ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) AND SUPPLEMENTAL STUDIES TO THE EAS

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

Prepared for:
Victor Efremenkov

Prepared by:
GZA GeoEnvironmental, Inc.
55 Lane Road
Fairfield, NJ 07004

December 17, 2024

North 7th Street Rezoning

Brooklyn, NY 11249
Block 2327, Lot 5, 11, 12, 13, 14,
15, 16, 17, and p/o 19
Brooklyn Community District 1

CEQR Reference No: 21DCP177K

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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* North 7th Street Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 21DCP177K	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 230064ZMK, N230065ZRK	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 Victor Efremenkov (Applicant) Colleen Vitale (Applicant) Nick Sklavounakis (Applicant) Tibetan, LLC (Co-Applicant)		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Christina Szczepanski, GZA		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 55 Lane Road		
CITY New York	STATE NY	ZIP 10271	CITY Fairfield	STATE NJ	ZIP 07004
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 973-774-3347	EMAIL christina.szczepanski@gza.com	

5. *Project Description*

Victor Efremenkov, Nick Sklavonakis, Tibetan LLC, and Colleen Vitale (the "Applicants") request approval of a zoning map amendment and a zoning text amendment of approximately 32,000 square feet (sf) comprising Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 (the "Rezoning Area").

The Proposed Actions include a zoning map amendment, a zoning text amendment, and a zoning special permit. The proposed zoning map amendment would rezone Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 from an R6B zoning district and an R6B/C2-4 zoning district to an R6A/C2-4 zoning district. The proposed zoning text amendment would modify Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas for Community District 1, Brooklyn to establish an MIH Area coterminous with the Rezoning Area.

The Proposed Actions would facilitate the development of 138 North 7th Street (Block 2327, Lots 13, 14, 15, and 16) ("Projected Development Site 1") with a new six-story, 85-foot-tall mixed residential and commercial building of approximately 39,343 Gross Square Feet ("GSF") (26,875 Zoning Square Feet ("ZSF"); 3.54 Floor Area Ratio ("FAR"), including 28,729 GSF (23,555 ZSF, 3.10 FAR) of residential floor area, 7,549 GSF (3,320 ZSF, 0.44 FAR) of commercial floor area, and 3,065 GSF of accessory parking area. There would be approximately 28 dwelling units, including approximately 7 permanently affordable units (the "Proposed Development"). The Applicant would provide 3 accessory parking spaces.

In addition to Projected Development Site 1, there are two additional projected development sites considered as part of the reasonable worst-case development scenario (RWCDS).

Projected Development Site 2 (Block 2327, Lots 11 and 12; Non-Applicant-Owned Lots)

Projected Development Site 2 would be assembled to form a 3,900-sf lot and would be developed with a new mixed

residential and commercial development. It is assumed Projected Development Site 2 would be developed with a 14,879 GSF (14,040 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 10,979 GSF (10,764 ZSF; 2.76 FAR) of residential uses and 3,900 GSF (3,276 ZSF; 0.84 FAR) of commercial uses (UG VI local retail). The new building would contain 13 dwelling units, of which 3-4 units (25-30%) would be set aside as permanently affordable units. No parking would be provided at Projected Development Site 2.

Projected Development Site 3 (Block 2327, Lot 5; Applicant-Owned Lot)

Projected Development Site 3 is located at 131 Berry Street. While Projected Development Site 3 is Applicant-owned, there are currently no plans for development of this site. For a conservative CEQR analysis, it is assumed that this site would be developed with a new mixed residential and commercial development of a 40,929 GSF (30,600 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 23,929 GSF (23,460 ZSF; 2.76 FAR) of residential uses, 8,500 GSF (7,140 ZSF; 0.84 FAR) of commercial uses (UG VI local retail), and 8,500 GSF of accessory parking spaces. The new building would contain 28 dwelling units, of which 7-8 units (25-30%) would be set aside as permanently affordable units. Approximately 10 parking spaces would be provided in the cellar.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 146 North 7th Street
TAX BLOCK(S) AND LOT(S) Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19		ZIP CODE 11249
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS North 7th Street, Berry Street, Bedford Avenue, North 6th Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6B, R6B/C2-4		ZONING SECTIONAL MAP NUMBER 12c

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.): 32,000 Waterbody area (sq. ft) and type: NA

Roads, buildings, and other paved surfaces (sq. ft.): 32,000 Other, describe (sq. ft.): NA

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): 95,151
GSF (three Projected Development Sites)

NUMBER OF BUILDINGS: 3

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Projected Development Site 1- 39,343 gsf; Projected Development Site 2 - 14,879 gsf; Projected Development Site 3- 40,929 gsf

HEIGHT OF EACH BUILDING (ft.): 85

NUMBER OF STORIES OF EACH BUILDING: 8

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

If "yes," specify: The total square feet owned or controlled by the applicant: 7,600

The total square feet not owned or controlled by the applicant: 24,400

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: 20,000 sq. ft. (width x length)

VOLUME OF DISTURBANCE: 200,000 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 20,000 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.)	63,637 (total), 50,551 incremental	19,949 (total) 14,612 incremental		
Type (*e.g.,* retail, office, school)	75 total units, 58 incremental units	Local Retail		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 113 NUMBER OF ADDITIONAL WORKERS: 44

Provide a brief explanation of how these numbers were determined: 3 employees per 1,000 gsf of retail; 1.94 residents per household per 2020 Census data for subject census tract

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:

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: Assuming a 6-month environmental review period, an approximately 7-month ULURP process, and a 17-month construction phase followed by occupancy, a build year of 2027 for the Projected Development Site 1 is anticipated. As there are currently no development plans for Projected Development Sites 2 and 3, a final build year of 2028 will be utilized. The 2028 build year assumes that development of Projected Development Sites 2 and 3 would begin after the rezoning is effectuated, with design/financing beginning in 2026 and approximately 16 months of simultaneous construction starting from the beginning of 2027.

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO IF MULTIPLE PHASES, HOW MANY? 2

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Construction of Projected Development Site 1 is expected to begin in the first quarter of 2026 and be completed within 17 months by 2027. Construction of Projected Development Sites 2 and 3 is expected to begin in the 2nd quarter of 2027 and be completed within 16 months by 2028.

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

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

Part II: TECHNICAL ANALYSIS

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

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

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

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See attached		
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?	☐	☒
o 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?	☐	☒
o 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?	☒	☐
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☒	☐
(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): 5,854		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
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): 9,565,387		
(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:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☒
o Would the proposed project result in more than 200 subway/rail, 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?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, 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?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
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?	☐	☒
(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		

	YES	NO
preliminary analysis, if necessary.		
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. While no impacts are expected, a qualatative oveview of neighborhood character is provided		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o 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.		

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
Christina Szczepanski, GZA	12/17/2024

SIGNATURE Christina Szczepanski

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:

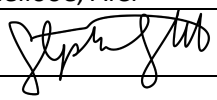
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental 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
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME	**DATE**
Stephanie Shellooe, AICP	1/3/2025

SIGNATURE 

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which find 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 Applicants, Victor Efremenkov, Nick Sklavounakis, Tibetan LLC, and Colleen Vitale, seek a zoning map amendment and a zoning text amendment (the "Proposed Actions") of approximately 30,000 square feet comprising Block 2327 Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 (the "Affected Area") located along the southern block frontage of North 7th Street between Berry Street and 100 feet west of Bedford Avenue in the Williamsburg neighborhood of Brooklyn, Community District 1. The Proposed Actions would rezone Block 2327 Lot 5 and p/o Lot 11 from an existing R6B/C2-4 district to an R6A/C2-4 district and Lots 12, 13, 14, 15, 16, 17, and p/o Lots 11 and 19 from an existing R6B district to an R6A/C2-4 district (the "Affected Area"). The applicants also propose a zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area. The Proposed Actions would facilitate the development of a new 39,343-gross-square-foot (GSF), six-story, 85-foot-tall mixed-use building consisting of approximately 7,549 GSF of commercial space and 28,729 GSF of residential floor area with 28 dwelling units, including approximately seven income-restricted dwelling units pursuant to MIH (the "Proposed Project"). The Proposed Project would be constructed on Block 2327 Lots 13, 14, 15, and 16 ("Projected Development Site 1"). For a conservative analysis under CEQR, a Reasonable Worst-Case Development Scenario (RWCDS) was identified that differed from the Applicants' Proposed Project and identified two additional development sites. The EAS includes an assessment of the RWCDS including changes adopted through the City of Yes for Housing Opportunity zoning text amendment in an Appendix (Appendix F, CHO Technical Memorandum). The CHO Technical Memorandum to the EAS analyzes Projected Development Site 1 as a 41,737-GSF, nine-story, 95-foot-tall mixed-use building with 3,065 GSF of cellar parking, 7,549 GSF of ground floor commercial space, and 31,123 GSF of residential area with 37 dwelling units, including 9-11 income-restricted dwelling units pursuant to MIH. An assemblage of non-applicant-owned Block 2327, Lots 11 and 12 (Projected Development Site 2) was analyzed as a 16,073-GSF, nine-story, 95-foot-tall building consisting of 3,900 GSF of ground floor commercial space and 12,173 GSF of residential floor area with 14 dwelling units, including three or four income-restricted units pursuant to MIH. Applicant-owned Block 2327, Lot 5 (Projected Development Site 3) was analyzed as a 43,530-GSF, nine-story, 95-foot-tall building consisting of 8,500 GSF of cellar parking, 8,500 GSF of ground floor commercial space, and 26,530 GSF of residential floor area with 31 dwelling units, including eight or nine income-restricted units pursuant to MIH.

The Proposed Actions would not result in significant adverse impacts to Land Use, Zoning, and Public Policy. The development and uses facilitated by the Proposed Actions would be compatible with existing residential and mixed-use developments found throughout the surrounding area including along the midblock across North 7th Street to the north of the Affected Area. The proposed R6A/C2-4 district would be compatible with the medium-density R6A and R6B residential districts mapped in the surrounding area and throughout portions of western Williamsburg. The proposed C2-4 commercial overlay would permit the location of local retail uses similar to those found along Berry Street to the northwest of the Affected Area and Bedford Avenue to the east and south of the Affected Area. The Proposed Actions would be supportive of applicable public policies including *Housing Our Neighbors: A Blueprint for Housing and Homelessness* by facilitating the development of income-restricted dwelling units pursuant to MIH. Therefore, the analysis concludes that the Proposed Actions would not result in significant adverse impacts to Land Use, Zoning, and Public Policy.

Hazardous Materials and Air Quality

An (E) designation (E-764) related to hazardous materials and air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality. This (E) designation will supersede the (E) designation (E-138) for hazardous materials placed on Block 2327 Lot 16 (p/o Projected Development Site 1) and Lot 5 (Projected Development Site 3) that was established as part of the Greenpoint-Williamsburg Rezoning (CEQR No. 04DCP003K).

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 Katherine Nessel at knessel@planning.nyc.gov.

TITLE	LEAD AGENCY
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 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 1/3/2025
SIGNATURE 	

Project Name: North 7th Street Rezoning
CEQR # 21DCP177K
SEQRA Classification: Unlisted

TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 1/6/2025
SIGNATURE	

Project Name: North 7th Street Rezoning
CEQR # 21DCP177K
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 2327, Lots 13, 14, 15, and 16
Projected Development Site 2	Brooklyn	Block 2327, Lots 11 and 12
Projected Development Site 3	Brooklyn	Block 2327, Lot 5

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality, an (E) designation (**E-764**) would be established as part of approval of the proposed actions on **Projected Development Sites 1, 2, and 3** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	
Projected Development Site 2	X	X	
Projected Development Site 3	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1, 2, and 3** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

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

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

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

Air Quality

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

Projected Development Site 1: *Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street and 42 feet from the western lot line facing Berry Street to avoid any potential significant adverse air quality impacts.*

Projected Development Site 2: *Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street to avoid any potential significant adverse air quality impacts.*

Projected Development Site 3: *Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street to avoid any potential significant adverse air quality impacts.*

Figure 1: Site Location Map

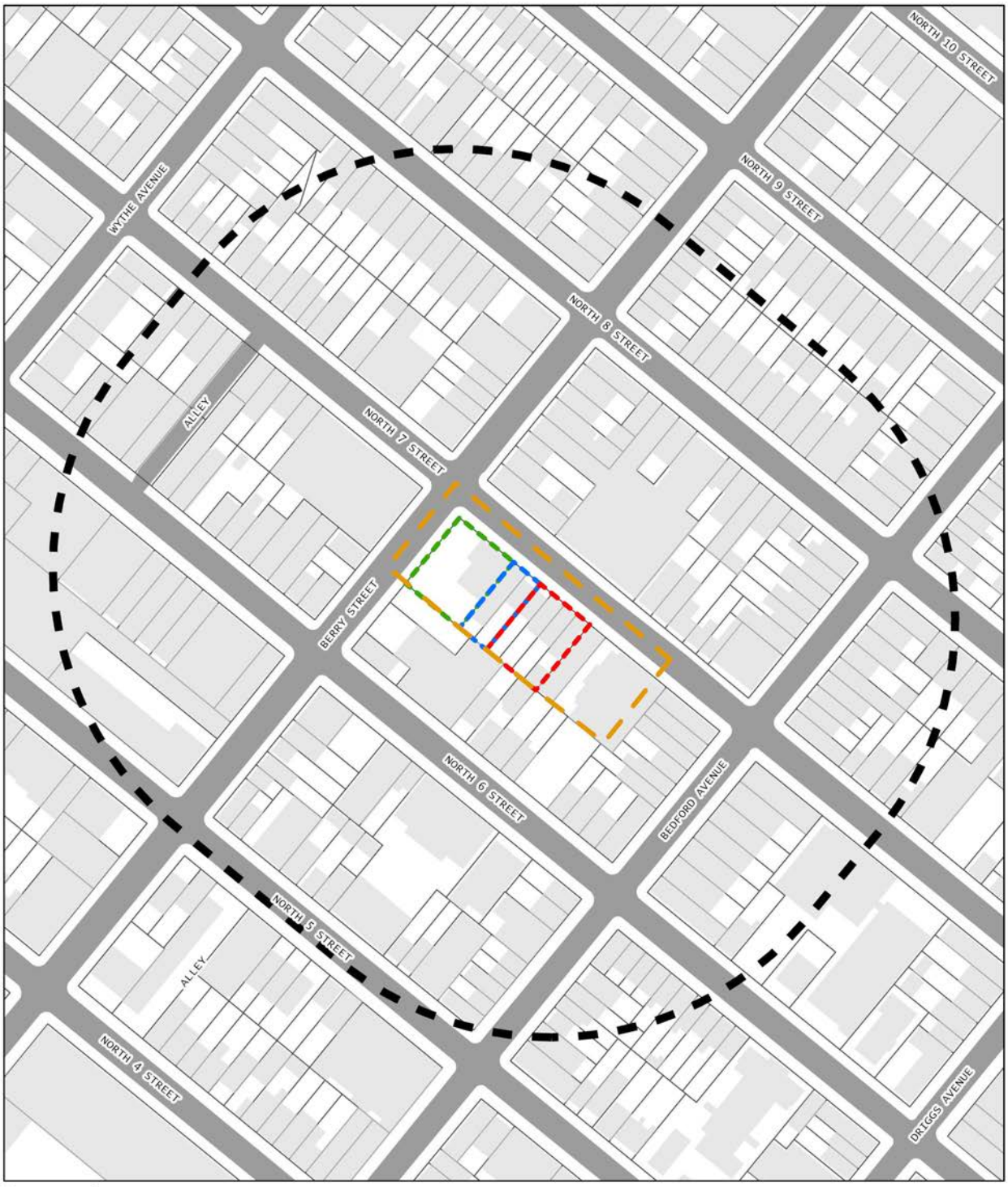


Figure 2: Existing Land Use Map

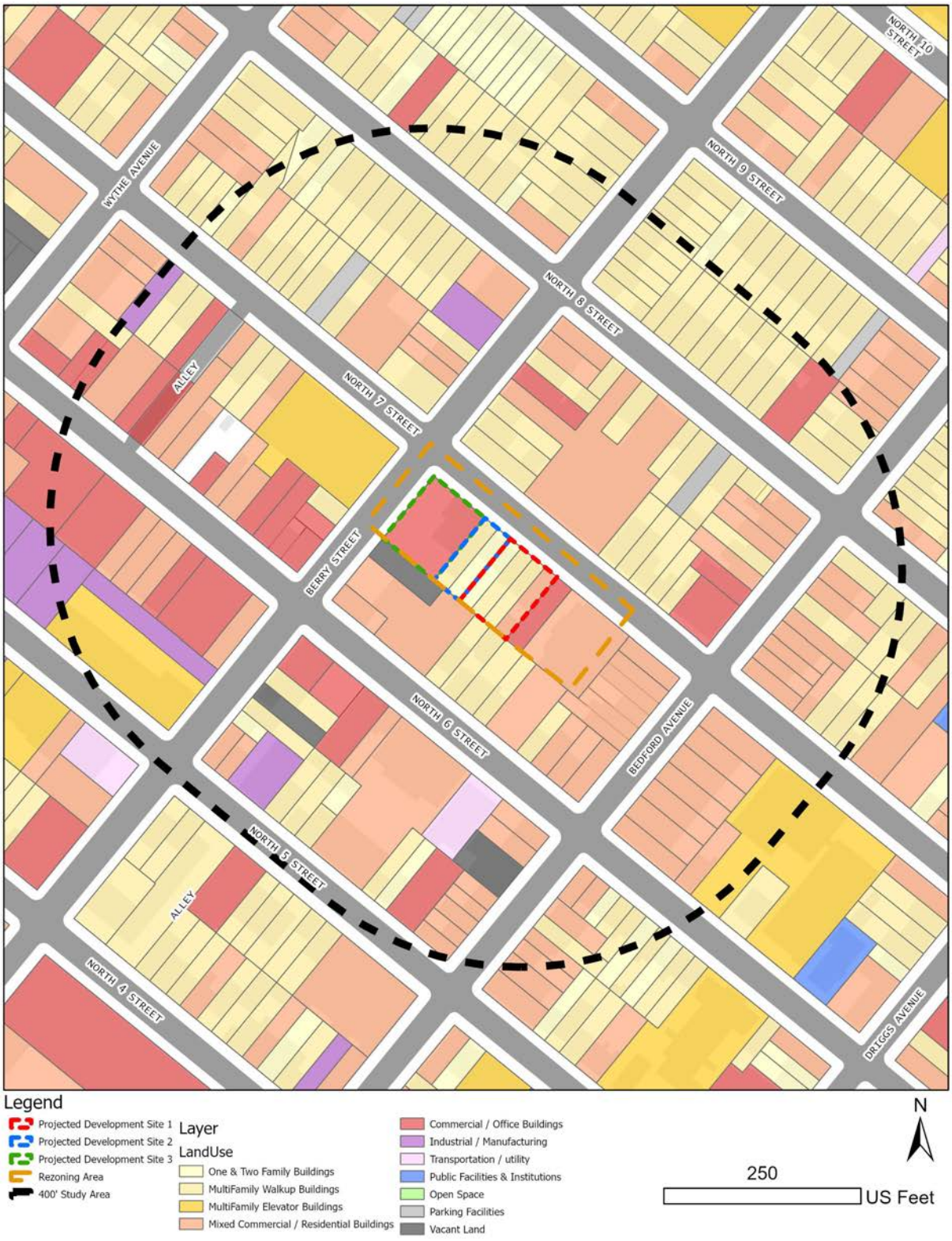
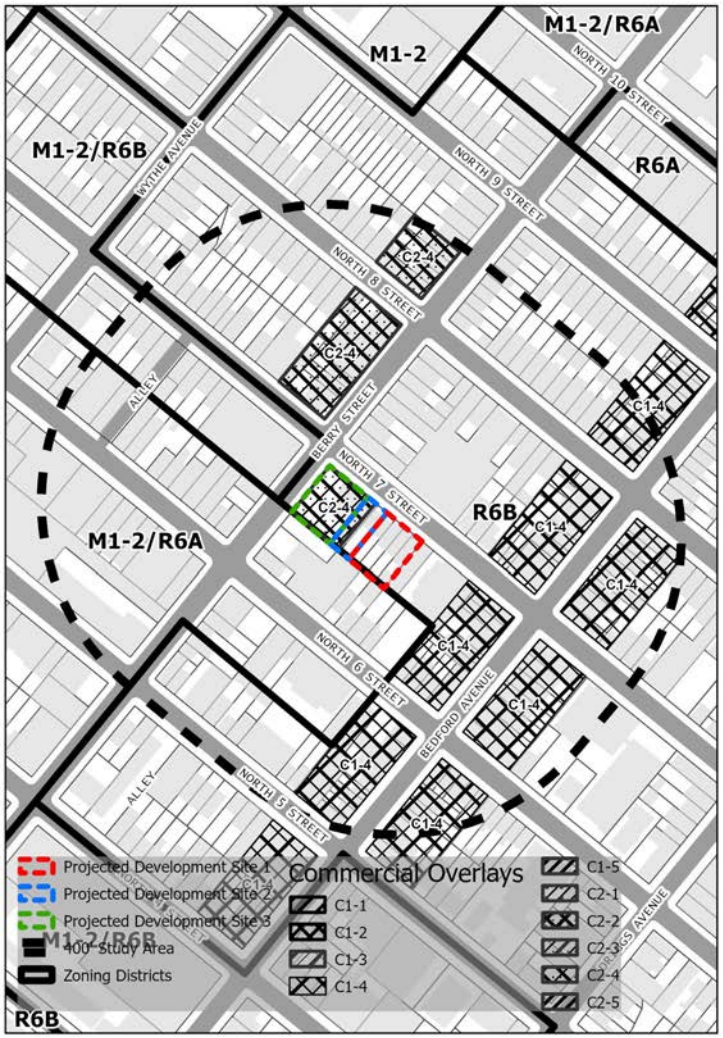


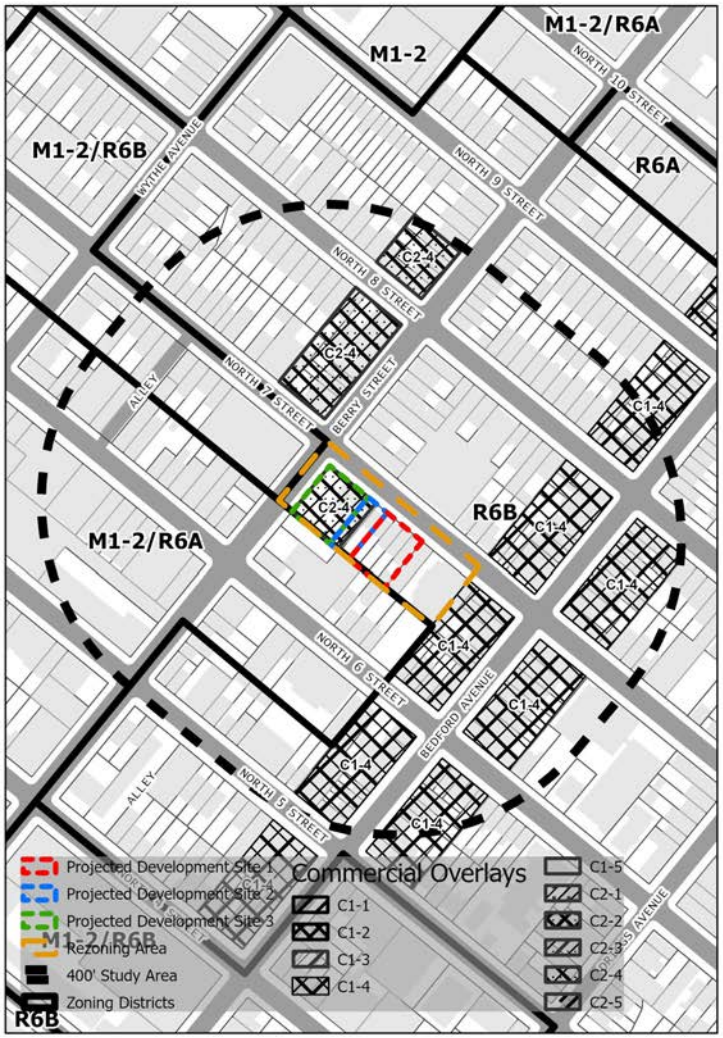
Figure 3: Zoning Map



Figure 4: Zoning Map Change



Existing R6B & R6B/C2-4 Zoning Districts



Proposed R6A/C2-4 Zoning District

Figure 5: Tax Map

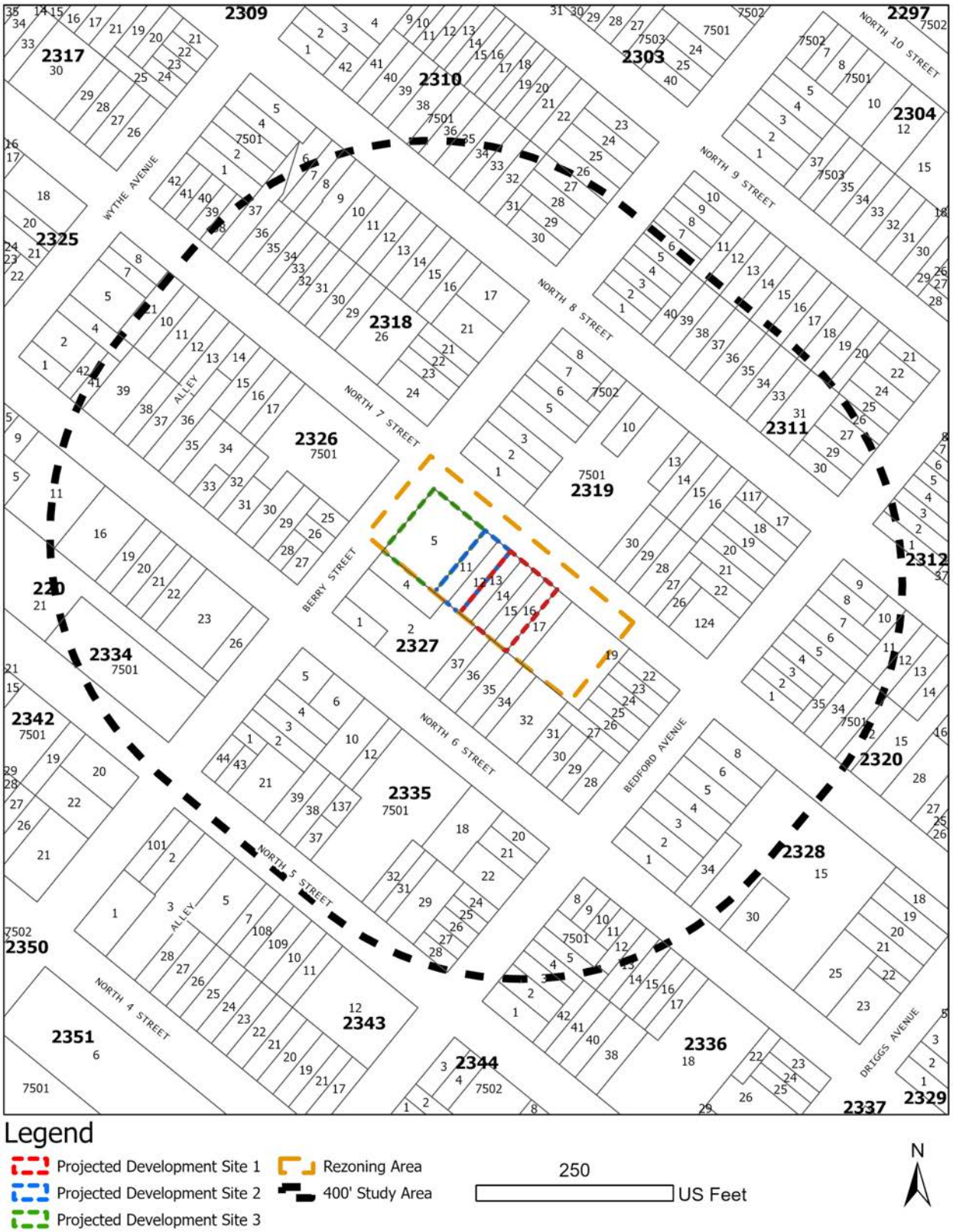


Figure 6: Site Photos



1 Looking west at the southern side of N 7th St



2 Looking west down N 7th St



3 Looking north on Bedford Ave from the intersection of Bedford Ave and N 7th St



Photo Key



4 Looking east on N 7th St from the intersection of N 7th St and Bedford Ave



5 Looking west down N 7th St from the intersection of N 7th St and Bedford Ave



6 Looking southeast from the intersection of Berry St and N 7th St



Photo Key



7 Looking north on Berry St towards the intersection of Berry St and N 7th St



8 Looking east down N 8th St from the intersection of Berry St and N 8th St



9 Looking east down N 6th St from the intersection of Bedford Ave and N 6th St



Photo Key

1.0 Project Description

1.1 Introduction

Victor Efremenkov, Nick Sklavonakis, Tibetan LLC, and Colleen Vitale (the "Applicants") request approval of a zoning map amendment and a zoning text amendment of approximately 32,000 square feet (sf) comprising Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 (the "Rezoning Area") bounded by North 7th Street to the north, Bedford Avenue to the east, North 6th Street to the south, and Berry Street to the west in the Williamsburg neighborhood within Brooklyn Community District 1.

The Proposed Actions include a zoning map amendment, a zoning text amendment, and a zoning special permit. The proposed zoning map amendment would rezone Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 from an R6B zoning district and an R6B/C2-4 zoning district to an R6A/C2-4 zoning district. The proposed zoning text amendment would modify Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas for Community District 1, Brooklyn, to establish an MIH Area coterminous with the Rezoning Area. The Applicants propose mapping both Option 1 and Option 2 within the proposed Rezoning Area to provide maximum flexibility for future development of the non-applicant-controlled sites.

The Proposed Actions would facilitate the development of 138 North 7th Street (Block 2327, Lots 13, 14, 15, and 16) ("Projected Development Site 1") with a new six-story, 85-foot-tall mixed residential and commercial building of approximately 39,343 Gross Square Feet ("GSF") (26,874 Zoning Square Feet ("ZSF"); 3.54 Floor Area Ratio ("FAR"), including 28,729 GSF (23,554 ZSF, 3.10 FAR) of residential floor area, 7,549 GSF (3,320 ZSF, 0.44 FAR) of commercial floor area, and 3,065 GSF of accessory parking spaces. There would be approximately 28 dwelling units, including approximately 7 permanently affordable units (the "Proposed Development"). The Applicants would provide 3 accessory parking spaces.

The New York City Council recently modified and adopted a citywide zoning text amendment, the City of Yes for Housing Opportunity "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts on December 5, 2024. These changes to the City's Zoning Resolution will enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City. It has been determined that this project is affected by changes from the text amendment. The technical memorandum that examines how the analysis conclusion of the EAS is altered by CHO could be found in **Appendix F**.

The Proposed Actions are discretionary and subject to environmental review. The New York City (NYC) Department of City Planning (DCP) is the lead agency on behalf of the NYC City Planning Commission (CPC) for environmental review under City Environmental Quality Review (CEQR).

1.2 Background and Site History

The Rezoning Area was included within the 2005 Greenpoint-Williamsburg Rezoning (050111A ZMK), which replaced the Special Northside Mixed Use District R6 (M1-2) mapped within the Rezoning Area with an R6B district. This rezoning also mapped an MX-8 (M1-2/R6A) immediately south of the Rezoning Area, midway between North 6th Street and North 7th Street. The Rezoning Area is adjacent to the 2009 131-7 Berry Street Rezoning (090096 ZMK), which mapped a C2-4 overlay within the existing R6B district on the southeastern corner of North 7th Street and Berry Street. It is also in close proximity to the 2011 Teddy's Bar and Grill Rezoning (080491 ZMK), which mapped a C2-4 commercial overlay within an existing R6B district on the western side of Berry Street between North 7th Street and midway between North 8th Street and North 9th Street.

Block 2327, Lots 19, 17, 16 and 5 within the Rezoning Area are mapped with E-Designations (E-138) for hazardous materials, which were placed as part of the Greenpoint-Williamsburg Rezoning.

1.3 Description of the Surrounding Area

The Rezoning Area is located in the northern portion of the Williamsburg neighborhood, within Brooklyn Community District 1. Existing land uses within 400 feet of the Rezoning Area (the "Surrounding Area") primarily consist of mixed commercial and residential buildings, but also include public facilities and institutions, multi-family residences, one- and two-family residences, manufacturing, and commercial buildings as well as vacant land. The buildings in the Surrounding Area range from one to twelve stories in height. A majority of Block 2327 is improved with two- to four-story mixed residential and commercial buildings, with several multi-family residential buildings. Within the Surrounding Area, approximately 44.3% of the lots contain multifamily residences, approximately 27.9% contain mixed residential and commercial buildings, and approximately 7.9% contain commercial buildings.

The Rezoning Area fronts North 7th Street and Berry Street, both of which are 60 feet wide, narrow streets. New York City Transit's Canarsie line (L train) runs below North 7th Street within the Rezoning Area. The Bedford Avenue L station is located approximately 700 feet from the Rezoning Area at Bedford Avenue and North 7th Street. The Rezoning Area is also located within 0.5 miles from the North Williamsburg NYC Ferry Landing. The existing zoning districts in the Surrounding Area include R6B, MX-8 (M1-2/R6A), MX-8 (M1-2/R6B), and commercial overlays of C1-4 along Bedford Avenue and C2-4 along Berry Street.

There are several parks within the vicinity of the Rezoning Area. Bushwick Inlet Park is a 35.53-acre park approximately 0.2 miles northwest of the Rezoning Area. This park has passive and active recreation facilities, including waterfront access, and hosts regular community events. East River State Park, adjacent to Bushwick Inlet Park, is a 7-acre park that contains additional passive and active recreation facilities such as a soccer field and playground facilities. McCarren Park is a 36.49-acre park approximately 0.3 miles northeast of the Rezoning Area and contains extensive passive and active recreation facilities, including a pool, skating rink, skate park, a running track, and baseball fields.

There are robust public transportation options near the Rezoning Area. The B62, Q59, and B32 buses serve the Surrounding Area. The B62 bus runs from Long Island City to Downtown Brooklyn. The Q59 bus runs from Williamsburg to Elmhurst. The B32 bus runs from Williamsburg to Long Island City. There are two Citi Bike stations within 100 feet of the Rezoning Area, including one on subject Block 2327. As of November 2023, Berry Street has been transformed into a bike boulevard to secure the safety of cyclists and pedestrians, by redesigning the street with two-way cycling routes, calming traffic through intersection enhancements, providing dedicated vehicle loading zones, and reducing traffic volumes while preserving local vehicle access. There are several other bike lanes located within the vicinity of the Rezoning Area, running along Driggs Avenue (two blocks east of the Rezoning Area), North 6th Street (one block to the south), North 5th Street (two blocks to the south), and the Brooklyn Queens Greenway on Kent Avenue (two blocks to the west).

In addition, the Bedford Avenue subway station with L line service, one stop from Manhattan, is located less than 150 feet from the Rezoning Area on Bedford Avenue to the southeast of the Rezoning Area. The Metropolitan Avenue and Nassau Avenue subway stations with G line service are each about half a mile away from the Rezoning Area. The North Williamsburg landing for the NYC Ferry is located within 0.5 miles of the Rezoning Area. Finally, less than a mile south of the Rezoning Area, the Marcy Avenue subway stop is served by the M, J, and Z trains.

1.4 Description of the Rezoning Area

The Rezoning Area is located in the Williamsburg neighborhood within Brooklyn Community District 1. The Rezoning Area is bounded by Berry Street to the northwest; a line 80 feet northwest of Bedford Avenue, running parallel to it, to the southeast; North 7th Street to the northeast; and a line 100 feet southwest of North 7th Street, running parallel to it, to the southwest.

An R6B/C2-4 zoning district is mapped across the northern 100 feet of the Rezoning Area, as measured from Berry Street. The remaining portion of the Rezoning Area is zoned R6B.

Applicant-Owned Lots

Block 2327, Lot 5 is an approximately 8,500 sq. ft. lot improved with a one-story, 0.52 FAR commercial building built around 1950 currently occupied by an eating and drinking establishment. This corner lot has approximately 85 feet of frontage on North 7th Street and approximately 100 feet of frontage on Berry Street.

Block 2327, Lot 13 is an approximately 1,900 sq. ft. lot improved with a two-story, 1.13 FAR residential building built around 1899 currently occupied by two dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 14 is an approximately 1,900 sq. ft. lot improved with a three-story, 1.5 FAR residential building built around 1930 and currently occupied by three dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 15 is an approximately 1,900 sq. ft. lot improved with a three-story, 1.5 FAR residential building built around 1930 and currently occupied by three dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 16 is an approximately 1,900 sq. ft. lot improved with a one-story, 0.91 FAR mixed residential and commercial building built around 1920 and currently occupied by four dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Non-Applicant Owned Lots

Block 2327, Lot 11 is an approximately 2,000 sq. ft. lot improved with a three-story, 1.14 FAR residential building built around 1899 currently occupied by three dwelling units. This lot has approximately 20 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 12 is an approximately 1,900 sq. ft. lot improved with a two-story, 1.13 FAR residential building built around 1899 currently occupied by two dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 17 is an approximately 2,500 sq. ft. lot improved with a one-story, 1.0 FAR commercial building built around 1920. This lot has approximately 25 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 19 is an approximately 9,500 sq. ft. lot improved with a four-story, 3.63 FAR mixed residential and commercial building built around 2010 currently occupied by 18 dwelling units. Approximately 7,500 sq. ft. of Lot 19 is located within the Rezoning Area. This lot has approximately 95 feet of frontage on North 7th Street and is approximately 100 feet deep. Lots 19 and 32 are one zoning lot and Lot 32 serves as a parking easement for Lot 19.

1.5 Description of the Proposed Development

The Proposed Development is the development of a six-story plus cellar, residential and commercial building of approximately 39,343 GSF (26,874 ZSF, 3.54 FAR), including approximately 28,729 GSF (23,554 ZSF, 3.10 FAR) of residential uses, 7,549 GSF (3,320 ZSF, 0.44 FAR) of commercial uses, and 3,065 GSF of accessory parking area. The Proposed Development would have a height of 85’-0” with a base height of 65’-0” and a 24’-2.5” setback at the sixth floor. The Proposed Development would contain approximately 28 dwelling units. The Applicants currently propose to develop the mixed-use, Quality Housing building with Option 1 of MIH, resulting in approximately 7 permanently affordable units (25 percent). The weighted average of all income bands for affordable housing units shall not exceed 60 percent AMI.

The Proposed Development would provide approximately 14 bicycle parking spaces. The sixth floor would provide a common area for the tenants. The Proposed Development would comply with the applicable Quality Housing standards.

Three accessory parking spaces would be provided within the Proposed Development.

1.6 Action(s) Necessary to Facilitate the Project

Three actions would be necessary to facilitate the Proposed Development:

1. A zoning map amendment to rezone Block 2327 Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 on North 7th Street between Berry Street and Bedford Avenue from R6B and R6B/C2-4 to R6A/C2-4[1];

2. A zoning text amendment to designate the Rezoning Area as a Mandatory Inclusionary Housing Area (Appendix F);

1.7 Purpose and Need

The proposed R6A/C2-4 district would permit ground-floor commercial development, which would result in greater mixed-use development potential with the added flexibility of commercial uses that are not permitted currently. In addition, the proposed R6A/C2-4 district would allow for increased contextual residential development with a total FAR of 3.6 under the R6A designation. The R6A/C2-4 district would be would be consistent with the existing zoning districts within the Surrounding Area.

The Rationale for the Zoning Map Amendment from R6B and R6B/C2-4 to R6A/C2-4

The Rezoning Area has been zoned R6B since 2005. The majority of the buildings in the Rezoning Area, including Lots 16, 17, and 19, contain non-conforming commercial uses. The proposed C2-4 overlay will bring the existing commercial uses into conformance. A C2-4 district is appropriate as commercial overlays are typically mapped within residence districts along streets that serve local retail needs but allow a greater range of uses than those uses permitted within a C1 overlay. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors, as well as other businesses and services such as plumbing and upholstery stores. The proposed C2-4 commercial overlay would be consistent with the adjacent retail corridor along Berry Street and Bedford Avenues, and would service pedestrians on this street, which provides direct pedestrian access to and from the Bedford Avenue L station to the south. The height of the proposed development, the level of retail use and the number of residential units is consistent with the existing character of the neighborhood and will be consistent with future commercial and residential development in the area. The C2-4 overlay would match the existing C2-4 overlay directly to the west of the rezoning area along Berry Street. By allowing for a greater mix of uses, the proposed zoning district designation would provide ground floor retail for the local community which would enliven the streetscape immediately adjacent to the rezoning area.

1 With the CHO text amendment, the R6A zoning district with MIH units allows for up to 3.9 residential FAR and a maximum height of 95 feet (the pre-CHO R6A district permits a maximum FAR of 3.6 and a maximum building height of 85 feet).

The Rationale for the Mandatory Inclusionary Housing Area Text Amendment:

The proposed text amendment to ZR Appendix F is necessary to establish an MIH Area, which would require new developments to set aside 25-30 percent of the residential floor area for affordable housing. MIH Option 1 requires an affordable housing set aside of 25 percent of the residential floor area at an average of 60 percent of AMI with 10 percent at 40 percent AMI. MIH Option 2 requires an affordable housing set aside of 30 percent of the residential floor area at an average of 80 percent AMI. The Applicants propose mapping both MIH Option 1 and Option 2 within the Rezoning Area to provide maximum flexibility for non-Applicants controlled sites. The proposed affordable housing would ensure that development within the Rezoning Area would address the critical need for new affordable housing in Brooklyn Community District 1. The proposed MIH Area would promote the goals of the City's Housing Our Neighbors: A Blueprint for Housing and Homelessness by increasing affordable housing to help ensure the community remains economically diverse in the face of increasing pressure for market-rate development.

1.8 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Actions (With-Action Condition) and the development, which could occur under the existing zoning (No-Action Condition). This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions occurring in a study area of approximately 400 feet around the rezoning area. This environmental assessment considers the potential effects of the Proposed Actions compared to future conditions without the approvals sought by the Applicants. This analysis framework is described below:

Reasonable Worst-Case Development Scenario

Discretionary actions sometimes permit a range of project characteristics or development scenarios to occur even though the action may be sought to facilitate a specific development. From the range of possible scenarios that are considered reasonable and likely, the scenario with the worst environmental consequences is chosen for analysis. This is the Reasonable Worst-Case Development Scenario (RWCDS), the use of which ensures that, regardless of which scenario occurs, its impacts would be no worse than those considered in the environmental review. The environmental assessment examines the incremental differences between the RWCDS of the future without the project in place (No-Action Condition) and the future with the project in operation (With-Action Condition).

Build Year

Assuming a 6-month environmental review period, an approximately 7-month ULURP process, and a 17-month construction phase followed by occupancy, a build year of 2027 is anticipated for Projected Development Site 1. As there are currently no development plans for Projected Development Sites 2 and 3, a final build year of 2028 will be utilized. The 2028 build year assumes that development of Projected Development Sites 2 and 3 would begin after the rezoning is effectuated, with design/financing beginning in 2026 and approximately 16 months of simultaneous construction at the beginning of 2027.

The analysis which follows compares the difference between the future without the Proposed Actions (No-Actions Condition) and the future with the Proposed Actions (With-Action Condition) for the 2028 analysis year. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions.

No-Action Condition

For purposes of a conservative assessment, with no known plans to develop any of the lots in the Rezoning Area outside of the Proposed Actions, it is reasonable to assume that the No-Action Condition would be the same as the existing conditions on Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19.

With-Action Condition

For a conservative assessment, the With-Action Condition differs from the Applicant's proposed development. The With-Action Condition assumed development on three Projected Development Sites, which are described in detail below.

Projected Development Site 1 (Block 2327, Lots 13, 14, 15, and 16; Applicant-Owned Lots)

Projected Development Site 1 would be assembled to form a 7,600-sf lot and would be developed with a new mixed residential and commercial development of a 39,343 GSF (27,360 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 28,729 GSF (24,040 ZSF; 3.16 FAR) of residential uses, 7,549 GSF (3,320 ZSF; 0.44 FAR) of commercial uses (UG VI local retail), and 3,065 GSF of accessory parking spaces. The new building would contain 34 dwelling units, of which 9-10 units (25-30%) would be set aside as permanently affordable units. Three residential accessory parking spaces would be provided.

The new building would reach the maximum building height of 85 feet after a 15-foot setback at a base height of 65 feet on the sixth floor. The commercial storage space and the residential common area would be located at the cellar level, while the commercial space and the residential lobby would be located on the ground floor. Meanwhile, 34 residential units would occupy the second floor through the eighth floor.

Projected Development Site 2 (Block 2327, Lots 11 and 12; Non-Applicant-Owned Lots)

Projected Development Site 2 would be assembled to form a 3,900-sf lot and would be developed with a new mixed residential and commercial development. It is assumed Projected Development Site 2 would be developed with a 14,879 GSF (14,040 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 10,979 GSF (10,764 ZSF; 2.76 FAR) of residential uses and 3,900 GSF (3,276 ZSF; 0.84 FAR) of commercial uses (UG VI local retail). The new building would contain 13 dwelling units, of which 3-4 units (25-30%) would be set aside as permanently affordable units. No parking would be provided at Projected Development Site 2.

Projected Development Site 3 (Block 2327, Lot 5; Applicant-Owned Lot)

Projected Development Site 3 is located at 131 Berry Street. While Projected Development Site 3 is also Applicant-owned, there are currently no plans for development of this site. For a conservative CEQR analysis, it is projected that this site would be developed with a new mixed residential and commercial development of a 40,929 GSF (30,600 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 23,929 GSF (23,460 ZSF; 2.76 FAR) of residential uses, 8,500 GSF (7,140 ZSF; 0.84 FAR) of commercial uses (UG VI local retail), and 8,500 GSF of accessory parking spaces. The new building would contain 28 dwelling units, of which 7-8 units (25-30%) would be set aside as permanently affordable units. Approximately 10 parking spaces would be provided in the cellar.

