138.9	0.8	-0.8	0.25	0.0	P
114.0	114.0	0.8	-0.8	0.25	0.0	P
109.0	109.0	0.8	-0.8	0.25	0.0	P
104.0	104.0	0.8	-0.8	0.25	0.0	P
99.0	98.9	0.8	-0.8	0.25	-0.1	P
94.0	94.0	0.8	-0.8	0.25	0.0	P
89.0	89.0	0.8	-0.8	0.25	0.0	P
84.0	84.0	0.8	-0.8	0.25	0.0	P
79.0	79.0	0.8	-0.8	0.25	0.0	P
74.0	74.0	0.8	-0.8	0.25	0.0	P
69.0	68.9	0.8	-0.8	0.25	-0.1	P
64.0	64.0	0.8	-0.8	0.25	0.0	P
59.0	59.0	0.8	-0.8	0.25	0.0	P
54.0	54.0	0.8	-0.8	0.25	0.0	P
49.0	48.9	0.8	-0.8	0.25	-0.1	P
44.0	44.0	0.8	-0.8	0.25	0.0	P
43.0	43.0	0.8	-0.8	0.25	0.0	P
42.0	42.0	0.8	-0.8	0.25	0.0	P
41.0	41.0	0.8	-0.8	0.25	0.0	P
40.0	40.0	0.8	-0.8	0.25	0.0	P

Test Passed

Toneburst response - IEC 61672-3 Ed.2.0 Clause 18

Burst type	Ref. (dB)	Measured (dB)	Tol. (dB)	Tol. (dB)	Uncert. (dB)	Dev. (dB)	Result
Fast 200 mSec	137.0	136.9	0.5	-0.5	0.3	-0.1	P
Fast 2.0 mSec	120.0	119.8	1.0	-1.5	0.3	-0.2	P
Fast 0.25 mSec	111.0	110.7	1.0	-3.0	0.3	-0.3	P
Slow 200 mSec	130.6	130.5	0.5	-0.5	0.3	-0.1	P
Slow 2.0 mSec	111.0	110.9	1.0	-3.0	0.3	-0.1	P
SEL 200 mSec	131.0	130.9	0.5	-0.5	0.3	-0.1	P
SEL 2.0 mSec	111.0	110.9	1.0	-1.5	0.3	-0.1	P
SEL 0.25 mSec	102.0	101.8	1.0	-3.0	0.3	-0.2	P

Test Passed

Peak C sound level - IEC 61672-3 Ed.2.0 Clause 19

Pulse Type	Pulse Freq. (Hz)	Ref. RMS (dB)	Ref. Peak (dB)	Measured Value (dB)	Tol. (+/-dB)	Uncert. (dB)	Dev. (dB)	Result
1 cycle	8k	129.0	132.4	132.2	2.0	0.35	-0.2	P
Pos 1/2 cycle	500	132.0	134.4	134.5	1.0	0.35	0.1	P
Neg 1/2 cycle	500	132.0	134.4	134.5	1.0	0.35	0.1	P

Test Passed

Overload indication - IEC 61672-3 Ed.2.0 Clause 20

	Measured (dB)	Tol. (+/-dB)	Uncert. (dB)	Result
Level difference of positive and negative pulses:	0.1	1.5	0.25	P
Positive 1/2 cycle 4 kHz. Overload occurred at:	141.3			
Negative 1/2 cycle 4 kHz. Overload occurred at:	141.2			

Test Passed

High level stability test - IEC 61672-3 Ed.2.0 Clause 21

Test signal: Sine wave at 1 kHz

Initial level (dB)	Final level (dB)	Diff (dB)	Tol. value (dB)	Uncert. (dB)	Result
139.0	139.0	0.0	0.1	0.10	P