Table 1.8-1: RWCDS Analysis Framework – Existing, No-Action and With-Action Calculations

Site Info				No-Action Condition				With-Action Condition			
Site ID	Block	Lot(s)	Lot Area (sf)	Zoning	Res. (gsf)	DU	Com. (gsf)	Zoning	Res. (gsf)	DU	Com. (gsf)
Projected Development Site 1	2327	13, 14, 15, 16	7,600	R6B	8,650	12	935	R6A/C2-4	28,729	34	7,549
Projected Development Site 2	2327	11, 12	3,900	R6B, R6B/C2-4	4,436	5	0	R6A/C2-4	10,979	13	3,900
Projected Development Site 3	2327	5	8,500	R6B/C2-4	0	0	4,402	R6A/C2-4	23,929	28	8,500
Total			20,000		13,086	17	5,337		63,637	75	19,949

DU = Dwelling Units
gsf = gross square feet
Res. = Residential
Com. = Commercial

Table 1.8-2: Incremental Development Table

Use	No-Action Condition	With-Action Condition	Increment
Comm. Facility (gsf)	0	0	0
Residential (gsf)	13,086	63,637	50,551
Industrial (gsf)	0	0	0
Commercial (gsf)	5,337	19,949	14,612
Parking (gsf)	0	11,565	11,565
Total (gsf)	18,423	95,151	76,728
Residential (DU)	17	75	58
Workers[1]	16	60	44
Residents[2]	33	146	113

[1] Assumes 3 employees per 1,000 gsf for local retail
[2] 1.94 residents per household per 2020 Census data for subject census tract

Increments showing only Projected Development Sites

2.0 Environmental Review

2.1 Land Use, Zoning, and Public Policy

The *2021 CEQR Technical Manual* recommends procedures for analysis of land use, zoning, and public policy to ascertain the impacts of a project on the Surrounding Area. Land use, zoning, and public policy are described in detail below. This section considers existing conditions, development trends, zoning, and other public policies in relation to the Projected Development Sites and the Surrounding Area, as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions would permit the development of a mixed-use buildings with a larger bulk and a wider range of uses than what is permitted under the existing zoning regulations, a preliminary assessment of land use, zoning, and public policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTO 24v2 shapefile. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Surrounding Area was performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No-Action and Future With-Action Conditions. Public policy research was performed through an evaluation of New York City Department of City Planing (NYCDCP) and other city agencies programs and documentation.

2.1.1 Land Use

The *2021 CEQR Technical Manual* suggests that a land use, zoning, and public policy study area should generally extend 400 feet from the site of the Proposed Actions. The proposed zoning map amendment would affect Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19, which is considered as the Rezoning Area. Meanwhile, the Land Use Study Area comprises the area within 400 feet of the Rezoning Area. Existing land use patterns within the Land Use Study Area are presented in **Figure 2** above.

Existing Conditions

<u>Land Use Study Area</u>

As shown in **Figure 2** and stated in **Section 1.3**, the Land Use Study Area comprises the area within 400’ of the Rezoning Area. The Land Use Study Area is generally bounded by North 5th Street to the south, Wythe Avenue to the west, the midblock point between Bedford Avenue and Driggs Avenue to the east, and the midblock point between North 8th Street and North 9th Street to the north.

Existing land uses within the Land Use Study Area primarily consist of mixed commercial and residential buildings, commercial buildings, and multi-family residences. The buildings generally range from one to twelve stories in height. A majority of the subject Block 2327 is improved with two- to four-story mixed residential and commercial buildings, with several multi-family residential buildings. The southern portion of the Study Area is generally more commercial in nature with several commercial only buildings along Berry Street North 5th Street and North 6th Street. The northern portion of the Study Area is generally more residential with a larger percentage of residential uses within the Study Area concentrated here, including along the northern portion of North 7th Street, and North 8th Street.

Rezoning Area

The Rezoning Area is located in the Williamsburg neighborhood within Brooklyn Community District 1. The Rezoning Area is bounded by Berry Street to the northwest; a line 80 feet northwest of Bedford Avenue, running parallel to it, to the southeast; North 7th Street to the northeast; and a line 100 feet southwest of North 7th Street, running parallel to it, to the southwest. An R6B/C2-4 zoning district is mapped across the northern 100 feet of the Rezoning Area, as measured from Berry Street. The remainder of the Rezoning Area is zoned R6B.

142 North 7th Street, Block 2327, Lot 13 is an approximately 1,900 sq. ft. lot improved with a two-story, 1.13 FAR residential building built around 1899 currently occupied by two dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

144 North 7th Street, Block 2327, Lot 14 is an approximately 1,900 sq. ft. lot improved with a three-story, 1.5 FAR residential building built around 1930 currently occupied by three dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

146 North 7th Street, Block 2327, Lot 15 is an approximately 1,900 sq. ft. lot improved with a three-story, 1.5 FAR residential building built around 1930 currently occupied by three dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

148 North 7th Street, Block 2327, Lot 16 is an approximately 1,900 sq. ft. lot improved with a one-story, 0.91 FAR mixed residential and commercial building built around 1920 currently occupied by four dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

131 Berry Street, Block 2327, Lot 5 is an approximately 8,500 sq. ft. lot improved with a one-story, 0.52 FAR commercial building built around 1950 currently occupied by an eating and drinking establishment. This corner lot has approximately 85 feet of frontage on North 7th Street and approximately 100 feet of frontage on Berry Street.

138 North 7th Street, Block 2327, Lot 11 is an approximately 2,000 sq. ft. lot improved with a three-story, 1.14 FAR residential building built around 1899 currently occupied by three dwelling units. This lot has approximately 20 feet of frontage on North 7th Street and is approximately 100 feet deep.

140 North 7th Street, Block 2327, Lot 12 is an approximately 1,900 sq. ft. lot improved with a two-story, 1.13 FAR residential building built around 1899 currently occupied by two dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

150 North 7th Street, Block 2327, Lot 17 is an approximately 2,500 sq. ft. lot improved with a one-story, 1.0 FAR commercial building built around 1920. This lot has approximately 25 feet of frontage on North 7th Street and is approximately 100 feet deep.

154 North 7th Street, Block 2327, Lot 19 is an approximately 9,500 sq. ft. lot improved with a four-story, 3.63 FAR mixed residential and commercial building built around 2010 currently occupied by 18 dwelling units. Approximately 7,500 sq. ft. of Lot 19 is located within the Rezoning Area. This lot has approximately 95 feet of frontage on North 7th Street and is approximately 100 feet deep. Lots 19 and 32 comprise one zoning lot and Lot 32 serves as a parking easement for Lot 19.

Analysis

Future No-Action Condition

Land Use Study Area

Six active construction projects were identified within the Land Use Study Area per DOB's Major Active Construction map. The six active projects would facilitate the development of as-of-right residential or mixed residential and commercial buildings with building heights ranging from 2 stories to 5 stories. Accordingly, these active construction projects would be subject to the underlying zoning districts, which would not alter the existing land use conditions in the Land Use Study Area in the future without the Proposed Actions.

Rezoning Area

For purposes of a conservative assessment, with no known plans to develop any of the lots in the Rezoning Area outside of the Proposed Actions, it is reasonable to assume that the No-Action Scenario would be the same as the existing conditions on Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19.

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the land use study area are anticipated to remain unchanged in the future with the Proposed Actions. Any new development in the surrounding area would be consistent with the zoning district that currently governs the Rezoning Area and the surrounding zoning districts.

Rezoning Area

The With-Action Scenario assumes development on three Projected Development Sites, which are described in detail below.

Projected Development Site 1 (Block 2327, Lots 13, 14, 15, and 16; Applicant-Owned Lots)

Projected Development Site 1 would be assembled to form a 7,600-sf lot and would be developed with a new mixed residential and commercial development of a 39,343 GSF (27,360 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 28,729 GSF (24,040 ZSF; 3.16 FAR) of residential uses, 7,549 GSF (3,320 ZSF; 0.44 FAR) of commercial uses (UG VI local retail), and 3,065 GSF of accessory parking spaces. The new building would contain 34 dwelling units, of which 7 units (20%) would be set aside as permanently affordable units. Three residential accessory parking spaces would be provided.

The new building would reach the maximum building height of 85 feet after a 15-foot setback at a base height of 65 feet on the sixth floor. The commercial storage space and the residential common area would be located at the cellar level, while the commercial space, the residential lobby, and parking spaces would be located on the ground floor. Meanwhile, 34 residential units would occupy the second floor through the eighth floor.

Projected Development Site 2 (Block 2327, Lots 11 and 12; Non-Applicant-Owned Lots)

Projected Development Site 2 would be assembled to form a 3,900-sf lot and would be developed with a new mixed residential and commercial development. It is assumed Projected Development Site 2 would be developed with a 14,879 GSF (14,040 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 10,979 GSF (10,764 ZSF; 2.76 FAR) of residential uses and 3,900 GSF (3,276 ZSF; 0.84 FAR) of commercial uses (UG VI local retail). The new building would contain 13 dwelling units, of which 3 units (20%) would be set aside as permanently affordable units. No parking would be provided on Projected Development Site 2.

Projected Development Site 3 (Block 2327, Lot 5; Applicant-Owned Lot)

Projected Development Site 3 is located at 131 Berry Street. On an 8,500-sf lot, it is assumed that this lot would be developed with a new mixed residential and commercial development of a 40,929 GSF (30,600 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 23,929 GSF (23,460 ZSF; 2.76 FAR) of residential uses, 8,500 GSF (7,140 ZSF; 0.84 FAR) of commercial uses (UG VI local retail), and 8,500 GSF of accessory parking spaces. The new building would contain 28 dwelling units, of which 6 units (20%) would be set aside as permanently affordable units. Approximately 11 parking spaces would be provided in the cellar.

Other Lots (Block 2327, Lots 17 and 19)

The other non-Applicant-owned lots within the Rezoning Area would remain in their existing condition.

Lot 17 is a 2,500-sf lot improved with a one-story, 2,450 sf commercial building built around 1920. This lot has approximately 25 feet of frontage on North 7th Street and is approximately 100 feet deep. Given the relatively small size, the separate ownership, and the active business on-site, Lot 17 is not expected to be developed in the With-Action Scenario.

Lot 19 is a 9,500-sf lot and is currently improved with a four-story, 34,506-gsf mixed use residential and commercial building constructed in 2010 with 18 apartments. Commercial uses are located on the bottom floor. Approximately 7,500 sq. ft. of Lot 19 is located within the Rezoning Area. The FAR on this lot is approximately 3.60. Therefore, the Lot would not gain any new developable floor area in the With-Action Scenario. As such, it is assumed that this lot would remain in its existing condition in the With-Action Scenario.

Conclusion

The Proposed Actions would permit the development of a new mixed-use building consisting of commercial and residential space that would increase the utility of the Development Site. The Proposed Actions would provide increased opportunities for housing development on underutilized sites, including income-restricted dwelling units pursuant to Mandatory Inclusionary Housing Program and new non-residential uses. The rezoning would not introduce any land uses that are not currently allowed within the Rezoning Area or ones that are not found within the Land Use Study Area.

As discussed in detail above, existing land uses within the Land Use Study Area primarily consist of mixed commercial and residential buildings, commercial buildings, and multi-family residences. The buildings generally range from one to twelve stories in height. Therefore, the Proposed Actions would allow for the redevelopment of the Rezoning Area with land uses that are similar to the surrounding area. Further, the Proposed Actions would not generate a land use that would be incompatible with surrounding uses. There would be no significant adverse impacts on Land Use as a result of the Proposed Actions, and further analysis is not required.

2.1.2 Zoning

The *2021 CEQR Technical Manual* suggests that a zoning study area should extend 400 feet from the Rezoning Area. Existing zoning districts within 400 feet of the Rezoning Area are presented above in **Figure 3**. The proposed zoning map amendment would affect the following lots: Block 2327, Lots 13, 14, 15, and 16 (Projected Development Site 1); Lots 11 and 12 (Projected Development Site 2); and Lot 5 (Projected Development Site 3) from R6B and R6B/C2-4 zoning to R6A/C2-4 (*See* **Figure 4** above for existing and proposed zoning).

Existing Conditions

Zoning Study Area
The zoning districts within 400 feet of the Rezoning Area are M1-2/R6A, M1-2/R6B, R6B, C1-4, and C2-4 zoning districts.

Table 2.1.2-1: Summary of Existing Zoning Regulations

Zoning District	Type	Floor Area Ratio (FAR)	Parking (Required Spaces)
M1-2/R6B	Light Manufacturing & Medium-Density Residential	2.20 FAR – Residential (with MIH/VIH) 2.00 FAR – Manufacturing 2.00 FAR – Commercial 3.00 FAR – Community Facility	**R6B:** 50 percent of dwelling units *waived if 5 or fewer spaces required. **M1-2:** 1 space per 300 SF
M1-2/R6A	Light Manufacturing & Medium-Density Residential	3.60 FAR – Residential (with MIH/VIH) 2.00 FAR – Manufacturing 2.00 FAR – Commercial 3.00 FAR – Community Facility	**R6A:** 100 percent of dwelling units *waived for single-family interior lots less than 25 feet wide. **M1-2:** 1 space per 300 SF
R6B	Medium-Density Residential	2.20 FAR – Residential (with MIH/VIH) 2.0 FAR – Community Facility	50 percent of dwelling units *waived if 5 or fewer spaces required.
C1-4	Commercial	1.0 FAR – Commercial (Residential District R1 through R5) 2.0 FAR – Commercial (Residential District R6 through R10)	1 space per 1,000 SF
C2-4	Commercial	1.0 FAR – Commercial (Residential District R1 through R5) 2.0 FAR – Commercial (Residential District R6 through R10)	1 space per 1,000 SF

Greenpoint-Williamsburg Rezoning (ULURP: 05111AZMK; CEQR: 04DCP003K)

The entire Rezoning Area is within the Greenpoint-Williamsburg Rezoning that was approved by the City Council on May 11, 2005. The rezoning area affected approximately 170 blocks in Greenpoint and Northside-Williamsburg that is generally bounded by the East River, the Williamsburg Bridge, the Brooklyn-Queens Expressway, and McGuinness Boulevard. The purpose of the rezoning was to "provide opportunities for a new residential and commercial development and the enhancement and upgrade of the waterfront areas" in the Greenpoint-Williamsburg areas that had been experiencing substantial growth in their residential populations while the industrial sector fell into decline. As a result of the diverging trends in the residential population and industrial uses in the rezoning area there was a shortfall in housing while many large properties were left vacant or underutilized. Prior to the Greenpoint-Williamsburg Rezoning, the Rezoning Area was mapped with an M1-2/R6 zoning district as part of the Special Northside Mixed Use District. The current R6B zoning district that was mapped over the Rezoning Area resulted in a reduction in a maximum FAR from 3.00 (3.60 after the introduction of MIH) to 2.20 FAR and a maximum building height of 75 feet (115 feet after MIH) to 55 feet. The current R6B zoning district was mapped to constrain the possibility of adding additional floors to buildings because "[t]here are structural difficulties in adding floors to the older residential buildings…and adding floors to the occupied buildings is often unfeasible because of the disruption to existing occupants."

Existing zoning districts in the Surrounding Area include:

M1-2

The maximum floor area ratio ("FAR") for permitted manufacturing and commercial uses in an M1-2 district within the Special Mixed Use (R6/M1-2) district Is 2.0. The maximum base height before setback is 60 ft. or two-stories. Off-street parking is required for manufacturing and commercial uses, and for most uses is calculated based on the amount of floor area. In M1-2 districts, the off-street parking requirement may be waived if fewer than 15 spaces are required.

R6A

R6A is a medium-density contextual residential district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. The floor area ratio (FAR) in R6A districts is 3.0 (3.6 with Inclusionary Housing designated area bonus). Above a maximum base height of 60 feet (65 feet with a qualifying ground floor or inclusionary housing bonus) the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 70 feet (75 feet with qualifying ground floor, 80 feet with inclusionary housing bonus, or 85 feet with both). To preserve the traditional streetscape, the street wall of a new building can be no closer to the street line than any building within 150 feet on the same block but need not be farther than 15

feet. The area between a building's street wall and the street line must be planted. R6A buildings must have interior amenities for the residents pursuant to the Quality Housing Program. Off-street parking, which is not allowed in front of a building, is required for 50% of a building's dwelling units (25% of Inclusionary Residential Housing Units), but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required. A lot coverage of 100% is permitted for corner lots and 65% for interior or through lots.

R6B

An R6B zoning district is mapped to the east of the Rezoning Area. R6B are often traditional row house districts with harmonious streetscapes generally characterized by three to four-story attached residential development. The development within the subject R6B zoning district mapped to the east of the Rezoning Area between Clay Street and Dupont Street, is predominantly characterized by three-and four-story attached multi-family walk-up buildings, set back from the street with stoops. The R6B zoning district permits residential uses with a maximum FAR of 2.0, a minimum street wall height of 30 feet, a maximum street wall height of 40 feet, and a maximum building height of 50 feet. R6B districts require off-street parking for 50 percent of the dwelling units in a building, with an exemption from parking for income-restricted units within the Transit Zone and a prohibition on curb cuts on zoning lots that are less than 40 feet in width. The Quality Housing program is mandatory for residential developments.

C1-4 (Overlay)

C1-4 districts are commercial overlays mapped within residential districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. C1-4 districts exclude some laboratories, auto repair, gas stations, auto and boat dealers, lumber yards, and chemical, machinery, metal, and paper manufacturing allowed in C2 districts. In addition, C1-4 districts have size limits of 3,000 square feet for certain businesses, including light manufacturing, indoor agriculture, banquet halls, and amusements, which do not have as stringent size limits in C2 districts.

When C1-4 commercial overlays are mapped in R1 through R5 districts, the maximum commercial FAR is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Generally, the lower the numerical suffix, the more off-street parking is required. Within C1-4 districts, 1 parking space is required for every 1,000 sf of commercial floor area.

C2-4 (Overlay)

C2-4 districts permit a wide range of local retail and service establishments and are intended to serve a larger neighborhood footprint than a C1. C2-4 overlay districts have lower parking requirements (1 parking space per 1,000 sf of commercial floor area) in areas with easily accessible mass transit.

When C2-4 commercial overlays are mapped in R1 through R5 districts, the maximum commercial FAR is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Rezoning Area

The Rezoning Area is zoned R6B/C2-4 and R6B zoning districts, which permits medium-density residential uses at a maximum FAR of 2.20, community facility uses at 2.0 FAR, and commercial uses at 2.0 FAR.

Analysis

Future No-Action Condition

Zoning Study Area

No changes to zoning are anticipated in the future without the Proposed Actions in the Surrounding Area. Existing zoning patterns would remain.

Rezoning Area

No changes to zoning are anticipated in the future without the Proposed Actions within the Rezoning Area. The Rezoning Area would continue to be subject to the existing R6B and R6B/C2-4 zoning districts.

Future With-Action Condition

Zoning Study Area

No changes to zoning are anticipated in the future with the Proposed Actions in the 400-Foot Study Area except for the Rezoning Area.

Rezoning Area

The proposed zoning map amendment would rezone Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 from an R6B zoning district and an R6B/C2-4 zoning district to an R6A/C2-4 zoning district.

The proposed zoning text amendment would modify Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas for Community District 1, Brooklyn to establish an MIH Area coterminous with the Rezoning Area. The Applicants propose mapping both Option 1 and Option 2 within the proposed Rezoning Area to provide maximum flexibility for future development of the non-applicant-controlled sites.

Conclusion

The Proposed Actions would introduce a mixed-use district that would permit residential, community facility, and commercial uses. The Applicants propose a zoning map amendment to map an R6A/C2-4 zoning district over Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19, which is currently zoned as an R6B zoning district with a C2-4 commercial overlay zoning over Block 2327, Lots 5 and 11. The Proposed Actions would map a medium-density zoning district that would not substantially increase bulk with a maximum of 3.60 residential FAR, 3.00 community facility FAR, and 2.00 commercial FAR in the proposed R6A/C2-4 zoning district, compared to what is currently allowed as-of-right in the R6B/C2-4 zoning district with a maximum of 2.20 residential FAR, 2.00 community facility FAR, and 2.00 commercial FAR (see **Figures 2.4.3-2.4.5** below).

As discussed in detail above and shown in **Table 2.1.2-1**, the existing zoning districts within 400 feet of the Rezoning Area are M1-2/R6A, M1-2/R6B, R6B, R6B/C1-4, and R6B/C2-4. The proposed R6A/C2-4 zoning district would be compatible with the residential component of the M1-2/R6A zoning district within the Study Area. Therefore, new development would be consistent with residential land uses and zoning districts in the Study Area.

2.1.3 Public Policy

The Rezoning Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, or a Solid Waste Management Plan. The Proposed Actions are also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2050 for sustainability is not warranted. The Rezoning Area is not located within the City's Coastal Zone. Therefore, no analysis with regards to consistency with the City's Waterfront Revitalization Program is required.

The Proposed Actions include a Zoning Text Amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 1, Brooklyn, to establish the Rezoning Area as an MIH Area under Program Option 1 or Option 2. As a result, the Proposed Actions would potentially affect the public policies listed below and an analysis of the Proposed Actions' alignment with the relevant public policies is warranted:

- Where We Live NYC
- Housing Our Neighbors: A Blueprint for Housing and Homelessness
- "Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery"

Existing Conditions

Where We Live NYC

Where We Live NYC is a collaborative planning process led by the City of New York to better understand how challenges like segregation and discrimination impact New Yorker's everyday lives. Through Where We Live NYC, the City of New York is developing the next chapter of fair housing policies that fight discrimination, breakdown barriers to opportunity, and build more just and inclusive neighborhoods. The Plan is separated into six key goals that will guide the City's work in advancing fair housing through 2025:

Goal 1. Combat persistent, complex discrimination with expanded resources and protections;

Goal 2. Facilitate equitable housing development in New York City and the region;

Goal 3. Preserve affordable housing and prevent displacement of long-standing residents;

Goal 4. Enable more effective use of rental assistance benefits, especially in amenity-rich neighborhoods;

Goal 5. Create more independent and integrated living options for people with disabilities;

Goal 6. Make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

Housing Our Neighbors: A Blueprint for Housing and Homelessness is a plan to get New Yorkers into Safe, High-Quality, Affordable Homes. Crafted with insight from New Yorkers who experienced homelessness, blueprint focuses not just on creating homes but also on getting New Yorkers into them more quickly. The blueprint contains five main strategies, including:

1. Transforming NYCHA,
2. Addressing Homelessness and Housing Instability,
3. Creating and Preserving Affordable Housing,
4. Improving the Health and Safety of New Yorkers, and
5. Reducing Administrative Burden.

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery

Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery aims to accelerate job creation and make communities more resilient to future environmental and public health emergencies, financially stronger, and more connected. It contains five main strategies, including

1. Restarting the city's economic engines and reactivating the public realm, supporting small businesses, entrepreneurship, and a more equitable economy
2. Driving inclusive sector growth
3. Building a future-focused economy
4. Connecting New Yorkers to quality jobs and in-demand skills
5. Planning and building for inclusive growth now and in the future.

Future No-Action Condition

In the No-Action Condition, no changes affecting Where We Live NYC, Housing Our Neighbors: A Blueprint for Housing and Homelessness, or Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery are anticipated under Future No-Action Conditions.

Future With-Action Condition

Where We Live NYC

The Proposed Actions would facilitate development of mixed residential and commercial buildings on three Projected Development Sites. By facilitating the construction of affordable units in an area within a Transit Zone with accessibility to jobs, amenities, and services, the Proposed Actions would contribute to Goal 2 (Facilitate equitable housing development in New York city and the region) of Where We Live NYC.

The Proposed Actions would facilitate the development on underutilized sites with income-restricted units with resident selection procedures including an occupancy bonus for a percentage of the units to applicants who, at the time of application and processing, are residents of the Community District in which the building is located. Therefore, the Proposed Actions would contribute to Goal 3 (Preserve affordable housing and prevent the displacement of long-standing residents) of Where We Live NYC.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

The Proposed Actions would facilitate the construction of 75 dwelling units within the Rezoning Area, including 19-23 dwelling units that would be permanently affordable. By creating affordable housing, the Proposed Actions would contribute to the goal of getting New Yorkers

into safe, high-quality, affordable homes expressed in “Housing Our Neighbors: A Blueprint for Housing and Homelessness”.

Rebuild, Renew, Reinvent: A Blueprint for New York City’s Economic Recovery

The Proposed Actions would increase the overall commercial area by 19,949 GSF, provide newly built spaces for small businesses, improve the community's economic diversity, and create quality jobs for New Yorkers. Thus, the Proposed Actions are supportive of this policy.

Conclusion

The development facilitated as a result of the Proposed Actions would not conflict with any public policies within the Rezoning Area or Surrounding Area. Instead, the Proposed Actions would be supportive of certain regulations and policies, including Where We Live NYC, Housing Our Neighbors: A Blueprint for Housing and Homelessness, and Rebuild, Renew, Reinvent: A Blueprint for New York City’s Economic Recovery. The Proposed Actions would facilitate mixed residential and commercial developments on underutilized sites with income-restricted units and newly built spaces for businesses, which would get New Yorkers into safe, high-quality, affordable homes, improve the community's economic diversity, and create quality jobs for New Yorkers. Therefore, there would be no significant adverse impacts on public policies, and no further analysis is warranted.

2.2 Shadows

The *2021 CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space, or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a proposed project would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources, and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have an impact on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details which make the resources significant.

Shadows also vary according to the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast towards the south than shadows cast in early and late winter months.

The *2021 CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures, including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

As noted above, sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or integrity. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved such as handball or basketball courts, contain no seating areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of Projected Development Sites, as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with the *2021 CEQR Technical*

Manual. The potential impact of the shadows cast by new development on potentially sensitive resources, such as those described above, will be evaluated in the following section.

2.2.1 Preliminary Shadow Screening Assessment

The shadow assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. If the screening assessment does not eliminate this possibility, a detailed shadow analysis may be warranted in order to determine the extent and duration of the net incremental shadow resulting from the project. The effects of shadows on a sunlight-sensitive resource are site-specific; therefore, as directed in the *2021 CEQR Technical Manual*, the screening assessment was performed for the proposed development site and projected development site to determine whether they fall within the range of maximum possible shadow cast on potential sunlight sensitive resources as described above. In order to determine this, a map was prepared by placing NYC Department of Parks Resources as well as Selected Facilities and Program Sites provided on NYC.gov Department of City Planning GIS portal, as well as a list of park and public spaces provided from NYC.gov DOITT GIS and Mapping Portal, as well as a screen of SHPO and NYC Landmark Listed Properties. It was determined that only one community resource, the Almeda Playground, could potentially be impacted by a shadow cast from one of the development sites.

Tier 1 Screening Assessment

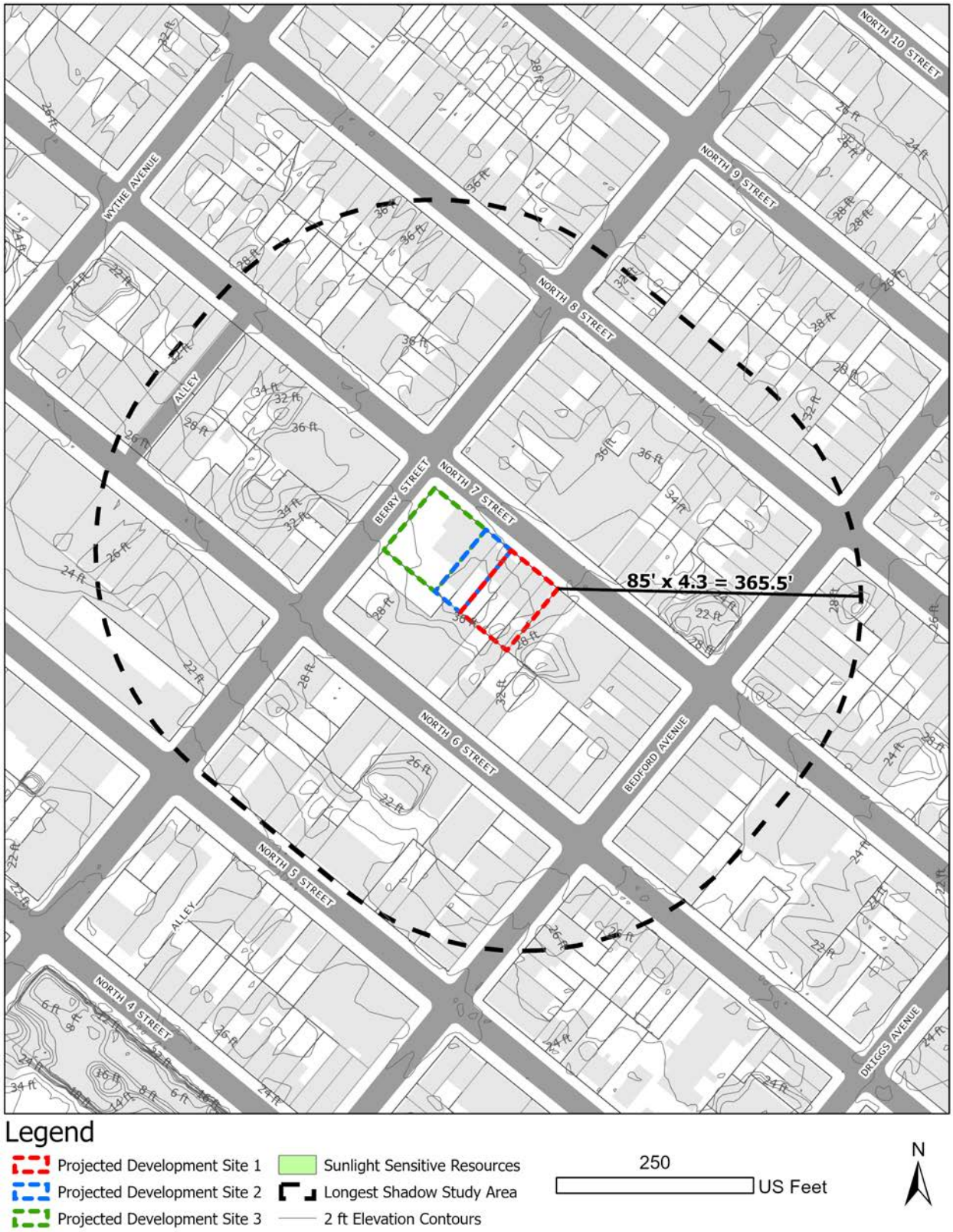
Tier 1 Screening Assessment

The first step in the preliminary shadow screening is a Tier 1 Screening Assessment. A base map is developed that illustrates the proposed site location in relation to any sunlight-sensitive resources **(Figure 2.2-1).**

The longest shadow study area is then determined, which encompasses the site of the proposed project and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure that occurs on December 21st, the winter solstice. To find the longest shadow length, the maximum height of the structure (including any rooftop mechanical equipment) was multiplied by the factor of 4.3.

A shadow radius of 4.3 times the maximum allowable height on Projected Sites 1-3 (85 feet) was measured, resulting in a shadow radius of approximately 365.5 feet. According to a land use check and a site visit, there are no sunlight-sensitive resources in the Tier 1 Shadow Study. Therefore, no further analysis is required, and no significant adverse impacts regarding shadows are expected.

Figure 2.2-1: Tier 1 Shadow Screening Assessment



2.3 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *2021 CEQR Technical Manual*.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural, and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

2.3.1 Architectural Resources

Per *2021 CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Actions and in the area surrounding identified development sites. The historic resources study area is therefore defined as the project site(s) plus an approximately 400-foot radius around the Proposed Actions area.

To determine whether the Proposed Project has the potential to affect nearby off-site historic or architectural resources, the study area is screened for historic and architectural resources. No architectural resources were found in the Rezoning Area that are considered historic or significant.

The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and by letter dated January 4th, 2021, the LPC indicated that the study area does not contain any buildings of known architectural significance (see **Appendix A**). Therefore, significant adverse impacts on architectural resources are not expected because of the proposed Actions, and further analysis is not warranted.

2.3.2 Cultural and Archaeological Resources

Unlike the architectural evaluation of a Study Area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts on archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells, and privies.

The *2021 CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on

the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The Proposed Actions would result in new in-ground construction on the Projected Development Sites. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources. A response was received on January 4th, 2021 (see **Appendix A**), indicating that none of the sites in the study area are considered archaeologically significant.

Analysis

Future No-Action Condition

For purposes of a conservative assessment, with no known plans to develop any of the lots in the Rezoning Area outside of the Proposed Actions, it is reasonable to assume that the No-Action Scenario would be the same as the existing conditions on Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19.

It should be noted that Lots 14, 15, 16, and 17 have ground-floor commercial uses, which are currently non-conforming uses, given that the underlying R6B zoning district on the lots does not permit commercial uses as of right.

Future With-Action Condition

For purposes of a conservative assessment, the With-Action Scenario differs from the Applicant's proposed development. The With-Action Scenario assumed development on three Projected Development Sites, which are described in detail below.

Projected Development Site 1 (Block 2327, Lots 13, 14, 15, and 16; Applicant-Owned Lots)

Projected Development Site 1 would be assembled to form a 7,600-sf site and would be developed with a new mixed residential and commercial development of a 39,343 GSF (27,360 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 28,729 GSF (24,040 ZSF; 3.16 FAR) of residential uses, 7,549 GSF (3,320 ZSF; 0.44 FAR) of commercial uses (UG VI local retail), and 3,065 GSF of accessory parking spaces. The new building would contain 34 dwelling units, of which 7 units (25%) would be set aside as permanently affordable units. Three residential accessory parking spaces would be provided.

The new building would reach the maximum building height of 85 feet after a 15-foot setback at a base height of 65 feet on the sixth floor. The commercial storage space and the residential common area would be located at the cellar level, while the commercial space, the residential lobby, and parking spaces would be located on the ground floor. Meanwhile, 34 residential units would occupy the second floor through the eighth floor.

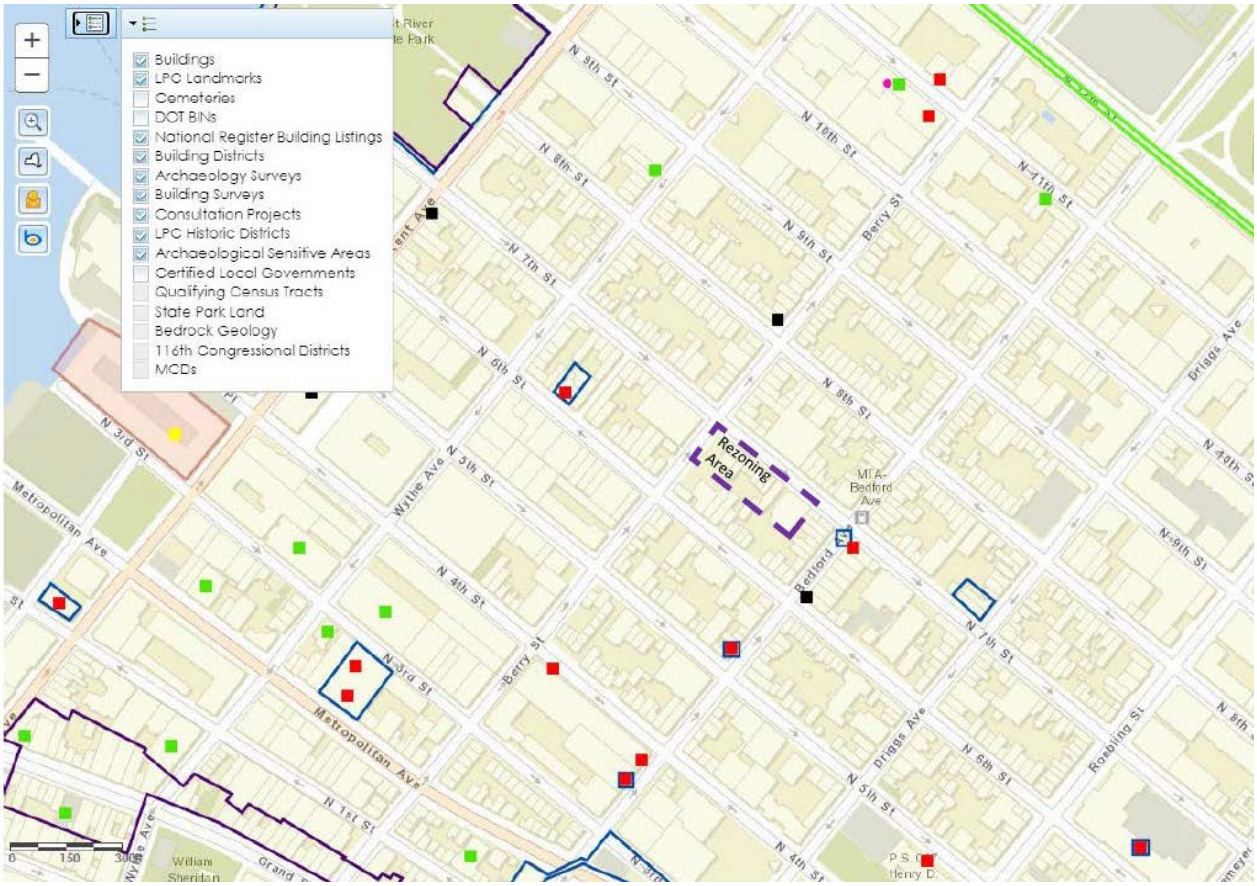
Projected Development Site 2 (Block 2327, Lots 11 and 12; Non-Applicant-Owned Lots)

Projected Development Site 2 would be assembled to form a 3,900-sf lot and would be developed with a new mixed residential and commercial development. It is assumed that Projected Development Site 2 would be developed with a 14,879 GSF (14,040 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 10,979 GSF (10,764 ZSF; 2.76 FAR) of residential uses and 3,900 GSF (3,276 ZSF; 0.84 FAR) of commercial uses (UG VI local retail). The new building would contain 13 dwelling units, of which 3 units (20%) would be set aside as permanently affordable units. No parking would be provided at Projected Development Site 2.

Projected Development Site 3 (Block 2327, Lot 5; Applicant-Owned Lot)

Projected Development Site 3 is located at 131 Berry Street. On an 8,500-sf lot, it is assumed that this lot would be developed with a new mixed residential and commercial development of a 40,929 GSF (30,600 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 23,929 GSF (23,460 ZSF; 2.76 FAR) of residential uses, 8,500 GSF (7,140 ZSF; 0.84 FAR) of commercial uses (UG VI local retail), and 8,500 GSF of accessory parking spaces. The new building would contain 28 dwelling units, of which 6 units (20%) would be set aside as permanently affordable units. Approximately 11 parking spaces would be provided in the cellar.

Figure 2.3-1: New York State CRIS Survey of Potential S/NR Resources



Conclusion

The Proposed Actions would result in in-ground disturbance to develop the proposed mixed-use buildings. LPC was contacted for their initial review of the Proposed Action's potential to impact historic and cultural resources on or near the Rezoning Area. In a letter dated January 4th, 2021, LPC indicated that the Study Area does not contain any sites or buildings of known architectural or archaeological significance (see **Appendix A**). Furthermore, a survey of sites or resources designated as either listed or eligible for listing in the State and National Register (S/NR) of historic places was conducted. As shown in **Figure 2.3-1** above, no site or resources were found in Rezoning Area. Thus, the Proposed Actions would not result in significant adverse impacts on sensitive architectural or archaeological resources.

2.4 Urban Design and Visual Resources

According to the *2021 CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the *2021 CEQR Technical Manual*, an assessment of urban design may be warranted when a proposed action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

Methodology

Pursuant to the *2021 CEQR Technical Manual*, an assessment of urban design is appropriate when a project may affect one or more of the elements that contribute to the pedestrian experience of the public realm. This assessment of Urban Design and Visual Resources focuses on those elements of the Proposed Action that may have the potential to impact the use, arrangement, appearance, and functionality of the built environment. The *2021 CEQR Technical Manual* states that a preliminary urban design analysis is appropriate when there is potential for a pedestrian to observe a material alteration beyond what is allowed by existing zoning. This preliminary analysis provides an assessment of the Proposed Action; to determine when comparing existing and future conditions with and without the Proposed Actions whether the project may result in a significant adverse environmental impact.

The following analysis examines each of those elements that play an important role in the pedestrian experience, including street hierarchy and streetscape (including the arrangement and orientation of streets); building scale as defined by their height and bulk in relation to adjusting built form and arrangement; as well as natural features, open space, and topography. These components are further considered in relation to changes in use and density or use, in so far as it impacts the experience of the pedestrian.

The following preliminary analysis also considers the effects of the Proposed Action on an area's visual resources, or those important public view corridors, vistas, natural or built features. Visual resources can include waterfront views, public parks, landmark structures or districts, or natural features, such as rivers or geological formations. Based on *2021 CEQR Technical Manual* guidelines, the study area for urban design is the area where the project may influence land use patterns and the built environment. The urban design study area consists of both a primary study area (where urban design defects of the Proposed Actions are direct) and a secondary study area. For the purpose of this assessment, the primary study area is the Rezoning Area. As with the analysis of land use, zoning, and public policy, the second study area for the urban design assessment is defined as the area within approximately 400 feet of the Rezoning Area (see **Figure 2.4-1**). Due to the size of this rezoning, this assessment also considers the context, access, and relationship with the broader "neighborhood unit" in which the study area sits.

The analysis is based on field visits, aerial views, computerized massing studies and montages, photographs, geographic information systems analysis and other graphic images of the Rezoning Area and surrounding study area. Zoning calculations, including floor area calculations, building heights, and lot coverage information are also provided.

The proposed rezoning of the Rezoning Area from an R6B zoning district and an R6B/C2-4 zoning district to an R6A/C2-4 would alter the permitted bulk and height within the Rezoning Area. Therefore, further analysis is warranted. The differences between existing and proposed zoning, with regards to those aspects of zoning affecting urban design, are presented in the following **Table 2.4-1**.

Table 2.4-1: No-Action and With-Action Zoning

	No-Action		With-Action
Zoning	R6B and R6B/C2-4		R6A/C2-4
Permitted Uses	Res. CF, Com		Res., Com., CF
Maximum FAR	R6B	Res.: 2.2 (MIH) CF: 2.00 Com:0.00	Res.:3.6 (MIH) Com.2.0 CF:3.0
	R6B/C2-4	Res.: 2.2 (MIH) CF: 2.00 Com: 2.0	
Maximum Height	Max Building Height: 55 feet (w/ QGF and MIH)		Max Building Height: 85 feet (w/ QGF and MIH)
Lot Coverage	Max. Corner Lot - 100%, Other- 60%		Max. Corner Lot - 100%, Other- 65%

Manu.: Manufacturing; Com.: Commercial; CF = Community Facility; Res. = Residential; QGF = Qualifying Ground Floor

Figure 2.4-1: Urban Design Photo Key and Study Area



Existing Conditions

Context

The Urban Design Study Area comprises the area within 400' of the Rezoning Area. The Land Use Study Area is generally bounded by North 5th Street to the south, Wythe Avenue to the west, the midblock point between Bedford Avenue and Driggs Avenue to the east, and the midblock point between North 8th Street and North 9th Street to the north.

Active Construction Projects

As shown in **Table 2.4-2**, six active construction projects were identified within the 400-foot Study Area per DOB's Major Active Construction map. The six active projects would facilitate the development of as-of-right residential or mixed residential and commercial buildings with building heights ranging from 2 stories to 5 stories. All the active projects would be compatible with the existing low-rise buildings within the Study Area, which would not be visible from within the Rezoning Area. Accordingly, these active construction projects would be subject to the underlying zoning districts, which would not alter the existing urban design conditions in the 400-foot Study Area.

Table 2.4-2: Active Construction Projects Within Study Area

Address	Block/Lot	Permit Type	Issuance Date	Expiration Date	Proposed Stories
111 North 6 St	2326/29	General Construction	3/20/2024	3/20/2025	2
97 North 6 St	2326/34	Structural	5/10/2023	5/10/2024	2
184 Bedford Ave	2327/23	Support of Excavation	12/5/2023	8/4/2024	2
172 North 6 St	2336/13	General Construction	12/18/2023	6/5/2024	4
174 North 6 St	2336/14	Alteration	7/24/2023	7/26/2024	4
141 North 6 St	2327/32	New Building	9/5/2023	5/9/2024	5

Rationalizing the Neighborhood

The primary study area, as well as the 400-foot secondary study area, is characterized by a mix of low- to- medium-density land uses that vary in height and bulk. This impression is the result of the presence of many pre-existing conforming industrial and commercial uses set amongst a variety of housing typologies and densities. This section evaluates the characteristics of existing land uses, height, bulk, and density within the primary and secondary study areas, as well as the sidewalks and roadways linking the built form of the neighborhood, the integrated consideration of which establishes the basis for the overall urban design character experienced by the pedestrian.

Rezoning Area/Projected Development Sites

The Rezoning Area is located in the Williamsburg neighborhood within Brooklyn Community District 1. The Rezoning Area is bounded by Berry Street to the northwest; a line 80 feet northwest of Bedford Avenue, running parallel to it, to the southeast; North 7th Street to the northeast; and a line 100 feet southwest of North 7th Street, running parallel to it, to the southwest.

An R6B/C2-4 zoning district is mapped across the northern 100 feet of the Rezoning Area, as measured from Berry Street. The remainder of the Rezoning Area is zoned R6B.

Existing Conditions

400-Foot Study Area

In terms of land use, there is an eclectic of mix commercial, residential, and manufacturing uses within the 400-foot secondary study area and which characterizes the broader neighborhood generally. The predominant land uses in the secondary study area are residential, commercial, and mixed residential and commercial.

Residential uses are located throughout the Study Area. A large majority of the residential uses are midrise UG II residential buildings, ranging from 4 to 6 stories in height. In the southern portion of the Study Area, many of these residential buildings have ground floor U6 local retail uses, such as local food stores, restaurants, hardware stores, etc. In the northern portion of the study area, the residential uses are also generally UG II mid-ride residential buildings; however, most do not have UG VI local retail uses on the ground level.

Directly across the street from the Rezoning Area, on North 7th is a 12-story, 75,555 gsf mixed residential and commercial building with 41 dwelling units. This building is the tallest building within the Rezoning Area.

There are only intermittent industrial uses within the Rezoning Area, and they include a nonprofit focused on the arts, based in a warehouse at 104 Berry Street, which is one block northwest of the Rezoning Area and a lighting warehouse south of the Rezoning Area on North 5th Street, in the southern portion of the Study Area.

Access

The traffic grid around the Primary Study Area is regularly shaped. The block of the Projected Development Site is surrounded by two different road types according to the New York State Department of Transportation (NYSDOT). Bedford Avenue, which is a Minor Arterial, while the rest of the streets within the Study Area are classified as local roads.