Test Passed

Long term stability test - IEC 61672-3 Ed.2.0 Clause 15

Test signal: Sine wave at 1 kHz

Time inteval (mm:SS)	StartLevel (dB)	StopLevel (dB)	Difference (dB)	Tolerence (dB)	Result
26:02	114.0	114.0	0.0	0.1	P

Test Passed

Filter Test 1/1octave: Relative attenuation - IEC 61260, Clause 4.4 & #5.3

Test 1/1 octave filter X= 3 fexact=8000.000Hz class 0

Nominal f[Hz]	Measured L[dB]	LoLim [dB]	HiLim [dB]	Result [P/F]
500.000	58.0	0.0	63.0	P
1000.00	75.2	0.0	76.0	P
2000.00	94.4	0.0	95.5	P
4000.00	117.8	0.0	120.0	P
5656.85	134.3	133.5	135.7	P
6168.84	137.0	136.9	138.2	P

Filter Test 1/1octave: Relative attenuation - IEC 61260, Clause 4.4 & #5.3

6727.17	137.8	137.6	138.2	P
7336.03	137.9	137.8	138.2	P
8000.00	137.9	137.9	138.2	P
8724.06	137.9	137.8	138.2	P
9513.66	137.8	137.6	138.2	P
10374.7	137.1	136.9	138.2	P
11313.7	134.1	133.5	135.7	P
16000.0	113.6	0.0	120.0	P
32000.0	50.5	0.0	95.5	P
64000.0	14.8	0.0	76.0	P
128000	20.7	0.0	63.0	P

Test 1/1 octave filter X= 4 fexact=16000.000Hz class 0

Nominal f[Hz]	Measured L[dB]	LoLim [dB]	HiLim [dB]	Result [P/F]
1000.00	58.0	0.0	63.0	P
2000.00	63.4	0.0	76.0	P
4000.00	84.6	0.0	95.5	P
8000.00	114.3	0.0	120.0	P
11313.7	134.0	133.5	135.7	P
12337.7	137.0	136.9	138.2	P
13454.3	137.8	137.6	138.2	P
14672.1	137.9	137.8	138.2	P
16000.0	137.9	137.9	138.2	P
17448.1	137.8	137.8	138.2	P
19027.3	137.9	137.6	138.2	P
20749.4	137.7	136.9	138.2	P
22627.4	134.1	133.5	135.7	P
32000.0	55.8	0.0	120.0	P
64000.0	18.9	0.0	95.5	P
128000	38.1	0.0	76.0	P
200000	55.4	0.0	63.0	P

Test Passed

Filter Test 1/3octave: Relative attenuation - IEC 61260, Clause 4.4 & #5.3

Test 1/3 octave filter X= 12 fexact=16000.000Hz class 0

Nominal f[Hz]	Measured L[dB]	LoLim [dB]	HiLim [dB]	Result [P/F]
2944.02	59.8	0.0	63.0	P
5212.50	64.7	0.0	76.0	P
8479.30	79.8	0.0	95.5	P
12349.0	110.3	0.0	120.0	P
14254.4	134.1	133.5	135.7	P
14709.1	137.3	136.9	138.2	P
15152.4	137.8	137.6	138.2	P
15583.0	137.8	137.8	138.2	P
16000.0	137.9	137.9	138.2	P
16428.1	137.8	137.8	138.2	P
16895.0	137.8	137.6	138.2	P
17404.2	137.4	136.9	138.2	P
17959.4	133.8	133.5	135.7	P
20730.4	102.9	0.0	120.0	P
30191.2	47.1	0.0	95.5	P
49112.7	40.0	0.0	76.0	P
86955.9	44.5	0.0	63.0	P