Sidewalks, ranging from 10 to 15 feet wide, are in good condition with paved surfaces and street trees predominantly within the Study Area. All intersections are regulated by traffic lights or stop signs and are marked by pedestrian crossing markings. Pedestrian activity is fairly high due to the density of commercial and residential uses in the Study Area.

Visual Resources

There are no eligible resources in the secondary study area. Therefore, the Projected Development on the Development Sites would not result in an adverse effect on the streetscape.

Figure 2.4-2: No-Action View of the Rezoning Area – View looking West from Bedford Avenue and North 7th Street



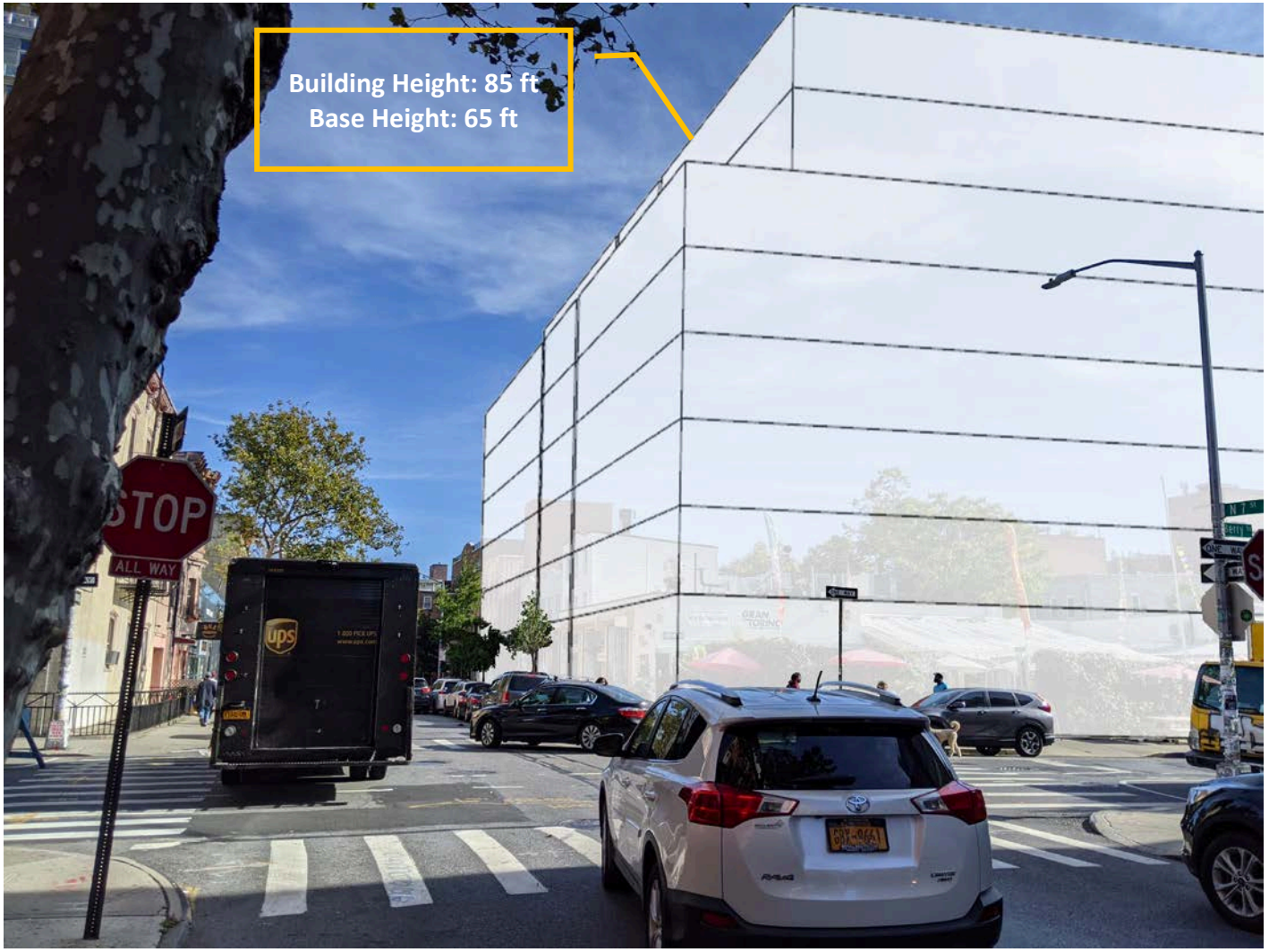
Figure 2.4-3: With-Action View of the Rezoning Area – View looking West from Bedford Avenue and North 7th Street



Figure 2.4-4: No-Action View of the Rezoning Area – View looking East from Berry Street and North 7th Street



Figure 2.4-5: With-Action View of the Rezoning Area – View looking East from Berry Street and North 7th Street



Analysis

Future No-Action Condition

Zoning Study Area

No changes to zoning are anticipated in the future without the Proposed Actions in the Surrounding Area. Existing zoning patterns would remain.

Rezoning Area

No changes to zoning are anticipated in the future without the Proposed Actions within the Rezoning Area. The Rezoning Area would continue to be subject to the existing R6B and R6B/C2-4 zoning districts.

Future With-Action Condition

The lots within the Rezoning Area Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19, located in the Williamsburg neighborhood within Brooklyn Community District 1, would be rezoned from an R6B zoning district and an R6B/C2-4 zoning district to an R6A/C2-4 zoning district.

The proposed Zoning Map Amendment would permit residential development on the Development Site to a maximum FAR of 3.6 under the proposed R6A zoning district and 2.0 FAR of commercial use under the proposed C2-4 commercial overlay.

The With-Action condition analyzes three Projected Development Sites as described below:

Projected Development Site 1 (Block 2327, Lots 13, 14, 15, and 16; Applicant-Owned Lots)

Projected Development Site 1 would be assembled to form a 7,600-sf lot and would be developed with a new mixed residential and commercial development of a 39,343 GSF (27,360 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 28,729 GSF (24,040 ZSF; 3.16 FAR) of residential uses, 7,549 GSF (3,320 ZSF; 0.44 FAR) of commercial uses (UG VI local retail), and 3,065 GSF of accessory parking spaces. The new building would contain 34 dwelling units, of which 7 units (20%) would be set aside as permanently affordable units. Three residential accessory parking spaces would be provided.

The new building would reach the maximum building height of 85 feet after a 15-foot setback at a base height of 65 feet on the sixth floor. The commercial storage space and the residential common area would be located at the cellar level, while the commercial space, the residential lobby, and parking spaces would be located on the ground floor. Meanwhile, 34 residential units would occupy the second floor through the eighth floor.

Projected Development Site 2 (Block 2327, Lots 11 and 12; Non-Applicant-Owned Lots)

Projected Development Site 2 would be assembled to form a 3,900-sf lot and would be developed with a new mixed residential and commercial development. It is assumed Projected Development Site 2 would be developed with a 14,879 GSF (14,040 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 10,979 GSF (10,764 ZSF; 2.76 FAR) of residential uses and 3,900 GSF (3,276 ZSF; 0.84 FAR) of commercial uses (UG VI local retail). The new building would contain 13 dwelling units, of which 3 units (20%) would be set aside as permanently affordable units. No parking would be provided at Projected Development Site 2.

Projected Development Site 3 (Block 2327, Lot 5; Applicant-Owned Lot)

Projected Development Site 3 is located at 131 Berry Street. On an 8,500-sf lot, it is assumed that this lot would be developed with a new mixed residential and commercial development of a 40,929 GSF (30,600 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 23,929 GSF (23,460 ZSF; 2.76 FAR) of residential uses, 8,500 GSF (7,140 ZSF; 0.84 FAR) of commercial uses (UG VI local retail), and 8,500 GSF of accessory parking spaces. The new building would contain 28 dwelling units, of which 6 units (20%) would be set aside as permanently affordable units. Approximately 11 parking spaces would be provided in the cellar.

Conclusion

Although the Proposed Actions would introduce a new building height limit and bulk restriction that is greater than the currently existing zoning districts mapped on the Rezoning Area, the Projected Development would not adversely impact any of the constituent urban design elements or impact the overall character of the neighborhood. The Proposed Development would consist of mixed-use buildings with ground-floor commercial space and dwelling units, which would be compatible with the range of permitted uses in the Study Area. Furthermore, as previously mentioned, there is a building twelve stories in height directly across the street of the Rezoning Area, which is taller than the Projected Development Site buildings. There are no significant visual resources within the vicinity of the Rezoning Area. The Proposed Actions would not block any public view of a resource of significant aesthetic value. Therefore, the Proposed Actions would not result in any significant adverse impacts on the constituent elements of Urban Design and Visual Resources, and a detailed analysis is not warranted.

2.5 Hazardous Materials

According to the *2021 CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists on a site, and (b) an action would increase pathways to their exposure, or (c) an action would introduce new activities or processes using hazardous materials.

Methodology

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

Analysis

The proposed rezoning from an R6B zoning district and an R6B/C2-4 zoning district to an R6A/C2-4 zoning district is being sought to facilitate the development of a new six-story, 85-foot-tall mixed residential and commercial building of approximately 39,343 Gross Square Feet ("GSF") (26,874 Zoning Square Feet ("ZSF") including 28,729 GSF (23,554 ZSF, 3.10 FAR) of residential floor area, 7,549 GSF (3,320 ZSF, 0.44 FAR) of commercial floor area, and 3,065 GSF of accessory parking area.

The Subject Parcel is identified as 146 North 7th Street in Brooklyn, New York 11249. Title to the property is vested in Victor Efremenkov. The Subject Property is identified as Block 2327/Lot 15 on the New York City Tax Map. The Subject Property is a rectangular-shaped lot on North 7th Street located in the Williamsburg neighborhood of Brooklyn, New York.

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

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not

present a threat to health or the environment and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimis RECs, were considered in the Phase I. EEE has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13. The following conditions were observed:

- No RECs were identified as a result of this assessment.
- No Controlled RECs were identified as a result of this assessment.
- No Historic RECs were identified as a result of this assessment.

A Vapor Encroachment Screening in accordance with ASTM International E2600-15 was performed by Equity. The EDR Vapor Encroachment database identified multiple VEC (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property related to two:

- historic automobile garages 88 feet cross gradient from the Subject Property and 446 feet upgradient from the Subject Property
- two historic drycleaners 135 feet cross gradient from the Subject Property and 319 feet cross gradient from the Subject Property
- five E designations (E-138) on properties ranging from 0-150 feet from the Subject Property for Underground Gasoline Storage Tanks Testing Protocol; and contaminated soil was found during an excavation 235 feet down gradient of the Subject Property.

Based on these findings, a vapor encroachment condition cannot be ruled out. No De Minimis Conditions were identified as a result of this assessment.

Data Gaps

The only data gap encountered during the site visit was access inside the residential apartments on the first floor, second floor, and third floor. Because the apartments were occupied at the time of the site reconnaissance, Equity was unable to access the inside the living areas of each floor due to concerns with the COVID-19 pandemic. Equity does not believe this data gap significantly impacts the findings of the site reconnaissance. Equity did not identify any other significant data gaps that would affect its ability to identify RECs associated with the Subject Property.

Review of available information and observations of the subject and surrounding properties indicates that no RECs, CRECs, Historical RECs, or De Minimis conditions were identified as a result of this assessment. However, VEC issues cannot be ruled out.

Conclusion

Based on the findings of the Phase I ESA, VECs were identified in relation to the Projected Development Sites. Therefore, the development of the Projected Development Sites under the Proposed Actions may have the potential for adverse impact related to hazardous materials and a Phase II ESA should be undertaken, collecting original samples of soil, ground water or building materials to analyze for quantitative values of various contaminants.

An E-designation is suggested for the Applicant-owned Projected Development Site 1 as well as the non-Applicant-owned Projected Development Site 2 and 3, because the Applicant building is occupied by an operating business and therefore, testing can't be completed until the demolition of the site. It should be noted that Block 2327, Lot 16 within Projected Development Site 1 and Projected Development Site 3 (Block 2327, Lot 5) are mapped with existing E-Designations for Hazardous Materials (E-138) as a result of the Greenpoint-Williamsburg Rezoning. Accordingly, the proposed E-Designation (E-764) in this EAS will supersede the existing E-Designation (E-138) mapped on Block 2327, Lot 16 within Projected Development Site 1 and Projected Development Site 3 (Block 2327, Lot 5).

The proposed E-Designation language related to Hazardous Materials is as follows:

E-Designation (E-764)[4]

> **Projected Development Site 1: Block 2327, Lots 13, 14, 15, and 16 & Projected Development Site 2: Block 2327, Lots 11 and 12 & Projected Development Site 3: Block 2327, Lot 5**
>
> An E-Designation should be placed on the site to assure that testing and mitigation will be performed, as necessary, before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation (OER).
>
> **Task 1-Sampling Protocol**
> The Applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what

[4] E-764 established in this EAS will supersede the existing E-138 on Block 2327 Lot 16 (portion of Projected Development Site 1) and Block 2327 Lot 5 (Projected Development Site 3).

remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

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

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

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

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

2.6 Transportation

Pursuant to *2021 CEQR Technical Manual* methodology, a transportation assessment may be necessary when a proposed action would alter the transportation network by closing, opening, or realigning an element of the transportation system such as a roadway, pedestrian way, or transit route, or if it would generate new trips on the transportation network. The objective of the transportation analyses is to determine whether a proposed project may have a potential significant impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists, and vehicles), on- and off-street parking, or goods movement.

Methodology

The *2021 CEQR Technical Manual* states that a preliminary trip generation assessment should be prepared to determine whether a quantified analysis of any technical areas of the transportation system is necessary. Except in unusual circumstances, a further quantified analysis would typically not be needed for a technical area if the proposed development would result in fewer than the following increments:

- 50 peak hour vehicle trips;
- 200 peak hour subway/rail or bus transit riders (or 50 bus trips in a single direction on a single route during a peak hour); or
- 200 peak hour pedestrian trips.

The *2021 CEQR Technical Manual* also states that if the threshold for traffic is surpassed, a parking assessment may also be warranted. This chapter assesses the potential for project-generated vehicle, transit, and pedestrian trips to affect the local transportation network, as well as an assessment of transportation safety in the study area.

Analysis

Future No-Action Condition

For purposes of a conservative assessment, with no known plans to develop any of the lots in the Rezoning Area outside of the Proposed Actions, it is reasonable to assume that the No-Action Scenario would be the same as the existing conditions on Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19.

Future With-Action Condition

For purposes of a conservative assessment, the With-Action Scenario differs from the Applicant's proposed development.

The With-Action Scenario assumed development on three Projected Development Sites, which are described in detail below.

Projected Development Site 1 (Block 2327, Lots 13, 14, 15, and 16; Applicant-Owned Lots)

Projected Development Site 1 would be assembled to form a 7,600-sf lot and would be developed with a new mixed residential and commercial development of a 39,343 GSF (27,360 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 28,729 GSF (24,040 ZSF; 3.16 FAR) of residential uses, 7,549 GSF (3,320 ZSF; 0.44 FAR) of commercial uses (UG VI local retail), and 3,065 GSF of accessory parking spaces. The new building would contain 34 dwelling units. Three residential accessory parking spaces would be provided.

The new building would reach the maximum building height of 85 feet after a 15-foot setback at a base height of 65 feet on the sixth floor. The commercial storage space and the residential common area would be located at the cellar level, while the commercial space, the residential lobby, and parking spaces would be located on the ground floor. Meanwhile, 34 residential units would occupy the second floor through the eighth floor.

Projected Development Site 2 (Block 2327, Lots 11 and 12; Non-Applicant-Owned Lots)

Projected Development Site 2 would be assembled to form a 3,900-sf lot and would be developed with a new mixed residential and commercial development. It is assumed Projected Development Site 2 would be developed with a 14,879 GSF (14,040 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 10,979 GSF (10,764 ZSF; 2.76 FAR) of residential uses and 3,900 GSF (3,276 ZSF; 0.84 FAR) of commercial uses (UG VI local retail). The new building would contain 13 dwelling units. No parking would be provided at Projected Development Site 2.

Projected Development Site 3 (Block 2327, Lot 5; Applicant-Owned Lot)

Projected Development Site 3 is located at 131 Berry Street. On an 8,500-sf lot, it is assumed that this lot would be developed with a new mixed residential and commercial development of a 40,929 GSF (30,600 ZSF; 3.60 FAR), 8-story plus cellar, 85-foot-tall building. There would be 23,929 GSF (23,460 ZSF; 2.76 FAR) of residential uses, 8,500 GSF (7,140 ZSF; 0.84 FAR) of commercial uses (UG VI local retail), and 8,500 GSF of accessory parking spaces. The new building would contain 28 dwelling units. Approximately 11 parking spaces would be provided in the cellar.

Preliminary Assessment

Based on the Rezoning Area's location, it is within Traffic Zone 2. According to Table 16-1 of the *2021 CEQR Technical Manual*, a residential development of fewer than 200 residential units, 15,000 square feet of local retail, or 25,000 square feet of community facility space, or a weighted average below 1.00 of any of the above, typically does not warrant further assessment of the potential for adverse effects on Transportation.

As shown below in **Table 2.6-1**, incremental development under the Proposed Actions, compared to No-Action conditions, would consist of 58 additional residential dwelling units, and an increase of 14,612 GSF of local retail space. Therefore, a Tier 1 trip generation was performed.

Table 2.6-1: Existing/No-Action, With-Action and Incremental Development

Site ID	Existing/No-Action Condition			With-Action Condition			Increment		
	Residential (gsf)	DU	Commercial (gsf)	Residential (gsf)	DU	Commercial (gsf)	Residential (gsf)	DU	Commercial (gsf)
Projected Development Site 1	8,650	12	935	28,729	34	7,549	20,079	22	6,614
Projected Development Site 2	4,436	5	0	10,979	13	3,900	6,543	8	3,900
Projected Development Site 3	0	0	4,402	23,929	28	8,500	23,929	28	4,098
Total	**13,086**	**17**	**5,337**	**63,637**	**75**	**19,949**	**50,551**	**58**	**14,612**

Tier 1 Trip Generation

For Tier 1 trip generation, data from the *2021 CEQR Technical Manual*, East New York FEIS, 2015-2019 American Community Survey Journey To Work table for Brooklyn Census Tracts 517, 519, 523, 551, 553, 555, and 557, and NYCDOT Local Retail data for Brooklyn were integrated for the traffic generation model. As **Table 2.6-2** shows, the assumption of the travel factors is determined based on the listed data sources. **Table 2.6-3** shows the person trips and vehicular trips and **Table 2.6-4** shows the pedestrian trips generated from the trip factors in **Table 2.6-2**.

Table 2.6-2: Travel Factors

	Residential		Local Retail	
Trip Generation	(1)		(1)	
Weekday	8.18		329	
Saturday	9.08		358	
	per DU		per 1,000 sf	
Temporal Distribution	(1)		(1)	
AM	9.30%		4.80%	
MD	5.60%		8.00%	
PM	8.50%		10.90%	
Sat MD	8.40%		11.70%	
Modal Splits	(3)		(1)	
Auto	8.60%		11.00%	
Taxi	1.58%		0.00%	
Bus	1.95%		2.00%	
Subway	71.52%		3.00%	
Walk/Other	16.35%		84.00%	
In/Out Splits	In (1)	Out (1)	In (1)	Out (1)
AM	22%	78%	52%	48%
MD	50%	50%	50%	50%
PM	62%	38%	50%	50%
Sat MD	55%	45%	50%	50%
Vehicle Occupancy	AM/PM (3)(2)	MD/Sat (3)(2)	(4)	
Auto	1.11	1.11	1.20	
Taxi	1.30	1.30	1.20	
Truck Trip Generation	(1)		(1)	
Weekday	0.06		0.35	
Saturday	0.02		0.04	
Temporal Distribution	(1)		(1)	
AM	12.00%		8.00%	
MD	9.00%		11.00%	
PM	2.00%		2.00%	
Saturday	9.00%		11.00%	
In/Out Splits	In (1)	Out (1)	In (1)	Out (1)
AM/MD/PM/Sat	50.00%	50.00%	50.00%	50.00%

1 = 2021 CEQR Technical Manual; 2 = East New York FEIS; 3 = ACS Journey To Work (2015-2019) Brooklyn Census Tracts 517, 519, 523, 551, 553, 555, and 557); 4 = NYCDOT Local Retail data for Brooklyn

Table 2.6-3: Estimated Person/Vehicular Trips

	Residential		Local Retail		Total		
Size	58 DU		14,612 gsf				
Peak Hour Trips							
AM	44		231		275		
MD	27		385		411		
PM	40		524		564		
Sat MD	44		612		656		
Person Trips							
AM	In	Out	In	Out	In	Out	In/Out Total
Auto	1	3	13	12	14	15	29
Taxi	0	1	0	0	0	1	1
Bus	0	1	2	2	3	3	5
Subway	7	25	4	3	11	28	38
Walk/Other	2	6	101	93	102	99	201
Total	10	34	120	111	130	145	275
MD	In	Out	In	Out	In	Out	In/Out Total
Auto	1	1	21	21	22	22	45
Taxi	0	0	0	0	0	0	0
Bus	0	0	4	4	4	4	8
Subway	10	10	6	6	15	15	31
Walk/Other	2	2	162	162	164	164	327
Total	13	13	192	192	206	206	411
PM	In	Out	In	Out	In	Out	In/Out Total
Auto	2	1	29	29	31	30	61
Taxi	0	0	0	0	0	0	1
Bus	0	0	5	5	6	6	11
Subway	18	11	8	8	26	19	45
Walk/Other	4	3	220	220	224	223	447
Total	25	15	262	262	287	277	564
Saturday	In	Out	In	Out	In	Out	In/Out Total
Auto	2	2	34	34	36	35	71
Taxi	0	0	0	0	0	0	1
Bus	0	0	6	6	7	7	13
Subway	17	14	9	9	27	23	50
Walk/Other	4	3	257	257	261	260	521
Total	24	20	306	306	330	326	656
Vehicle Trips							
AM	In	Out	In	Out	In	Out	In/Out Total
Auto	1	3	11	10	12	13	25
Taxi	0	0	0	0	0	0	1
Taxi Balanced	0	1	0	0	0	1	1
Truck	0	0	0	0	0	0	1
Total	1	4	11	10	12	14	26
MD	In	Out	In	Out	In	Out	In/Out Total
Auto	1	1	18	18	19	19	37
Taxi	0	0	0	0	0	0	0
Taxi Balanced	0	0	0	0	0	0	1
Truck	0	0	0	0	0	0	1
Total	2	2	18	18	19	19	39
PM	In	Out	In	Out	In	Out	In/Out Total
Auto	2	1	24	24	26	25	51
Taxi	0	0	0	0	0	0	0
Taxi Balanced	1	0	0	0	1	0	1
Truck	0	0	0	0	0	0	0
Total	3	2	24	24	27	26	52
Saturday	In	Out	In	Out	In	Out	In/Out Total
Auto	2	2	28	28	30	30	60
Taxi	0	0	0	0	0	0	1
Taxi Balanced	1	0	0	0	1	0	1
Truck	0	0	0	0	0	0	0
Total	3	2	28	28	31	30	61

Table 2.6-4: Estimated Pedestrian Trips

	Residential		Local Retail		Total		
Pedestrian Trips							
AM	In	Out	In	Out	Total In	Total Out	Total In/Out
Bus	0	1	2	2	3	3	5
Subway	7	25	4	3	11	28	38
Walk/Other	2	6	101	93	102	99	201
Total	9	31	107	99	116	129	245
MD	In	Out	In	Out	Total In	Total Out	Total In/Out
Bus	0	0	4	4	4	4	8
Subway	10	10	6	6	15	15	31
Walk/Other	2	2	162	162	164	164	327
Total	12	12	171	171	183	183	366
PM	In	Out	In	Out	Total In	Total Out	Total In/Out
Bus	0	0	5	5	6	6	11
Subway	18	11	8	8	26	19	45
Walk/Other	4	3	220	220	224	223	447
Total	22	14	233	233	256	247	503
Saturday	In	Out	In	Out	Total In	Total Out	Total In/Out
Bus	0	0	6	6	7	7	13
Subway	17	14	9	9	27	23	50
Walk/Other	4	3	257	257	261	260	521
Total	22	18	272	272	294	290	584

The increments induced by the Proposed Actions were calculated through the traffic generation model. As **Table 2.6-5** shows, the number of trips increased wouldn't exceed the thresholds for subway or MTA bus during any peak hours. However, the number of pedestrian trips, including not only "walk" trips, but also trips of other modes that usually have a pedestrian component, is expected to be 245, 366, 503, and 584 during AM, Midday, PM, and Saturday peak hours respectively. Accordingly, the Weekday AM, Midday, PM, and Saturday Midday peak hours exceed the 200-pedestrian trip-end threshold. As for vehicular trips, the PM and Saturday Midday peak hours exceed the incremental threshold of 50 vehicular trips. Therefore, a Tier 2 trip assignment is warranted for the pedestrian and vehicular peak hour exceedances identified in **Table 2.6-5** below.

Table 2.6-5: Traffic Increments of Proposed Development Compared with CEQR Thresholds

Peak Hour	AM Peak Hour	Midday Peak Hour	PM Peak Hour	Saturday Peak Hour
Total Walk Only Trip-Ends	201	327	447	521
Total Subway Trip-Ends	38	31	45	50
Subway Threshold	**200**	**200**	**200**	**200**
Total MTA Bus Trip Ends	5	8	11	13
MTA Bus Threshold	**200**	**200**	**200**	**200**
Total Pedestrian Trip-Ends	245	366	503	584
Pedestrian Threshold	**200**	**200**	**200**	**200**
Vehicular Trip-Ends	26	39	52	61
Vehicular Threshold	**50**	**50**	**50**	**50**

Tier 2 Trip Assignment

Pursuant to Section 320 of the *2021 CEQR Technical Manual*, when a proposed project exceeds 200 peak hour pedestrian trips as determined by the Level 1 Trip Generation Screening Assessment, a Level 2 Project Generated Trip Assignment should be prepared to determine whether a detailed assessment of any technical areas is warranted. Accordingly, based on the Level 1 Trip Generation Screening Assessment, project-generated pedestrian and vehicular trips-ends were assigned to the traffic network for all peak hours in which exceedances to the above thresholds are projected.

Level 2: Project-Generated Trip Assignment Assumptions

The Level 2 Trip Assignment assumptions were based on the 2015-2019 5-year American Community Survey Journey to Work (JTW) data for residential use and combined JTW and RJTW for commercial use. **Figure 2.6-1** shows Walk-Only Distributions and **Figure 2.6-2** shows a map of transit routes and stops within a 1/4-mile of the Rezoning Area. **Figure 2.6-3** through **Figure 2.6-6** show the pedestrian trip assignment maps for the AM, Midday, PM and Saturday Midday peak hours, respectively. **Figure 2.6-7** and **Figure 2.6-8** show the vehicular trip assignment maps for the PM and Saturday Midday peak hours, respectively.

Based on the *Level 2 Project Generated Trip Assignment,* this section identifies where exceedances to the applicable *Level 2 CEQR thresholds* occur and concludes where further assessment or mitigation is warranted, if any.

Figure 2.6-1: Walk-Only Trip Distributions

Walk-Only Distribution Within Walking Distance			
Census Tracts	Population	Percentage	Direction
517	2,529	8.44%	NE
519	5,217	17.40%	SE/E/NE
523	5,204	17.36%	SE
551	5,269	17.57%	SW/S
553	2,953	9.85%	S/SE
555	6,877	22.94%	SW
557	1,933	6.45%	NW
	29,982	**100.00%**	

Walk-Only Distributions - Simple	
North	10.34%
South	43.61%
East	26.96%
West	19.09%
Total	**100.00%**

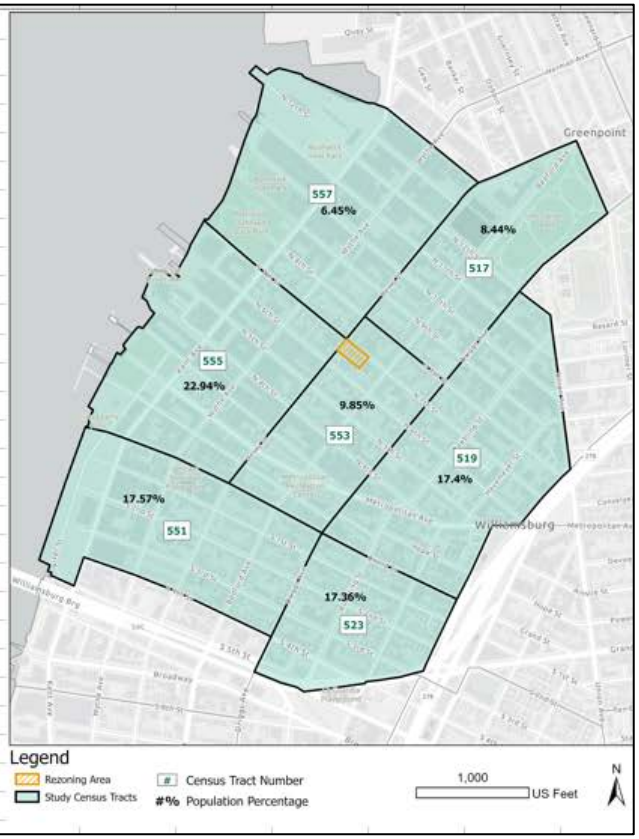


Figure 2.6-2: Transit Map with ¼ Mile of Rezoning Area

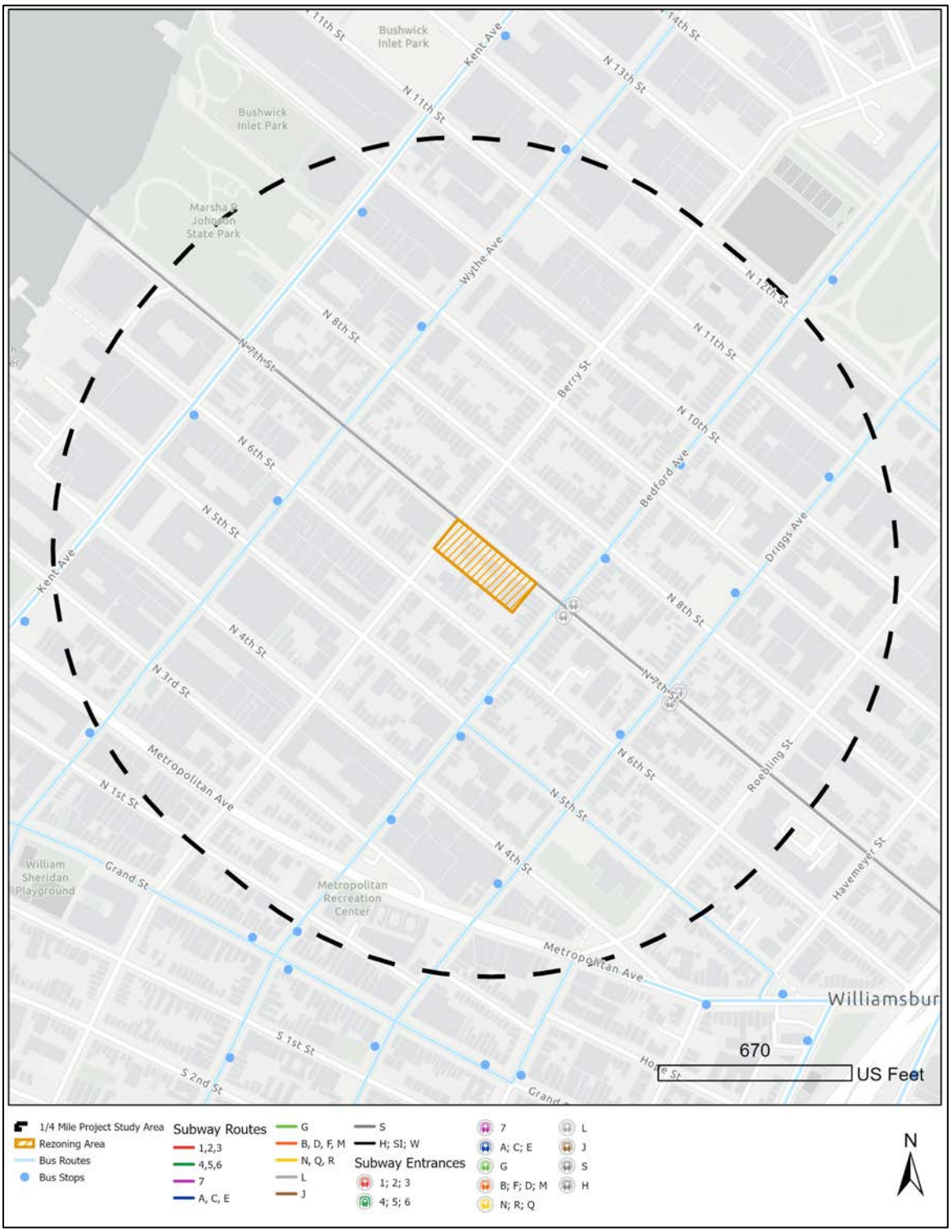


Figure 2.6-3: Weekday AM Total Pedestrian Trip-Ends

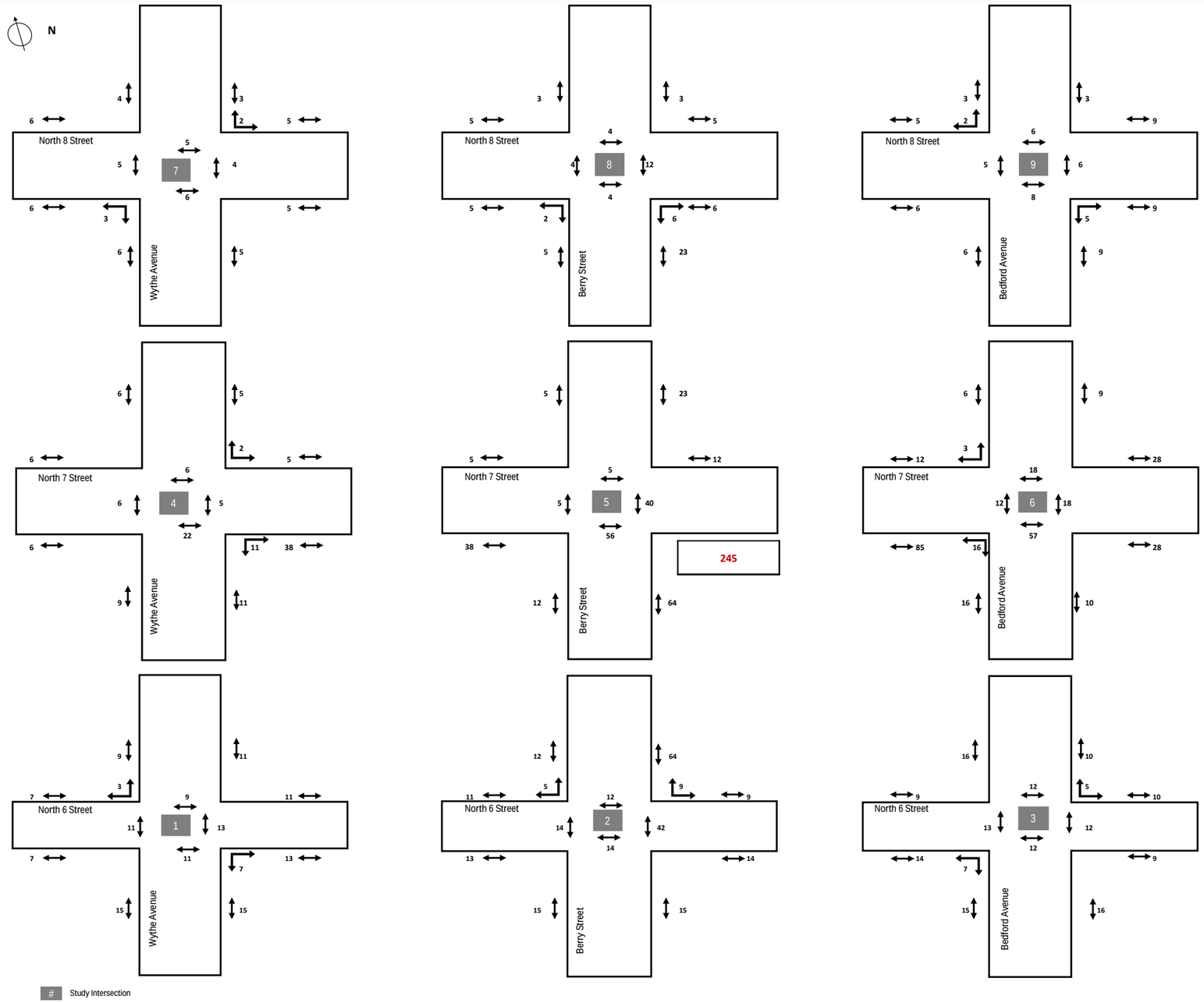


Figure 2.6-4: Weekday MD Total Pedestrian Trip-Ends

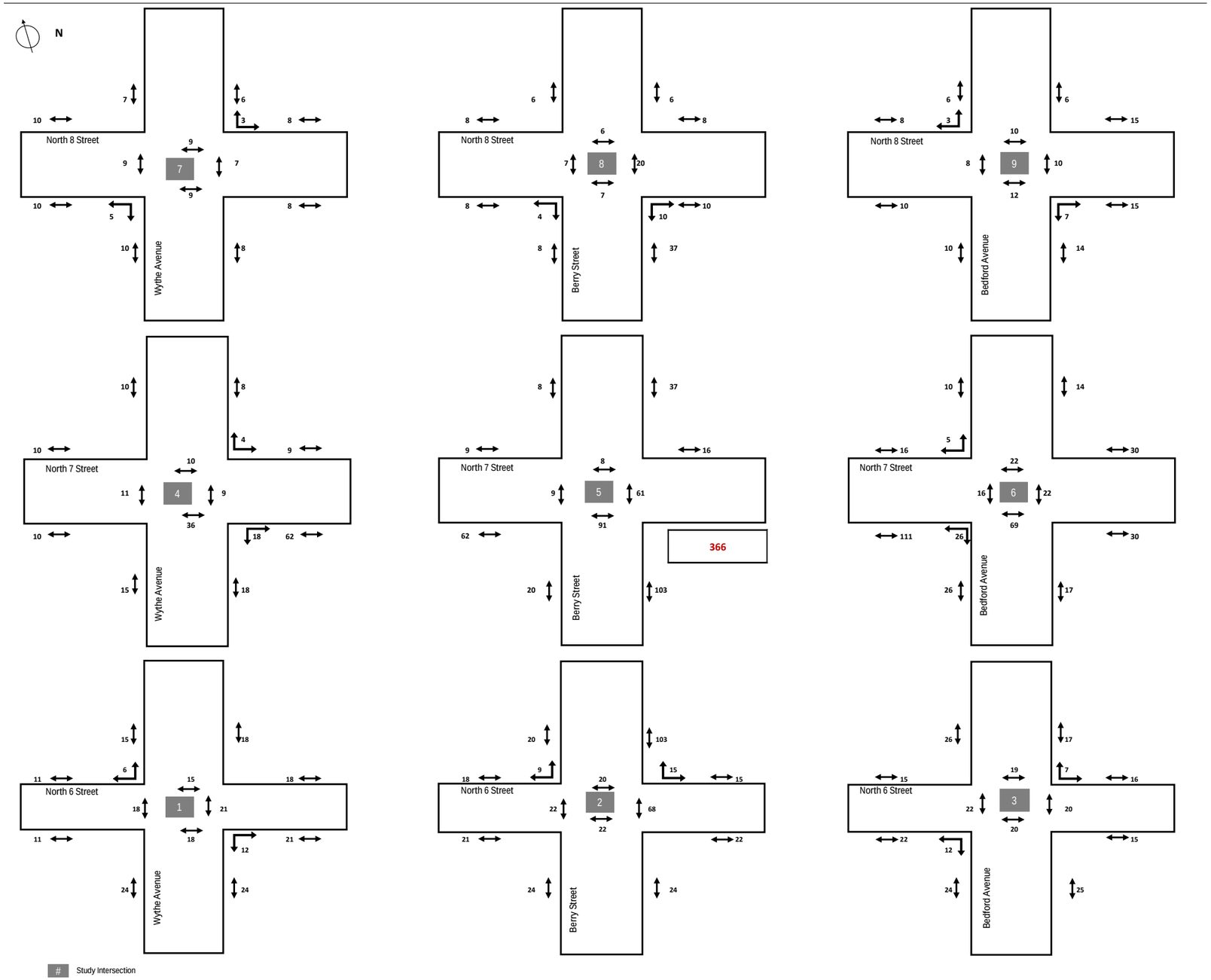


Figure 2.6-5: Weekday PM Total Pedestrian Trip-Ends

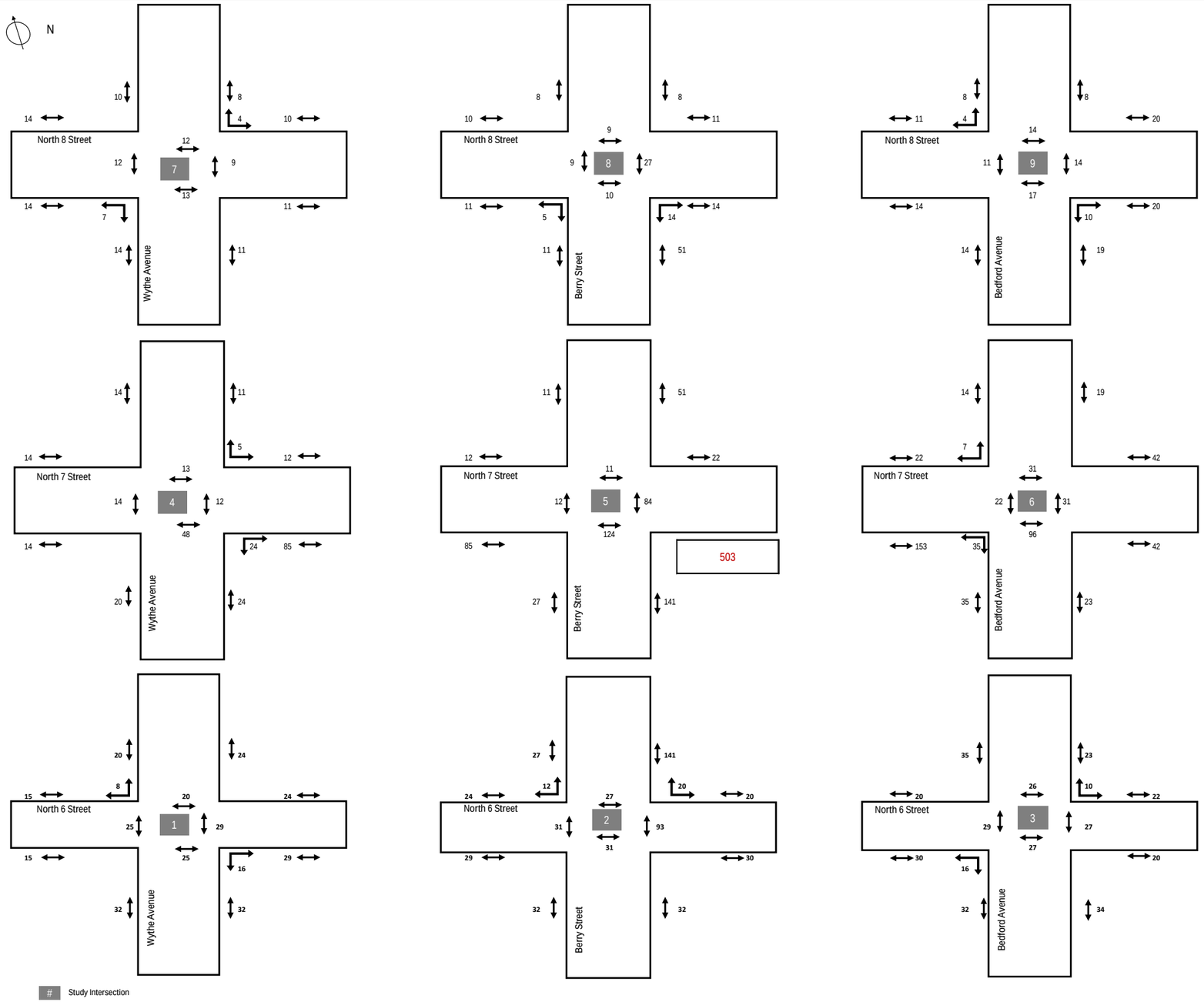


Figure 2.6-6: Saturday MD Total Pedestrian Trip-Ends

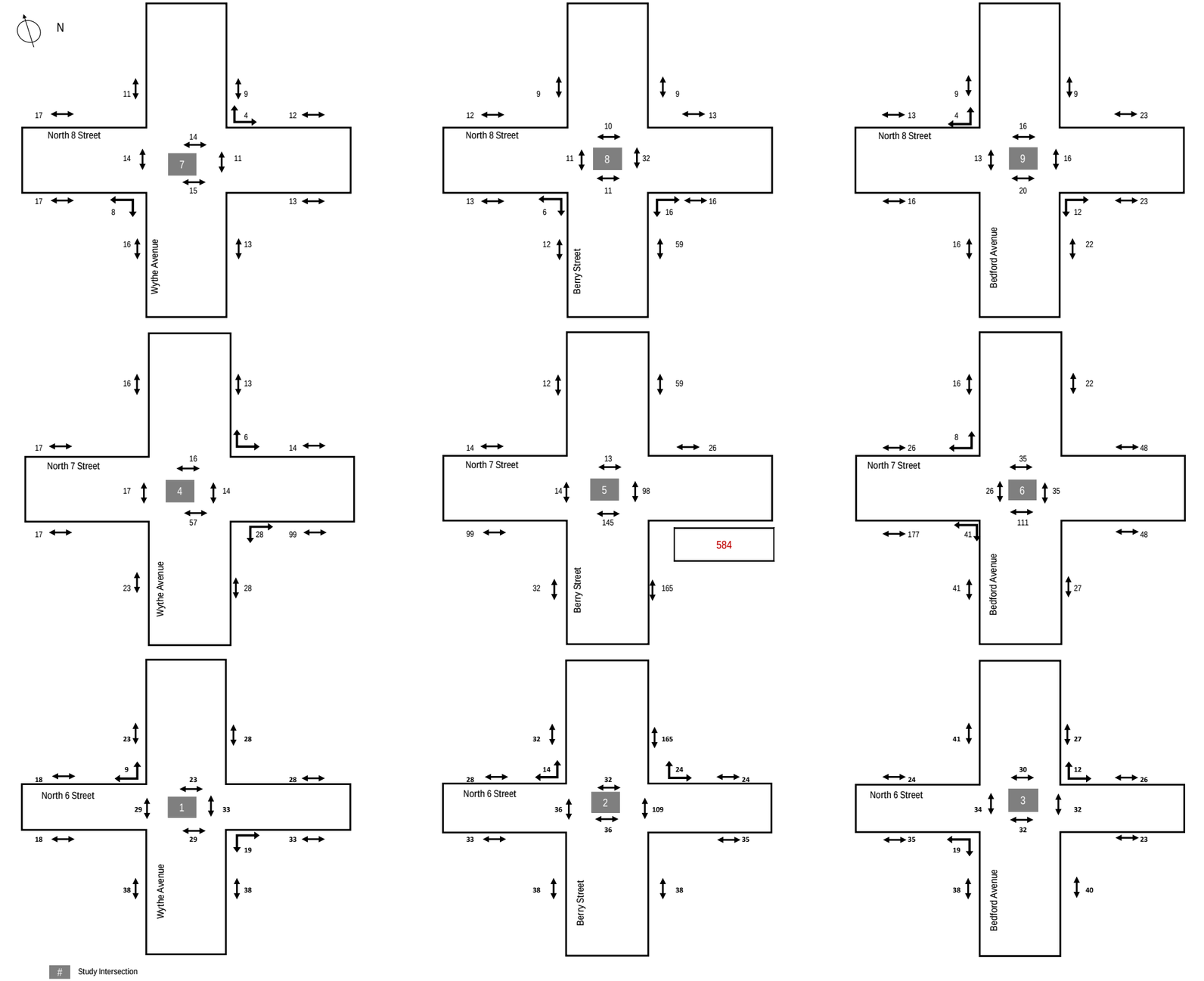
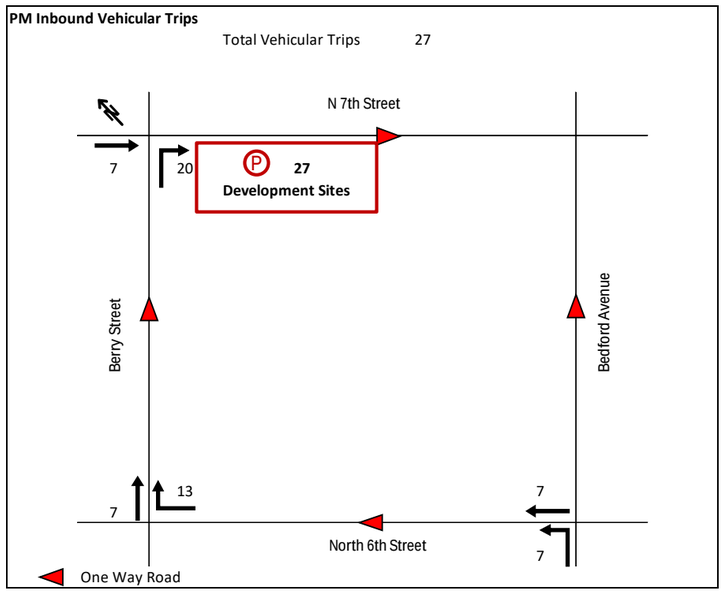
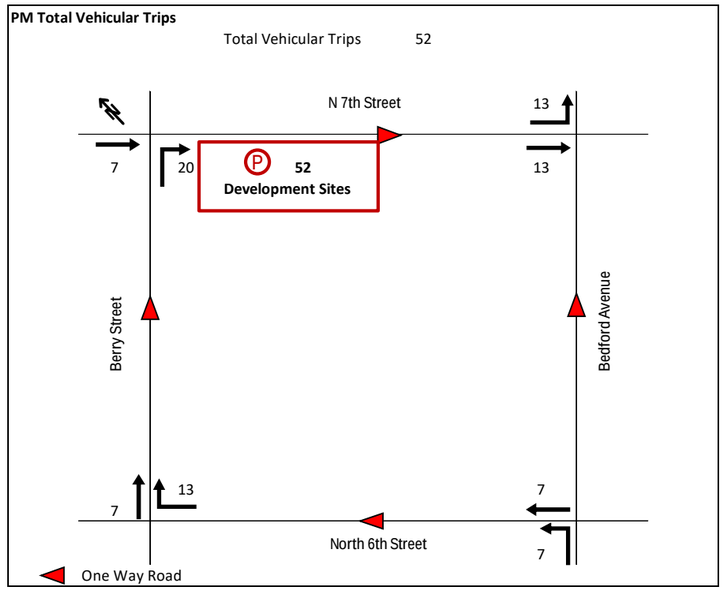