Test 1/3 octave filter X= 13 fexact=20158.737Hz class 0

Filter Test 1/3octave: Relative attenuation - IEC 61260, Clause 4.4 & #5.3

Nominal f[Hz]	Measured L[dB]	LoLim [dB]	HiLim [dB]	Result [P/F]
3709.24	61.6	0.0	63.0	P
6567.33	67.4	0.0	76.0	P
10683.2	82.8	0.0	95.5	P
15558.8	111.9	0.0	120.0	P
17959.4	134.0	133.5	135.7	P
18532.3	137.2	136.9	138.2	P
19090.8	137.8	137.6	138.2	P
19633.4	137.8	137.8	138.2	P
20158.7	137.9	137.9	138.2	P
20698.2	137.8	137.8	138.2	P
21286.4	137.8	137.6	138.2	P
21927.9	137.5	136.9	138.2	P
22627.4	133.6	133.5	135.7	P
26118.7	97.1	0.0	120.0	P
38038.5	62.6	0.0	95.5	P
61878.2	41.5	0.0	76.0	P
109558	33.0	0.0	63.0	P

Test Passed

Combined electrical and acoustical test - IEC 61672-3 Ed.2.0 Clause 13

A-Weighted results: Free field

Frequency	SLM Val (dB)	SLM U (dB)	Microphone Val (dB)	Microphone U (dB)	Case Refl. Val (dB)	Case Refl. U (dB)	Wind Screen Val (dB)	Wind Screen U (dB)	Uncert (dB)	Tol (dB)	Result (dB)	
63 Hz	-0.1	0.2	0.0	0.1					0.2	+-1.0	-0.1	P
125 Hz	-0.1	0.2	-0.2	0.1					0.2	+-1.0	-0.3	P
250 Hz	-0.1	0.2	-0.3	0.1					0.2	+-1.0	-0.4	P
500 Hz	-0.1	0.2	-0.2	0.1					0.2	+-1.0	-0.3	P
1 kHz	0.0	0.2	0.1	0.1					0.2	+-0.7	0.1	P
2 kHz	-0.1	0.2	0.2	0.2					0.3	+-1.0	0.1	P
4 kHz	-0.2	0.2	0.1	0.2					0.3	--1.0	-0.1	P
8 kHz	-0.3	0.2	0.7	0.4					0.5	+1.5/-2.5	0.4	P
16 kHz	-2.8	0.2	0.3	0.7					0.7	+2.5/-16.0	-2.5	P

C-Weighted results: Free field

Frequency	SLM Val (dB)	SLM U (dB)	Microphone Val (dB)	Microphone U (dB)	Case Refl. Val (dB)	Case Refl. U (dB)	Wind Screen Val (dB)	Wind Screen U (dB)	Uncert (dB)	Tol (dB)	Result (dB)	
63 Hz	-0.1	0.2	0.0	0.1					0.2	+-1.0	-0.1	P
125 Hz	0.0	0.2	-0.2	0.1					0.2	+-1.0	-0.2	P
250 Hz	-0.1	0.2	-0.3	0.1					0.2	+-1.0	-0.4	P
500 Hz	0.0	0.2	-0.2	0.1					0.2	+-1.0	-0.2	P
1 kHz	0.0	0.2	0.1	0.1					0.2	+-0.7	0.1	P
2 kHz	0.0	0.2	0.2	0.2					0.3	+-1.0	0.2	P
4 kHz	-0.1	0.2	0.1	0.2					0.3	+-1.0	0.0	P
8 kHz	-0.4	0.2	0.7	0.4					0.5	+1.5/-2.5	0.3	P
16 kHz	-2.8	0.2	0.3	0.7					0.7	+2.5/-16.0	-2.5	P

Z-Weighted results: Free field

Frequency	SLM Val (dB)	SLM U (dB)	Microphone Val (dB)	Microphone U (dB)	Case Refl. Val (dB)	Case Refl. U (dB)	Wind Screen Val (dB)	Wind Screen U (dB)	Uncert (dB)	Tol (dB)	Result (dB)	
63 Hz	0.0	0.2	0.0	0.1					0.2	+-1.0	0.0	P
125 Hz	0.0	0.2	-0.2	0.1					0.2	+-1.0	-0.2	P
250 Hz	-0.1	0.2	-0.3	0.1					0.2	+-1.0	-0.4	P

Combined electrical and acoustical test - IEC 61672-3 Ed.2.0 Clause 13

500 Hz	-0.1	0.2	-0.2	0.1	0.2	+-1.0	-0.3	P
1 kHz	0.0	0.2	0.1	0.1	0.2	+-0.7	0.1	P
2 kHz	-0.1	0.2	0.2	0.2	0.3	+-1.0	0.1	P
4 kHz	-0.1	0.2	0.1	0.2	0.3	+-1.0	0.0	P
8 kHz	-0.1	0.2	0.7	0.4	0.5	+1.5/-2.5	0.6	P
16 kHz	-0.3	0.2	0.3	0.7	0.7	+2.5/-16.0	0.0	P

The actual frequency response of CEL / 251 05784 has been used for the calculations.
Test Passed
The overall frequency response of the sound level meter and microphone response has shown to conform with the requirements in IEC 61672-3 for a class 1 sound level meter.



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NVLAP Lab Code: 200625-0

Calibration Certificate No.51750

Instrument: **Microphone**
Model: **251**
Manufacturer: **CEL**
Serial number: **05784**
Composed of:

Customer: **GZA**
Tel/Fax: **973-774-3300**

Date Calibrated: **8/14/2024** *Cal Due:* **8/14/2025**

Status:	Received	Sent
In tolerance:	X	X
Out of tolerance:		
See comments:		

Contains non-accredited tests: __Yes _X_ No

Address: **55 Lane Road Suite 407**
Fairfield, NJ 07004

Tested in accordance with the following procedures and standards:
Calibration of Measurement Microphones, Scantek, Inc., Rev. 2/25/2015

Instrumentation used for calibration: N-1504 Norsonic Test System:

Instrument - Manufacturer	Description	S/N	Cal. Date	Traceability evidence Cal. Lab / Accreditation	Cal. Due
483B-Norsonic	SME Cal Unit	31052	Nov 10, 2023	Scantek, Inc./ NVLAP	Nov 10, 2024
DS-360-SRS	Function Generator	88077	Dec 21, 2022	ACR Env./ A2LA	Dec 21, 2024
34401A-Agilent Technologies	Digital Voltmeter	MY47011118	May 1, 2024	ACR Env. / A2LA	May 1, 2025
PTU300-Vaisala	EnvironmentalMonitor	P5011262	Sept 20, 2023	ACR Env./ A2LA	Sept 20, 2024
PC Program 1017 Norsonic	Calibration software	v.6.1T	Validated Nov 2014	Scantek, Inc.	-
1253-Norsonic	Calibrator	28326	Oct 6, 2023	Scantek, Inc./ NVLAP	Oct 6, 2024
1203-Norsonic	Preamplifier	14059	March 7, 2024	Scantek, Inc./ NVLAP	March 7, 2025
4180-Brüel&Kjær	Microphone	2246115	Dec 11, 2023	DPLA / DANAK	Dec 11, 2025

Instrumentation and test results are traceable to SI - BIPM through standards maintained by NPL (UK) and NIST (USA)

Calibrated by:	Bailey Partoza	**Authorized signatory:**	Lydon Dawkins
Signature		Signature	Lydon Dawkins
Date	8/14/24	Date	8/19/2024

Calibration Certificates or Test Reports shall not be reproduced, except in full, without written approval of the laboratory.
This Calibration Certificate or Test Reports shall not be used to claim product certification, approval or endorsement by NVLAP, NIST, or any agency of the federal government.