Figure 2.6-7: Weekday PM Total Vehicular Trip-Ends





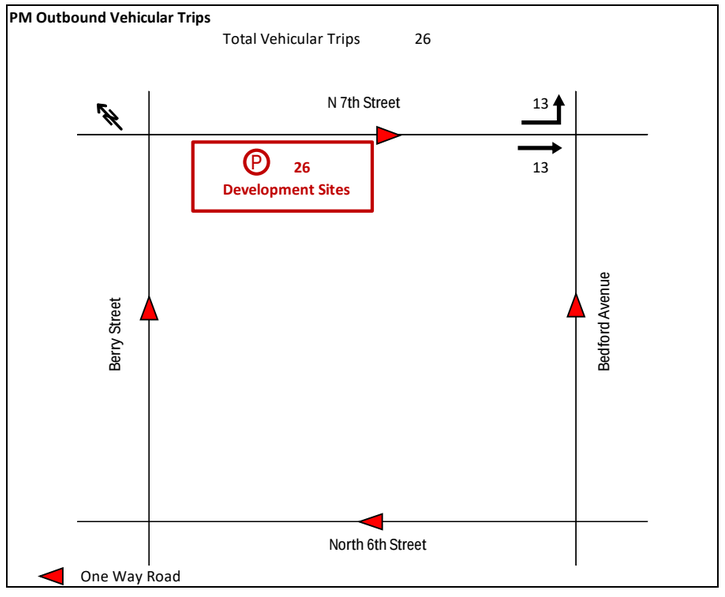
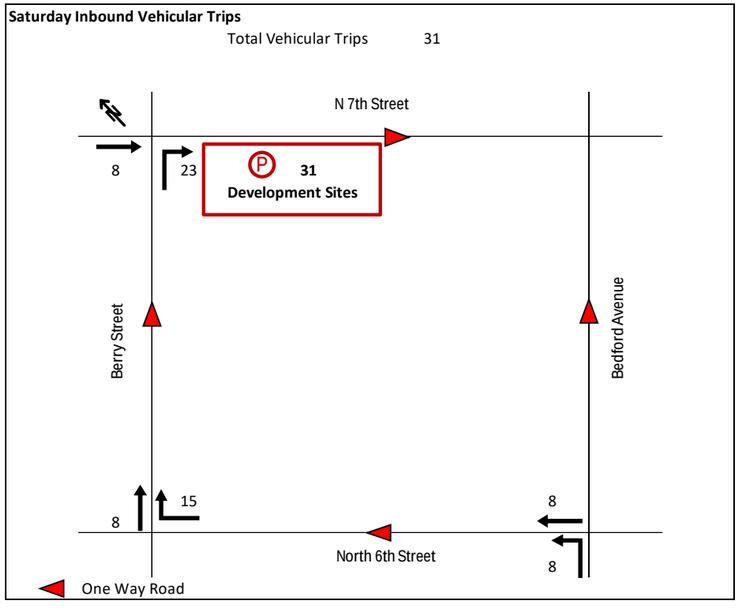
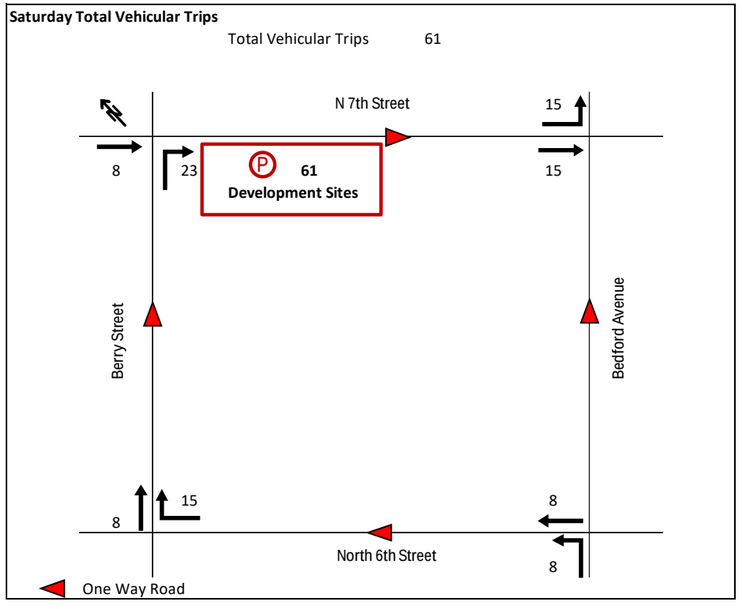
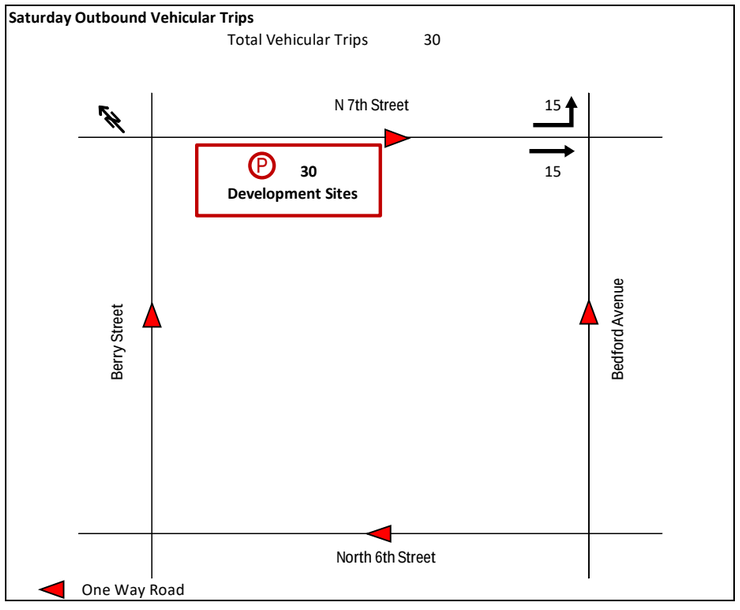




Figure 2.6-8: Saturday MD Total Vehicular Trip-Ends









Conclusion

Level 2: Pedestrian Trip Assignment Findings

The 2021 CEQR Technical Manual indicates that a detailed pedestrian analysis be performed for projects that are likely to generate 200 or more incremental pedestrian trips during any peak hour on any singular pedestrian element (i.e., a crosswalk, street corner, or sidewalk).

Based on the Pedestrian Trip Assignments shown above, all pedestrian elements are expected to have less than 200 incremental trips. Therefore, no Pedestrian Level of Service Analysis is warranted for any pedestrian elements and the Proposed Project would not have a significant impact on transportation.

Level 2: Vehicular Trip Assignment Findings

The 2021 CEQR Technical Manual indicates that a detailed vehicular analysis be performed for projects that are likely to generate 50 or more incremental vehicular trips during any peak hour on any singular intersection.

Based on the Vehicular Trip Assignments shown above, all study intersections are expected to have less than 50 incremental vehicular trips. Therefore, no Vehicular Level of Service Analysis is warranted for any study intersection and the Proposed Project would not have a significant impact on transportation.

2.7 Air Quality

Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. The impact of air pollutants emitted by motor vehicles (mobile source) and by fixed facilities (stationary source) are analyzed to assess potential health hazards due to ambient air quality, where the effects of both the proposed project on ambient air quality and the ambient air quality effect on the proposed project are considered. The analysis framework, as mandated by the State Environmental Review Act, follows the *New York City Environmental Quality Review 2021 CEQR Technical Manual.* The potential air quality impacts of the resulting emissions are estimated following the procedures and methodologies prescribed in the *2021 CEQR Technical Manual*:

- *The potential for changes in vehicular travel associated with Proposed Project activities to result in significant mobile source (vehicular related) air quality impacts.*
- *The potential for an atypical (e.g., not at-grade) source of vehicular pollutants to significantly impact the Proposed Project.*
- *The potential for emissions from the heating, ventilation, and air conditioning (HVAC) systems of the Proposed Project to significantly impact nearby planned and/or existing land uses.*
- *The potential for air toxic emissions released from existing industrial facilities to significantly impact the Proposed Project.*
- *The potential for significant air quality impacts from the emissions of facilities that require Prevention of Significant Deterioration permits (Title V), and facilities which require a state facility permit to significantly impact the Proposed Project.*
- *The potential for facilities' malodorous emissions to unreasonably interfere with the proposed project's occupant's comfortable enjoyment of life or their property.*

Air Pollutants and Applicable Standards/Guidelines

National Air Quality Standards

The U.S. Environmental Protection Agency (EPA) has identified six pollutants, known as criteria pollutants which are being of concern nationwide, and established threshold concentration based upon adverse effect on human health. The six pollutants and their characteristics are:

Carbon Monoxide (CO) is mainly produced by motor vehicles from the incomplete combustion of gasoline. The impact of CO on the ambient air is analyzed next to roadways, intersections, parking lots, and parking garages vents as these locations are the most affected.

Nitrogen Dioxide (NO_2) is a main concern related to the burning of natural gas. Emitted NOx from the burning of fossil fuel gradually convert to NO_2 in a chemical reaction that is affected by ozone concentration and the presence of sunlight. In a micro-scale analysis, buildings HVAC systems are analyzed for NO_2 impact.

Ozone (O_3) is formed by chemical reaction between hydrocarbons and nitrogen oxides and its impact is analyzed on a regional scale by monitoring stations.

Lead (Pb) in the ambient air is monitored on a regional level. In a project scale analysis, impact due to Lead concentration levels are analyzed if a new source, such as lead smelters, is introduced into the environment or if a project is located next to a lead emitter.

Particulate Matter emissions are associated with both stationary sources and mobile sources. Two sizes of particulate matters are analyzed: Inhalable Particles (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$), where the subscript number refers to the diameter of the particulate matter in micrometers.

Sulfur Dioxide (SO_2) emission is principally associated with stationary sources that use oil or coal as the fossil fuel for the equipment. These fuels contain sulfur that bond to oxygen atoms in the burning process.

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA, and New York State has adopted the NAAQS as the State ambient air quality standards. The NO_2, SO_2, and $PM_{2.5}$ standards — the criteria pollutants of main concern for HVAC systems fueled by Fuel Oil #2 — together with their health-related averaging periods are presented in **Table 2.7-1**.

NO_2 NAAQS

Nitrogen oxide (NO_x) emissions from gas combustion consist predominantly of nitric oxide (NO) at the source. The NO_x in these emissions are then gradually converted to NO_2, which is the pollutant of concern, in the atmosphere (in the presence of ozone and sunlight as these emissions travel downwind of a source).

The 1-hour NO_2 NAAQS standard of 0.100 ppm (188 µg/m^3) is the 3-year average of the 98th percentile of daily maximum 1-hour average concentrations in a year. For determining compliance with this standard, the EPA has developed a modeling approach for estimating 1-hour NO_2 concentrations that is comprised of three tiers: Tier 1, the most conservative approach, assumes a full (100%) conversion of NO_x to NO_2; Tier 2 applies a conservative ambient NOx/NO_2 ratio of 80% to the NO_x estimated concentrations; and Tier 3, which is the most precise approach, employs AERMOD's PVMRM module. The PVMRM accounts for the chemical transformation of NO emitted from the stack to NO_2 within the source plume using hourly ozone background concentrations. When Tier 3 is utilized, AERMOD generates 8th highest daily maximum 1-hour NO_2 concentrations or total 1-hour NO_2 concentrations if hourly NO_2 background concentrations are added within the model.

Per the *2021 CEQR Technical Manual*, a Tier 1 approach is initially applied, followed by a Tier 2 application of NO_x/NO_2 ratio of 80% to the NO_x modeled concentration to determine whether a violation of the NAAQS is likely to occur. A less conservative Tier 3 approach is then applied if exceedances of the 1-hour NO_2 NAAQS were estimated.

The annual NO_2 standard is 0.053 ppm (100 µg/m^3). In order to conservatively estimate annual NO_2 impacts, a NO_2 to NO_x ratio of 100% was utilized to remain consistent with the tier 1 approach of the short-term NO_x emissions.

New York State Standards

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the New York State Department of Environmental Conservation (NYSDEC) has established guidelines for the maximum allowable concentration of "noncriteria pollutants," which are potentially toxic or carcinogenic pollutants. The maximum allowable guidelines set a maximum 1-hour and annual averaging time concentrations and are published in the DAR-1 AGC/SGC Table, where AGC/SGC refers to Annual and Short-term Guideline Concentrations. The most recent DAR-1 guidelines were created on February 12, 2021.

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

NYC CEQR de minimis criteria

In addition to the NAAQS, the *2021 CEQR Technical Manual* requires that projects subject to CEQR apply a $PM_{2.5}$ and CO 8-hour averaging time significant impact criteria (based on concentration increments). These criteria are named *de minimis* and they are more stringent than the NAAQS, and the state standards as the *de minimis* concentrations set a maximum increase of pollutant concentration that is below the national standard. If the estimated impacts of a proposed project are less than the *de minimis* criteria, the impacts are not considered to be significant. As outlined in the *CEQR TM,* $PM_{2.5}$ significant impacts are 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 0.3 µg/m^3 at any receptor location for stationary sources.*

Background Concentrations

The determination of significant impact criteria is evaluated by adding the background concentrations at the nearest NYSDEC monitoring station to the concentrations of criteria pollutants in the ambient air of the existing and planned land uses.

Background concentrations of NO_2, SO_2, and $PM_{2.5}$ —the criteria pollutants of main concern for HVAC systems fueled by Fuel Oil #2—were obtained from the NYSDEC's annual report for 2018 at the nearest monitoring stations (JHS 126 and Queens College). **Table 2.7-1** shows the background concentrations and the NAAQS.

Table 2.7-1: Background Concentrations at the Nearest Monitoring Stations

Pollutant	Averaging Period	National and State Standards	Background Concentration	Monitoring Station
NO_2	98th Percentile of Daily Maximum 1-hour averaged over last 3 years	188 µg/m^3	55.1 ppb (103.59 µg/m^3)	Queens College
	Annual Arithmetic Mean	100 µg/m^3	14.18 ppb (26.66µg/m^3)	
$PM_{2.5}$	24-Hour average of 98th percentile for last 3 years	35 µg/m^3	17.80 µg/m^3	JHS 126
	Average of last 3 years annual means	12 µg/m^3	7.60 µg/m^3	
SO_2	1-hour average of the 99th percentile for last 3 years	75 ppb (196.5 µg/m^3)	5.17 ppb (13.55 µg/m^3)	Queens College
	Annual Arithmetic Mean	N/A	0.36 ppb (0.94 µg/m^3)	

The *de minimis* criteria for $PM_{2.5}$ was evaluated as described in the NYC Interim Guidelines. The concentrations increments are presented below:

- 24-hour $PM_{2.5}$ 8.6 µg/m^3
- Annual $PM_{2.5}$ 0.3 µg/m^3

Analysis

Mobile Sources

Projects may result in significant mobile source impacts when they create mobile sources of pollutants, change traffic patterns, or add new uses near mobile sources of pollutants. Per CEQR guidelines, a detailed analysis is conducted to predict whether the Proposed Actions could potentially have a significant adverse air quality impact if certain threshold criteria are met or exceeded, while proposed projects that do not meet or exceed the threshold criteria (screen out) are not expected to have a mobile source impact. Projects that require a detailed analysis model the ambient air CO and PM_{10}/$PM_{2.5}$ concentrations—the mobile source pollutants of concern—and compare the modeled concentrations with the applicable air quality standard.

Mobile Source Screen

Project-Generated Traffic

Per the *2021 CEQR Technical Manual*, localized increases in CO and $PM_{2.5}$ levels may result from increased vehicular traffic volumes and changed traffic patterns in the study area as a consequence of the Proposed Development. As such, screening analyses for CO and $PM_{2.5}$ were

carried out to determine whether the project-generated traffic has the potential to cause a significant impact.

According to the *2021 CEQR Technical Manual*, mobile source impact analysis for air quality does not rely on the pedestrian trips but on the incremental vehicle trip-ends generated by the project.

As per the vehicular assignment provided in the Transportation chapter, the worst case of maximum incremental trip-ends generated by the Proposed Actions is 31 at the intersection of Berry Street and North 7th Street during SAT MD peak hour. Under the guidance with DCP in consultation with DEP, the Proposed Actions are not expected to create any potential significant adverse air quality impact from mobile source. As such, detailed mobile source impact analysis is not warranted.

Parking Garage

Based on CEQR recommendations, the maximum capacities of parking garages are evaluated with a threshold criterion to predict whether the potential impacts associated with mobile source emissions are significant. The number of parking spaces does not exceed the parking spaces threshold criterion. Therefore, no detailed air quality analysis is required, and no significant mobile source air quality impacts are expected as a result of the parking facilities.

Existing Mobile Sources of Pollutant

According to *2021 CEQR Technical Manual*, projects that would result in new sensitive uses within 200 feet of an atypical roadway or near an existing parking facility may result in significant mobile source air quality impacts. These impacts are estimated at sensitive receptors located at air intakes, operable windows, and terraces of the receptor building. There is no atypical roadway within 200 feet of the Rezoning Area, and there are no large parking facilities located within the vicinity of the Rezoning Area. Therefore, no analysis is required, and no mobile source significant adverse air quality impacts are expected to the proposed developments from vehicular emission generated at an existing nearby mobile source of pollutant.

Stationary Sources

According to CEQR, an action can result in stationary source air quality impacts when it creates new stationary sources of pollutants such as emission stacks for industrial plants, hospitals, or other large institutional uses, or even building boilers- that can affect surrounding uses, or when they introduce sensitive uses near existing (or planned future) emissions stacks, and the new uses might be affected by the emissions from the stack.

Project HVAC Systems Analysis

The HVAC analysis considers the potential for emissions from the HVAC systems for the proposed developments to significantly impact existing land uses (*project-on-existing*) within 400 feet, and**,**

if multiple buildings are proposed, the potential of each or all the proposed developments to significantly impact each other (*project-on-project*).

As outlined in the *2021 CEQR Technical Manual*, the analysis of buildings' HVAC systems follows stationary sources methodology; a preliminary screening analysis is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system boiler emissions can be significant. This CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

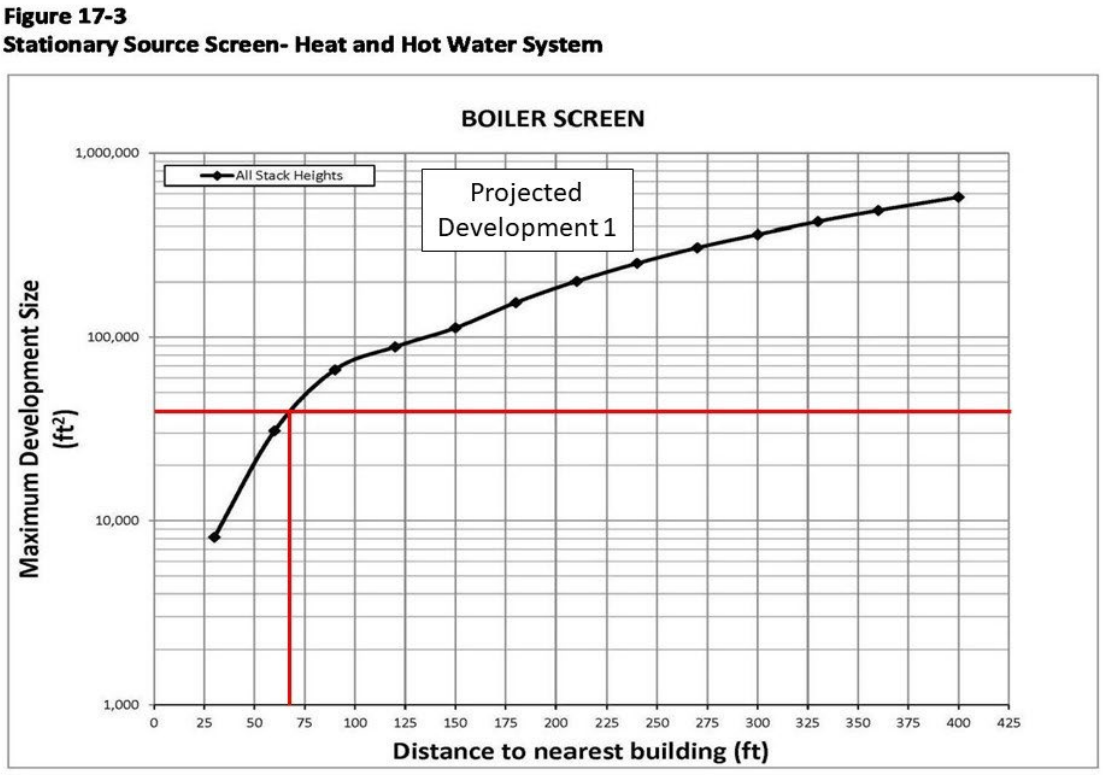
New stationary sources of emissions (HVAC Systems) would be introduced as a result of the Proposed Actions. The proposed development would consist of three 6-story mixed-use buildings with an unspecified fuel source for the heat and hot water systems. Fuel oil #2 was specified for the screening analysis because it is the most conservative fuel source allowed in new construction. The cellars of each would consist of parking for the facility, while the ground floor is used for primarily commercial space with some residential. The remaining floors will be all residential space.

A screening (*project-on-existing* and *project-on-project)* analysis was performed for a residential use HVAC fueled by fuel oil #2 to determine if the proposed HVAC system has the potential for adverse stationary source impacts on adjacent receptors. Residential use was specified for screening because it is a more conservative estimate than the non-residential use screening. Impacts from boiler emissions at a development site are a function of fuel oil type, stack height, the minimum distance from the source to the nearest building, and the square footage of the development. Projected Development 1 is proposed to be a 39,343 GSF development that would be heated by a fuel oil #2 HVAC system, venting on the roof at a height of approximately 88 feet. Projected Development 2 is proposed to be a 14,879 GSF development that would be heated by a fuel oil #2 HVAC system, venting on the roof at a height of approximately 88 feet. Projected Development 3 is proposed to be a 39,343 GSF development that would be heated by a fuel oil #2 HVAC system, venting on the roof at a height of approximately 88 feet. For project-on-project screening analysis, the Project Development Sites' development sizes were plotted on the nomographs for residential developments utilizing fuel oil #2 depicted in Figure 17-5 of the *2021 CEQR Technical Manual Appendix* (**Figures 2.7-1** through **2.7-3**). This nomograph indicates the minimum distance between the projected development and buildings of a similar or greater height to avoid a potential air quality impact. Per the *2021 CEQR Technical Manual*, the CEQR nomographs for a 30-foot stack height was applied as the 30-foot curve height is closest to, but not higher than, the proposed stack height of the proposed building. Based on the close proximity of the three Projected Development Sites, all three require a detailed analysis of their impacts on one another.

For project-on-existing screening analysis, all three Projected Development Sites were treated as a single emission source with 89,100 GSF[6], heated by a fuel oil #2 HVAC system, venting on the roof at approximately 88 feet. The combined development size was plotted on the nomographs for residential developments utilizing fuel oil #2 depicted in Figure 17-5 of the *2021 CEQR Technical Manual Appendix* (**Figure 2.7-4**).

The screening analysis **Figure 2.7-4** nomograph shows that a detailed analysis is required if a building of similar or greater height is 100 feet or closer to the Proposed Development. A review of existing land uses within 400 feet of the Development Site shows that the nearest building of similar or greater height is a 185-foot mixed-use commercial and apartment building, located at 144 North 8th Street (Block 2319, Lot 7501). The building on the property is approximately 60 feet from the Projected Development Sites. Therefore, a detailed analysis of the combined emissions impact on 144 North 8th Street would be required.

Figure 2.7-1: Projected Development 1 – HVAC Screen Nomograph



[6] The combined area of the Projected Development Sites to be heated and cooled is 83,586 GSF, but was conservatively analyzed at 89,100.

Figure 2.7-2: Projected Development 2 – HVAC Screen Nomograph

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

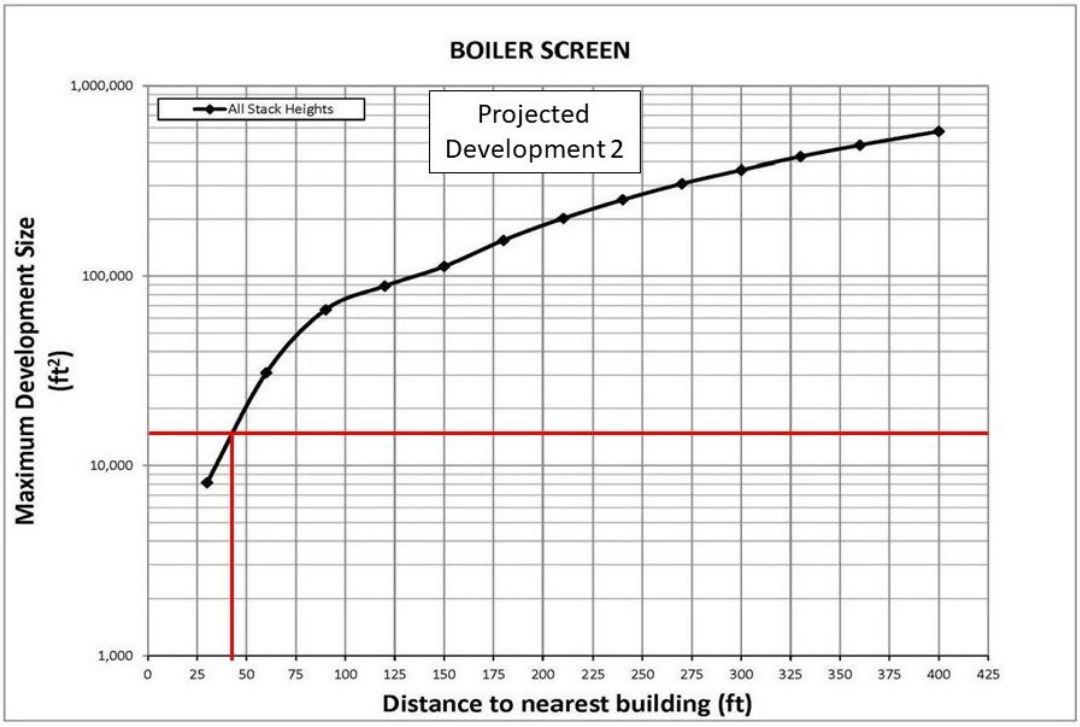


Figure 2.7-3: Projected Development 3 – HVAC Screen Nomograph

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

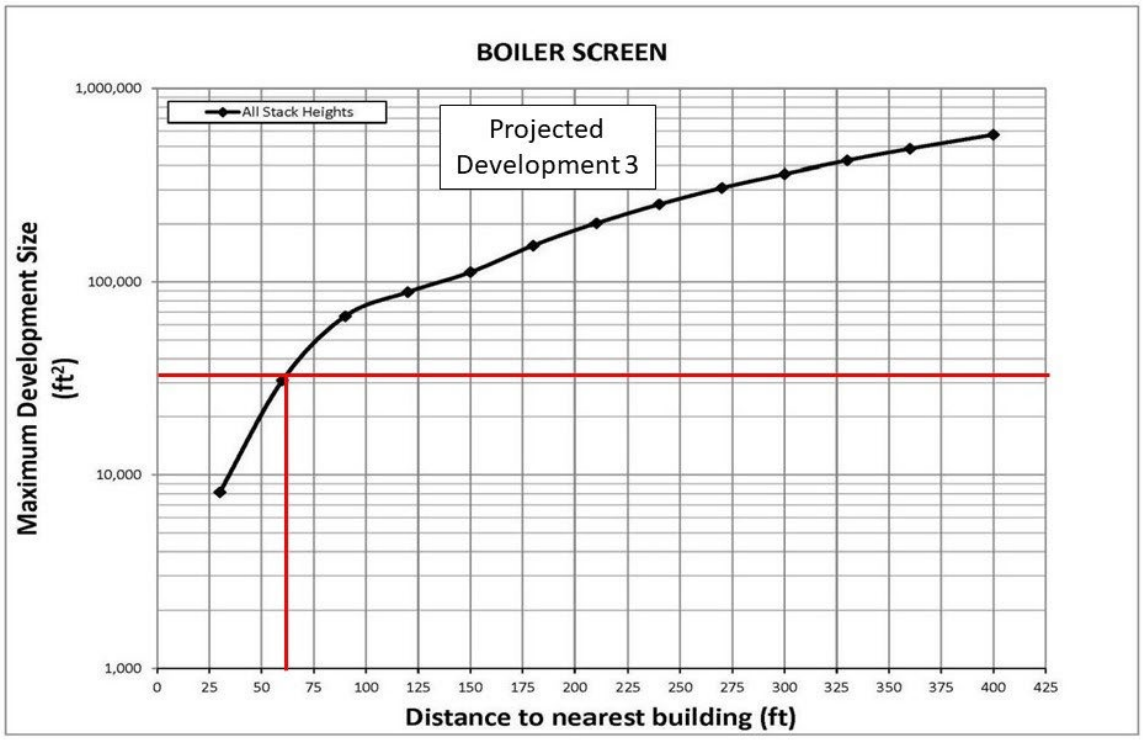
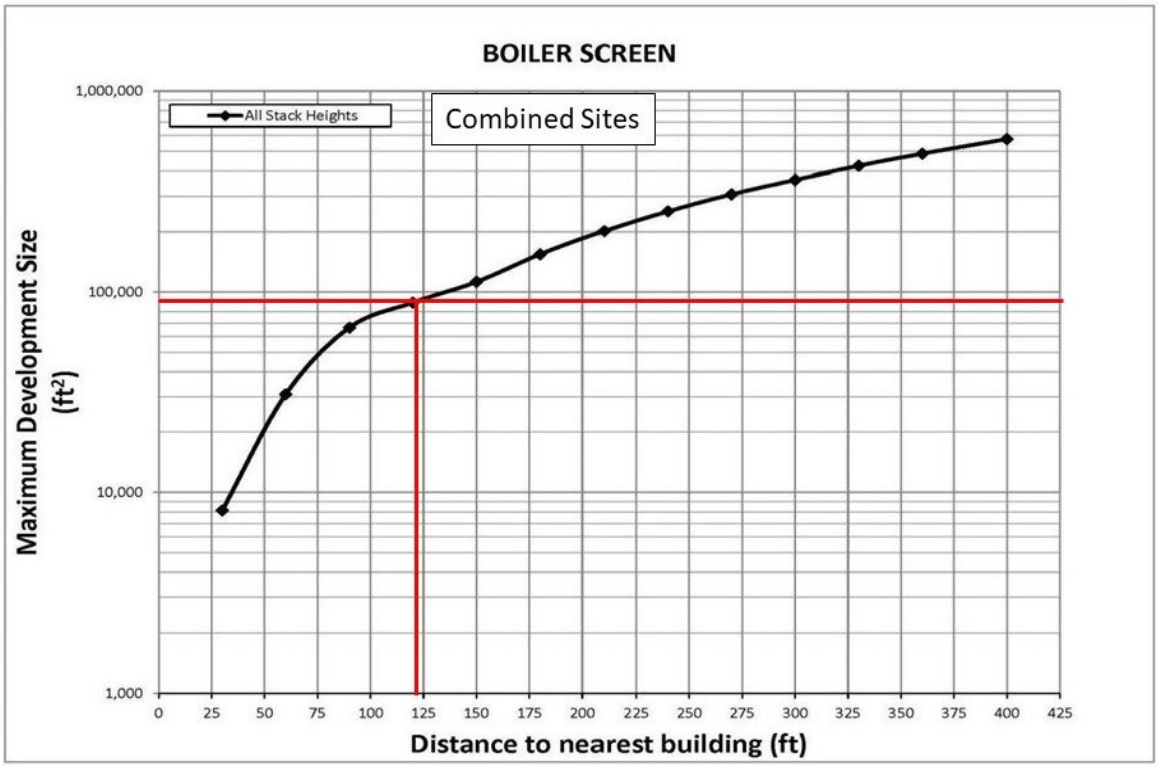


Figure 2.7-4: Combined Projected Developments – HVAC Screen Nomograph

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



Detailed Analysis

Four dispersion modeling analyses were conducted to estimate the impacts from the buildings' emissions. Scenario 1 was run for the project-on-existing impacts; Scenario 2 was run for Projected Developments 2 and 3's impact on Projected Development 1; Scenario 3 was run for Projected Developments 1 and 3's impact on Projected Development 2; and Scenario 4 was run for Projected Developments 1 and 2's impact on Projected Development 3. These analyses were conducted using the latest version of EPA's AERMOD dispersion model run through Breeze Software's GUI. In accordance with CEQR guidance, these analyses were conducted assuming stack tip downwash, urban dispersion surface roughness length of 1.0-meter, elimination of calms, and with and without downwash effect on plume dispersion. The higher concentration between with and without downwash effect is presented in this analysis. Flat terrain was specified for all models.

Greater emissions would result from HVAC systems fueled by oil #2 than from natural gas-fueled boilers. Therefore, the boilers were assumed to be fueled by oil #2 for analysis purposes. Per the *2021 CEQR Technical Manual*, the pollutants of concern for oil #2 fueled boilers are SO_2 and $PM_{2.5}$. However, NO_2 was also analyzed as a conservative measure. The boilers' energy intensities were calculated from the annual fuel usage, the developments' gross floor areas, and the assumption that the developments' fuel usage would resemble that of residential buildings for the GSF of planned residential space, and non-residential fuel usage for the remaining GSF. Pertinent values were obtained from the *2021 CEQR Technical Manual Appendix* for residential buildings and the assumption that all fuel would be consumed during the 100-day (or 2,400-hour) heating season. Per the guidance from the Department of City Planning for a similar project, SO_2 emission was assumed to be 30 ppm. **Table 2.7-2** shows the calculated emission rates, both short-term and annual.

The diameter of the stack was estimated based on values obtained from the New York City Department of Environmental Protection (DEP) "CAT Permit" database for the corresponding boiler size (i.e., rated heat input or million Btu per hour). The stacks exit temperatures were assumed to be 300°F (423°K), which is appropriate for boilers. The stack exit velocity of 7.8 m/s for the Proposed Development was calculated according to the EPA Method 19 for fuel oil #2. This stack exit velocity was adjusted to an exit temperature of 423 K. The New York City Building Code (Building Code) requires that a rooftop stack should be at least 10 feet away from the edge of the roof and at least 3 feet higher than the roofline. These parameters were specified in the AERMOD models for each of the three different stack locations.

Projected Development buildings were modeled as uniform from the base footprint of the lot to the maximum height specified, with the exception of Projected Development 1. This Development had illustrative plans available at the time of the analysis and was used to depict the building most accurately. The building located at 144 North 8th Street was modeled similarly to the Projected Development buildings. The footprint of the building was used as the uniform shape for the building to the maximum height of 185 feet.

Stacks of the source building were situated as close as possible to the receiving building. Scenario 1 had a single stack located on the closest possible bulkhead on Projected Development 1 because it was the closest building to 144 North 8th Street. Scenario 2 had stack locations on Proposed Developments 2 and 3 towards the center of the building and 10 feet from the edges closest to Projected Development 1. Scenario 3 had stack locations on Proposed Developments 1's bulkhead and Projected Development 3 towards the center of the building and 10 feet from the edge closest to Projected Development 2. Scenario 4 had stack locations on Proposed Developments 1's bulkhead and Projected Development 2 towards the center of the building and 10 feet from the edge closest to Projected Development 3.

Receptors on the receiving buildings were placed all around the receiving building envelope, at 10-foot increments and at all floor levels. Ground floor receptors were placed at a height of 5 feet above grade and each level of receptors was placed 10 feet above the previous. All three Projected Developments' top receptors were at 85 feet and 144 North 8th Street's top receptors were located at 185 feet.

All analyses were run with generic emission rates of 1 gram per second for the 1-hour, 24-hour, and annual averaging times, and maximum output concentrations. The results were multiplied by the calculated emission rates presented in **Table 2.7-2**.

The NO_2 1-hour with downwash effect on plum dispersion of the Proposed Development's impact on all 3 receiving buildings utilized a Tier 1 approach, applying an ambient NOx/NO_2 ratio of 100% to the NO_x estimated concentrations.

All analyses were conducted using five consecutive years of meteorological data (2014-2018). Surface data was obtained from LGA Airport and upper air data from Brookhaven station, New York. These meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period. Meteorological data were combined to develop a 5-year set of meteorological conditions, which was used for the AERMOD modeling runs and Anemometer height of 9.4 meters was specified per Breeze Software.

Table 2.7-2: Estimated Short-term and Annual Emission Rates of Each Building

Site ID	Fuel	Pollutant	Averaging Time	Emission Rate (g/s)
Project Development 1	Fuel Oil #2	NO_2	1-hour	1.55E-02
			Annual	4.24E-03
		$PM_{2.5}$	24-hour	1.65E-03
			Annual	4.52E-04
		SO_2	1-hour	2.20E-02
			Annual	6.03E-03
Project Development 2	Fuel Oil #2	NO_2	1-hour	5.98E-03
			Annual	1.64E-03
		$PM_{2.5}$	24-hour	6.37E-04
			Annual	1.75E-04
		SO_2	1-hour	8.49E-03
			Annual	2.33E-03

Project Development 3	Fuel Oil #2	NO_2	1-hour	1.30E-02
			Annual	3.57E-03
		$PM_{2.5}$	24-hour	1.39E-03
			Annual	3.80E-04
		SO_2	1-hour	1.85E-02
			Annual	5.07E-03
Project Development Cumulative	Fuel Oil #2	NO_2	1-hour	3.45E-02
			Annual	9.45E-03
		$PM_{2.5}$	24-hour	3.68E-03
			Annual	1.01E-03
		SO_2	1-hour	4.90E-02
			Annual	1.34E-02

Results of Dispersion Analyses

Both NO_2 and SO_2 modeled concentrations were added to the background concentrations. A NO_2 1-hour Tier 2 approach would follow if exceedance of the NAAQS was predicted. The reported concentrations are the maximum predicted concentrations of the building wake effects abled/disabled scenarios. The $PM_{2.5}$ 24-hour and annual averaging times modeled concentrations were compared with the NYC Guidelines threshold criterions. The results of the HVAC dispersion NO_2, $PM_{2.5}$, and SO_2 analyses are shown in **Table 2.7-3**.

Table 2.7-3: The Proposed Project HVAC Dispersion Analysis Results

Pollutant and Averaging Time	Modeled Concentration (ug/m^3)	Background Concentration (ug/m^3)	Evaluated Concentration (ug/m^3)	Threshold Concentration (ug/m^3)	Threshold Standard
Cumulative Impact on 144 North 8th Street					
1-hour NO^2	30.22	103.59	133.81	188	NAAQS
Annual NO^2	0.46	26.66	27.12	100	NAAQS
24-hour $PM_{2.5}$	0.92	17.80	0.92	8.6	*de minimis*
Annual $PM_{2.5}$	0.05	7.60	0.05	0.3	*de minimis*
1-hour SO^2	42.92	13.55	56.46	196	NAAQS
Annual SO^2	0.65	0.94	1.60	80	NAAQS
Projected Development impact on Site 1					
1-hour NO^2	16.59	103.59	120.18	188	NAAQS
Annual NO^2	0.39	26.66	27.05	100	NAAQS
24-hour $PM_{2.5}$	0.56	17.80	0.56	8.6	*de minimis*
Annual $PM_{2.5}$	0.04	7.60	0.04	0.3	*de minimis*
1-hour SO^2	23.56	13.55	37.10	196	NAAQS
Annual SO^2	0.55	0.94	1.50	80	NAAQS
Projected Development impact on Site 2					
1-hour NO^2	19.43	103.59	123.01	188	NAAQS
Annual NO^2	0.55	26.66	27.21	100	NAAQS
24-hour $PM_{2.5}$	0.77	17.80	0.77	8.6	*de minimis*
Annual $PM_{2.5}$	0.06	7.60	0.06	0.3	*de minimis*
1-hour SO^2	27.59	13.55	41.13	196	NAAQS
Annual SO^2	0.78	0.94	1.72	80	NAAQS
Projected Development impact on Site 3					
1-hour NO^2	13.77	103.59	117.36	188	NAAQS
Annual NO^2	0.25	26.66	26.91	100	NAAQS
24-hour $PM_{2.5}$	0.49	17.80	0.49	8.6	*de minimis*
Annual $PM_{2.5}$	0.03	7.60	0.03	0.3	*de minimis*
1-hour SO^2	19.55	13.55	33.10	196	NAAQS
Annual SO^2	0.35	0.94	1.29	80	NAAQS

As seen in **Table 2.7-3**, the NO_2 and SO_2 predicted concentrations are less than the NAAQS and the $PM_{2.5}$ concentrations are less than the *de minimis*. A NO_2 1-hour Tier 1 approach was sufficient to determine the standards were met. The concentrations shown in **Table 2.7-3** were predicted with certain restrictions to ensure that no significant adverse air quality impact(s) would occur. The restrictions for the Proposed Actions are specified in the Air Quality E-Designations that would be placed on the Development Site(s). The E-Designation language related to the heating and hot water systems is as follows:

(E) Designation (E-764)

Block 2327 Lots 13, 14, 15, and 16 (Projected Development Site 1): Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street and 42 feet from the western lot line facing Berry Street to avoid any potential significant adverse air quality impacts.

Block 2327 Lots 11 and 12 (Projected Development Site 2): Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street to avoid any potential significant adverse air quality impacts.

Block 2327 Lot 5 (Projected Development Site 3): Any new residential, commercial, or community facility development on the above-referenced property must ensure that the heating, ventilation, air conditioning (HVAC) and hot water system(s) stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 28 feet from the northern lot line facing North 7th Street to avoid any potential significant adverse air quality impacts.

Conclusion

Based on the analysis, conditions associated with the Proposed Actions HVAC systems would not result in any violations of the ambient air quality standards. Therefore, there is no reason to believe that the Proposed Actions HVAC systems would potentially cause any significant adverse air quality impacts, and further assessment is not warranted.

Industrial Emissions Sources

The Proposed Actions would introduce a sensitive land use into the area. Accordingly, a preliminary screening was conducted to determine if there are any potential sources of industrial process emissions that could affect project occupants. Industrial sources were identified through a site visit within a 400-foot study area and the DEP CATS search.

400-Foot Study Area

A search of potential industrial sites was performed to identify any NYC DEP, and USEPA1 Air Quality Permits issued within 400 feet of the Rezoning Area. This Study Area and uses, preliminarily identified as manufacturing or industrial based on NYCDCP MAPPLUTO database, are identified in **Figure 2.7-5**. This search was performed to determine if hazardous air toxics would have the potential to impact the proposed development.

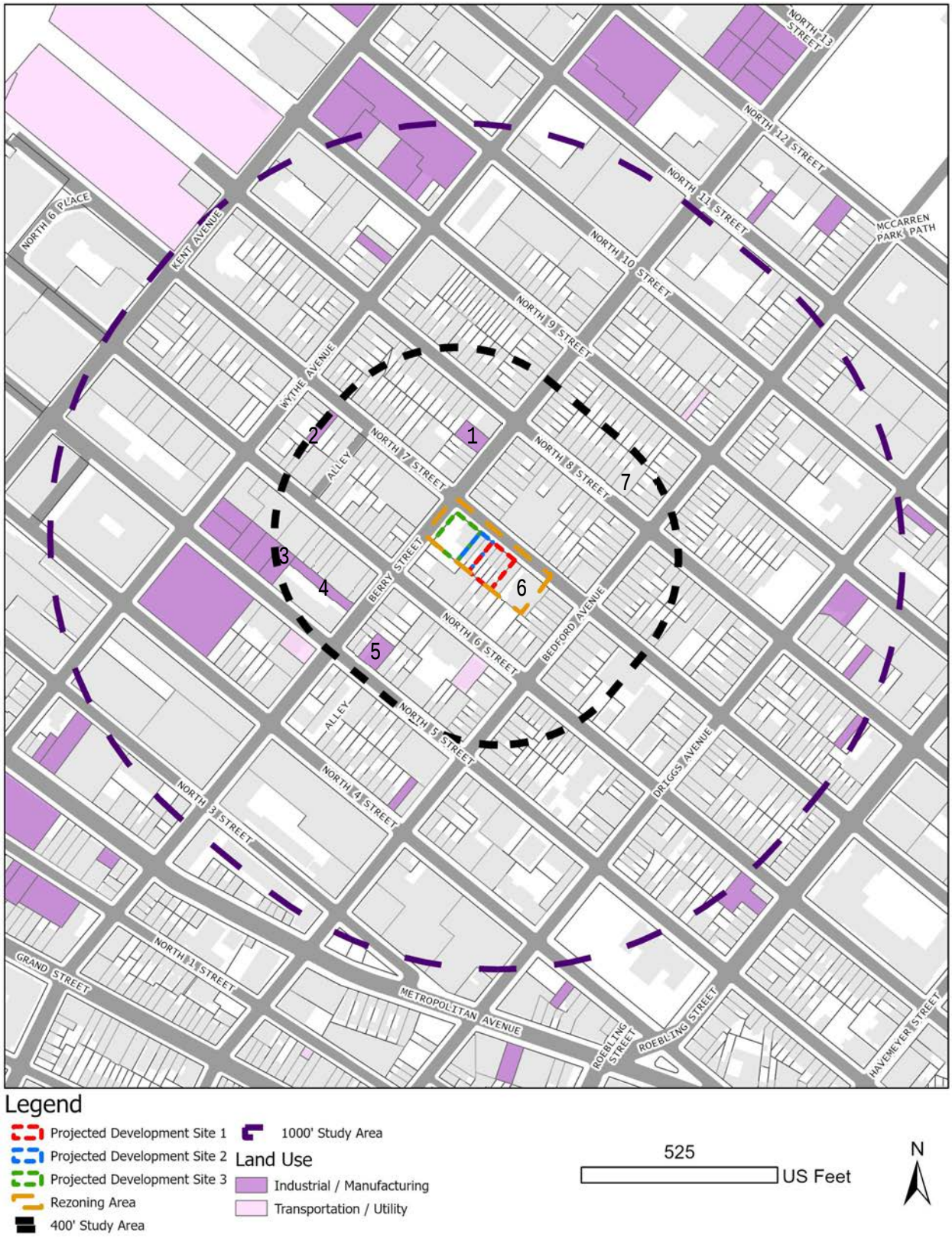
Five (5) sites were originally identified as potentially manufacturing or industrial in nature, as identified in **Figure 2.7-5** as sites 1 through 5. All sites within the 400-foot radius were additionally screened using the DEP CATS database to find any registered industrial permits. **Table 2.7-4** shows that two (2) additional sites (Sites 6 & 7), not listed as industrial use, were identified as having expired industrial emissions permits. The full list of seven (7) properties can be seen in **Table 2.7-4** and their locations are provided in **Figure 2.7-5**.

As shown in **Table 2.7-4**, of the seven (7) sites identified, none have active industrial permits. All expired permits for these sites were requested and received from the DEP via their Air Permits email and the CEQR – Air Permit Request form. A review of google street view was conducted as part of the desktop screening for potential industrial sources. Available imagery from this search was dated October 2019. Additionally, an in-person walk-around was conducted on January 6, 2021, to confirm current uses.

Table 2.7-4: Industrial/Manufacturing within 400 feet of Rezoning Area

Site ID	Block	Lot	Address	Current Use	Industrial Permit Search Results
1	2318	19	104 Berry Street	Warehouse	No permits
2	2326	9	98 North 7th Street	Misc. Industrial	No permits
3	2334	40	91 North 5th Street	Warehouse	No permits
4	2334	28	140 Berry Street	Warehouse	No permits
5	2335	40	115 North 5th Street	Warehouse	No permits
6	2327	19	154 North 7th Street	Commercial/Residential	PA182572, PA182672, PA182872, PA182472 PA182372, PA182072, PA182172 (all expired)
7	2311	31	151 North 8th Street	Bakery	PA062071 (expired)

Figure 2.7-5: Industrial Emissions Screening



Site 1: 104 Berry Street (Block 2318/Lot 19)

104 Berry Street is located approximately 170 feet to the north of the Proposed Development. DEP CATS database indicates that this site has no industrial permits. This site is owned by 104 Berry Street LLC and is currently used as a warehouse. Based on a review of the available records and an in-person visit, there is no potential for impact from industrial emissions from this site.

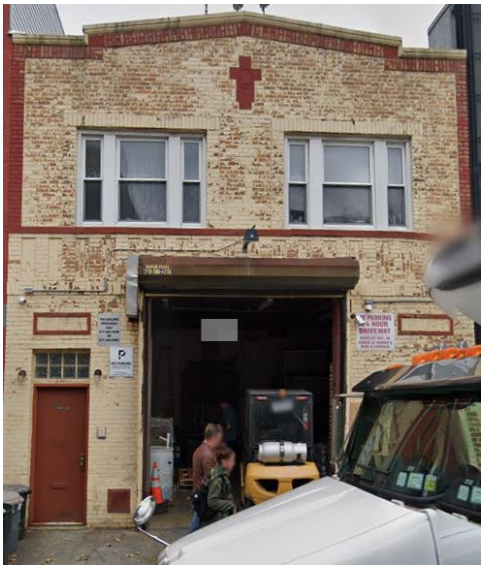
Figure 2.7-6: Site 1 – 104 Berry Street



Site 2: 98 North 7th Street (Block 2326/Lot 9)

98 North 7th Street is located approximately 400 feet to the northwest of the Proposed Development. DEP CATS database indicates that this site has no permits. This site is owned by Karroll Washington LLC and operated by a deli meat wholesaler. Based on a review of records and an in-person visit, the site is used as a warehouse facility, and there is no potential for impact from industrial emissions from the site.

Figure 2.7-7: Site 2 – 109 Walworth Street



Site 3: 91 North 5th Street (Block 2334/ Lot 40)

91 North 5th Street is located approximately 370 feet to the southwest of the Proposed Development. DEP CATS database indicates that this site has no permits. The site is owned by Kelly Realty Corporation. The building on the lot extends onto lots 1, 3, 45, and 50. Based upon the review of records and in-person visit there is no indication that the building is used for anything other than the listed warehouse operation. Therefore, there is no potential for impact from industrial emissions from this site.

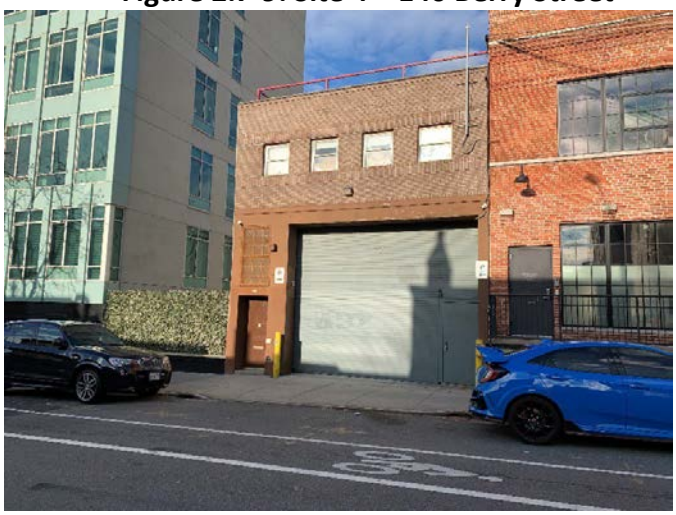
Figure 2.7-8: Site 3 – 91 North 5th Street



Site 4: 140 Berry Street (Block 2334/ Lot 28)

140 Berry Street is located approximately 275 feet to the southwest of the Proposed Development. DEP CATS database indicates that this site has no permits. The site is owned by Mancini Family Limited Partnership. Based upon the review of records and in-person visit there is no indication that the building is used for anything other than the listed warehouse operation. Therefore, there is no potential for impact from industrial emissions from this site.

Figure 2.7-9: Site 4 – 140 Berry Street



Site 5: 115 North 5th Street (Block 2335/ Lot 40)

115 North 5th Street is located approximately 280 feet to the south of the Proposed Development. DEP CATS database indicates that this site has no permits. The site is owned by 111-115 N. 5th St. LLC. The building is split into two separate uses. Half of the building is vacant with no occupants. The other half is occupied by Pure Lion Lighting, a wholesaler of lighting. Based upon the review of records and in-person visit there is no potential for impact from industrial emissions from this site.

Figure 2.7-10: Site 5 – 91 North 5th Street



Site 6: 154 North 7th Street (Block 2327/ Lot 19)

154 North 7th Street is located adjacent to the east of the Proposed Development. DEP CATS database indicates that this site has no active permits, but had seven (7) expired permits registered for a metal processing facility. The site is owned by Williamsburg Square LLC. Based on the desktop and in-person review, the facility is now a mixed-use residential and commercial

building. The commercial uses include a Starbucks and a CityMD facility. Therefore, there is no potential for impact from industrial emissions from this site.

Figure 2.7-11: Site 6 – 154 North 7th Street



Site 7: 151 North 8th Street (Block 2311/ Lot 31)

151 North 8th Street is located approximately 320 feet to the northeast of the Proposed Development. DEP CATS database indicates that this site has no active permits, but one (1) expired permit registered to Old Poland Properties. The site is owned and operated by Old Poland Properties and is used as a bakery. Upon review of the expired permit (PA062074), it is registered to the previous owner of the building and was for the use of meat smokers. The bakery does not use meat smoking equipment and the permitted activity is no longer active. Further, the current baking operations for the existing bakery mostly occur off-site in Queens, and only pastry baking occurs at this location. Therefore, there is no potential for impact from industrial emissions from this site.

Figure 2.7-12: Site 7 – 151 North 8th Street



1,000-Foot Study Area

A search of the EPA Envirofacts ICIS-AIR database and the Toxics Release Inventory (TRI) was conducted for all parcels within the 400- and 1000-foot Study Area. The Envirofacts ICIS Air Database contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state, and local air pollution agencies. The Toxics Release Inventory (TRI) is a publicly available database containing information on toxic chemical releases and other waste management activities in the United States.

The search did not identify any large sources of industrial emissions or odor-producing facilities within 1,000 feet of the Rezoning Area. As such, no further analysis of large emissions sources is warranted.

Conclusion

As indicated above, there are no active industrial emissions permits or large industrial emission sources within the 400- or 1,000-foot study areas. Additionally, there is no evidence present to conclude that there are illegal, unpermitted air emissions present in the study area. Therefore, there does not appear to be any potentially significant impact in terms of air toxics to project occupants.

2.8 Noise

Introduction

Noise monitoring was conducted in support of the Proposed Action. Vehicular traffic is the predominant source of noise in the area. Therefore, the Proposed Actions warrant an assessment of the potential for adverse effects on project occupants from ambient noise. The Rezoning Area is surrounded by North 7th Street to the north, Bedford Avenue to the east, North 6th Street to the south, and Berry Street to the west.

North 7th Street is a one-way eastbound street with curbside parking. Bedford Avenue is a two-way north-south bound street with curbside parking. North 6th Street is a one-way westbound street with curbside parking. Berry Street is a two-way north-south bound street with curbside parking. Local intersections are controlled by stop signs and traffic signals.

The Proposed Actions would allow noise-sensitive residential development in an area where such use is not permitted under existing zoning, as well as allowing commercial development. Therefore, an assessment of the potential for adverse effects on project occupants from ambient noise is warranted. The projected development would not create a significant stationary noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. Therefore, this noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development. The predominant noise source in the Rezoning Area is vehicular traffic on surrounding streets.

Framework of Noise Analysis

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

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

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz)

and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

Table 2.8-1: Noise Levels of Common Sources

Table -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.	

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

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

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

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

- 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.

- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

- L_{dn} 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 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law. 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.

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 noise levels of 45 dBA (*L_{10} or Ldn, depending on the source*) or below.

Table 2.8-2: Noise Exposure Guidelines for Use in City Environmental Impact Review

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

Notes:

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

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

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

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

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

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

Table 2.8-3 *CEQR Technical Manual*: 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)

Measurement Location and Equipment

Noise monitoring was conducted using a using Type I Casella CEL-633 sound level meter with windscreen. The monitor was placed on a tripod at a height of approximately five feet above the ground, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following each monitoring session. Periods of peak vehicular traffic around the Rezoning Area constitute a worst-case condition for noise. The noise monitoring locations are shown in **Figure 2.8-1** below. Ground Level photos of the monitoring locations are provided in **Figures 2.8-2 and 2.8-3**.

Figure 2.8-1: Noise Monitoring Locations



Figure 2.8-2: Location 1 – Berry Street



Figure 2.8-3: Location 2 – North 7th Street



Measurement Conditions

Monitoring was conducted during typical midweek conditions on Wednesday, October 28th, 2020. Wind speeds were mild during monitoring. Traffic volumes and vehicle classification were documented during the noise monitoring.

Existing Conditions

Based on the noise measurements, the predominant source of noise is vehicular traffic.

Tables 2.8-4 and 2.8-5 *below contain the results for the measurements taken at the Rezoning Area:*

Table 2.8-4: Noise (dB) Levels at Location 1

Wednesday, October 28, 2020			
Time	**8:05 am – 8:25 am**	**12:00 pm – 12:20 pm**	**4:30 pm – 4:50 pm**
L_{max}	68.6	74.0	69.2
L_{10}	55.5	61.0	59.5
L_{eq}	54.3	58.9	57.8
L_{50}	53.0	57.0	56..5
L_{90}	52.0	55.5	54.5
L_{min}	51.4	54.3	52.8

Table 2.8-5: Noise (dB) Levels at Location 2

Wednesday, October 28, 2020			
Time	**8:30 am – 8:51 am**	**12:23 pm – 12:43 pm**	**4:52 pm – 5:12 pm**
L_{max}	73.2	87.5	70.6
L_{10}	61.0	66.0	61.0
L_{eq}	58.2	65.8	58.8
L_{50}	55.0	62.5	57.5
L_{90}	53.5	61.5	56.5
L_{min}	52.4	57.4	56.1

Tables 2.8-6 through **Table 2.8-7** contain the traffic volumes and vehicle classifications for the morning, noon, and evening monitoring sessions.

Table 2.8-6: Traffic Volumes and Vehicle Classifications – Location 1

	8:05 am – 8:25 am	12:00 pm – 12:20 pm	4:30 pm – 4:50 pm
Car	2	10	12
SUV	4	13	13
Medium Truck	0	2	0
Heavy Truck	0	0	0
Bus	0	0	0
Train	0	0	0

Table 2.8-7: Traffic Volumes and Vehicle Classifications – Location 2

	8:30 am – 8:51 am	12:23 pm – 12:43 pm	4:52 pm – 5:12 pm
Car	4	12	15
SUV	5	14	17
Medium Truck	0	1	1
Heavy Truck	1	0	0
Bus	1	0	0
Train	0	0	0
Motorcycle	0	2	0

The *2021 CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the Proposed Action, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general external exposure. The highest recorded L_{10} at Location 1 was 61.0 dB(A) during the midday period. The highest recorded L_{eq} at Location 2 was 66.0 dB(A) during the midday period.

Stationary Source

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment.

Conclusion

The highest recorded L_{10} at all noise monitoring locations was below the marginally unacceptable range. Therefore, no window-wall attenuation is required at the Projected Development Sites and no significant adverse impacts related to noise are expected as a result of the Proposed Actions. Accordingly, no further analysis is warranted.

2.9 Neighborhood Character

Neighborhood Character, as defined in the *2021 CEQR Technical Manual*, is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. These elements include land use, socioeconomic conditions, historic and cultural resources, urban design and visual resources, transportation, noise, and open space, as well as any other physical or social characteristics that help to define a community. Not all these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining features.

According to the *2021 CEQR Technical Manual*, if a project has the potential to result in any significant adverse impacts on any of the above technical areas, a preliminary assessment of Neighborhood Character may be appropriate. A significant impact identified in one of these technical areas is not automatically equivalent to a significant impact on Neighborhood Character; rather, it serves as an indication that neighborhood character should be examined.

In addition, depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. As stated in the *2021 CEQR Technical Manual*, a "moderate" effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area. When considered together, elements may have the potential to significantly affect neighborhood character. Moderate effects on several elements may affect defining features of a neighborhood and, in turn, a pedestrian's overall experience. If it is determined that two or more categories may have potential 'moderate effects' on the environment, CEQR states that an assessment should be conducted to determine if the proposed project results in a combination of moderate effects to several elements that cumulatively may affect the neighborhood character. If a project would result in only slight effects in several analysis categories, then further analysis is generally not needed.

This chapter reviews the defining features of the neighborhood and examines the Proposed Actions' potential to affect the neighborhood character of the surrounding study area. The study area is generally coterminous with the study area used for the land use and zoning analysis. The impact analysis of neighborhood character that follows below focuses on changes to the technical areas listed above that exceeded CEQR preliminary screening thresholds that were assessed in this EAS Short Form.

The assessment begins with a review of existing conditions and the neighborhood of the study area. The information is drawn from the preceding sections of this EAS but is presented in a more integrated way. While the other sections present all relevant details about aspects of the environmental setting, the discussion for neighborhood character focuses on a limited number of important features that gives the neighborhood its own sense of place and that distinguish them from other parts of the city. A concise discussion of the changes anticipated by the 2028 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Project is then presented, along with an analysis of whether any anticipated significant

adverse impacts and moderate adverse effects, regarding the relevant technical CEQR assessment categories for neighborhood character, would adversely affect any of the defining features.

2.9.1 Existing Conditions

Land Use, Zoning and Public Policy

The Rezoning Area is located in the Williamsburg neighborhood within Brooklyn Community District 1. The Rezoning Area is bounded by Berry Street to the northwest; a line 80 feet northwest of Bedford Avenue, running parallel to it, to the southeast; North 7th Street to the northeast; and a line 100 feet southwest of North 7th Street, running parallel to it, to the southwest.

An R6B/C2-4 zoning district is mapped across the northern 100 feet of the Rezoning Area, as measured from Berry Street. The remainder of the Rezoning Area is zoned R6B.

The Land Use Study Area comprises the area within 400 feet of the Rezoning Area. The Land Use Study Area is generally bounded by North 5th Street to the south, Wythe Avenue to the west, the midblock point between Bedford Avenue and Driggs Avenue to the east, and the midblock point between North 8th Street and North 9th Street to the north.

Existing land uses within the 400 feet of the Rezoning Area (Land Use Study Area) primarily consist of mixed commercial and residential buildings, commercial buildings, and multi-family residences. The buildings generally range from one to twelve stories in height. A majority of the subject Block 2327 is improved with two- to four-story mixed residential and commercial buildings, with several multi-family residential buildings. The southern portion of the Study Area is generally more commercial in nature with several commercial only buildings along Berry Street North 5th Street and North 6th Street. The northern portion of the Study Area is generally more residential with a larger percentage of residential uses within the Study Area concentrated here, including along the northern portion of North 7th Street, and North 8th Street.

Applicant-Owned Lots

Block 2327, Lot 5 is an approximately 8,500 sq. ft. lot improved with a one-story, 0.52 FAR commercial building built around 1950 currently occupied by an eating and drinking establishment. This corner lot has approximately 85 feet of frontage on North 7th Street and approximately 100 feet of frontage on Berry Street.

Block 2327, Lot 13 is an approximately 1,900 sq. ft. lot improved with a two-story, 1.13 FAR residential building built around 1899 currently occupied by two dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 14 is an approximately 1,900 sq. ft. lot improved with a three-story, 1.5 FAR residential building built around 1930 currently occupied by three dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 15 is an approximately 1,900 sq. ft. lot improved with a three-story, 1.5 FAR residential building built around 1930 currently occupied by three dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 16 is an approximately 1,900 sq. ft. lot improved with a one-story, 0.91 FAR mixed residential and commercial building built around 1920 currently occupied by four dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Non-Applicant Owned Lots

Block 2327, Lot 11 is an approximately 2,000 sq. ft. lot improved with a three-story, 1.14 FAR residential building built around 1899 currently occupied by three dwelling units. This lot has approximately 20 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 12 is an approximately 1,900 sq. ft. lot improved with a two-story, 1.13 FAR residential building built around 1899 currently occupied by two dwelling units. This lot has approximately 19 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 17 is an approximately 2,500 sq. ft. lot improved with a one-story, 1.0 FAR commercial building built around 1920. This lot has approximately 25 feet of frontage on North 7th Street and is approximately 100 feet deep.

Block 2327, Lot 19 is an approximately 9,500 sq. ft. lot improved with a four-story, 3.63 FAR mixed residential and commercial building built around 2010 currently occupied by 18 dwelling units. Approximately 7,500 sq. ft. of Lot 19 is located within the Rezoning Area. This lot has approximately 95 feet of frontage on North 7th Street and is approximately 100 feet deep. Lots 19 and 32 is one zoning lot and Lot 32 serves as a parking easement for Lot 19.

Urban Design and Visual Resources

In terms of land use, there is an eclectic mix of commercial, residential, and manufacturing uses within the 400-foot secondary study area and which characterizes the broader neighborhood generally. The predominant land use in the secondary study area is residential, commercial, and mixed residential and commercial.

Residential uses are located throughout the Study Area. A large majority of the residential uses are mid-rise UG II residential buildings, ranging from 4 to 6 stories in height. In the southern portion of the Study Area, many of these residential buildings have ground floor UG VI local retail uses, such as local food stores, restaurants, hardware stores, etc. In the northern portion of the

study area, the residential uses are also generally UG II mid-rise residential buildings, however, most do not have UG VI local retail uses on the ground level.

Directly across the street from the Rezoning Area, on North 7th Street is a 12-story, 75,555 gsf mixed residential and commercial building with 41 dwelling units. This building is the tallest building within the Study Area.

There are only intermittent industrial uses within the Rezoning Area, and they include a nonprofit focused on the arts, based in a warehouse at 104 Berry Street, which is one block northwest of the Rezoning Area and a lighting warehouse south of the Rezoning Area on North 5th Street, in the southern portion of the Study Area.

2.9.2 Future No-Action Conditions

For purposes of a conservative assessment, with no known plans to develop any of the lots in the Rezoning Area outside of the Proposed Actions, it is reasonable to assume that the No-Action Scenario would be the same as the existing conditions on Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19.

2.9.3 Future With-Action Conditions

The elements that comprise neighborhood character are reviewed individually below, with a following supporting and cumulative conclusion at the end of this chapter.

Land Use, Zoning, and Public Policy

The Proposed Actions would permit the development of a new mixed-use building consisting of commercial and residential space. The proposed development would increase the utility of the Development Site. The rezoning would not introduce any land uses that are not currently allowed within the Rezoning Area or ones that are not found within the Land Use Study Area.

Based on the analysis above, the proposed rezoning would allow for the productive redevelopment of the Rezoning Area with land uses that are similar to the surrounding area. Therefore, the Proposed Actions would not generate a land use that would be incompatible with surrounding uses. There would be no significant adverse impacts on Land Use as a result of the Proposed Actions, and further analysis is not required.

The Proposed Actions would introduce a mixed-use district that would permit residential, community facility and commercial uses. The Proposed Actions would not result in increase in bulk, compared to what is allowed now. The new development would be consistent with residential land uses and zoning districts in the Surrounding Area.

The Rezoning Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, or a Solid Waste Management Plan. The Proposed Actions are also not a large publicly

sponsored project, and as such, consistency with the City's PlaNYC 2050 for sustainability is not warranted. The Rezoning Area is located in a Transit Zone. The Rezoning Area is not located within the City's Coastal Zone and therefore, no analysis with regards to consistency with the City's Waterfront Revitalization Program is required.

Shadows

A shadow radius of 4.3 times the maximum allowable height on Projected Sites 1-3 (85 feet) was measured, resulting in a shadow radius of approximately 365.6 feet. According to a land use check and a site visit, there are no sunlight-sensitive resources in the Tier 1 Shadow Study. Therefore, no further analysis is required and no significant adverse impacts with regard to shadows are expected.

Historic and Cultural Resources

The Proposed Actions would result in in-ground disturbance to develop the proposed mixed-use buildings. LPC was contacted for their initial review of the proposed development's potential to impact historic and cultural resources on or near the Rezoning Area. In a letter dated January 4th, 2021, LPC indicated that the Study Area does not contain any sites or buildings of known architectural or archaeological significance (see **Appendix B**). Furthermore, a survey was conducted of sites or resources that have been designated as either listed or eligible for listing in the State and National Register (S/NR) of historic places. As shown in **Figure 2.3-1**, no site or resources were found in the Rezoning Area. Thus, the Proposed Project would not result in significant adverse impacts on sensitive architectural or archaeological resources.

Urban Design and Visual Resources

According to the *2021 CEQR Technical Manual*, in developed areas, urban design changes have the potential to affect neighborhood character by introducing substantially different building bulk, form, size, scale, or arrangement. Urban design changes may also affect block forms, street patterns, or street hierarchies, as well as streetscape elements such as street walls, landscaping, curb cuts, and loading docks. Visual resource changes could affect neighborhood character if they directly alter key visual features such as unique and important public view corridors and vistas or block public visual access to such features.

Although the Proposed Actions would introduce a new building height limit and bulk restriction that is greater than the currently existing zoning districts mapped on the Rezoning Area, the proposed developments would not adversely impact any of the constituent urban design elements or impact the overall character of the neighborhood. The Proposed Development would consist of ground-floor commercial space and dwelling units, consistent with the range of permitted uses in the Study Area. Therefore, the Proposed Actions would not result in any significant adverse impact on the constituent elements of urban design, and a detailed analysis is not warranted.

There are no significant visual resources within the vicinity of the Rezoning Area. The Proposed Actions would not block any public view of a resource of significant aesthetic value. Therefore, it would not result in significant adverse impacts related to urban design and visual resources.

Transportation

All pedestrian elements are expected to have less than 200 incremental trips, and all study intersections are expected to have less than 50 incremental vehicular trips pursuant to the Proposed Actions. Therefore, the Proposed Actions are not expected to result in a significant impact on transportation.

Noise

The Proposed Actions would not create a significant stationary noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and, therefore, would not result in a perceptible increase in vehicular noise. It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in significant adverse noise impacts related to building mechanical equipment.

Conclusions

Of the relevant technical areas specified in the *2021 CEQR Technical Manual* that comprise neighborhood character, the Proposed Action would not cause significant adverse impacts regarding Land Use, Zoning, and Public Policy; Shadows; Urban Design and Visual Resources; Historic and Cultural Resources; Noise; or Transportation. Moderate adverse effects that would potentially impact such a defining feature, either individually or in combination, have also not been identified for more than one technical study area. Therefore, as the Proposed Actions would not have a significant adverse Neighborhood Character impact and would not result in a significant adverse impact on a defining feature of the neighborhood, further analysis is not necessary.

2.10 Construction

Construction, although temporary, can result in disruptive and noticeable effects on a proposed action area. A determination of the significance of construction and the need for mitigation is based on the duration and magnitude of these effects. Construction is typically of greatest importance when it could affect traffic conditions, archaeological resources, and the integrity of historic resources, noise patterns, or air quality conditions. Based on the guidelines presented in the *2021 CEQR Technical Manual*, a preliminary construction analysis may be required because the future development facilitated by the Proposed Actions could result in:

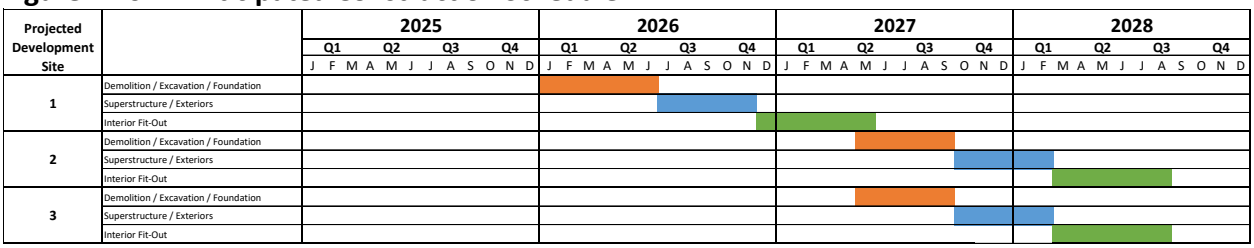
- Construction activities lasting longer than 24 months;
- The operation of several pieces of diesel equipment in a single location at peak construction; and
- Construction activities along an arterial highway.

Proposed Construction Schedule

In the With-Action Condition, construction would occur on Projected Development Site 1 and Projected Development Sites 2 and 3. As shown in **Figure 2.10-1**, It is assumed construction of Projected Development Site 1 would begin in the winter of 2026. The proposed development on Projected Development Site 1 and Projected Development Sites 2 and 3 are expected to be completed by 2028.

Construction of Projected Development Site 1 is expected to begin in the first quarter of 2026 and be completed within 17 months by 2027. Construction of Projected Development Sites 2 and 3 is expected to begin in the second quarter of 2027 and be completed within 16 months in 2028.

Figure 2.10-1: Anticipated Construction Schedule



Proposed Construction Activities

Initial construction activity involves the siting of work trailers, installation of temporary power and communication lines, and the erection of site perimeter fencing. If a site has existing structures, the structures are demolished with some of the materials (such as concrete, block, and brick) either recycled or crushed on-site to be reused as fill and the debris taken to a licensed disposal facility. Hazardous materials remediation typically occurs at this point. Excavation of the soils is next along with the construction of the foundations. When the below-grade construction is completed, construction of the superstructure of the new building begins. As the core and floor

decks of the building are being erected, installation of the mechanical and electrical internal networks would start. As the building progresses upward, the exterior cladding is placed, and the interior fit out begins. During what is typically considered the busiest time of building construction, the upper core and structure is being built while mechanical/electrical connections, exterior cladding, and interior finishing are progressing on lower floors.

Project construction activities are expected to be typical for 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.

Potential Construction Impacts

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

Construction Transportation

The number of workers and truck trips associated with material deliveries vary with the scale of the project and the general construction task. **Table 2.10-1**, below, shows the estimated number of workers and deliveries to the Projected Development Sites by calendar quarter for all construction activities, based on the construction schedule provided in **Figure 2.10-1**. As shown below in **Table 2.10-1**, the average number of workers would be approximately 13 per day throughout the construction period and the average number of trucks would be approximately 3 per day. The number of daily workers and construction trucks would peak in the first quarter of 2028.

Table 2.10-1: Average Number of Daily Construction Workers and Trucks by Year and Quarter

Year		2026				2027			
Quarter		1	2	3	4	1	2	3	4
Total	Workers	6	6	9	15	12	11	9	12
	Trucks	2	2	2	2	2	2	3	3
Year		2028				2029			
Quarter		1	2	3	4	1	2	3	4
Total	Workers	20	17	16	8	-	-	-	-
	Trucks	3	3	3	2	-	-	-	-

	Project Total	
	Peak	Average
Construction Workers	20	13
Construction Trucks	3	3

Similar to other construction projects in New York City, most of the construction activity at the Projected Development Sites is expected to take place during the typical construction shift of 7:00 AM to 3:30 PM. The estimated daily vehicle trips were distributed throughout the workday based on projected work shift allocations and conventional arrival/departure patterns of construction workers and trucks. While construction truck trips would be made throughout the day (with more trips typically made during the early morning), construction workers would typically commute during the hours before and after the work shift. For analysis purposes, each truck delivery was assumed to result in two truck trips during the same hour (one "in" and one "out"), and each truck trip was assumed to have a passenger car equivalent (PCE) of 2.0, consistent with *2021 CEQR Technical Manual* guidance. For construction workers, the majority (80 percent) of arrival and departure trips are expected to take place during the hour before and after each shift. For construction trucks, deliveries would typically peak during the early morning, with an estimated 25 percent overlapping with construction worker arrival traffic.

Based on 2012-2016 Census reverse journey-to-work data for census tracts in the vicinity of the Rezoning Area[7], it is anticipated that construction workers' travel to the Projected Development Sites would be primarily by public transit (approximately 37.2 percent by public transit including bus and subway), with smaller numbers using walking/other (35.8 percent) and auto/taxi (26.9 percent). It is also estimated that auto occupancy would average approximately 1.14 persons per vehicle. These trip generation assumptions were used as the basis for assessing the potential transportation-related impacts during construction. Based on the modal splits and vehicle

[7] AASHTO CTPP 2012-2016 ACS journey-to-work data for the area encompassed by Brooklyn Census Tracts 501, 513, 515, 517, 519, 523, 549, 551, 553, 555, 557

occupancy data as discussed above, it was estimated that the number of worker vehicle trips and truck trips would peak in the first quarter of 2028, with an estimated 6 worker vehicle trips and 6 truck PCE trips (one "in" and one "out") per day, as shown in **Table 2.10-2**. The average daily construction worker trips by other means of transportation during the projected peak construction period from the first quarter of 2028 are summarized and shown in **Table 2.10-3**.

Table 2.10-2: Average Number of Daily Vehicle Trips of Construction Workers and Truck Delivery Trips by Year and Quarter

		2026				**2027**			
		1	**2**	**3**	**4**	**1**	**2**	**3**	**4**
Total	**Worker Auto Trips**	2	2	2	4	4	4	2	4
	Worker Taxi Trips	0	0	0	0	0	0	0	0
	Truck Trips (PCEs)	4	4	4	4	4	4	5	6
Total		**6**	**6**	**6**	**8**	**8**	**8**	**7**	**10**
		2028				**2029**			
		1	**2**	**3**	**4**	**1**	**2**	**3**	**4**
Total	**Worker Auto Trips**	6	4	4	2	-	-	-	-
	Worker Taxi Trips	0	0	0	0	-	-	-	-
	Truck Trips (PCEs)	6	6	6	3	-	-	-	-
Total		**12**	**10**	**10**	**5**	**-**	**-**	-	-

Table 2.10-3: Average Daily Construction Worker Transit and Walk Trips during the Peak Construction Period 2027 Q3

Peak Construction Period	**2028 Q1**
Construction Worker Transit Trips	8
Construction Worker Walk & Other Trips	8
Total	16

Based on the trip generation of anticipated incremental construction worker vehicle trips and truck delivery trips during the 2028 Q1 peak construction period, it is concluded that the vehicular traffic demand from construction workers and truck delivery to the Projected Development Sites would not meet the 50 trips/hour/intersection *2021 CEQR Technical Manual* threshold for a detailed traffic and parking analysis. Therefore, significant adverse impacts to vehicular traffic are not expected to occur during the 2028 Q1 peak construction period.

During the 2028 Q1 peak construction period, transit demand from construction workers on the Projected Development Sites would not meet the 200 trips/hour *2021 CEQR Technical Manual* threshold for a detailed subway analysis, nor the 50 trips/hour/direction threshold for a detailed bus analysis. Therefore, significant adverse impacts to subway and bus services are not expected to occur during the 2028 Q1 peak construction period.

Similarly, during the 2028 Q1 peak construction period, pedestrian demand from construction workers on the Projected Development Sites (both walk-only trips and trips from transit services) would not meet the 200 trips/hour *2021 CEQR Technical Manual* analysis threshold for a detailed pedestrian analysis. Significant adverse pedestrian impacts are therefore not expected to occur during the 2028 Q1 peak construction period.

Construction Air Quality

The construction of the Projected Development Sites would make use of the Best Available Technology to minimize impacts to the sensitive uses in the vicinity of the Rezoning Area as further discussed below.

As with most construction projects in the City, the construction of the Projected Development Sites 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 Applicants would implement the following measures that would minimize air quality and noise impacts on 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 development sites.

- *Best Available Tailpipe Reduction Technologies:* To the extent practicable, non-road diesel engines with a power rating of 50 horsepower (hp) or greater would utilize the best available tailpipe (BAT) technology for reducing diesel particulate matter (DPM) emissions. Diesel particle filters (DPF) have been identified as being the tailpipe technology currently proven to have the highest PM reduction capability.

- To the extent practicable, construction contracts would specify that all diesel non-road engines rated at 50 hp or greater would utilize DPFs, either installed on the engine by the original equipment manufacturer (OEM) or retrofit with a DPF verified by EPA or the California Air Resources Board, and may include active DPFs if necessary; or other technology proven to reduce DPM by at least 90 percent.

- *Utilization of Newer Equipment:* To the extent practicable, all non-road construction equipment rated less than 50 hp in the project would meet at least the Tier 2 emissions standard, and construction equipment with a power rating of 50 hp or greater would meet at least the Tier 3 retrofitted with DPF and/or Tier 4 emissions standards 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 soils 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 controls would significantly reduce DPM emissions to a level otherwise achieved by applying the currently defined best available control technologies under NYC Local Law 77. 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 size of each Projected Development Site and the construction work involved, construction activities effectuated by the Proposed Actions would not be considered out of the ordinary or exceptional in terms of intensity and would be of a relatively short duration (less than 2 years per Projected Development Site).

Therefore, based on the above and with the implementation of emissions control measures that are required by local law, the construction of the Projected Development Sites would not result in any significant adverse impacts on air quality.

Construction Noise

Noise and vibration from construction equipment operation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved in the construction schedule, and the location of potentially sensitive noise receptors.

Noise and vibration levels at a given location are dependent on the kind and number of pieces of construction equipment being operated, as well as the distance of the location from the construction site and the types of structures, if any, between the location and the noise source. Noise levels caused by construction activities can vary widely, depending on the phase of construction (e.g. demolition, land clearing and excavation, foundation, erection of structure, construction of exterior walls) and the specific task being undertaken.

Construction noise associated with the Proposed Actions is expected to be similar to noise generated by other residential construction projects in the city. Increased noise levels caused by construction activities can be expected to be more significant during early excavation phases of construction and would be of relatively short duration. Increases in noise levels caused by delivery trucks and other construction vehicles would not be significant.

Construction noise is regulated by the *New York City Noise Control Code* and by the Environmental Protection Agency noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction material be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize noise and its effect on adjacent uses. Thus, while there may be short periods of time when noise is greater than the Noise Control Code, these regulations would be followed in such a matter that no significant adverse noise impacts would be expected to result from the Proposed Actions.

Other Technical Areas

Land Use and Neighborhood Character

Construction activities would affect land use within the Projected Development Sites but would not alter surrounding land uses. As is typical with construction projects, during periods of peak construction activity there would be some disruption, predominantly noise, to the nearby area. There would be construction trucks and construction workers coming to the Projected Development Sites. These disruptions would be temporary in nature and would have limited effects on land uses within the surrounding area, particularly as most construction activities would take place within the Projected Development Sites or within portions of sidewalks, curbs, and travel lanes of public streets immediately adjacent to the sites. Overall, while the construction at the Projected Development Sites would be evident to the local community, the temporary nature of construction would not result in significant or long-term adverse impacts on local land use patterns or the character of the nearby area.

Socioeconomic Conditions

Construction activities could temporarily affect pedestrian and vehicular access. However, lane and/or sidewalk closures would not obstruct entrances to any existing businesses, and businesses are not expected to be significantly affected by any temporary reductions in the amount of pedestrian foot traffic or vehicular delays that could occur as a result of construction activities. Maintenance and Protection of Traffic (MPT) plans would be developed for any temporary curb-lane and sidewalk narrowing/closures as required by DOT. Overall, construction activities associated with the Proposed Actions would not result in any significant adverse impacts on surrounding businesses. Construction would create direct benefits resulting from expenditures on labor, materials, and services, and indirect benefits created by expenditures by material suppliers, construction workers, and other employees involved in the direct activity. Construction also would contribute to increased tax revenues for the City and State, including those from personal income taxes.

Community Facilities

No community facilities would be directly affected by construction activities for an extended duration. The Projected Development Sites will be surrounded by construction fencing and barriers that would limit the effects of construction on nearby facilities. Construction workers would not place any burden on public schools and would have minimal, if any, demands on libraries, child care facilities, and health care.

Open Space

There are no publicly accessible open spaces within the Projected Development Sites and no open space resources would be used for staging or other construction activities. Therefore, no adverse construction-related impacts are expected to result on open space.

Historic Resources

In order to determine whether the Proposed Actions have the potential to affect nearby off-site historic or architectural resources, the study area was screened for historic and architectural resources. No historic or architectural resources were identified within the 400-foot study area. Therefore, adverse construction-related impacts are not expected on any historic resource in the vicinity of the Rezoning Area.

Hazardous Materials

The Proposed Actions would result in new development in the Rezoning Area. As such, a hazardous materials assessment was undertaken, as presented in Section 2.5 above. As discussed in the section, all contaminants and contaminated materials are expected to be removed in accordance with environmental regulations, and no significant adverse impacts are expected.

Conclusion

Construction-related activities are not expected to have any significant adverse impacts on Transportation, Air Quality, Noise, or other technical areas as a result of the Proposed Actions.

Appendix A: Agency Correspondence

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: 146 N. 7 REZONING
Date Received: 12/22/2020

Properties with no Architectural or Archaeological significance:

1) 131 BERRY STREET, BBL: 3023270005
2) 138 NORTH 7 STREET, BBL: 3023270011
3) 140 NORTH 7 STREET, BBL: 3023270012
4) 142 NORTH 7 STREET, BBL: 3023270013
5) 144 NORTH 7 STREET, BBL: 3023270014
6) 146 NORTH 7 STREET, BBL: 3023270015
7) 148 NORTH 7 STREET, BBL: 3023270016
8) 150 NORTH 7 STREET, BBL: 3023270017

Gina Santucci

1/4/2021

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

File Name: 35350_FSO_DNP_01042021.docx

Appendix B: Phase I ESA

PHASE I ENVIRONMENTAL SITE ASSESSMENT



146 North 7th Street
Brooklyn, New York 11249

November 2, 2020

Prepared for:

Victor Efremenkov
302 Humboldt Street
Brooklyn, NY, 11211

Prepared by:

EQUITY ENVIRONMENTAL ENGINEERING, LLC

500 International Drive, Suite 150
Mount Olive, New Jersey 07828
(973) 527-7451

PHASE I ENVIRONMENTAL SITE ASSESSMENT

146 North 7th Street
Brooklyn, New York 11249

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

146 North 7th Street
Brooklyn, New York 11249

EXECUTIVE SUMMARY

Equity Environmental Engineering, LLC (Equity) was retained by Victor Efremenkov to conduct a Phase I Environmental Site Assessment (Phase I) to identify Recognized Environmental Conditions (RECs) associated with current and prior site use at the property identified as 146 North 7th Street, Brooklyn, New York 11249. Equity conducted the assessment in accordance with the requirements of ASTM International Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and good professional practices.

Site Overview

The Subject Property is as follows:

Property Designation	146 North 7th Street
Property Address	146 North 7th Street, Brooklyn, New York 11249
Parcel ID	Block 2327 / Lot 15
Parcel Size	1,900 square feet
Number of Buildings	One (1)
Number of Stories	Three (3)
Finished Area (SF)	2,850 square feet
Date Constructed	1930
Construction Type	Brick and mortar
Property Usage	Residential
Inspection Date	October 28, 2020
Weather Conditions	50°F, Cloudy
Site Contact/Title	Vlad Kaushovik / Associate of Mr. Efremenkov
Site Contact Phone	718-809-4662

Definitions

The ASTM International Phase I Standard defines environmental conditions as follows:

- ***Recognized Environmental Conditions (RECs)***

  The term "Recognized Environmental Condition" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- ***Controlled Recognized Environmental Conditions (CRECs)***

  The term "Controlled Recognized Environmental Condition" is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

- ***Historical Recognized Environmental Conditions (HRECs)***

  The term "Historical Recognized Environmental Condition" is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls, such as property use restrictions or activity and use limitations (AULs, which include both institutional controls and engineering controls).

- ***Vapor Encroachment Conditions (VECs)***

  The term "Vapor Encroachment Condition" is a condition where the presence or likely presence of chemicals of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.

- ***De Minimis Conditions***

  The term "De Minimis Condition" is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- ***Data Gaps***

  The term "Data Gap" is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

- ***Non-Scope Considerations***

  Consideration of business environmental risk issues some of which are identified in Section 13 and Appendix XI of ASTM International E1528-14e1 (e.g., asbestos, ecological resources, mold, radon, wetlands, regulatory compliance et. Al.).

Findings

The following environmental conditions were identified:

A. Recognized Environmental Conditions (RECs)

No RECs were identified as a result of this assessment.

B. Controlled Recognized Environmental Conditions (CRECs)

No Controlled RECs were identified as a result of this assessment.