Results summary: Device was tested and complies with following clauses of mentioned specifications:

CLAUSES / METHODS[1] FROM PROCEDURES		MET[2,3]	NOT MET	NOT TESTED	MEASUREMENT EXPANDED UNCERTAINTY (coverage factor 2)
Open circuit sensitivity (insert voltage method, 250 Hz)		X			See below
Frequency response	Actuator response	X			63 – 200Hz: 0.3 dB 200 – 8000 Hz: 0.2 dB 8 – 10 kHz: 0.5 dB 10 – 20 kHz: 0.7 dB 20 – 50 kHz: 0.9 dB 50 – 100 kHz: 1.2 dB
	FF/Diffuse field responses	X			63 – 200Hz: 0.3 dB 200 – 4000 Hz: 0.2 dB 4 – 10 kHz: 0.6 dB 10 – 20 kHz: 0.9 dB 20 – 50 kHz: 2.2 dB 50 – 100 kHz: 4.4 dB
	Scantek, Inc. acoustical method			X	31.5 – 125 Hz: 0.16 dB 250, 1000 Hz: 0.12 dB 2 – 8 kHz: 0.8 dB 12.5 – 16 kHz: 2.4 dB

[1] The results of this calibration apply only to the instrument type with serial number identified in this report.

[2] Results are normalized to the reference conditions.

[3] The tests marked with (*) are not covered by the current NVLAP accreditation.

Note: The free field/diffuse field characteristics were calculated based on the measured actuator response and adjustment coefficients as provided by the manufacturer. The measurement results are reported as Pass / Fail simple acceptance; measured values are in the tolerance interval.

Comments: The instrument was tested and met all specifications found in the referenced procedures.

Environmental conditions:

Temperature (°C)	Barometric pressure (kPa)	Relative Humidity (%)
22.4 ± 1.0	100.63 ± 0.020	49.7 ± 2.0

Main measured parameters:

Tone frequency (Hz)	Measured[4] /Nominal Open circuit sensitivity (dB re 1V/Pa)	Sensitivity (mV/Pa)
250	-27.08 ± 0.12/ -26.0	44.26

[4] The reported expanded uncertainty is calculated with a coverage factor k=2.00

Tests made with following attachments to instrument and auxiliary devices:

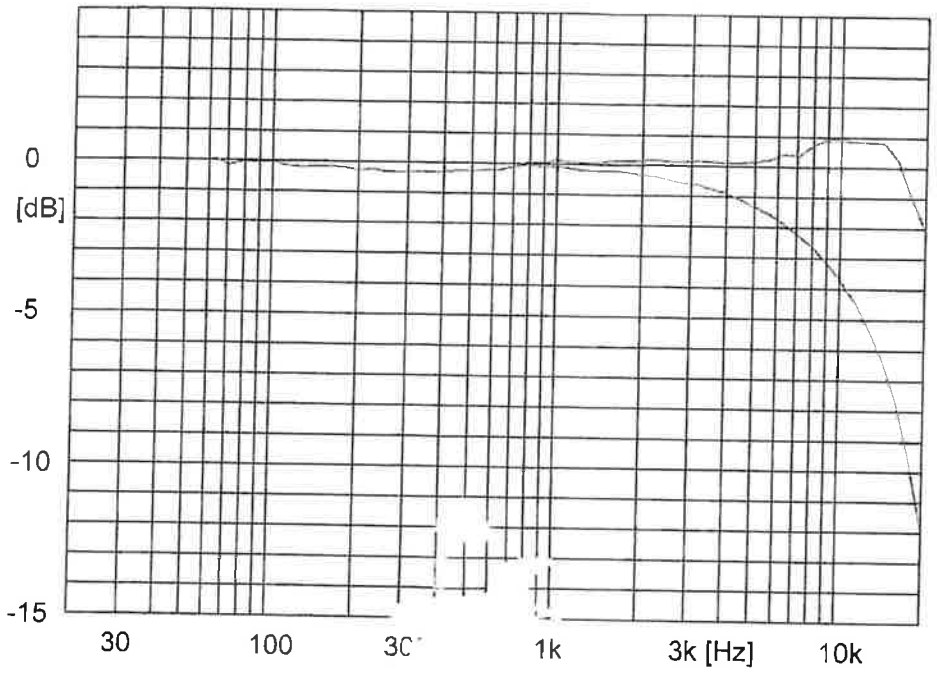
Protection grid mounted for sensitivity measurements
Actuator type: Nor265CC-grid type

Measured Data: Found on Microphone Test Report # 51750 of one page.