C. Historical Recognized Environmental Conditions (HRECs)

No Historic RECs were identified as a result of this assessment.

D. Vapor Encroachment Conditions (VECs)

A Vapor Encroachment Screening in accordance with ASTM International E2600-15 was performed by Equity. The EDR Vapor Encroachment database identified multiple VEC (Vapor Encroachment Conditions) of concerns within 1/10 of a mile of the Subject Property related to:

- two historic automobile garages 88 feet cross gradient from the Subject Property and 446 feet upgradient from the Subject Property
- two historic drycleaners 135 feet cross gradient from the Subject Property and 319 feet cross gradient from the Subject Property
- five E designations (E-138) on properties ranging from 0-150 feet from the Subject Property for Underground Gasoline Storage Tanks Testing Protocol; and contaminated soil was found during an excavation 235 feet down gradient of the Subject Property.

Based on these findings, a vapor encroachment condition cannot be ruled out. Details on the VECs can be found in Appendix C.

E. De Minimis Conditions

No, De Minimis Conditions were identified as a result of this assessment.

F. Data Gaps

The only data gap encountered during the site visit was access inside the residential apartments on the first floor, second floor, and third floor. Because the apartments were occupied at the time of the site reconnaissance, Equity was unable to access inside the living areas of each floor due to concerns with the COVID-19 pandemic. Equity does not believe this data gap significantly impacts the findings of the site reconnaissance. Equity did not identify any other significant data gaps that would affect its ability to identify Recognized Environmental Concerns (RECs) associated with the Subject Property.

Conclusions

Equity's review of available information and observations of the subject and surrounding properties indicates that no RECs, CRECs, Historical RECs, or De Minimis conditions were identified as a result of this assessment. VEC issues cannot be ruled out.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

146 North 7th Street
Brooklyn, New York 11249

I. INTRODUCTION

A. Purpose

Equity Environmental Engineering, LLC (Equity) was contracted by Victor Efremenkov to perform a Phase I Environmental Site Assessment of the referenced property in accordance with the ASTM International Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ASTM International Standard satisfies the requirements of the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiry Standard, 40 CFR Part 312, which is required to qualify for certain landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The ASTM International Standard constitutes "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice". The investigation was conducted to identify Recognized Environmental Conditions (RECs), which are identified as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

It is Equity's understanding that the Phase I is being conducted to provide CEQR Environmental Assessment services in support of a Zoning Map Amendment affecting Block 2327, lot 15. The subject property is within the Williamsburg neighborhood of Brooklyn.

B. Scope-of-Services

The Phase I consisted of the following components:

1. review of environmental and historical records
2. site reconnaissance
3. interviews
4. report preparation

The environmental assessment is non-invasive and does not include any testing or sampling of materials, such as soil, water, air or building materials. The environmental assessment included a non-invasive, qualitative evaluation of the potential for asbestos-containing materials, lead-based paint, and lead in drinking water.

C. Significant Assumptions, Limitations and Exceptions

Unless noted, Equity assumes that the information obtained through the records review, site inspection, and interviews is correct. Equity does not warrant the accuracy of this information or warrant that any RECs that were not identified through the Phase I process do not exist on the property. RECs do not include De Minimis conditions that do not present a threat to human health or the environment, and that would not be subject to an enforcement action by government agencies.

D. Special Terms and Conditions

No Special Terms or Conditions apply to this project.

E. Reliance

This report is for the use and benefit of Victor Efremenkov and any of his respective affiliates, agents, and advisors.

II. SITE DESCRIPTION

A. Location and Description

The Subject Parcel is identified as 146 North 7th Street in Brooklyn, New York 11249. Title to the property is vested in Victor Efremenkov. The Subject Property is identified as Block 2327/Lot 15 on the New York City Tax Map. The Subject Property is a rectangular shaped lot on North 7th Street located in the Williamsburg neighborhood of Brooklyn, New York.

A USGS Site Location Map and Site Boundary Map are included as Figures 1 and 2 and Appendix A.

B. Site and Vicinity Characteristics

The Subject Property is located in a R6B zoning district surrounded by primarily commercial and residential properties. R6B districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards that are typical of Brooklyn's "brownstone" neighborhoods, such as Park Slope, Boerum Hill and Bedford Stuyvesant.

C. Current Use of the Property

The Subject Property is currently used as residential building.

D. Description of Structures, Improvements and Utilities

The Subject Property contains one, three story residential building with a basement and a small patio area in the rear of the building where there is a small storage shed. The basement

of the Subject Property contains utilities and a residential apartment. Floors one, two and three each contain one residential apartment.

Utilities at the property include the following:

1. Electricity

Electricity is provided by Consolidated Edison of New York (Con Edison).

2. Water

Potable water is supplied by the City of New York. No groundwater drinking wells were reported or identified as a result of this assessment.

3. Sewers

Sanitary wastewater is discharged to the City of New York sewer system.

4. Heat

The building is heated by a natural gas-fired boiler. The natural gas is provided by National Grid.

E. Current Uses of Adjoining Properties

The following sites adjoin the parcel:

- North – Mixed commercial (shopping and restaurants) and residential properties
- East – Mixed commercial (vacant pizza shop) and residential properties
- South – Residential properties
- West – Mixed commercial (UPS store) and residential properties

III. USER-PROVIDED INFORMATION

The ASTM International Standard defines the "User" as the person on whose behalf the Phase I is being conducted. The ASTM International Standard requires the User to provide site information for the Phase I. Equity was provided with the following information.

- No environmental liens (i.e., legal, deed notice) or Activity and Use Limitations (i.e., engineering controls, etc.) were identified.

- No specialized knowledge or commonly known information regarding current or historical hazardous material use on the Subject Property or adjoining properties, which would be considered a REC, were identified.

- There were no indications that the fair market value of the property was reduced due to environmental concerns.

IV. RECORDS REVIEW

A. Standard Environmental Record Sources

EDR was contracted by Equity to prepare an environmental database survey for the subject site and surrounding areas. A copy of the EDR report, which summarizes the environmental concerns presented by nearby sites, is attached as **Appendix C**. The listing of a site on any of these databases is, in itself, not indicative of an existing environmental concern. Distance, geology, and groundwater flow gradient are the factors that determine the importance of a listed site to the soil and groundwater quality on the Subject Property. Equity has relied on distance from the listed site and topographical gradient to judge whether that site has the potential to affect the Subject Property.

According to the EDR environmental database search, the TP (Target Property) was not identified on any database. The surrounding properties were identified in the federal and state databases within a one-mile search radius of the Subject Property and are identified as follow:

Database	Target Property	0-1/8 Mile	1/8 – 1/4 Mile	1/4 – 1/2 Mile	1/2 – 1 Mile
SEMS	0	0	0	1	-
SEMS-ARCHIVE	0	1	0	3	-
Corracts	0	0	0	1	0
RCRA-TSDF	0	0	0	1	-
RCRA-LQG	0	3	10	-	-
RCRA-VSQG	0	3	4	-	-
RCRA-NonGen/NLR	0	23	59	-	-
NY SWF/LF	0	0	2	6	-
EDR Hist Auto	0	2	-	-	-
EDR Hist Cleaner	0	2	-	-	-
FUDS	0	0	1	-	-
NY Spills	0	34	-	-	-
NY Manifest	0	30	93	-	-
NY Drycleaners	0	1	2	-	-
NJ Manifest	0	19	27	-	-
NY AST	0	3	27	-	-
NY CBS AST	0	2	-	-	-
NY MOSF AST	0	0	0	2	-
NY UST	0	11	22	-	-
NY CBS UST	0	0	1	-	-
NY MOSF UST	0	0	2	-	-
NY CBS	0	5	-	-	-
NYMOSF	0	0	2	-	-
NY ENG Controls	0	0	2	2	-
NY INST Controls	0	0	2	3	-

Database	Target Property	0-1/8 Mile	1/8-1/4 Mile	1/4-1/2 Mile	1/2-1 Mile
NY E Designation	0	31	-	-	-
NY L Tanks	0	5	6	26	-
NY Tanks	0	2	0	-	-
EDR MGP	0	0	0	1	2
NY SWRCY	0	0	0	1	-
NY VCP	0	5	32	50	-
NY HSWDS	0	0	0	2	-
NY Brownfields	0	0	9	11	-
NY SHWS	0	0	3	6	5

Additional information regarding each of the individual properties identified in the databases listed above is provided in **Appendix C**.

B. Orphans Summary

The EDR Orphan Summary lists twenty-eight (28) properties that were included in certain federal or state environmental databases but were reported by EDR to be unmapped due to insufficient address information. The listing of orphan sites within the database search was reviewed, cross-referencing available address information with facility names. Upon review, it was determined that no orphan sites appear to be associated with the Subject or adjoining properties. Additional information regarding the EDR Orphan Summary Report can be found in **Appendix C.**

C. City Environmental Quality Review "E" Designation

A copy of the EDR report includes City Planning Commission approved amendments to the New York City Zoning Map - which may include environmental designations of certain tax lots that have physical or historical evidence of uses related to hazardous materials. The "E" designations shown on the zoning maps function as indicators of the environmental review that must be conducted when the lots are developed in accordance with the regulations of the rezoned district. The City Planning Commission's rezoning actions, including environmental designations, were made effective upon the City Council's approval of the Zoning Map Amendment. Based upon a review of the NYCDEP "E" Designation database on October 22, 2020, the Subject Property was not identified.

D. Physical Setting Source

The Subject Property is located in Brooklyn, New York and surrounded by commercial and residential buildings. The ground surface at the site is predominantly level. Ground cover consists primarily of concrete sidewalk, the building, and a small patio area at the rear of the building containing a small storage shed. The Subject Property is accessed from the north east via North 7th Street. Based on a review of the 2013 USGS Central Park, 7.5-minute topographic map for the area, groundwater is inferred to flow to the west towards the East River.

Based on the soil survey maps published by the USDA Soil Conservation Service (1994) and information provided in the EDR Report, the subsurface soils expected at the site include Urban Land, which is variable in texture and does not qualify as hydric soil. Urban land soils are those which have lost original characteristics due to human activity (construction, development, demolition, debris, etc.). The geologic age identification of the rock at the Subject Property is of the Paleozoic Era, Ordovician System, Ordovician Series, (Code Oe). No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the Subject Property during this investigation.

E. Historical Use Information on the Property

The historical sources reviewed indicate that the property was developed prior to 1887 as depicted in the historic aerial photographs and the digital Sanborn Fire Insurance Maps. It should be noted that the historic information provided by EDR, Inc. consisted of Block 2327, Lots 13, 14, 15, 16, and 17 however, this report has been completed only for Block 2327, Lot 15., Copies of digital Sanborn Fire Insurance Maps are provided in **Appendix D**. Copies of historic aerial photographs are provided in **Appendix E**.

1. Sanborn Fire Insurance Maps

Equity reviewed digital Sanborn Fire Insurance Maps provided by EDR, Inc. ranging from 1887 to 2007. Copies are provided in Appendix D. The following is a summary of the review of these maps.

Year	Subject Property	Surrounding Area
1887, 1905, 1916, 1942	The Subject Property is developed with a residential dwelling unit.	The surrounding area is developed primarily with residential dwelling units, multiple store fronts, a school, multiple churches, and a feed storage facility.
1951, 1965, 1978, 1979, 1980, 1981, 1982, 1983	The Subject Property is developed with a larger residential dwelling unit than shown in the maps from 1887 through 1942.	The surrounding area is developed primarily with residential dwelling units, commercial properties, an auto repair facility, a school, a truck loading facility, a filling station, store fronts, grocery stores, offices, a metal spinning and stamping facility, an automobile garage, a motor freight station, and parking facilities.
1986, 1987, 1988, 1989, 1991, 1993, 1995, 1996	The Subject Property is developed with the same	The surrounding area is developed primarily with residential dwelling units,

	residential dwelling unit as in 1951 through 1983.	commercial properties, an auto repair facility, a school, a truck loading facility, a filling station, store fronts, grocery stores, offices, a metal spinning and stamping facility, and parking facilities.
1986, 1987, 1988, 1989, 1991, 1993, 1995, 1996, 2001, 2002, 2003, 2004, 2006, 2005, 2007	The Subject Property is developed with the same residential dwelling unit as in 1951 through 1996.	The surrounding area is developed primarily with residential dwelling units, commercial properties, an auto repair facility, store fronts, a school, a truck loading facility, grocery stores, offices, and parking facilities.

2. USGS Topographic Maps

Equity reviewed a total of nine (9) historical Topographic Maps provided by EDR, Inc. ranging from 1897 to 2013. No discernable information could be obtained from these maps. Copies are provided in **Appendix E**.

3. Historic Aerial Photographs

Equity reviewed a total of fifteen (15) aerial photographs spanning from 1924 to 2017. The Subject Property depicted in aerials from 1951 to 2017 is consistent with the current shape and size of the Subject Property showing a residential building. The Subject Property depicted in the aerial imagery in 1924 is consistent with the digital Sanborn Fire Insurance Maps provided by EDR, Inc. showing a smaller residential building than depicted in 1951 through 2017. Copies are provided in **Appendix F**.

4. City Directory

Equity reviewed local city directory listings provided by EDR, Inc. from 1928 to 2017 for the subject and adjacent properties. Listings for 146 North 7th Street were residential spanning from 1940 to 2017 and Allen E J Machine Shop in 1928. No other listings were provided for the Subject Property. The surrounding area is characterized primarily by commercial and residential listings. The City Directory report is included in **Appendix G**.

5. Regulatory File Review

Equity reviewed title information for the Subject Property contained in the New York City Zola database. Title to the property is vested Victor Efremenkov. The Subject Property is identified as Block 2327/Lot 15.

According to the New York City Department of Buildings (DOB) website, five complaints, nine violations, four jobs, and two actions have been identified at 146 North 7th Street. The complaints are in relation permitting, renovations, and building conversions. The violations have all been dismissed or resolved and were in relation to failure to correct an immediately hazardous violation and construction. The jobs are in relation to building modifications, an oil to gas conversion, and certification of occupancy. The actions are in relation to building alterations and certification of occupancy.

Equity submitted a Freedom of Information Law (FOIL) request to the New York City Department of Environmental Protection (NYCDEP) on October 22, 2020. A response was unavailable prior to the completion of this report. In the event records of environmental concern are identified this report will be amended and stakeholders will be notified.

Regulatory records are included in **Appendix H**.

6. Prior Environmental Assessments and Reports

Equity was not provided with any prior environmental assessments or reports.

F. Historical Use Information on Adjoining Properties

The following information summarizes the historical use of properties adjoining the site based on a review of the Sanborn Fire Insurance Maps and Historic Aerial Photographs.

- North – Mixed commercial (shopping and restaurants) and residential properties
- East – Mixed commercial (vacant pizza shop) and residential properties
- South – Residential properties
- West – Mixed commercial (UPS store) and residential properties

V. SITE RECONNAISSANCE

A. Methodology and Limiting Conditions

John Vrabel, Project Scientist of Equity Environmental, conducted the Phase I site inspection on October 28, 2020. A site representative, Mr. Vlad Kaushovik, who is an associate of Victor Efremenkov's lead the walkthrough of the Subject Property.

The only limiting condition encountered during the site visit was access inside the residential apartments on the first floor, second floor, and third floor. Because the apartments were occupied at the time of the site reconnaissance, Equity was unable to access the inside the living areas of each floor due to concerns with the COVID-19 pandemic. Equity does not believe this data gap significantly impacts the findings of the site reconnaissance. Equity did not identify any other significant limiting conditions that would affect its ability to identify Recognized Environmental Concerns (RECs) associated with the Subject Property.

B. On-Site Operations/Manufacturing

The Subject property contains one, three story residential building with a basement and a small patio area in the rear of the building where there is a small storage shed. The small storage shed contains various tools and maintenance equipment including two five gallon propane containers. The basement of the Subject Property contained utilities, a work area, a crawl space, and a residential apartment. Floors one, two, and three each contained one residential apartment. Photographs of the Subject Property are provided in **Appendix B**.

C. Chemical and Petroleum Use and Storage (USTs, ASTs, and Containers)

Various construction adhesives, sealants, insecticides, paint thinner, and tile adhesive were observed in the basement of the Subject Property. Two five gallon propane containers were observed in the small storage shed on the Subject Property. No staining or leaking was observed near the containers and they are not considered RECs. No USTs or ASTs, were found during site reconnaissance.

D. Solid and Hazardous Waste

The solid waste generated onsite is disposed of via the New York City Department of Sanitation trash removal services.

E. Releases or Spills

No staining or spills were observed during the site reconnaissance, and Mr. Kaushovik was not aware of any past spills at the site.

F. Groundwater Wells

No potable, production, irrigation, or monitoring wells were observed or otherwise identified through the assessment.

G. Surface Water, Stormwater Drainage and Wastewater Discharge

A storm water drain was observed in the small patio area at the rear of the Subject Property. The drain is assumed to discharge into the City of New York sewer system.

H. Wetlands

Equity reviewed National Wetland Inventory maps included as a layer within the EDR Radius Map Report. No wetlands were identified within the Subject Property. The report is provided in **Appendix C.**

I. Polychlorinated Biphenyls (PCBs)

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

J. Drains and Sumps

A floor drain was observed in the basement within the utility room of the Subject Property. An unknown white powdery substance was observed around the drain. Mr. Kaushovik was unaware what the substance was. The drain is assumed to discharge into the City of New York sewer system. A pit was observed in the rear patio area of the Subject property. A water line was observed coming from the pit and connecting to a hose spicket mounted to the rear of residential building. The pit was covered by a plastic grate and a rubber mat.

K. Vapor Migration/Encroachment

A Vapor Encroachment Screening in accordance with ASTM International E2600-15 was performed by Equity. The EDR Vapor Encroachment database identified multiple VEC (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property related to two:

- historic automobile garages 88 feet cross gradient from the Subject Property and 446 feet upgradient from the Subject Property
- two historic drycleaners 135 feet cross gradient from the Subject Property and 319 feet cross gradient from the Subject Property
- five E designations (E-138) on properties ranging from 0-150 feet from the Subject Property for Underground Gasoline Storage Tanks Testing Protocol; and contaminated soil was found during an excavation 235 feet down gradient of the Subject Property.

Based on these findings, a vapor encroachment condition cannot be ruled out. Details on the VECs can be found in Appendix C.

L. Other Environmental Considerations

Asbestos Containing Materials

The EPA banned several types of asbestos in the late 1970s, but its use continued in some building applications through the 1980s. Asbestos was not observed on the Subject Property however, given the age of the building, there may be asbestos present in the building materials.

Drinking-Water

Potable water is not supplied to the Subject Property. A drinking water assessment was not performed as part of this study.

Lead-Based Paint

In 1978, EPA banned the manufacture and use of lead-based paint and lead-based paint products however, given the age of the building, there may be lead based paint present.

Mold

A mold assessment was not performed as part of this study. Mold was not observed on the Subject Property.

M. Off-Site Concerns

There were no offsite concerns.

VI. INTERVIEWS

As part of the Phase I of the property, Equity interviewed Mr. Vlad Kaushovik, who is an associate of Victor Efremenkov's during the site reconnaissance. Mr. Kaushovik was not aware of any previous environmental or maintenance issues related to the property.

VII. RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

Equity completed the Phase I of the Subject Property in accordance with the scope and limitations of ASTM International Practice 1527-13. Any exceptions to, or deletions from, this practice are noted in appropriate sections of this report. RECs are defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Controlled Recognized Environmental Condition is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Historical RECs are RECs previously remediated to current unrestricted residential use applicable regulatory standards. De Minimis conditions are those that do not present a threat to human health or the environment and would not be the subject of an enforcement action by a government agency. Data Gaps are a lack of or inability to obtain information required by the practice that affects the ability of the environmental professional to identify RECs despite good faith efforts to gather the information.

A. Recognized Environmental Conditions (RECs)

No RECs were identified as a result of this assessment.

B. Controlled Recognized Environmental Conditions (CRECs)

No Controlled RECs were identified as a result of this assessment.

C. Historical Recognized Environmental Conditions (HRECs)

No Historic RECs were identified as a result of this assessment.

D. Vapor Encroachment Concerns (VECs)

A Vapor Encroachment Screening in accordance with ASTM International E2600-15 was performed by Equity. The EDR Vapor Encroachment database identified multiple VEC (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property related to two:

- historic automobile garages 88 feet cross gradient from the Subject Property and 446 feet upgradient from the Subject Property
- two historic drycleaners 135 feet cross gradient from the Subject Property and 319 feet cross gradient from the Subject Property
- five E designations (E-138) on properties ranging from 0-150 feet from the Subject Property for Underground Gasoline Storage Tanks Testing Protocol; and contaminated soil was found during an excavation 235 feet down gradient of the Subject Property.

Based on these findings, a vapor encroachment condition cannot be ruled out. Details on the VECs can be found in Appendix C.

E. De Minimis Conditions

No, De Minimis Conditions were identified as a result of this assessment.

F. Data Gaps

The only data gap encountered during the site visit was access inside the residential apartments on the first floor, second floor, and third floor. Because the apartments were occupied at the time of the site reconnaissance, Equity was unable to access the inside the living areas of each floor due to concerns with the COVID-19 pandemic. Equity does not believe this data gap significantly impacts the findings of the site reconnaissance. Equity did not identify any other significant data gaps that would affect its ability to identify Recognized Environmental Concerns (RECs) associated with the Subject Property.

Conclusions

Equity's review of available information and observations of the subject and surrounding properties indicates that no RECs, CRECs, Historical RECs, or De Minimis conditions were identified as a result of this assessment. However, VEC issues cannot be ruled out.

IX. DEVIATIONS

Equity did not deviate from the scope of service outlined in Section I of this report.

X. REFERENCES

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

1. EDR Environmental Databases

2. Sanborn Fire Insurance Maps
3. Aerial Photographs
4. City Directory
5. Historical Topographic Maps
6. City Databases
7. New York City Department of Buildings Website
8. New York City Zola Database

XI. SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional, as defined in the USEPA All Appropriate Inquiry Standard, 40 CFR, Part 312.10. We have the specific qualifications based on education, training, and experiences to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR, Part 312.

Assessor:



John Vrabel
Project Scientist

Environmental Professional:



Robert Jackson
Managing Director

XII. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

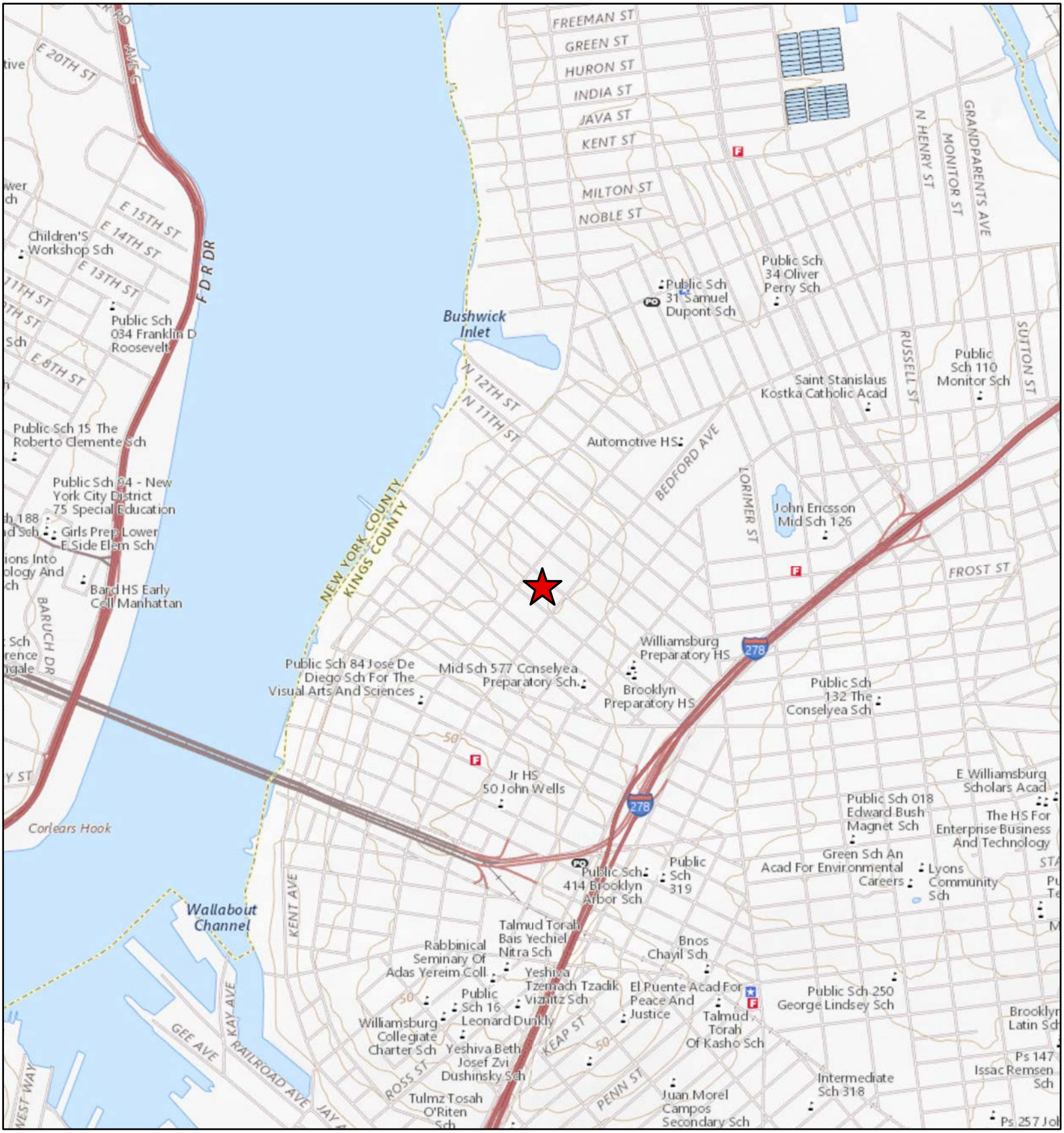
Qualifications of the Environmental Professionals are provided in **Appendix I**.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

146 North 7th Street
Brooklyn, New York 11249

Appendix A

Figures



Legend

★ 146 North 7th Street

N

0.5 Miles

Figure 1
Phase I ESA
USGS Site Location Map

146 North 7th Street
Brooklyn, New York

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

DRAWN BY / DATE	REV / DATE	DRAWING NUMBER
GB/10.23.20		2020083-01



L gend

146 North 7th Street

N

60

US Feet

Figure 2
Phase I ESA
Site Boundary Map

146 North 7th Street
Brooklyn, New York

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

DRAWN BY / DATE	REV / DATE	DRAWING NUMBER
GB/10.23.20		2020083-02

PHASE I ENVIRONMENTAL SITE ASSESSMENT

146 North 7th Street
Brooklyn, New York 11249

Appendix B

Site Photographs



01 View of the Subject Property facing southwest from North 7th Street.



02 View of the Subject Property facing west from North 7th Street.



03 View of the Subject Property garbage storage area in front of the building.



04 View of fire escape on the rear of the Subject Property.



05 View of a small shed in the rear of the Subject Property.



06 View inside the Subject Property shed containing two five gallon propane containers



07 View of the rear patio area on the Subject Property



08 View of a drain observed in the rear patio area of the Subject Property.



09 View of a pit and water spicket in the rear of the Subject Property.



10 View of the basement entrance from the front of the Subject Property along North 7th Street.



11 View of Con Ed electrical meters in the basement of the Subject Property.



12 View of a work area and National Grid gas meters in the basement of the Subject Property.



13 View of a crawl space observed in the basement of the Subject Property.



14 View of construction adhesives found in the basement of the Subject Property.



15 View of paint thinner observed in the basement of the Subject Property.



16 View of a kitchen area observed in the basement of the Subject Property.



17 View of the water heater, washing machine, and boiler in the basement of the Subject Property.



18 View of a drain observed in the utility closet of the Subject Property basement with an unknown white powdery substance.



19 View of roof access from the third floor inside the Subject Property.



20 View of a hallway on the first floor of the Subject Property.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

146 North 7th Street
Brooklyn, New York 11249

Appendix C

EDR Database Report

Seventh St
146 North 7th St.
Brooklyn, NY 11249

Inquiry Number: 6237929.2s
October 22, 2020

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Appendix C: Industrial Processing Emissions Permits

AR 505A
(Rev. 4/84)

CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF AIR RESOURCES
59-17 Junction Blvd., Corona, NY 11368

Albert F. Appleton **Commissioner**

SAMUEL STEMPLER, P.E., Assistant Commissioner

APPLICATION #: 620/74Z

TRIENNIAL INSPECTION DATE: 04/02/91

TRIENNIAL ISSUANCE DATE: 5/31/91

RENEWAL EXPIRATION DATE: 05/16/94

E.R.: C

TRIENNIAL CERTIFICATE OF OPERATION

E.P.#: 1 ENS: 416

P.E.

OWNER
Arnold's Meat Food Prod.
149-151 N. 8th. Street
Brooklyn, N.Y. 11211

DEP Premise Address: 149-151 N. 8th. Street Floor#: 1 Boro: Brooklyn

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation...from one location to another or from one piece of equipment to another automatically revokes the Certificate. POST CERTIFICATE ON PREMISES NEAR EQUIPMENT.

DESCRIPTION OF INSTALLATION: Smoking of meat.
Used: 8 Hrs/Day 250 Days/Year

DESCRIPTION OF EQUIPMENT: Three (3) gas-fired Bologna and Frankfurters Smoking Ovens, each 4'x 8'x16' deep, using 30 CFH natural gas each, manually operated.

EXHAUST EQUIPMENT: Natural draft, 20" dia. stack x 40' high.

CONTROL DEVICE: None.

Application for Renewal of this Triennial Certificate of Operation MUST be filed at the Bureau of Air Resources no later than ninety (90) days prior to its Expiration Date.

HEAD, INDUSTRIAL PROCESSES SECTION
Raphael A. Hodge, P.E.

DIRECTOR OF ENGINEERING, For the COMMISSIONER
B.C. RADZKA, P.E.

INSTALLER

RECERTIFICATION

"NOT VALID WITHOUT OFFICIAL SEAL"

EOSI (AP)
4/8/91

AR 505A
(Rev. 4/94)

CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF AIR RESOURCES
59-17 Junction Blvd., Corona, NY 11368

Albert F. Appleton **Commissioner**

SAMUEL STEMPLER, P.E., Assistant Commissioner

APPLICATION #/#: 620/74Z

TRIENNIAL INSPECTION DATE: 04/02/91

TRIENNIAL ISSUANCE DATE: 5/31/91

RENEWAL EXPIRATION DATE: 05/16/94

TRIENNIAL CERTIFICATE OF OPERATION

E.R.: C

E.P.#: 1 ENS: 4/6

P.E.

OWNER
Arnold's Meat Food Prod.
149-151 N. 8th. Street
Brooklyn, N.Y. 11211

DEP Premise Address: 149-151 N. 8th. Street Floor#: 1 Boro: Brooklyn

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation...from one location to another or from one piece of equipment to another automatically revokes the Certificate. POST CERTIFICATE ON PREMISES NEAR EQUIPMENT.

DESCRIPTION OF INSTALLATION: Smoking of meat.

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EXHAUST EQUIPMENT: Natural draft, 20" dia. stack x 40' high.

CONTROL DEVICE: None.

Application for Renewal of this Triennial Certificate of Operation MUST be filed at the Bureau of Air Resources no later than ninety (90) days prior to its Expiration Date.

HEAD, INDUSTRIAL PROCESSES SECTION
Raphael A. Hodge, P.E.

DIRECTOR OF ENGINEERING, For the COMMISSIONER
B.C. RADZKA, P.E.

INSTALLER

RECERTIFICATION

"NOT VALID WITHOUT OFFICIAL SEAL"

EOSI (AP)
4/8/91

505A
v. 8/91)

DM 2-23-93 BB.

DEP

Samuel Stempler, P.E.,
Assistant Commissioner

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application PA#: 1821/722 E.P.#: 5
Date Inspected: 01/08/93 E.R: A
Date Issued: 2-22-93 E.N.#: 207
Expiration Date: 12/27/95

New York City Department of Environmental Protection

59-17 Junction Blvd.
Elmhurst, New York
11373-5107
718-595-6579

P.E.

Owner
Service Plating Co. Ltd
154 North 7th. Street
Brooklyn, N.Y. 11211

DEP Premise Address: 154 N. 7th. Street Fl#: 1 Boro: Brooklyn

ALBERT F. APPLETON
Commissioner

TRIENNIAL CERTIFICATE OF OPERATION

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation.. ..from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation: Chrome plating.
Used: 7 Hrs/Day 240 Days/Year

Description of Equipment: One (1) steam heated Chromic Acid Plating Tank.

Exhaust System: One (1) Acorn Fan Model 1252, #3 Multivane, 1/2 HP motor, 485 RPM, to exhaust 2,667 CFM at 70 °F.

Control Device: None.

R. Hodge, P.E.
Raphael A. Hodge, P.E.
Assistant Director of Engineering

B.C. Radzka, P.E.,
Director of Engineering
(For The Commissioner)

EOSI (AP)
1/20/93

Installer

RECERTIFICATION

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

A. Oduba.

Printed on recycled paper

72-139

APC - SPA
(Rev. 1/76)

PA 1821/72
Em. Pt. #5
Chromic Acid Tank

The City of New York

ENVIRONMENTAL PROTECTION ADMINISTRATION
DEPARTMENT OF AIR RESOURCES
120 WALL STREET, NEW YORK, N. Y. 10005
BUREAU OF ENGINEERING
PROCESS EXHAUST OR VENTILATION SYSTEM
APPLICATION FOR CERTIFICATE OF OPERATION

OP	LOCATION	FACILITY	EMISSION POINT
I		72	1821

2327 BLOCK | 19 LOT | M1-2 ZONING (By Applicant)

PLEASE PRINT OR TYPE XX

SECTION A

1. COMPANY NAME: Service Plating Co.

2. NUMBER AND STREET ADDRESS: 154 N. 7th Street

3. TOWN OR BORO: Brooklyn | 4. STATE: N. Y. | 5. ZIP: 11211

6. OWNER CLASSIFICATION: A. ☐ COMMERCIAL B. ☒ INDUSTRIAL C. ☐ UTILITY D. ☐ FEDERAL E. ☐ STATE F. ☐ MUNICIPAL G. ☐ EDUC. INST. H. ☐ HOSPITAL I. ☐ RESIDENTIAL J. ☐ OTHER

7. OWNER OR OFFICER'S NAME | TITLE

8. OWNER OR OFFICER'S SIGNATURE | 9. TELEPHONE

I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Section 1403.2-15.25 of the NYC Air Pollution Control Code and Section 210.45 of the Penal Law.

10. NAME OF P.E.: Elliot J. Shapiro, P.E.
Chas. M. Shapiro & Sons, P.C.

11. TELEPHONE: 212 596-1902

12. NUMBER AND STREET ADDRESS: 615 Court Street

13. TOWN OR BORO: Brooklyn | 14. STATE: N.Y. | 15. ZIP: 11231

LICENSED PROFESSIONAL ENGINEER — ELLIOT J. SHAPIRO — NO. 38645 — UNIVERSITY OF THE STATE OF NEW YORK

16. application includes:
A. ☐ NEW EQUIP'T C. ☒ EXISTING EQUIP'T ONLY
B. ☐ MODIFICATION

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans and any supplementary data submitted.
AFFIX SEAL ABOVE

17. NYS P.E. Lic. NO.: 38645

18. SIGNATURE OF PROFESSIONAL ENGINEER: Elliot J. Shapiro, P.E.

WORK PERMIT WILL NOT BE ISSUED UNLESS:
(a) INSTALLER IS NAMED AND
(b) WORKMEN'S COMP. & DISABILITY ARE ON FILE WITH DAR

FINAL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

"I hereby certify that upon approval of this application, plans and any supplementary data, I will make the installation of and adjustments to the equipment and/or apparatus described herein."

Installer's Signature _____

Company Name of Installer _____ Installer's Name _____ Title _____

Company Address _____ Town or Boro _____ State _____ Zip _____

19. FACILITY NAME (IF DIFFERENT FROM COMPANY NAME): Service Plating Co.

20. FACILITY LOCATION (NUMBER AND STREET ADDRESS): 154 N. 7th Street

21. BORO: Brooklyn | 22. ZIP: 11211

23. BLDG. NAME OR NUMBER | 24. FLOOR NAME OR NUMBER

25. DATE APPLICATION RECEIVED: / /

26. IDENTIFICATION #: PA 1821/72

27. DATE APPLICATION REVIEWED: 11/01/78

28. APPLICATION INCLUDES:
A. ☐ NEW EQUIP'T C. ☒ EXISTING EQUIP'T ONLY
B. ☐ MODIFICATION

ASSIGN NYC - DAR PREMISES I.D. NO. AND SOURCE EM. PT. NO. IN SECTION B

FEE: $_____ DATE OF RECEIPT _____ 19____

RECEIPT # _____ CASHIER _____

40. CONDITIONS OF WORK PERMIT:
a) PROPOSED DEVIATION FROM APPROVED APPLICATION MUST BE BY FILING OF AMENDMENT, AND APPROVAL OF SAME.
b) STACK TEST REQUIRED YES ☐ NO ☒
c) APPROVAL OF THIS APPLICATION DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENT(S) FOR OTHER LICENCES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.

APPROVED FOR WORK PERMIT ONLY:

by _____
Head, Industrial Processes Division

by _____
Director of Engineering

FOR AGENCY USE ONLY

29. LOCATION CODE	30. FACILITY ID. NO.	31. U.T.M.(E)	32. U.T.M.(N)	33. SIC NUMBER	WORK PERMIT 37. DATE ISSUED	38. DATE EXPIRES
					/ /	/ /

C.O. APPROVAL
41. DATE ISSUED: 11/01/78 | 42. EXPIRATION DATE: 11/01/81

EN No. /Yr.: 20270

Date: 11/01/78

COPY TO NYS - DEC

SECTION B

43. SPRAY BOOTHS: (FURNISH DATA &/OR CHECK APPROPRIATE BOXES)

Mfr.	Model	Frontal opening: Height x Width	Baffles: Single	Baffles: Triple	Filters	Water Wash
A.	B.	C. D.	E.	F.	G.	H.

Handgun	Automatic	Air atomizing	Airless	Electrostatic	Coating Mat'l.	Use Rate Max.	Odor
I.	J.	K.	L.	M.	N.	___ Gals./Hr. ___ Hrs./Day	P. Yes _ No _

(CONTINUED ON OTHER SIDE)

SEC. B

44. DIP TANKS: Mfr. A.	Model B.	Dimensions: Height x Width x Length C.	Coating Mat'l D.	Use Rate E. Makeup/8 Hrs.	F. Odor Yes _ No _	45. Source Emis. Pt. No.	46. Ground Elevation (ft.)	47

48. STACK HT. (FT)	49. INSIDE DIAM. (IN.)	50. EXIT TEMP (°F)	51. EXIT VELOCITY (FT/SEC)	52. EXIT FLOW RATE (S C F M)	53. DRAFT TYPE	54.	55. RECEPTOR DISTANCE (FT) * TO PREMISES LOT LINE	56. Premises Identification No.
20'±	16"x18"	70	22.22	2667	N F Gd I		10'±	NYC - DAR Agency Use Only

SEC. C

57. DESCRIBE PROCESS OR UNIT

One Steam Heated Chromic Acid Plating Tank.

58. TOTAL NUMBER OF SIMILAR PROCESSES OR UNITS: 1

SEC. D

CONTROL TYPE	MANUFACTURER'S NAME AND MODEL NUMBER	FUEL TYPE	FLOW RATE (S C F M)	TEMP (°F)	PRESSURE DROP (IN. H_2O)	HORSE POWER	FAN RPM	EFFICIENCY (%)	HOW DET.					
59. 01	60. Acorn Fan, Model #1252 #3 Multivane	61. --	62. 2667	63. 70	64. 0.75	65. 0.5	66. 485	67. -	68. -	69.	70.	71.	72	73.
74.	75.	76.	77.	78.	79.	80.	81.	82.	83.	84.	85.	86.	87.	88.
359	360	361	362	363	364	365	366	367	368	369	370	371	372	373

SEC. E

CALCULATIONS IN DETERMINING INPUT OR PRODUCTION RATE, EMISSION RATE POTENTIAL AND ACTUAL EMISSIONS:

50 lbs. of Chromic Acid added per month = 0.357 lbs./hr. Chromic Acid is a high gasser with emissions equal to 5% of make up rate (Michigan Dept. of Public Health) (0.05)(0.357) = 0.01785 lbs./hr.
(or NYS ECH, CH. 3700, Table I, 3/75)

SECTION F

CONTAMINANT NAME	%	CODE	INPUT OR PRODUCTION	UNITS	E R P (LBS /HR)	HRS/ DAY	DAYS/ YR	PROPOSED RATING	ACTUAL EMISSIONS	UNITS	ACTUAL EMISSIONS (LBS /HR)	ACTUAL EMIS. PPM
89. Chromic Acid (s)	90.	91. 086	92. 0.357	93. 1	94. 0.01785	95. 7	96. 240	97. D	98. 0.001495	99. 5	100. 0.01785	100A --
104.	105.	106.	107.	108.	109.	110.	111.	112.	113.	114.	115.	115A
119.	120.	121.	122.	123.	124.	125.	126.	127.	128.	129.	130.	130A
134.	135.	136.	137.	138.	139.	140.	141.	142	143.	144.	145.	145A
149.	150.	151.	152.	153.	154.	155.	156.	157.	158.	159.	160.	160A
164.	165.	166.	167.	168.	169.	170.	171.	172.	173.	174.	175.	175A

AGENCY USE ONLY

ENV. RATING	ALLOWABLE EMISSIONS	UNITS
101. B	102. .01785	103.
116.	117.	118.
131.	132.	133.
146.	147.	148.
161.	162	163.
176.	177.	178.

PROCESS CODE	APPLICABLE CODE (S)
194.	195.

SEC. G

SOLID FUEL TYPE	LBS/HR	%S	OIL TYPE	G P H	%S	GAS TYPE	C F H	BTU/CF	BTU/HR
179.	180.	181.	182.	183.	184.	185.	186.	187.	188.

Note: Application and Plans must be submitted in triplicate.

OP	LOCATION	FACILITY	EMISSION POINT
	I		

72-159

APC 5 - PA
Jan. 1969

The City of New York

DEPARTMENT OF AIR RESOURCES
51 Astor Place, New York, N.Y. 10003

FRED C. HART, COMMISSIONER

ORIGINAL — KEEP IN FILE

1821

CHROMIC ACID TANK - SOURCE #5
APPLICATION FOR CERTIFICATE OF OPERATION
INDUSTRIAL PROCESSES

FOR OFFICE USE ONLY

Application No. & Date PA01821 NOV 27 72

Fee 50.00 -6084

Cashier

New ____ Present Certificate of
Existing x Operation No. (if any) ____

Block 2327 Lot 19

Premises 154 North 7th Street Borough Brooklyn

Application for ~~Permission to~~ Chromic Acid Tank

Owner's or Agent's Name:
Name: Service Plating Co.
Street: 154 North 7th Street
City, State for Mailing Brooklyn, New York

I have authorized the P.E. or R.A. named below to file plans and specifications to do the work stated on this application. I have read the entire application and the facts are correct to the best of my knowledge and belief.

"X" _____
SIGNATURE OF OWNER OR OFFICER TITLE

Complete technical data, plans, etc., describing the proposed installation, alteration or legalization shall be attached in triplicate to this form.

Authorized Agent:
Name: Charles M. Shapiro & Sons
Street: 615 Court Street
City, State for Mailing Brooklyn, New York 11231

I certify to the accuracy of all data and state further that the equipment, if installed in accordance with the plans submitted, will comply with the requirements of law.

SEAL OF P.E. or R.A.

ELLIOT J. SHAPIRO, P.E.
SIGNATURE OF P.E. OR R.A.

Building - Type Factory No. of Floors One Equipment on Floor No. One
Proximity of nearest building from stack Min. 35 ft± Height above grade 27 ft± On plot plan show heights of all structures, buildings, etc, within 100 ft. radius of stack. If there are buildings higher than the stack, submit a letter signed by the owner stating that, he will comply with all the requirements of the Department in the event a nuisance is caused by his chimney.

NO WORK PERMIT WILL BE ISSUED UNLESS INSTALLER IS NAMED. Is Workmen's Comp. & Disability on file with the Dept. of Air Resources? YES ____ NO ____

I certify that I will make the installation of the equipment as applied for and specified in this application and in accordance with the plans filed and approved by the Commissioner of the Department of Air Resources.

INSTALLER
Name: _____
Street: _____
City, State for Mailing

LICENSE NO. CLASS

SIGNATURE

1. Type of Establishment (product manufactured, process, or service rendered)
Chromium Plating
(e.g., foundry, lighting fixtures, toys, concrete batching, etc)

2. Type of Operation or Process Chrome Plating
(e.g., woodworking, coating, ovens, process ventilation, etc)

3. Material Processed or Used Chromic Acid lbs/hr --

4. Average Hours Operation per Week 35

5. Burner(s): (a) Process Mfr. Model
(For ovens, driers, kilns, process equipment, etc)
(b) Afterburners Mfr. Model
Fuel Used (a) Type Quan./hr Btu/hr or gph
Type Quan./hr Btu/hr or gph

6. Spray Booths and Dip Tanks
Mfr. Model Frontal Opening Height Width
Single Baffle Triple Filters Water Wash
Handgun Automatic Air Atomizing Airless Electrostatic (CHECK ONE)
Dip Tank Mfr. Model
Tank Dimensions: Height Width Length

Coating Material (Paint, Lacquer, etc)
Type of stock used (Max. Gallons per 8 hours)
% Solvents Type(s) (Max. Gallons per hour)
% Resins Type(s)
% Solids and Pigments Type(s)
Are coatings as used classified as odor free? YES NO

7. Exhaust System
a) Fan Mfr. Acorn (or Equal) Size and Model #1252 #3 Multivane
b) Operating conditions CFM 2667 H.P 1/2 Temp. 70 Fan R.P.M. 485

8. Gas Cleaner or Treatment Device None
Type Mfr. Model
Design CFM normal , Gas Temp. (F) Normal Max.
Operating CFM normal , Gas Temp. (F) Inlet Outlet
CFM maximum , Gas Temp. (F) Inlet Outlet
Overall cleaning or treatment efficiency %
Loading at operating conditions (gr/cu ft) Inlet Exit
Actual emissions (with cleaner or treatment device Lbs/hr

9. Emission Rate Potential 0.01785 Lbs/hr

10. Actual Particulate Emissions

Type	Quantity (lb/hr)	(lb/1000 lb Undil[illegible]ed Exhaust Gas)
Chromic Acid (s)	0.01785	0.001495

Gaseous contaminants in emission stream

Type	Quantity (lb/hr)	Stack Concentration PPM

11. Industrial or Environmental Rating D B EN 5/7/74 Control Apparatus Rating --

12. Expected Date of Completion Existing

SERVICE PLATING CO. LTD.

ORIGINAL - KEEP IN FILE

PA1821/72

Electroplating - Polishing - Lacquering

154 NORTH 7th STREET - BROOKLYN, N. Y. 11211
EVERGREEN 8-9360

April 15, 1974

THE DEPARTMENT OF AIR RESOURCES

PREMISES IDENTIFICATION # 3663300000154

I, Al Accinelli, being duly sworn do hereby state that I am over the age of 21 and am the Secretary Treasurer of Service Plating Co. whose factory is located at 154 North 7th St.,Brooklyn, N. Y. and for which application PA 1821/72, Emission Point #5 has been submitted to the Department of Air Resources. I do further state that inasmuch as the vent from the subject Chromic Acid Tank terminates below the roof of buildings within 100 feet, that the possibility exists that a nuisance could occur by reason of such termination and if such nuisance should develop then such remedial action as may be required to remedy such nuisance will be taken. Furthermore, this affidavit is submitted to induce the Department of Air Resources to approve application PA 1821/72, Emission Point #5.

AL ACCINELLI, SEC.TREAS.
SERVICE PLATING CO.,LTD.

Sworn to before me this
15th day of April 1974

Mildred Jerry Bowers

RECEIVED
DEPARTMENT OF
RECORDS
APR 26 1944

DEP

New York City
Department of
Environmental
Protection

Bureau of
Air, Noise &
Hazardous
Materials

59-17 Junction Blvd.
Corona, New York
11368
(718) DEP-HELP

MARILYN GELBER
Commissioner

THOMAS J. MICHAELS
Deputy Commissioner

TRIENNIAL CERTIFICATE OF OPERATION

APPROVAL

INSTALLATION NO.: PA 1823-72N

DATE INSPECTED: 02/01/96

ENGINEER NAME/NO.: A.G. /E 047

REVIEWED BY: _____

REMARKS(IF ANY): E.P. #7

ER: C

EN: 207

FEB20 1996

EXPIRATION DATE: MONTH: 12

DAY: 27

YEAR (CIRCLE ONE): 1996 1997 (1998) 1999 2000

FEE DUE: Application Fee: = $_____

Amount Paid: = $_____

Balance Due: = $_____

Printed on recycled paper

AR 505A
(Rev. 8/91)

DEP

Dem 4/27/98

Samuel Stempler, P.E.,
Assistant Commissioner

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application PA#: 1823/72 N
E.P.#: 7
Date Inspected: 03/29/93
E.R: C
Date Issued: 4-26-93
E.N.#: 207
Expiration Date: 12/27/95

New York City Department of Environmental Protection
59-17 Junction Blvd.
Elmhurst, New York
11373-5107
718-595-6579

P.E.

Owner
Service Plating Co. Ltd.
154 North 7th Street
Brooklyn, N.Y. 11211

DEP Premise Address: 154 North 7th Street Fl#: 1 Boro: Brooklyn

ALBERT F. APPLETON
Commissioner

TRIENNIAL CERTIFICATE OF OPERATION

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation.. ..from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation: Metal cleaning for plating process
Used: 7 Hrs/Day 240 Days/Year

Description of Equipment: One (1) 2'x 4' Aluminum Dip Deodorizing Alkaline Cleaning Tank.

Exhaust System: One (1) Aerovent, size 18, tubeaxial Fan 1 HP motor, 2143 RPM, to exhaust 3,790 CFM at 70°F.

Control Device: None.

R A Hodge, P.E.
Raphael A. Hodge, P.E.
Assistant Director of Engineering

B.C. Radzka, P.E.,
Director of Engineering
(For The Commissioner)

EOSI (AP)
3/30/93

Installer

RECERTIFICATION

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

A. Odusa

Printed on recycled paper

72-139

APC - SPA
(Rev. 1/76)
PA 1823/72
Em. Pt. #7
Deoxidizing Tank

The City of New York

ENVIRONMENTAL PROTECTION ADMINISTRATION
DEPARTMENT OF AIR RESOURCES
120 WALL STREET, NEW YORK, N. Y. 10005
BUREAU OF ENGINEERING
PROCESS EXHAUST OR VENTILATION SYSTEM
APPLICATION FOR CERTIFICATE OF OPERATION

OP	LOCATION	FACILITY	EMISSION POINT
I		72	1823

2327 BLOCK 19 LOT M1-2 ZONING (By Applicant)

PLEASE PRINT OR TYPE XX

SECTION A

1. COMPANY NAME: Service Plating Co.

2. NUMBER AND STREET ADDRESS: 154 N. 7th Street

3. TOWN OR BORO: Brooklyn 4. STATE: N. Y. 5. ZIP: 11211

6. OWNER CLASSIFICATION: A. ☐ COMMERCIAL B. ☒ INDUSTRIAL C. ☐ UTILITY D. ☐ FEDERAL E. ☐ STATE F. ☐ MUNICIPAL G. ☐ EDUC. INST. H. ☐ HOSPITAL I. ☐ RESIDENTIAL J. ☐ OTHER

7. OWNER OR OFFICER'S NAME TITLE

8. OWNER OR OFFICER'S SIGNATURE 9. TELEPHONE

"I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Section 1403.2-15.25 of the NYC Air Pollution Control Code and Section 210.45 of the Penal Law."

10. NAME OF P.E.: Elliot J. Shapiro, P.E. Chas. M. Shapiro & Sons, P.C.
11. TELEPHONE: 212 596-1902
12. NUMBER AND STREET ADDRESS: 615 Court Street
13. TOWN OR BORO: Brooklyn 14. STATE: N.Y. 15. ZIP: 11231

LICENSED PROFESSIONAL ENGINEER ELLIOT J. SHAPIRO NO. 38645 UNIVERSITY OF THE STATE OF NEW YORK

16. application includes: A. ☐ NEW EQUIP'T C. ☒ EXISTING EQUIP'T ONLY B. ☐ MODIFICATION

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans and any supplementary data submitted.

17. NYS P.E. Lic. NO.: 38645
18. SIGNATURE OF PROFESSIONAL ENGINEER: Elliot J. Shapiro, P.E.

19. FACILITY NAME (IF DIFFERENT FROM COMPANY NAME): Service Plating Co.
20. FACILITY LOCATION (NUMBER AND STREET ADDRESS): 154 N. 7th Street
21. BORO: Brooklyn 22. ZIP: 11211
23. BLDG. NAME OR NUMBER 24. FLOOR NAME OR NUMBER

25. DATE APPLICATION RECEIVED: / /
26. IDENTIFICATION #: PA 1823/72
27. DATE APPLICATION REVIEWED: 1/10/78
28. APPLICATION INCLUDES: A. ☐ NEW EQUIP'T C. ☒ EXISTING EQUIP'T ONLY B. ☐ MODIFICATION

ASSIGN NYC - DAR PREMISES I.D. NO. AND SOURCE EM. PT. NO. IN SECTION B

FEE: $_____ DATE OF RECEIPT _____ 19__

RECEIPT #_____ CASHIER_____

FINAL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

"I hereby certify that upon approval of this application, plans and any supplementary data, I will make the installation of and adjustments to the equipment and/or apparatus described herein."

Installer's Signature _____

Company Name of Installer _____ Installer's Name _____ Title _____

Company Address _____ Town or Boro _____ State _____ Zip _____

WORK PERMIT WILL NOT BE ISSUED UNLESS:
(a) INSTALLER IS NAMED AND
(b) WORKMEN'S COMP. & DISABILITY ARE ON FILE WITH DAR

40. CONDITIONS OF WORK PERMIT:
a) PROPOSED DEVIATION FROM APPROVED APPLICATION MUST BE BY FILING OF AMENDMENT, AND APPROVAL OF SAME.
b) STACK TEST REQUIRED YES ☐ NO ☒
c) APPROVAL OF THIS APPLICATION DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENT(S) FOR OTHER LICENCES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.

APPROVED FOR WORK PERMIT ONLY:

by _____ P.E.
Head, Industrial Processes Division

by _____ P.E.
Director of Engineering

FOR AGENCY USE ONLY

29. LOCATION CODE	30. FACILITY ID. NO.	31. U. T. M.(E)	32. U. T. M.(N)	33. SIC NUMBER	WORK PERMIT 37. DATE ISSUED	38. DATE EXPIRES
					/ /	/ /

C.O. APPROVAL

41. DATE ISSUED	42. EXPIRATION DATE
1/10/78	1/10/81

EN No. /Yr. 207/70

Date 1/10/78

COPY TO NYS - DEC

SECTION B

43. SPRAY BOOTHS: (FURNISH DATA &/OR CHECK APPROPRIATE BOXES)

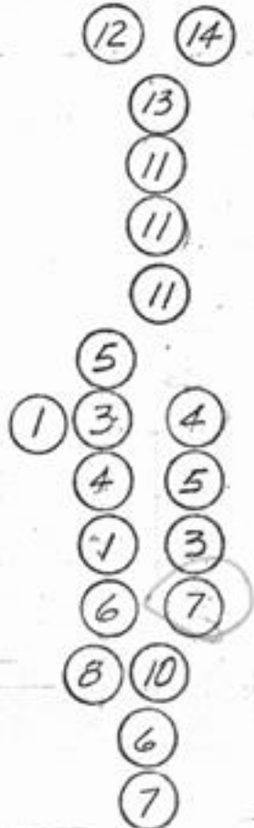
Mfr.	Model	Frontal opening: Height x Width	Baffles: Single	Baffles: Triple	Filters	Water wash
A.	B.	C. D.	E.	F.	G.	H.

Handgun	Automatic	Air atomizing	Airless	Electrostatic	Coating Mat'l.	10. Use Rate Max.	P. Odor
I.	J.	K.	L.	M.	N.	___ Gals./Hr. ___ Hrs./Day	Yes _ No _

(CONTINUED ON OTHER SIDE)

INDEX TO DRAWINGS

DWG No	DESCRIPTION	EMISSION SOURCE No
1	INDEX	
2	PLOT PLAN	
3	SPRAY BOOTHS	12 14
4	BAKE OVEN	13
5	PLAN, POLISHERS AND BELT SANDERS	11
6	DETAILS " " " "	11
7	CYCLONE	11
8	CHROMIC ACID TANK,	5
	POTASH CLEANERS #1, #2 & #3	1 3 4
9	ELEV. CHROMIUM TANK & POTASH CLNR #3	4 5
10	ELEV. POTASH CLEANERS #1 & #2	1 3
11	PLAN, SULPHURIC ACID TANK, DE-OXIDIZER	6 7
	ETCHING TANK, BRITE DIP TANK	8 10
12	ELEV. SULPHURIC ACID TANK (ANODIZING)	6
	ELEV. DE-OXIDIZER TANK (CLEANER)	7
	ELEV. ETCHING TANK	8
13	ELEVATION BRITE DIP TANK &	10
	WATER RINSE TANK	



SOURCE No.	DWGS No.
1	1, 2, 8, 10
2	NOT VENTED
3	1, 2, 8, 10
4	1, 2, 8, 9
5	1, 2, 8, 9
6	1, 2, 11, 12,
7	1, 2, 11, 12
8	1, 2, 11, 12
9	EXEMPT
10	1, 2, 11, 13
11	1, 2, 5, 6, 7,
12	1, 2, 3
13	1, 2, 4
14	NOT IN USE

Premises Identification No. 3 6 6 3 3 0 0 0 0 0 1 3 4 1 1

Source Emis. Pt. No. 0 1 P 0 7

CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
APPROVED for construction in accordance with
Application, Amendment(s) and Work Permit No.
PA 1823/72
Date 5-6-74
Director of Industrial Air Pollution Control

ORIGINAL

SERVICE PLATING CO.
154 N. 7TH ST.
BROOKLYN NY

CHARLES M. SHAPIRO & SONS
CONSULTING ENGINEERS
615 COURT STREET
BROOKLYN, N.Y. (212) 596-1002

DR. TWH CH. | SCALE: NONE | 1 OF 13
DATE: 10-72 | NO. 72-159

ORIGINAL — KEEP IN FILE

DEP

TRIENNIAL CERTIFICATE OF OPERATION
APPROVAL

New York City
Department of
Environmental
Protection

Bureau of Air, Noise
& Hazardous Materials

59-17 Junction Blvd
Corona, New York
11368 - 5107

MARILYN GELBER
Commissioner

ANTONIA BRYSON
Deputy Commissioner

INSTALLATION NO.: PA1825-72H

DATE INSPECTED: 10/04/94

ENGINEER NAME/NO.: M.T./E093

REVIEWED BY: _____

REMARKS(IF ANY): E.P.#: 10
E.R.: C
E.N.#207

MAR 16 1995

EXPIRATION DATE: MONTH: 09

DAY: 01

YEAR (CIRCLE ONE): 1995 1996 (1997) 1998

FEE DUE: Application Fee: = $_____

Amount Paid: = $_____

Balance Due: = $_____

Printed on recycled paper

AR 505A
(Rev. 8/91)

DEP

Samuel Stempler, P.E.,
Assistant Commissioner

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

New York City
Department of
Environmental
Protection

59 - 17 Junction Blvd.
Elmhurst, New York
11373 - 5107
718 - 595 - 6579

ALBERT F. APPLETON
Commissioner

Application PA#: 1825/72H
Date Inspected: 09/16/91
Date Issued: 10-9-91
Expiration Date: 09/01/94

E.P.#: 10
E.R: C
E.N.#: 207

P.E.

Owner
Service Plating Co.
154 North 7th. Street
Brooklyn, N.Y. 11211

DEP Premise Address: 154 North 7th. Street Fl#: 1 Boro: Brooklyn

TRIENNIAL CERTIFICATE OF OPERATION

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation.. ..from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation: Metal cleaning.
Used: 7 Hrs/Day 240 Days/Year

Description of Equipment: One (1) sulfuric-nitric acid brite dip tank #1, capacity 20 gallons.

Exhaust System: One (1) Aerovent fan, 18" dia., tubeaxial, 1.5 HP motor, 2394 fan RPM, to exhaust 4,400 CFM at 70°F.

Control Device: None.

R A Hodge, P.E.
Raphael A. Hodge, P.E.
Assistant Director of Engineering

B.C. Radzka, P.E.,
Director of Engineering
(For The Commissioner)

Installer

RECERTIFICATION

A. Odusa.

E051(AP)
9/19/91

Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

Printed on recycled paper

INDUSTRIAL PROCESSES SECTION

Field Inspection Report

Date: 10/4/94

PA#: 1825-72H

EN#: 207

Company Name: SERVICE PLATING CO.

Address: 154 N. 7TH ST. Flr#: 1 Boro: BK

Inspected By: MT Plant Rep.: RUBE MIRENSKY

Equipment Description: SULFURIC-NITRIC ACID TANK

Agreement with Filing? (Yes) No Sketch:

Conditions Observed: Good

Emission Point: 10 Receptor Distances: Nuisance/Possibility:

Observed Emissions:

Comments: EXHAUST FAN ON NITRIC ACID TANK WAS WORKING PROPERLY

O.K. FOR T.C.O

MT

10/4/94

2/10/92
sip

N. 7TH ST & BEDFORD AVE

AR 505A
(Rev. 8/91)

DEP

Samuel Stempler, P.E.,
Assistant Commissioner

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application PA#: 1825/72H E.P.#: 10
Date Inspected: 09/16/91 E.R: C
Date Issued: 10-9-91 E.N.#: 207
Expiration Date: 09/01/94

P.E.

Owner
Service Plating Co.
154 North 7th. Street
Brooklyn, N.Y. 11211

DEP Premise Address: 154 North 7th. Street Fl#: 1 Boro: Brooklyn

TRIENNIAL CERTIFICATE OF OPERATION

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Control Device: None.

R. A. Hodge, P.E.
Raphael A. Hodge, P.E.
Assistant Director of Engineering

B.C. Radzka, P.E.,
Director of Engineering
(For The Commissioner)

Installer

RECERTIFICATION

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E051(AA)
9/19/91

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New York City Department of Environmental Protection
59-17 Junction Blvd.
Elmhurst, New York
11373-5107
718-595-6579

ALBERT F. APPLETON
Commissioner

Printed on recycled paper

DEP

MARILYN GELBER
Commissioner

DEPT. OF ENVIRONMENTAL PROTECTION

BUREAU OF AIR RESOURCES
59-17 JUNCTION BLVD., CORONA, N.Y. 11368

CERTIFICATE EXPIRATION NOTICE

RECORDS CONTROL
(718) 595-3855

DATE: 05/02/94

ALL PLATING CORP.
SERVICE PLATING CO INC
154 NORTH 7 STREET
BROOKLYN, NY 11211

RE: OPERATING CERTIFICATE
TO OPERATE INDUSTRIAL
PROCESSING EQUIPMENT
BRITE DIP METAL CLEANING
TANK

cd $ 250 Receipt No. 211239
D.A.R. Clerk

INSTALLATION # PA182572H EXPIRATION DATE: 09/01/94

INSTRUCTIONS: COMPLETE AND SIGN THIS RENEWAL APPLICATION FORM AND RETURN WITH YOUR CHECK OR MONEY ORDER TO: RECORDS CONTROL, 9th FLOOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION, 59-17 JUNCTION BLVD., CORONA, N.Y. 11368. FINAL FEE DETERMINATION WILL BE MADE BY D.E.P. FEES ARE NON-TRANSFERABLE. RENEW 90 DAYS PRIOR TO EXPIRATION DATE.

EQUIPMENT LOCATED AT: 154 NORTH 7 STREET, BKLYN

Superintendent, contractor or other authorized agent who can be contacted to schedule an inspection, provide access, and operate equipment to demonstrate compliance:

RUBEN A. MIRENSKY (Superintendent/Auth Agent Name)

( ) Telephone Number

Address of Superintendent/Auth Agent Apt. #

I REQUEST RENEWAL OF THE OPERATING CERTIFICATE/REGISTRATION FOR THE EQUIPMENT WHICH IS THE SUBJECT OF THE ABOVE REFERENCED INSTALLATION NUMBER AND WHICH HAS BEEN INSPECTED BY THE OWNER/OWNER'S AGENT AND IS READY FOR INSPECTION BY THE BUREAU OF AIR RESOURCES.

I AM AWARE THAT IF THERE IS EXPOSED FRIABLE ASBESTOS IN A DAMAGED OR DETERIORATED CONDITION IN THE ROOM/AREA WHERE THE EQUIPMENT IS LOCATED THE INSPECTION WILL NOT BE COMPLETED AND A NOTICE OF DISAPPROVAL WILL BE ISSUED.

I HEREBY AFFIRM UNDER PENALTY OF PERJURY THAT THE INFORMATION PROVIDED ON THIS FORM IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE EQUIPMENT WILL BE OPERATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.Y.C. AIR POLLUTION CONTROL CODE AND ACKNOWLEDGE THAT ANY ALTERATION OF THE EQUIPMENT WILL BE DONE IN ACCORDANCE WITH THE N.Y.C. AIR POLLUTION CONTROL CODE AND APPROPRIATE REQUIREMENTS OF OTHER AGENCIES. I RECOGNIZE THAT FALSE STATEMENTS ARE PUNISHABLE AS A MISDEMEANOR PURSUANT TO SECTION 24-190 OF THE N.Y.C. AIR POLLUTION CONTROL CODE AND SECTION 210-45 OF THE PENAL LAW.

Computer Estimated Fee is $ 250.00
See Note Above Regarding Final Fee Determination
I-C1

OWNER/REPRESENTATIVE'S SIGNATURE

PRESIDENT
TITLE

8/30/94
DATE

APC - SPA
(Rev. 1/76)

PA 1825/72
Brite Dip Tank #1
Em. Pt. #10

The City of New York

ENVIRONMENTAL PROTECTION ADMINISTRATION
DEPARTMENT OF AIR RESOURCES
120 WALL STREET, NEW YORK, N. Y. 10005
BUREAU OF ENGINEERING
PROCESS EXHAUST OR VENTILATION SYSTEM
APPLICATION FOR CERTIFICATE OF OPERATION

OP	LOCATION	FACILITY	EMISSION POINT
I		72	18.25

2327 BLOCK 19 LOT M1-2 ZONING (By Applicant)

PLEASE PRINT OR TYPE XX

SECTION A

1. COMPANY NAME: Service Plating Co.

2. NUMBER AND STREET ADDRESS: 154 N. 7th Street

3. TOWN OR BORO: Brooklyn | 4. STATE: N. Y. | 5. ZIP: 11211

6. OWNER CLASSIFICATION
A. ☐ COMMERCIAL C. ☐ UTILITY E. ☐ STATE F. ☐ MUNICIPAL H. ☐ HOSPITAL I. ☐ RESIDENTIAL
B. ☒ INDUSTRIAL D. ☐ FEDERAL G. ☐ EDUC. INST. J. ☐ OTHER

7. OWNER OR OFFICER'S NAME | TITLE

8. OWNER OR OFFICER'S SIGNATURE | 9. TELEPHONE

"I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Section 1403.2-15.25 of the NYC Air Pollution Control Code and Section 210.45 of the Penal Law.

10. NAME OF P.E.: Elliot J. Shapiro, P.E. Chas. M. Shapiro & Sons, P.C. | 11. TELEPHONE: 212 596-1902

12. NUMBER AND STREET ADDRESS: 615 Court Street

13. TOWN OR BORO: Brooklyn | 14. STATE: N.Y. | 15. ZIP: 11231

16. application includes:
A. ☐ NEW EQUIP'T C. ☒ EXISTING EQUIP'T ONLY
B. ☐ MODIFICATION

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans and any supplementary data submitted.
PLACE SEAL ABOVE

17. NYS P.E. Lic. NO.: 38645 | 18. SIGNATURE OF PROFESSIONAL ENGINEER: Elliot J. Shapiro, P.E.

WORK PERMIT WILL NOT BE ISSUED UNLESS:
(a) INSTALLER IS NAMED AND
(b) WORKMEN'S COMP. & DISABILITY ARE ON FILE WITH DAR

FINAL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

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Installer's Signature _____

Company Name of Installer _____ Installer's Name _____ Title _____

Company Address _____ Town or Boro _____ State _____ Zip _____

19. FACILITY NAME (IF DIFFERENT FROM COMPANY NAME): Service Plating Co.

20. FACILITY LOCATION (NUMBER AND STREET ADDRESS): 154 N. 7th Street

21. BORO: Brooklyn | 22. ZIP: 11211

23. BLDG. NAME OR NUMBER | 24. FLOOR NAME OR NUMBER

25. DATE APPLICATION RECEIVED: / /

26. IDENTIFICATION #: PA 1825/72

27. DATE APPLICATION REVIEWED: 11/01/78

28. APPLICATION INCLUDES:
A. ☐ NEW EQUIP'T C. ☒ EXISTING EQUIP'T ONLY
B. ☐ MODIFICATION

ASSIGN NYC - DAR PREMISES I.D. NO. AND SOURCE EM. PT. NO. IN SECTION B

FEE: $_____ DATE OF RECEIPT _____ 19____

RECEIPT # _____ CASHIER _____

40. CONDITIONS OF WORK PERMIT:
a) PROPOSED DEVIATION FROM APPROVED APPLICATION MUST BE BY FILING OF AMENDMENT, AND APPROVAL OF SAME.
b) STACK TEST REQUIRED YES ☐ NO ☒
c) APPROVAL OF THIS APPLICATION DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENT(S) FOR OTHER LICENCES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.

APPROVED FOR WORK PERMIT ONLY:

by _____
Head, Industrial Processes Division

by _____
Director of Engineering

INSPECTION SET

FOR AGENCY USE ONLY

29. LOCATION CODE	30. FACILITY ID. NO.	31. U.T.M.(E)	32. U.T.M.(N)	33. SIC NUMBER	WORK PERMIT 37. DATE ISSUED	38. DATE EXPIRES
					/ /	/ /

C.O. APPROVAL
41. DATE ISSUED: 11/01/78 | 42. EXPIRATION DATE: 11/01/81

EN No. /Yr.: 207 70

Date: 11/01/78

COPY TO NYS - DEC

SECTION B

43. SPRAY BOOTHS: (FURNISH DATA &/OR CHECK APPROPRIATE BOXES)

Mfr.	Model	Frontal opening: Height x Width	Baffles: Single	Baffles: Triple	Filters	Water wash
A.	B.	C. D.	E.	F.	G.	H.

Handgun	Automatic	Air atomizing	Airless	Electrostatic	Coating Mat'l.	50. Use Rate Max. ___ Gals./Hr. ___ Hrs./Day	P. Odor Yes _ No _
I.	J.	K.	L.	M.	N.		

(CONTINUED ON OTHER SIDE)

INSPECTION SET

INDEX TO DRAWINGS

DWG No	DESCRIPTION	EMISSION SOURCE No
1	INDEX	
2	PLOT PLAN	
3	SPRAY BOOTHS	12 14
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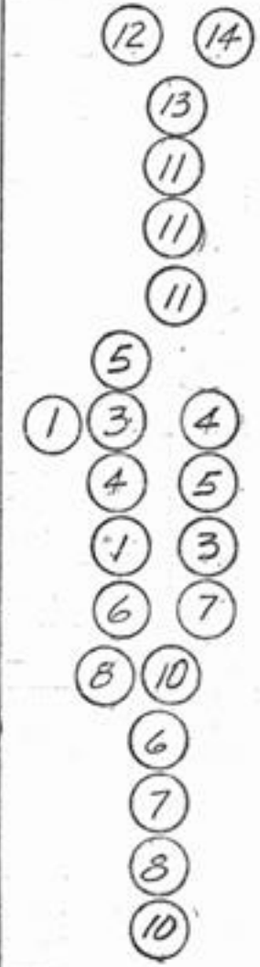
6	DETAILS " " " "	11
7	CYCLONE	11
8	CHROMIC ACID TANK,	5
	POTASH CLEANERS #1, #2 & #3	1 3 4
9	ELEV. CHROMIUM TANK & POTASH CLNR #3	4 5
10	ELEV. POTASH CLEANERS #1 & #2	1 3
11	PLAN, SULPHURIC ACID TANK, DE-OXIDIZER	6 7
	ETCHING TANK, BRITE DIP TANK	8 10
12	ELEV. SULPHURIC ACID TANK (ANODIZING)	6
	ELEV. DE-OXIDIZER TANK (CLEANER)	7
	ELEV. ETCHING TANK	8
13	ELEVATION BRITE DIP TANK &	10
	WATER RINSE TANK	



SOURCE No.	DWGS No.
1	1, 2, 8, 10
2	NOT VENTED
3	1, 2, 8, 10
4	1, 2, 8, 9
5	1, 2, 8, 9
6	1, 2, 11, 12,
7	1, 2, 11, 12
8	1, 2, 11, 12
9	EXEMPT
10	1, 2, 11, 13
11	1, 2, 5, 6, 7,
12	1, 2, 3
13	1, 2, 4
14	NOT IN USE

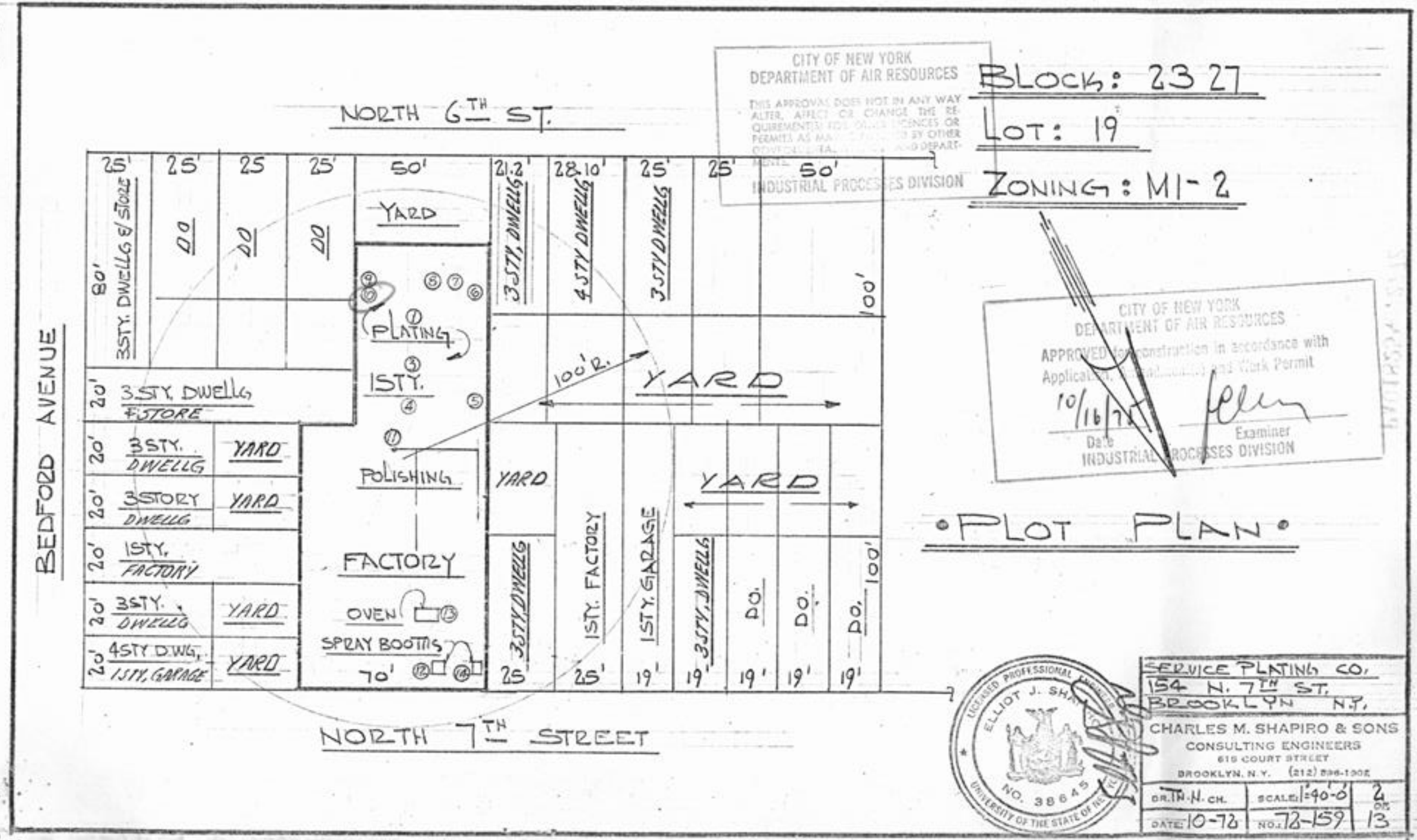
LICENSED PROFESSIONAL ENGINEER
ELLIOT J. SHAPIRO
NO. 38645
UNIVERSITY OF THE STATE OF NEW YORK

SERVICE PLATING CO.
154 N. 7TH ST.
BROOKLYN NY.

CHARLES M. SHAPIRO & SONS
CONSULTING ENGINEERS
615 COURT STREET
BROOKLYN, N.Y. (212) 596-1902

DR. TWH CH.	SCALE: NONE	1 OF 13
DATE: 10-72	NO. 72-159	

35X


NORTH 6TH ST.
BEDFORD AVENUE
NORTH 7TH STREET
80' 3STY. DWELLG & STORE
25' 00
25' 00
25' 00
50' YARD
20' 3 STY. DWELLG & STORE
20' 3STY. DWELLG
YARD
20' 3STORY DWELLG
YARD
20' 1STY. FACTORY
20' 3STY. DWELLG
YARD
20' 4STY D.WLG, 1STY. GARAGE
YARD
PLATING
1STY.
POLISHING
FACTORY
OVEN
SPRAY BOOTHS
70'
21.2' 3STY. DWELLG
28.10' 4STY DWELLG
25' 3STY DWELLG
25'
50'
100'
100'R.
YARD
YARD
YARD
3STY. DWELLG
1STY. FACTORY
1STY. GARAGE
3STY. DWELLG
DO.
DO.
DO.
25'
25'
19'
19'
19'
19'
19'
100'
BLOCK: 2327
LOT: 19
ZONING: M1-2
CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
THIS APPROVAL DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE RE-QUIREMENTS FOR OTHER LICENCES OR PERMITS AS MA... BY OTHER ...AND DEPART-MENTS.
INDUSTRIAL PROCESSES DIVISION
CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
APPROVED for construction in accordance with Application ... and Work Permit
10/16/72
Date
Examiner
INDUSTRIAL PROCESSES DIVISION
•PLOT PLAN•
ELLIOT J. SHAPIRO
LICENSED PROFESSIONAL ENGINEER
NO. 38645
UNIVERSITY OF THE STATE OF NEW YORK
SERVICE PLATING CO.
154 N. 7TH ST.
BROOKLYN N.Y.
CHARLES M. SHAPIRO & SONS
CONSULTING ENGINEERS
615 COURT STREET
BROOKLYN, N.Y. (212) 596-1305
DR. TN. CH.
SCALE: 1"=40'-0"
2 OF 13
DATE: 10-72
NO. 72-159

INSPECTION SET

DEPT OF AIR RESOURCES
SULPHURIC ACID TANK (ANODIZING)
DE-OXIDIZING TANK (CLEANING TANK ALUMINUM DIP)
ETCHING TANK
WATER & BRITE DIP TANK

REVISION 1.
WATER RINSE TANK (E.P 9) HAS BEEN REMOVED.
SEE 83-79 10 JUNE 1983

REVISION 2
REVISED DUCTWORK
E.P. 10

REF. DWG # 12
EMISSION SOURCE 7
24"x24" UP TO ROOF

EMISSION SOURCE 6
9"x36" EXHAUST HEADED WITH 4" SLOTS
24"x24" UP TO ROOF
2'-6"
8'-0"
2'-0"
4'-0"
4'-0"
14"
DEOXIDIZER
(ALUMINUM DIP CLEANING TANK)
9"
4'-6"
9"
SULPURIC ACID TANK (ANODIZING)
REF. DWG #12

PART FLOOR PLAN

1/4" = 1'-0"

CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
APPROVED for construction in accordance with Application, Amendment(s) and Work Permit No.
PA 1825/72
9/30/85 A. Berezhsky
Date APC
Bureau of Industrial Air Pollution Control

N. 7TH ST.
BOILER RM.
TOILET
DEGREASER
STRIP
UP THRU ROOF 18"Ø
2.
18'-0"
6'-0"
REMOVED 6/83
1
12"
10
9
EMISSION SOURCE 9 WATER RINSE
REF. DWG #13 EMISSION SOURCE 10 BRITE DIP TANK

EMISSION SOURCE 8
ETCHER
STEAM HEATED
REF. DWG #12

ELLIOT J. SHAPIRO LICENSED PROFESSIONAL ENGINEER NO. 38642 STATE OF NEW YORK

SERVICE PLATING CO.
154 N. 7TH ST.
BROOKLYN N.Y.

CHARLES M. SHAPIRO & SONS
CONSULTING ENGINEERS
615 COURT STREET
BROOKLYN, N.Y. (212) 596-1902

DRWN. H. CH.	SCALE: 1/4"-1'-0"	11 of 13
DATE: 10-72	NO. 72-159	

14

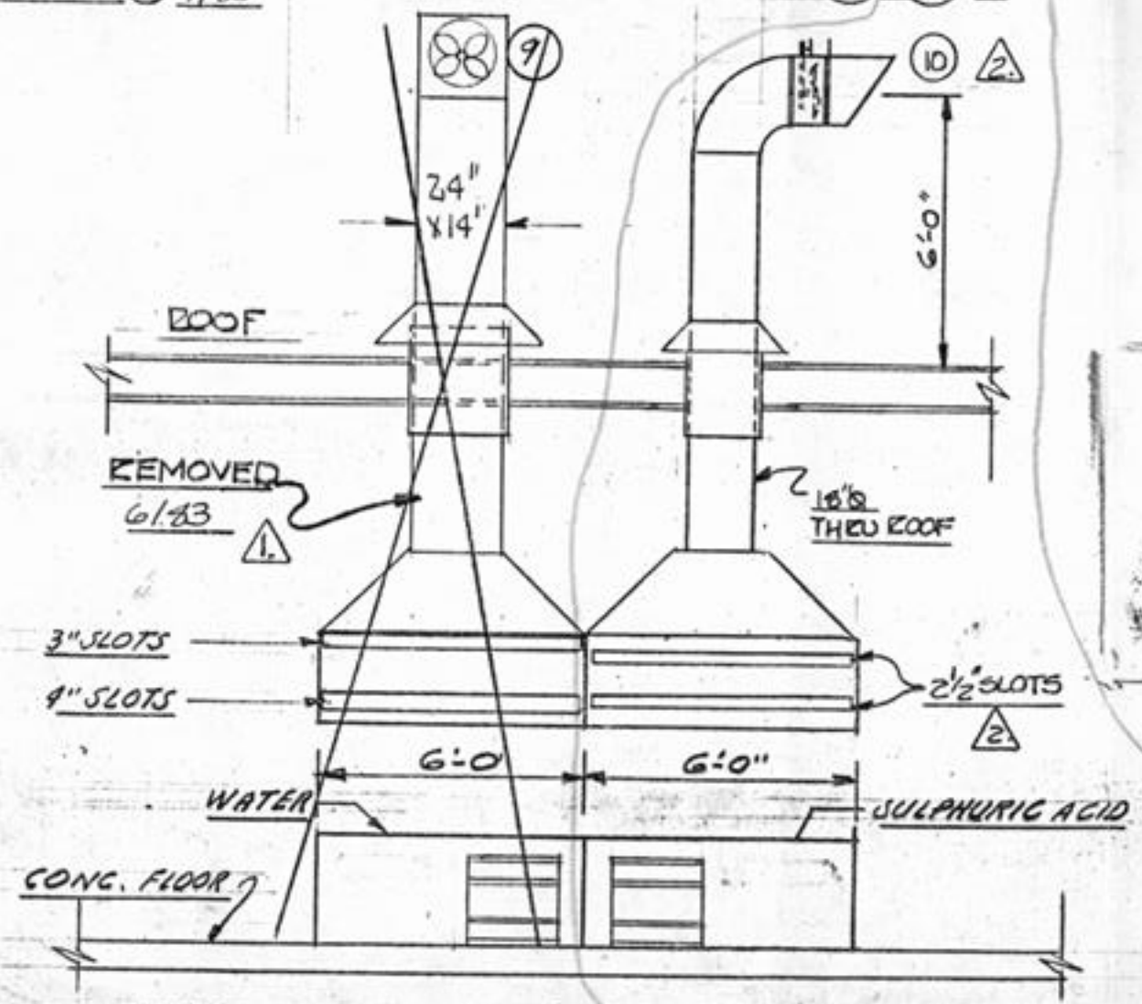
REVISION 1.
WATER RINSE TANK (E.P. 9)
HAS BEEN REMOVED
SEE 83-79 10 JUNE 1983

INSPECTION SED.

REVISION 2.
REVISED DUCTWORK
& HOOD EP 10 9/85

REF. DWG No. 11

EMISSION SOURCES 9 10



ELEV. OF WATER RINSE & BRITE DIP TANK

DEPT OF AIR RESOURCES
WATER RINSE TANK
BRITE DIP TANK

FAN DATA SOURCE No. 10

AEROVENT (OR EQUAL) SIZE 18 TUBEAXIAL EXH. FAN, 2394 RPM, 1½ H.P. MOTOR TO EXHAUST 5000 CFM @ 3/8" W.G.

CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
APPROVED for construction in accordance with
Application, Amendment(s) and Work Permit No.
PA 1825/72
9/30/85 A. Poberezhsky
Date APC
Bureau of Industrial Air Pollution Control

LICENSED PROFESSIONAL ENGINEER ELLIOT J. SHAPIRO NO. 38645 UNIVERSITY OF THE STATE OF NEW YORK

SERVICE PLATING CO.
164 N. 7TH ST.
BROOKLYN NY

CHARLES M. SHAPIRO & SONS
CONSULTING ENGINEERS
615 COURT STREET
BROOKLYN, N.Y. (212) 596-1902

DRAWN CH.	SCALE 1/4"=1'-0"	13
DATE 10-78	NO. 72-159	OF 13

AR 505A
(Rev. 12/95)

DEP

DISPLAY CERTIFICATE ON PREMISES NEAR EQUIPMENT
"NOT VALID WITHOUT OFFICIAL SEAL"

Application PA#: 1826-72P
E.P.#: 11
Date Inspected: 02/01/96
E.R.: C
Date Issued:
E.N.#: 207
Expiration Date: 12/27/98

New York City
Department of
Environmental
Protection

59-17 Junction Blvd.
Corona, New York
11368
718-595-6565
718-595-3525 Fax

MARILYN GELBER
Commissioner

P.E.	OWNER
—	Service Plating Co., Ltd.
	154 North 7th Street
	Brooklyn, N.Y. 11211

DEP Premise Address: 154 North 7th Street Flr.#: 1st Boro: Brooklyn

TRIENNIAL CERTIFICATE OF OPERATION

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation... from one location to another or from one piece of equipment to another automatically revokes the Certificate. Sec. 24-135 NYC Air Pollution Code.

Description of Installation: Polishing and Sanding of metal parts. Used: 8 Hrs/Day 240 Days/year

Description of Equipment: Four (4) double wheels Polishing machines and two (2) Belt Sanders.

Exhaust System: One (1) General Fan, model 17" MH, 20 H.P. motor; 1,436 R.P.M., delivering 7,278 C.F.M. at 70°F

Control Device: One (1) cyclone, 16' diam. x 10'-6" height, 16" inlet.

Raphael A. Hodge, P.E.,
Deputy Director

FEB 9 1996
Jerome J. Ross
Director
(For the Commissioner)

Installer

RECERTIFICATION
Application for Renewal of this Certificate of Operation must be filed at the Department of Environmental Protection no later than ninety (90) days prior to its Expiration Date.

RAH:gb
xc: Wp- Air2

A.G./E047
02/05/96

Printed on recycled paper

N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION

610000 X46A I0011 W I
LOCATION FAC EP

CERTIFICATE TO OPERATE AN AIR CONTAMINATION SOURCE
PROCESS, EXHAUST OR VENTILATION SYSTEM UNIT

OWNER	FACILITY	
(1) GOLDSMITH-CHESTER ASSOC	(6) GOLDSMITH-CHESTER ASSOC	(11) CONFIDENTIAL STATUS NON-CONFIDNTL
(2) 32 COURT STREET	(7) 24 MONROE PLACE	(12) COMPLIANCE STATUS IN COMPLIANCE
(3) BROOKLYN (4) NY	(8) BROOKLYN (9) 11201	DATE OF LAST CHANGE 06/23/82
(5) 11201	(10) REP: ELLIOT J SHAPIRO PE	(13) PRIOR CO ISSUE DATE
		(14) PRIOR CO EXPIRATION DATE

EMISSION POINT I0011: (41)UTM-E: 587.7 KM. (46)UTM-N: 507.6 KM. (51)GRND ELEV: 10 FT. (42)STACK HEIGHT: 24 FT. (47)HT ABV STRUC: 12 FT. (52)STK DIAM: 30X24 IN. (43)EXIT VELOCITY: 24.26 FT/SEC (48)EXIT FLOW: 7278.00 ACFM (53)EXIT TEMP: 70 DEGR F (44)SIC: 6514 (49)CO FEE: (54)CO CONDITIONS: 1 3 (45)AGENCY-CODE-1: (50)AGENCY-CODE-2: C (N.Y.C.) EDIT: REV. REQ.

UNIT I: (55)HOURS/DAY: 8.0 (56)DAYS/YEAR: 240 (57)% OP BY SEASON: 25 25 25 25 (59)BLDG: (60)FLOOR NAME: 1 (58)SOURCE CODE: 1103 (61)RULE 1: SANDING OR GRINDING (62)RULE 2:

PROCESS/UNIT DESCRIPTION (72)DESCRIPTION:
1. FIVE (5) POLISHERS AND TWO (2) SANDERS USED IN THE
2. POLISHING AND SANDING OF METALS AND EXHAUSTED BY A
3. CYCLONE SEPARATOR

CONTROL EQUIPMENT: (73)TYPE: 006 CENTRIFUGAL (DRY) (74)MFG: NYS STANDARD LP CYCLONE (16" INLET) (77)DISPOSAL METHOD: 09 OTHER (75)ID: 1 (76)DATE INSTALLED: (78)USEFUL LIFE:

AIR CONTAMINANTS	CAS NUMBER	ENV RATING	EMISSIONS ACTUAL	EMISSIONS UNIT	EMISSIONS HOW DET	EMISSIONS PERMISSIBLE	% CONTROL EFFICIENCY	HRLY ACTUAL LBS/HOUR	ANNUAL EMISSIONS (LBS/YEAR) ACTUAL	ANNUAL EMISSIONS 10^x	ANNUAL EMISSIONS PERMISSIBLE
PARTICULATES(METAL)	(085) NY075-00-2	(086) D	(087) 9026	(088) 01	(089) 09	(090) .026	(091) 92.14	(092) .026	(093) 5.000	(094) 1	(095) 5.000
PARTICULATES	(096) NY075-00-0	(097) D	(098) .349	(099) 01	(100) 09	(101) .349	(102)	(103) .349	(104) 67.000	(105) 1	(106) 67.000

SPECIAL CONDITIONS (151)CONDITION:
1. PA 1826-78 EN 207
3. A.O.

(15)PRIOR COMMENTS (16)BY (17)DATE
1.
2.
3.
4.
5.