Place of Calibration: Scantek, Inc.
6430 Dobbin Road, Suite C
Columbia, MD 21045 USA
Ph/Fax: 410-290-7726/ -9167
callab@scantekinc.com

Calibration Certificates or Test Reports shall not be reproduced, except in full, without written approval of the laboratory.
This Calibration Certificate or Test Reports shall not be used to claim product certification, approval or endorsement by NVLAP, NIST, or any agency of the federal government.

Microphone Test Report No.:51750



CEL
Type: 251

Serial no: 05784

Sensitivity: 44.26 mV/Pa
-27.08 ±0.12 dB re. 1 V/Pa

Date: 8/14/2024

Signature:

Measurement conditions:

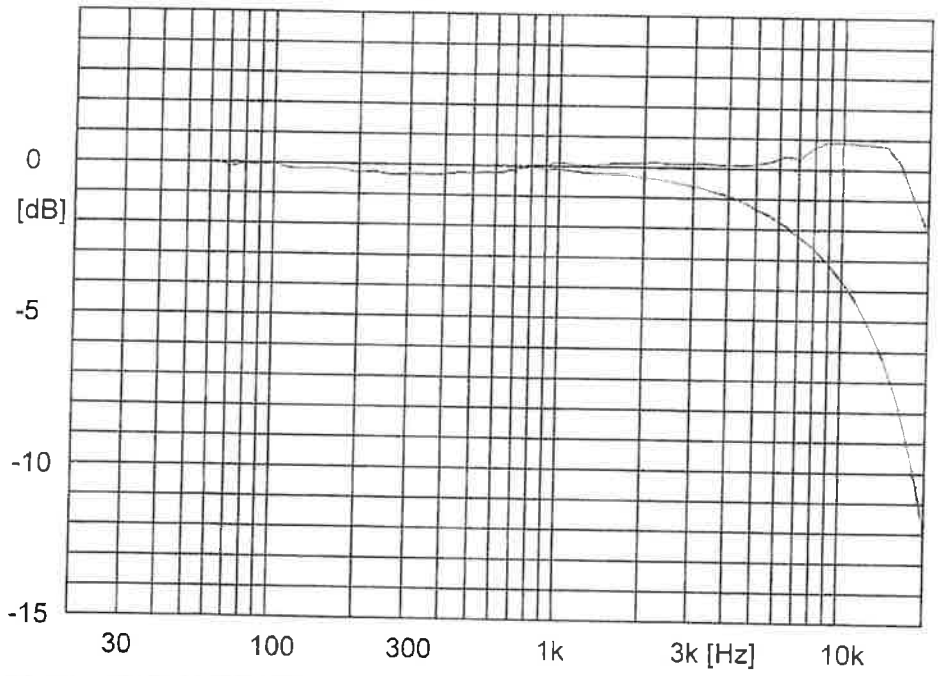
Polarisation voltage:	0.0 V
Pressure:	100.63 ±0.02 kPa
Temperature:	22.4 ±1.0 °C
Relative humidity:	49.7 ±2.0 %RH

Results are normalized to the reference conditions.

Free field response
Pressure response

Scantek, Inc.
6430 Dobbin Rd., Suite C, Columbia, MD 21045
Ph: 410-290-7726 eMail: callab@scantekinc.com

Microphone Test Report No.:51750



CEL
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Free field response
Pressure response

Scantek, Inc.
6430 Dobbin Rd., Suite C, Columbia, MD 21045
Ph: 410-290-7726 eMail: callab@scantekinc.com

Comment:
(Y:\Calibration Lab\Mic 2024\CEL251_05784_M1.nmf)

APPENDIX D: ANALYSIS FRAMEWORK

862-868 Kent Avenue - Analysis Framework Change and Rationale

The EAS analysis framework has changed from an analysis of five projected development sites to two development sites. The original two projected development sites are retained in the current EAS analysis and include the Applicant controlled **Projected Development Site 1**, identified as 862-868 Kent Avenue (Block 1897, Lot 49), and the Co-Applicant controlled **Projected Development Site 2**, identified as 123 Taaffe Place (Block 1897, Lot 9). The prior Projected Development Sites 3, 4, and 5 (and their projected developments) have been removed from the analysis for the reasons explained below.

Projected Development Site 3 (Block 1897, Lots 48 and 47) consists of two adjacent 2,500 sf lots, both of which are substantially underbuilt. Together, they measure 5,000 sf, which would be considered a viable development site if it were a single lot or consisted of two lots in common ownership. But in this case the lots are in separate ownership, and both are owned by individuals rather than developers. Lot 47 is owned by David Figueroa. It is occupied by a three-unit residential building. It appears that his family has owned the lot for many years and that he and other Figueroas are past residents of the building, but not current ones. Lot 48 is owned by Maria Rodriguez and is occupied by a four-unit residential building. It's likely that a developer would have to buy out both owners. It is the opinion of the development team that the lots do not satisfy the criteria for a potential or projected development site.

The original EAS assumed that the existing buildings on Projected Development Site 3 would be demolished, and the projected development would be a new 26,261 gsf multifamily residential building. There would be 25 dwelling units, of which 6 to 8 would be income-restricted Inclusionary Housing units.

Projected Development Site 4 (Block 1897, Lot 12) is a 2,100 sf lot occupied by a two-family home, and the property owner (Kodama Setsuko) resides at the address. It is a small lot that does not adjoin either the Applicant's or the Co-Applicant's property, so it is not part of a potential assemblage. This lot does not satisfy the criteria for a potential or projected development site.

The original EAS assumed that the existing building on Projected Development Site 4 would be demolished, and the site would be redeveloped with a new 10,480 gsf multifamily residential building. There would be ten dwelling units, of which three would be income-restricted Inclusionary Housing units.

Projected Development Site 5 (Block 1897, Lots 54 and 55) consists of two adjacent 2,500 sf lots, both of which are underbuilt (Lot 54) to substantially underbuilt (Lot 55). Together, they measure 5,000 sf. The lots both contain three-story buildings with two residential units above a ground floor commercial space. One lot is owned by Shomeron Inc. and the other by JCM Realty Partners LLC, and although they are both corporate owners it is not believed that they would be combined by the project build year of 2028. Members of the development team do not think that the site meets the applicable criteria. In addition, rezonings in the area have primarily

been manufacturing to residential. Lots 54 and 55 would be smaller residential use to larger, which has not been a typical development pattern seen in the surrounding area as of recent. This rezoning would bring Lots 54 and 55 into compliance and development is unlikely by 2028.

The original EAS assumed that the existing buildings on Projected Development Site 5 would be demolished, and the projected development would be a new 26,261 gsf multifamily residential building. There would be 25 dwelling units, of which 6 to 8 would be income-restricted Inclusionary Housing units.

Summary of Quantitative Changes

The original EAS assumed five Projected Development Sites that would be developed with five new multi-family residential buildings containing a total of 145 dwelling units (36 to 45 income restricted) and 150,394 gsf of residential space.

The revised EAS assumes two Projected Development Sites that would be developed with two new multi-family residential buildings containing a total of 95 dwelling units (19 to 28 income restricted) and 76,254 gsf of residential space.

The removal of Projected Development Sites 3, 4, and 5 therefore results in the elimination of 50 dwelling units, 17 of which would be income restricted, and 74,140 gsf of residential space from the analysis framework.