(18)CURRENT COMMENTS (19)BY _____ (20)DATE / /
1. _____
2. _____
3. _____
4. _____
5. _____

(21)COMPLIANCE _____
(22)DATE OF NEXT ACTION / /
CERTIFICATE TO OPERATE
(23)ISSUE DATE 12/26/80
(24)EXPIRATION DATE 12/26/83
(25)CO FEE _____

FIRM REP'S SIGNATURE: DATE: ISSUING OFFICER'S SIGNATURE: DATE:

APC - SPA
(Rev. 1/76)

PA 1826/72
E. P. #11
Cyclone

PLEASE PRINT OR TYPE XX

The City of New York

ENVIRONMENTAL PROTECTION ADMINISTRATION
DEPARTMENT OF AIR RESOURCES
120 WALL STREET, NEW YORK, N. Y. 10005
BUREAU OF ENGINEERING
PROCESS EXHAUST OR VENTILATION SYSTEM
APPLICATION FOR CERTIFICATE OF OPERATION

OP	LOCATION	FACILITY	EMISSION POINT
I		7 2 1	5 2 0

2327 BLOCK | 19 LOT | M1-2 ZONING (By Applicant)

SECTION A

1. COMPANY NAME: Service Plating Co.

2. NUMBER AND STREET ADDRESS: 154 N. 7th Street

3. TOWN OR BORO: Brooklyn | 4. STATE: N. Y. | 5. ZIP: 11211

6. OWNER CLASSIFICATION: A. ☐ COMMERCIAL C. ☐ UTILITY E. ☐ STATE H. ☐ HOSPITAL; B. ☒ INDUSTRIAL D. ☐ FEDERAL G. ☐ EDUC. INST. J. ☐ OTHER; F. ☐ MUNICIPAL L. ☐ RESIDENTIAL

7. OWNER OR OFFICER'S NAME | TITLE

8. OWNER OR OFFICER'S SIGNATURE | 9. TELEPHONE

I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Section 1403.2-15.25 of the NYC Air Pollution Control Code and Section 210.45 of the Penal Law.

10. NAME OF P.E.: Elliot J. Shapiro, P.E. Chas. M. Shapiro & Sons, P.C.
11. TELEPHONE: 212 596-1902
12. NUMBER AND STREET ADDRESS: 615 Court Street
13. TOWN OR BORO: Brooklyn | 14. STATE: N.Y. | 15. ZIP: 11231

LICENSED PROFESSIONAL ENGINEER — ELLIOT J. SHAPIRO — NO. 38645 — UNIVERSITY OF THE STATE OF NEW YORK

16. application includes: A. ☐ NEW EQUIP'T C. ☒ EXISTING EQUIP'T ONLY; B. ☐ MODIFICATION

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans and any supplementary data submitted.
PLACE SEAL ABOVE

17. NYS P.E. Lic. NO.: 38645
18. SIGNATURE OF PROFESSIONAL ENGINEER: Elliot J. Shapiro, P.E.

FINAL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

I hereby certify that upon approval of this application, plans and any supplementary data, I will make the installation of and adjustments to the equipment and/or apparatus described herein.

Installer's Signature _____

Company Name of Installer _____ Installer's Name _____ Title _____

Company Address _____ Town or Boro _____ State _____ Zip _____

19. FACILITY NAME (IF DIFFERENT FROM COMPANY NAME): Service Plating Co.
20. FACILITY LOCATION (NUMBER AND STREET ADDRESS): 154 N. 7th Street
21. BORO: Brooklyn | 22. ZIP: 11211
23. BLDG. NAME OR NUMBER:
24. FLOOR NAME OR NUMBER: 1

25. DATE APPLICATION RECEIVED: / /
26. IDENTIFICATION #: PA1826/72
27. DATE APPLICATION REVIEWED: 11/01/78
28. APPLICATION INCLUDES: A. ☐ NEW EQUIP'T C. ☒ EXISTING EQUIP'T ONLY; B. ☐ MODIFICATION

ASSIGN NYC - DAR PREMISES I.D. NO. AND SOURCE EM. PT. NO. IN SECTION B

FEE: $_____ DATE OF RECEIPT _____ 19____

RECEIPT #_____ CASHIER_____

40. CONDITIONS OF WORK PERMIT:
a) PROPOSED DEVIATION FROM APPROVED APPLICATION MUST BE BY FILING OF AMENDMENT, AND APPROVAL OF SAME.
b) STACK TEST REQUIRED YES ☐ NO ☒
c) APPROVAL OF THIS APPLICATION DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENT(S) FOR OTHER LICENCES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.

APPROVED FOR WORK PERMIT ONLY:

by _____
Head, Industrial Processes Division

by _____
Director of Engineering

C.O. APPROVAL: 41. DATE ISSUED 1/1/78 | 42. EXPIRATION DATE 1/1/81

EN No. /Yr. 289 / 70

Date 1/10/78 COPY TO NYS - DEC

FOR AGENCY USE ONLY

29. LOCATION CODE	30. FACILITY ID. NO.	31. U. T. M.(E)	32. U. T. M.(N)	33. SIC NUMBER	WORK PERMIT 37. DATE ISSUED	38. DATE EXPIRES
					/ /	/ /

SECTION B

43. SPRAY BOOTHS: (FURNISH DATA A/OR CHECK APPROPRIATE BOXES)

Mfr. A.	Model B.	Frontal opening: Height x Width C. D.	Baffles: Single E.	Baffles: Triple F.	Filters G.	Water Wash H.

Handgun I.	Automatic J.	Air atomizing K.	Airless L.	Electrostatic M.	Coating Mat'l. N.	MD. Use Rate Max. ___ Gals./Hr. ___ Hrs./Day	P. Odor Yes _ No _

(CONTINUED ON OTHER SIDE)

72-159
APC 5 - PA
Jan. 1969

The City of New York

DEPARTMENT OF AIR RESOURCES
51 Astor Place, New York, N.Y. 10003

ORIGINAL — KEEP IN FILE

FRED C. HART, COMMISSIONER

1826

FOR OFFICE USE ONLY

CYCLONE - SOURCE #11
APPLICATION FOR CERTIFICATE OF OPERATION
INDUSTRIAL PROCESSES

Application No. & Date PA01826 NOV 2772
Fee $100.00 - 6084
Cashier JK

New _____ Present Certificate of
Existing X Operation No. (if any) _____

Block 2327 Lot 19

Premises 154 North 7th Street Borough Brooklyn
Application for ~~Permission to~~ Cyclone

Owner's or Agent's Name:
Name: Service Plating Co.
Street: 154 North 7th Street
City, State Brooklyn, New York
for Mailing

I have authorized the P.E. or R.A. named below to file plans and specifications to do the work stated on this application. I have read the entire application and the facts are correct to the best of my knowledge and belief.

"X" [signature]
SIGNATURE OF OWNER OR OFFICER TITLE

Complete technical data, plans, etc., describing the proposed installation, alteration or legalization shall be attached in triplicate to this form.

Authorized Agent:
Name: Charles M. Shapiro & Sons
Street: 615 Court Street
City, State Brooklyn, N. Y. 11231
for Mailing

I certify to the accuracy of all data and state further that the equipment, if installed in accordance with the plans submitted, will comply with the requirements of law.

SEAL OF P.E. or R.A.

ELLIOT J. SHAPIRO, P.E.
SIGNATURE OF P.E. OR R.A.

Building - Type Factory No. of Floors One Equipment on Floor No. One
Proximity of nearest building from stack Min. 60 ft.± Height above grade 27 ft.± On plot plan show heights of all structures, buildings, etc, within 100 ft. radius of stack. If there are buildings higher than the stack, submit a letter signed by the owner stating that, he will comply with all the requirements of the Department in the event a nuisance is caused by his chimney.

NO WORK PERMIT WILL BE ISSUED UNLESS INSTALLER IS NAMED. Is Workmen's Comp. & Disability on file with the Dept. of Air Resources? YES _____ NO _____

I certify that I will make the installation of the equipment as applied for and specified in this application and in accordance with the plans filed and approved by the Commissioner of the Department of Air Resources.

INSTALLER
Name: _____
Street: _____
City, State
for Mailing

LICENSE NO. _____ CLASS _____

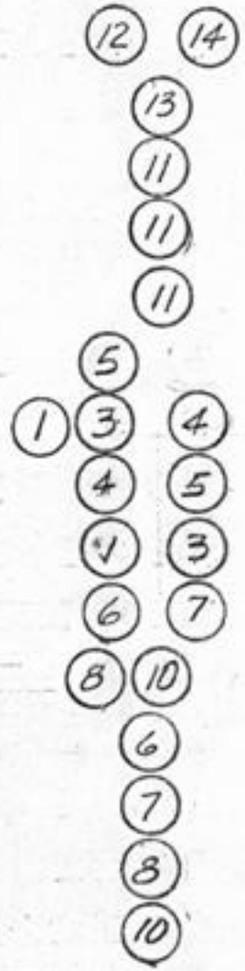
_____ SIGNATURE

INDEX TO DRAWINGS

ORIGINAL - KEEP IN FILE

DWG No.	DESCRIPTION
1	INDEX
2	PLOT PLAN
3	SPRAY BOOTHS
4	BAKE OVEN
5	PLAN, POLISHERS AND BELT SANDERS
6	DETAILS " " " "
7	CYCLONE
8	CHROMIC ACID TANK, POTASH CLEANERS #1, #2 & #3
9	ELEV. CHROMIUM TANK & POTASH CLNR #3
10	ELEV. POTASH CLEANERS #1 & #2
11	PLAN, SULPHURIC ACID TANK, DE-OXIDIZER ETCHING TANK, BRITE DIP TANK
12	ELEV. SULPHURIC ACID TANKS (ANODIZING) ELEV. DE-OXIDIZER TANK (CLEANER) ELEV. ETCHING TANK
13	ELEVATION BRITE DIP TANK & WATER RINSE TANK

EMISSION SOURCE No.



SOURCE No.	DWGS No.
1	1, 2, 8, 10
2	NOT VENTED
3	1, 2, 8, 10
4	1, 2, 8, 9
5	1, 2, 8, 9
6	1, 2, 11, 12,
7	1, 2, 11, 12
8	1, 2, 11, 12
9	EXEMPT
10	1, 2, 11, 13
11	1, 2, 5, 6, 7,
12	1, 2, 3
13	1, 2, 4
14	NOT IN USE

LICENSED PROFESSIONAL ENGINEER J. SHAPIRO NO. 38645 UNIVERSITY OF THE STATE OF NEW YORK

SERVICE PLATING CO.
154 N. 7TH ST.
BROOKLYN NY

CHARLES M. SHAPIRO & SONS
CONSULTING ENGINEERS
615 COURT STREET
BROOKLYN, N.Y. (212) 596-1002

DR. THH CH.	SCALE: NONE	1 OF 13
DATE: 10-72	NO. 72-159	

135X

DEP

TRIENNIAL CERTIFICATE OF OPERATION

APPROVAL

New York City
Department of
Environmental
Protection

Bureau of Air/Noise
& Hazardous Materials

59-17 Junction Blvd.
Corona, New York
11368-5107

MARILYN GELBER
Commissioner

FEB20 1996

INSTALLATION NO.: PA 1828-72 J

DATE INSPECTED: 02/01/96

ENGINEER NAME/NO.: A. G. / E 047

REVIEWED BY: _____

REMARKS(IF ANY): E.P. #13
ER: C
EN: 207

BURNER LIMITATIONS (IF ANY): _____

EXPIRATION DATE: MONTH: 12

DAY: 27

YEAR (CIRCLE ONE): 1995 1996 1997 (1998) 1999 2000

FUEL TYPE: #6 #4 #2 NAT GAS

FEE DUE: Application Fee: = $_____

Amount Paid: = $_____

Balance Due: = $_____

RAH:gb
xc: File (wp-co)

AR 505A
(Rev. 4/84)

Jan/11/1993

C - RATED

TCO

CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF AIR RESOURCES
*295 Lafayette St., New York, NY 10012 (212) 323-8580

Harvey W. Schultz, Commissioner

SAMUEL STEMPLER, P.E., Assistant Commissioner

APPLICATION PA#: 1828/72 J
TRIENNIAL INSPECTION DATE: 08/30/89
TRIENNIAL ISSUANCE DATE: 1-8-93
RENEWAL EXPIRATION DATE: 12/27/95

TRIENNIAL CERTIFICATE OF OPERATION

E.P.#: 13

P.E.

OWNER
SERVICE PLATING CO. LTD
154 NORTH 7TH STREET
BROOKLYN N.Y. 11211

DEP Premise Address: 154 NORTH 7TH STREET Floor#: ___ Boro: BROOKLYN

The holder of this Certificate is responsible for the use of the equipment in accordance with all applicable requirements and provisions of the New York City Air Pollution Control Code. The Commissioner may suspend or revoke this Certificate for willful or continued violation of the Code. Any purported or attempted transfer of...a Certificate of Operation...from one location to another or from one piece of equipment to another automatically revokes the Certificate. POST CERTIFICATE ON PREMISES NEAR EQUIPMENT.

DESCRIPTION OF INSTALLATION: PAINT BAKING
Used: 7 Hrs/Day 240 Days/Year

DESCRIPTION OF EQUIPMENT: HOLLAND ELECTAK PAINT BAKE OVEN

EXHAUST EQUIPMENT: ACORN FAN MODEL #2152B, MULTINANE, 1/4HP MOTOR, 1725 RPM
380 CFM AT 100'F

CONTROL DEVICE: NONE

Application for Renewal of this Triennial Certificate of Operation MUST be filed at the Bureau of Air Resources no later than ninety (90) days prior to its Expiration Date.

HEAD, INDUSTRIAL PROCESSES SECTION
Raphael A. Hodge, P.E.

DIRECTOR OF ENGINEERING, For the COMMISSIONER
B.C. BADEKA, P.E.

INSTALLER

RECERTIFICATION

"NOT VALID WITHOUT OFFICIAL SEAL"

72-159

APC 5 - PA
Jan. 1969

DEC 13 1971
INSPECTION BUREAU OF ENGINEERING
INSPECTION SET

The City of New York

DEPARTMENT OF AIR RESOURCES
51 Astor Place, New York, N.Y. 10003

FRED C. HART, COMMISSIONER

BAKE OVEN SOURCE #13
APPLICATION FOR CERTIFICATE OF OPERATION
INDUSTRIAL PROCESSES

FOR OFFICE USE ONLY

Application No. & Date PA01828NOV2772

New _____ Present Certificate of
Existing x Operation No. (if any)_____

Fee_____

Block 2327 Lot 19

Cashier_____

Premises 154 North 7th Street Borough Brooklyn

Application for ~~Permit to~~ Electrically heated paint drying oven.

Owner's or Agent's Name:
Name: Service Plating Co.
Street: 154 North 7th Street
City, State for Mailing Brooklyn, New York

I have authorized the P.E. or R.A. named below to file plans and specifications to do the work stated on this application. I have read the entire application and the facts are correct to the best of my knowledge and belief.

"X" _____
SIGNATURE OF OWNER OR OFFICER TITLE

==========

Complete technical data, plans, etc., describing the proposed installation, alteration or legalization shall be attached in triplicate to this form.

Authorized Agent:
Name: Charles M. Shapiro & Sons
Street: 615 Court Street
City, State for Mailing Brooklyn, N. Y. 11231

I certify to the accuracy of all data and state further that the equipment, if installed in accordance with the plans submitted, will comply with the requirements of law.

SEAL OF P.E. or R.A.

ELLIOT J. SHAPIRO, P.E.
SIGNATURE OF P.E. OR R.A.

Building - Type Factory No. of Floors One Equipment on Floor No. one
Proximity of nearest building from stack Min. 25 ft.± Height above grade 30 ft. On plot plan show heights of all structures, buildings, etc, within 100 ft. radius of stack. If there are buildings higher than the stack, submit a letter signed by the owner stating that, he will comply with all the requirements of the Department in the event a nuisance is caused by his chimney.

NO WORK PERMIT WILL BE ISSUED UNLESS INSTALLER IS NAMED. Is Workmen's Comp. & Disability on file with the Dept. of Air Resources? YES_____ NO_____

I certify that I will make the installation of the equipment as applied for and specified in this application and in accordance with the plans filed and approved by the Commissioner of the Department of Air Resources.

INSTALLER
Name:_____
Street:_____
City, State for Mailing

LICENSE NO. CLASS

SIGNATURE

PA01828NOV2772

INSPECTION SET

CHARLES M. SHAPIRO & SONS CONSULTING ENGINEERS

DRYING OVEN EMMISSION RATE REPORT
++++++++++++++++++++++++++++++++++

SERVICE PLATING COMPANY 154 N7 STREET BKLN

DATE : 11/22/72 JOB NO.: 72/159

SOURCE NUMBER : 13

DATA :
AIR FLOW (CFM) : 380
INPUT RATE (GAL/HR) : 6.25E-2
EFFICIENCY OF EQUIP. FOR VOLATILES (%) : 0
EFFICIENCY OF EQUIP. FOR SOLIDS (%) : 100
PERCENT VOLATILES : 70
S.G. CORRECTION, VOLATILES : .9
S.G. CORRECTION, SOLIDS : 1.0804
WT. OF FORMULATION (LB/GAL) : 8.3452

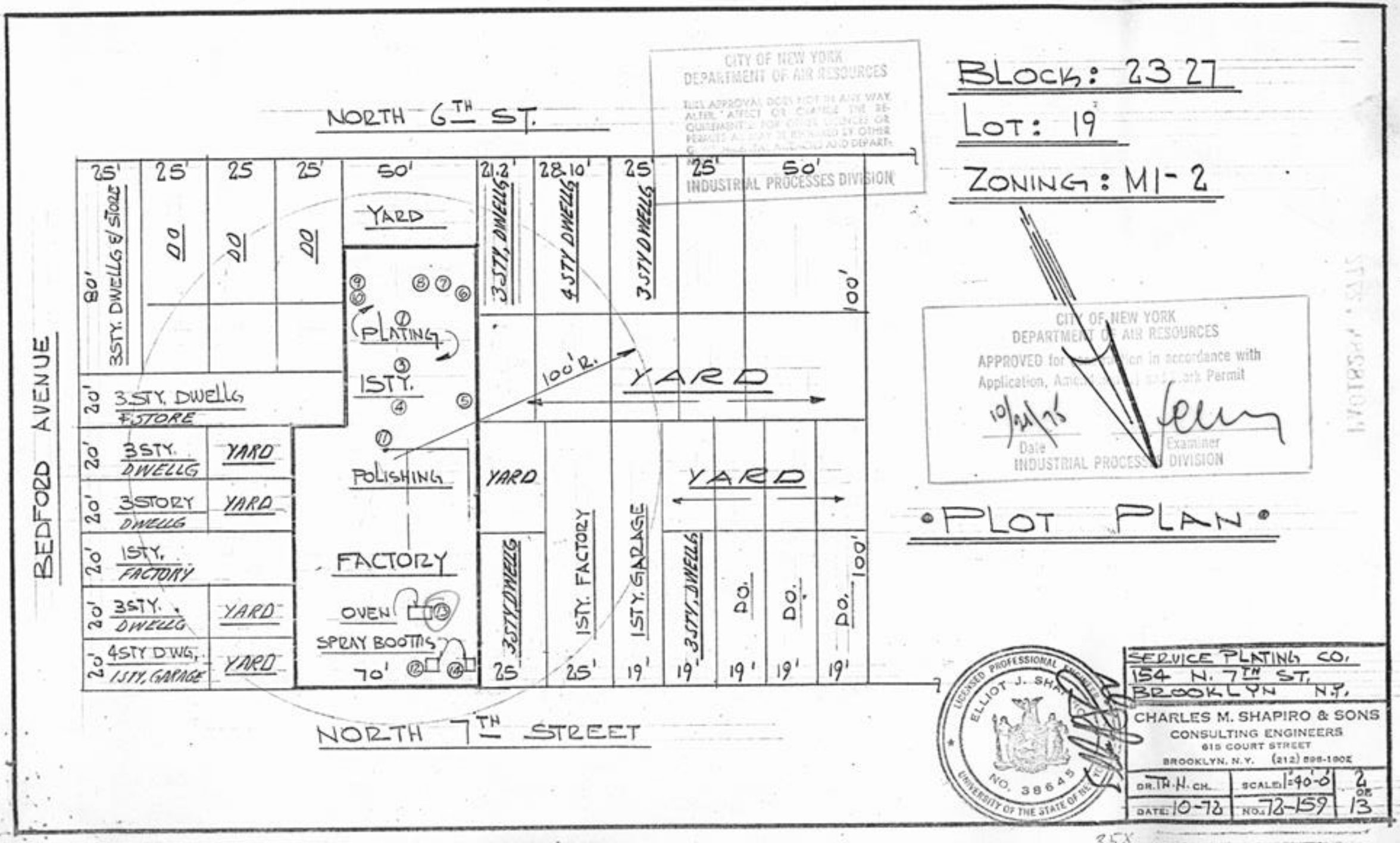
EMMISSION RATE POTENTIAL (ERP):

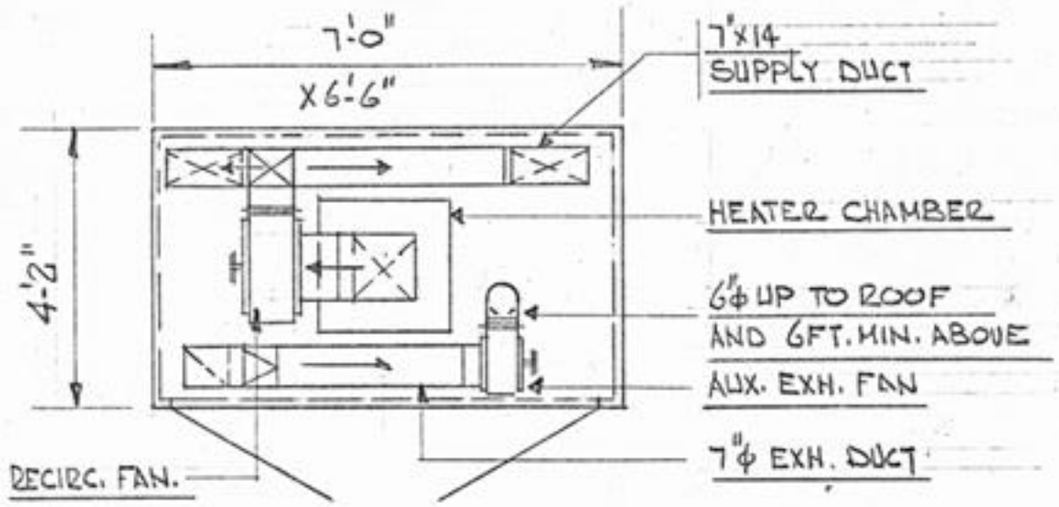
VOLATILES - 6.25E-2GAL/HR X 8.3452LB/GAL X .9 X 70/100= .328LB/HR
SOLIDS - NONE
380CFM X .07495LB/FT3 X 60MIN/HR= 1708.86LB/HR OF AIR
PPM SOLVENTS= .328LB/HR X 1,000,000 / 1708.86LB/HR AIR = 191.9 (BY WT.)
191.9 PPM X 0.3147= 60.39 PPM (BY VOLUME EXPRESSED AS TOLUENE)

ACTUAL EMMISSION RATES:

VOLATILES - .328LB/HR X (1- 0)= .328LB/HR
SOLIDS - .169LB/HR X (1- 1)= 0LB/HR

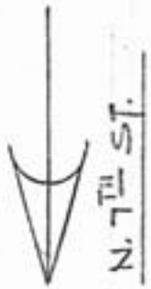
LBS SOLIDS/1000LBS GAS= 0LB/HR X 1000/ 1708.86LB/HR AIR
=0.000000LB/1000LBS

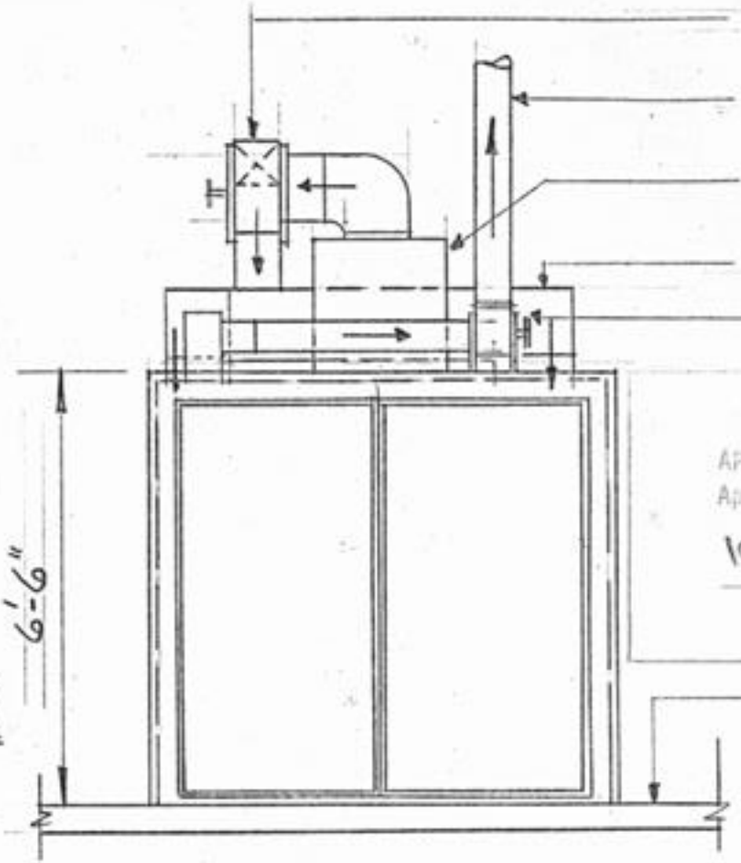

BLOCK: 2327
LOT: 19
ZONING: M1-2
CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
INDUSTRIAL PROCESSES DIVISION
NORTH 6TH ST.
BEDFORD AVENUE
NORTH 7TH STREET
25' 25' 25 25' 50' 21.2' 28.10' 25' 25' 50'
80' 3STY. DWELLG & STORE
DO
DO
DO
YARD
3STY. DWELLG
4STY DWELLG
3STY DWELLG
100'
PLATING
1STY.
100'R.
YARD
20' 3STY. DWELLG & STORE
20' 3STY. DWELLG
YARD
20' 3STORY DWELLG
YARD
20' 1STY. FACTORY
20' 3STY. DWELLG
YARD
20' 4STY DWG. 1STY. GARAGE
YARD
POLISHING
FACTORY
OVEN
SPRAY BOOTHS
70'
YARD
YARD
3STY DWELLG
1STY. FACTORY
1STY. GARAGE
3STY. DWELLG
DO.
DO.
DO.
100'
25' 25' 19' 19' 19' 19' 19'
CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
APPROVED for construction in accordance with Application, Amendment and Work Permit
10/21/75
Date
Examiner
INDUSTRIAL PROCESSES DIVISION
PLOT PLAN
LICENSED PROFESSIONAL ENGINEER
ELLIOT J. SHAPIRO
NO. 38645
UNIVERSITY OF THE STATE OF NEW YORK
SERVICE PLATING CO.
154 N. 7TH ST.
BROOKLYN N.Y.
CHARLES M. SHAPIRO & SONS
CONSULTING ENGINEERS
615 COURT STREET
BROOKLYN, N.Y. (212) 596-1902
DR. TH. H. CH.
SCALE: 1"=40'-0"
2 OF 13
DATE: 10-72
NO. 72-159
35X



• PLAN • 3/8"=1'-0"

FAN DATA (EMISSION SOURCE #13)
ACORN (OR EQUAL) # 2152B #1 MULTIVANE
1725 RPM, 1/4" H.P. MOTOR, TO EXHAUST
380 CFM @ 1/2" W.G.





• ELEVATION • 3/8"=1'-0"

CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
APPROVED for construction in accordance with Application, Amendment(s) and Work Permit
10/21/76
Date
Examiner
INDUSTRIAL PROCESSES DIVISION

CITY OF NEW YORK
DEPARTMENT OF AIR RESOURCES
THIS APPROVAL DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENTS FOR OTHER LICENSES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.
INDUSTRIAL PROCESSES DIVISION

EMISSION SOURCE (13)
ELEC. FIRED BAKE OVEN
DEPARTMENT OF AIR RESOURCES

LICENSED PROFESSIONAL ENGINEER
ELLIOT J. SHAPIRO
NO. 38649
UNIVERSITY OF THE STATE OF NEW YORK

SERVICE PLATING CO.
154 NORTH 7TH ST.
BROOKLYN NEW YORK

CHARLES M. SHAPIRO & SONS
CONSULTING ENGINEERS
615 COURT STREET
BROOKLYN, N.Y. (212) 596-1966

DRTR. H CK.	SCALE 3/8"=1'-0"	4 OF 13
DATE 10-72	NO. 72-159	

Appendix D: Noise Backup

Casella CEL Ltd.

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	55.5 dB	Result
LASmax	68.6 dB	LAS 50%	53 dB	
LASmin	51.4 dB	LAS 90%	52 dB	
Start Date & Time	10/28/2020 8:05:25 AM	Calibration (Before) Date	10/28/2020 8:04:35 AM	
Duration	00:20:04 HH:MM:SS	Calibration (After) Date	10/28/2020 8:27:02 AM	
LAeq	54.3 dB	Calibration Drift	0.1 dB	
End Date & Time	10/28/2020 8:25:29 AM	Battery Low	No	
Notes				

Casella CEL Ltd.

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	61 dB	Result
LASmax	74 dB	LAS 50%	57 dB	
LASmin	54.3 dB	LAS 90%	55.5 dB	
Start Date & Time	10/28/2020 12:00:10 PM	Calibration (Before) Date	10/28/2020 11:59:28 AM	
Duration	00:20:27 HH:MM:SS	Calibration (After) Date	10/28/2020 12:21:22 PM	
LAeq	58.9 dB	Calibration Drift	0.2 dB	
End Date & Time	10/28/2020 12:20:37 PM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	59.5 dB	Result
LASmax	69.2 dB	LAS 50%	56.5 dB	
LASmin	52.8 dB	LAS 90%	54.5 dB	
Start Date & Time	10/28/2020 4:30:44 PM	Calibration (Before) Date	10/28/2020 4:29:19 PM	
Duration	00:20:04 HH:MM:SS	Calibration (After) Date	10/28/2020 4:52:06 PM	
LAeq	57.8 dB	Calibration Drift	0.1 dB	
End Date & Time	10/28/2020 4:50:48 PM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	61 dB	Result
LASmax	73.2 dB	LAS 50%	55 dB	
LASmin	52.4 dB	LAS 90%	53.5 dB	
Start Date & Time	10/28/2020 8:30:16 AM	Calibration (Before) Date	10/28/2020 8:27:11 AM	
Duration	00:20:54 HH:MM:SS	Calibration (After) Date	10/28/2020 8:52:23 AM	
LAeq	58.2 dB	Calibration Drift	-0.1 dB	
End Date & Time	10/28/2020 8:51:10 AM	Battery Low	No	
Notes				

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	66 dB	Result
LASmax	87.5 dB	LAS 50%	62.5 dB	
LASmin	57.4 dB	LAS 90%	61.5 dB	
Start Date & Time	10/28/2020 12:23:37 PM	Calibration (Before) Date	10/28/2020 12:21:29 PM	
Duration	00:20:18 HH:MM:SS	Calibration (After) Date	10/28/2020 12:44:31 PM	
LAeq	65.8 dB	Calibration Drift	0.1 dB	
End Date & Time	10/28/2020 12:43:55 PM	Battery Low	No	
Notes				

Casella CEL Ltd.

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	61 dB	Result
LASmax	70.6 dB	LAS 50%	57.5 dB	
LASmin	56.1 dB	LAS 90%	56.5 dB	
Start Date & Time	10/28/2020 4:52:20 PM	Calibration (Before) Date	10/28/2020 4:52:13 PM	
Duration	00:20:02 HH:MM:SS	Calibration (After) Date	10/28/2020 5:12:40 PM	
LAeq	58.8 dB	Calibration Drift	-0.1 dB	
End Date & Time	10/28/2020 5:12:22 PM	Battery Low	No	
Notes				

Noise Job Field Sheet

Name of Project: 146 North 7th Street 2020083

Project Address: 146 North 7th Street Brooklyn, NY

Date(s) of Field Work: 10/28/2020

Personnel: John Vrabel

Project Specific Scope of Work:

2 x 20-minute locations AM, Midday, PM
Phase I – 1 PM
Site Contact – Victor Efremenkov 718-809-4662
vefremenko@aol.com

Maximum Billable Hours for the Day: 15

I. Start of Noise Monitoring Day

Departure Time: 6:00 Arrival Time: 8.00

Weather Conditions (temp, wind speed, precipitation): cloudy, 50°F, low wind

Meter Type: CASELLA Meter Serial #: 267911 Meter Location: 1 + 2
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
*If more locations are needed for a project use a second Field Sheet

Calibrator Serial #: 3574298 Meters used on: 267911
Calibrator Serial #: _____ Meters used on: _____
Calibrator Serial #: _____ Meters used on: _____
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.*

II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

Meter Serial #: 2670911 Time: 8:04 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 2670911 Time: 8:27 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 2670911 Time: 8:27 Calibration Passed at 114 dB? (Y) N
Meter Serial #: 2670911 Time: 8:52 Calibration Passed at 114 dB? (Y) N
Meter Serial #: _____ Time: _____ 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	8:05	8:25
2	8:30	8:51

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	2	4	—	—	—	—
2	4	5	—	1	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):
N/A

Please place noise meters in their respective cases between sessions to avoid damage.

III. Midday Session 12:00 PM – 1:30 PM

Before Measurement:

Meter Serial #: 2670611 Time: 11:59 Calibration Passed at 114 dB? Y / N
Meter Serial #: 2670911 Time: 12:21 Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 2670611 Time: 12:21 Calibration Passed at 114 dB? Y / N
Meter Serial #: 2670911 Time: 12:44 Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ 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	12:00	12:20
2	12:23	12:43

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train	Motorcycle
1	10	13	2	—	—	—	—
2	12	14	1	—	—	—	2

*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):
faint music coming from restaurant on corner of N 7th st. and Berry st.

Please place noise meters in their respective cases between sessions to avoid damage.

IV. Evening Session 4:30 PM – 6:00 PM

Before Measurement:

Meter Serial #: 2670911 Time: 4:29 Calibration Passed at 114 dB? Y / N
Meter Serial #: 2670911 Time: 4:51 Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 2670911 Time: 4:51 Calibration Passed at 114 dB? Y / N
Meter Serial #: 2670911 Time: 5:13 Calibration Passed at 114 dB? Y / N
Meter Serial #: _____ Time: _____ 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	4:52	5:12

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	12	13	—	—	—	—
2	15	17	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):
Faint music coming from restaurant on corner of N 7th st. and Barry st.

Please place noise meters in their respective cases between sessions to avoid damage.

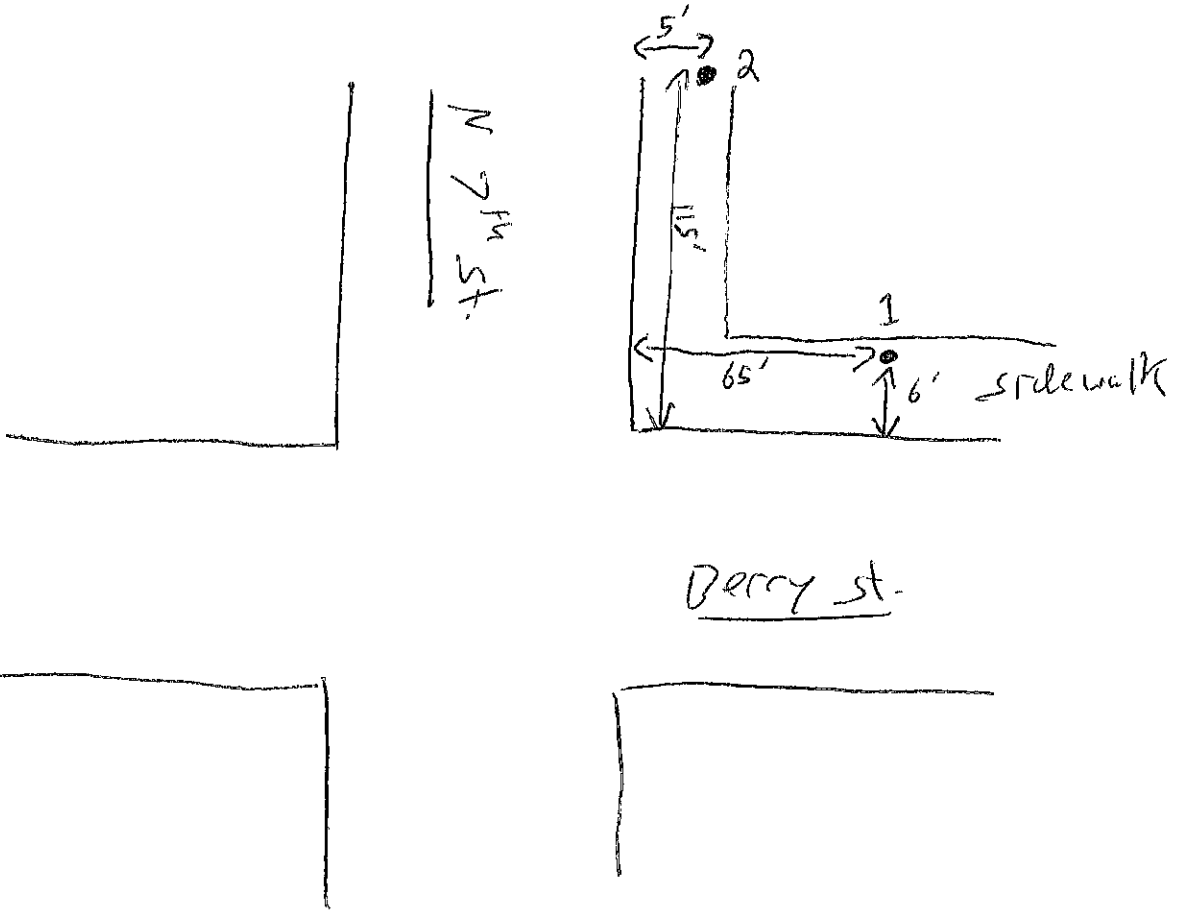
V. End of Noise Monitoring Day

- 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: N/A

Departure Time: 5:30 Arrival Time: 7:30

Total Time to Be Billed: 15



Certificate of Conformity and Calibration



Instrument Model:-	**CEL-633C**		
Serial Number	2670911		
Firmware revision	V006-03		
Microphone Type:-	**CEL-251**	**Preamplifier Type:-**	**CEL-495**
Serial Number	3679	Serial Number	004744
Instrument Class/Type:-	**1**		

Applicable standards:-

IEC 61672: 2002 / EN 60651 (Electroacoustics - Sound Level Meters)
IEC 60651 1979 (Sound Level Meters), ANSI S1.4: 1983 (Specifications For Sound Level Meters)

Note:- The test sequences performed in this report are in accordance with the current Sound level meter *Standard - IEC61672. The combination of tests performed are considered to confirm the products electro-acoustic performance to all applicable standards including superceeded Sound Level Meter Standards - IEC60651 and IEC60804.*

Test Conditions:-	22.8 °C	**Test Engineer:-**	Stephen Adams
	51.1 %RH	**Date of Issue:-**	September 22, 2020
	1001 mBar		

Declaration of conformity:-

This test certificate confirms that the instrument specified above has been successfully tested to comply with the manufacturer's published specifications. Tests are performed using equipment traceable to national standards in accordance with Casella's ISO 9001:2008 quality procedures. This product is certified as being compliant to the requirements of the CE Directive.

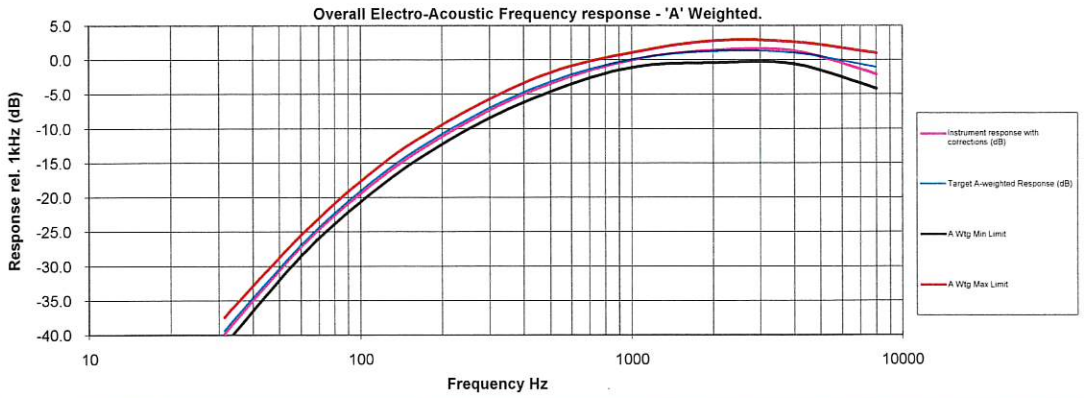
Test Summary:-

Self Generated Noise Test	**All Tests Pass**
Electrical Signal Test Of Frequency Weightings	**All Tests Pass**
Frequency & Time Weightings At 1 kHz	**All Tests Pass**
Level Linearity On The Reference Level Range	**All Tests Pass**
Toneburst Response Test	**All Tests Pass**
C-peak Sound Levels	**All Tests Pass**
Overload Indication	**All Tests Pass**
Acoustic Tests	**All Tests Pass**

Combined Electro-Acoustic Frequency Response - A Weighted

Combined Electro-Acoustic Frequency Response - A Weighted (IEC 61672-3:2006)

The following A-Weighted frequency response graph shows this instruments overall frequency response based upon the application of multi-frequency pressure field calibrations. The microphones Pressure to Free field correction coefficients are applied to pressure response. Reference level taken at 1kHz.



Casella UK
Regent House, Wolseley Road, Kempston, Bedford MK42 7JY United Kingdom
Tel: +44 (0) 1234 844100
Fax: +44(0) 1234 841490
E-mail: info@casellasolutions.com

Casella USA
415 Lawrence Bell Drive, Unit 4 Buffalo, NY 14221, USA
Toll Free (800) 366-2966
Tel: +1 (716) 276 3040
E-mail: info@casellausa.com

Casella India
Ideal Industries India Pvt Ltd. 229-230, Spazedge, Tower -B Sohna Road, Sector-47, Gurgaon-122001, Haryana , India.
Tel: +91 124 4495100
E-mail: casella.sales@ideal-industries.in

Casella China
Ideal Industries China Room 305, Building 1, No.1279, Chuanqiao Rd, Pudong New District, Shanghai, China
Tel: +86-21-31263188
Fax: +86-21-61605906
Email: info@casellasolutions.cn

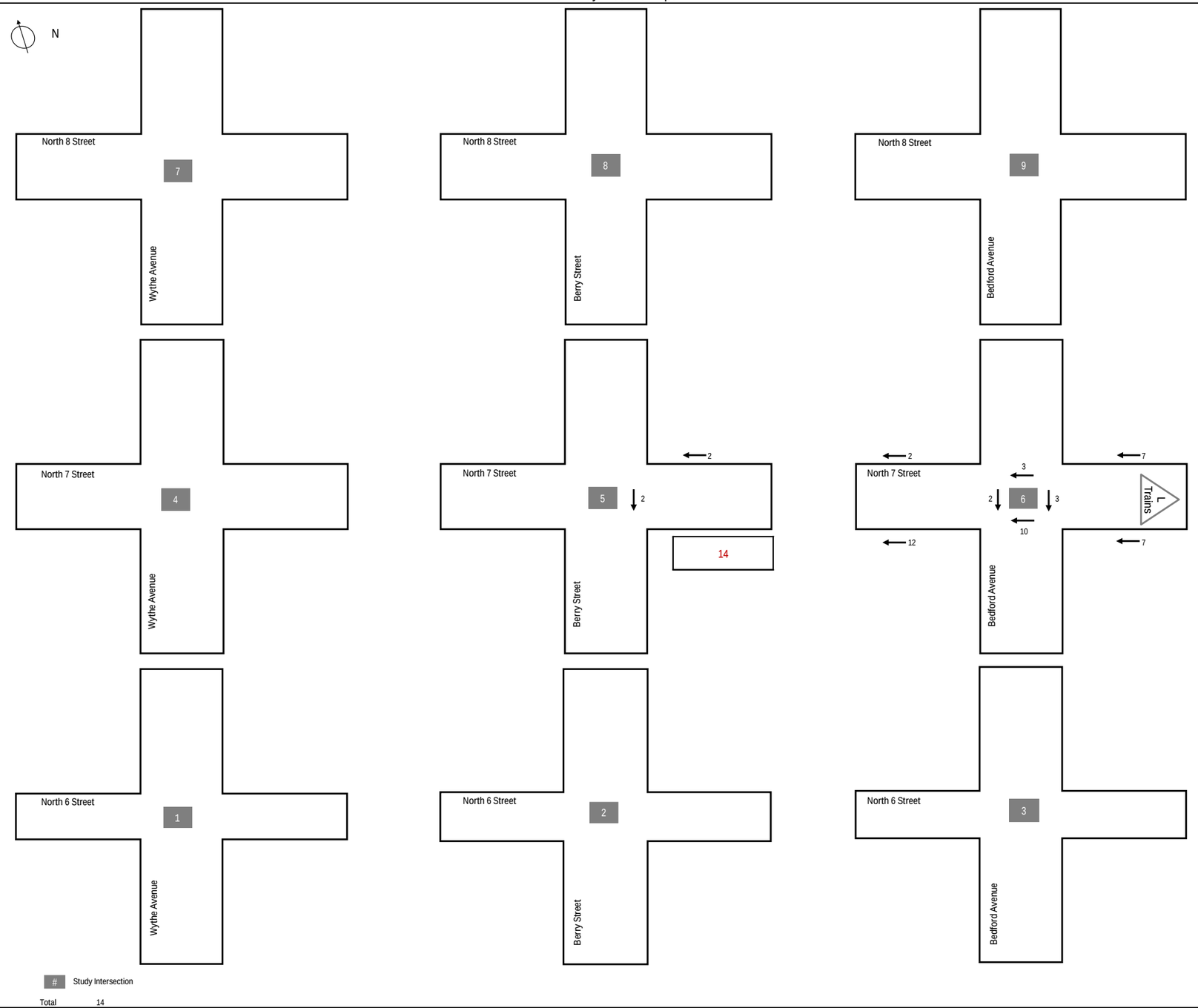
Casella Australia
Ideal Industries (Aust) PTY. LTD Unit 17, 35 Dunlop Rd, Mulgrave. Vic. 3170, Australia.
Email: australia@casellasolutions.com

Tested to CEL-63X test sheet TP444 revision 01-00

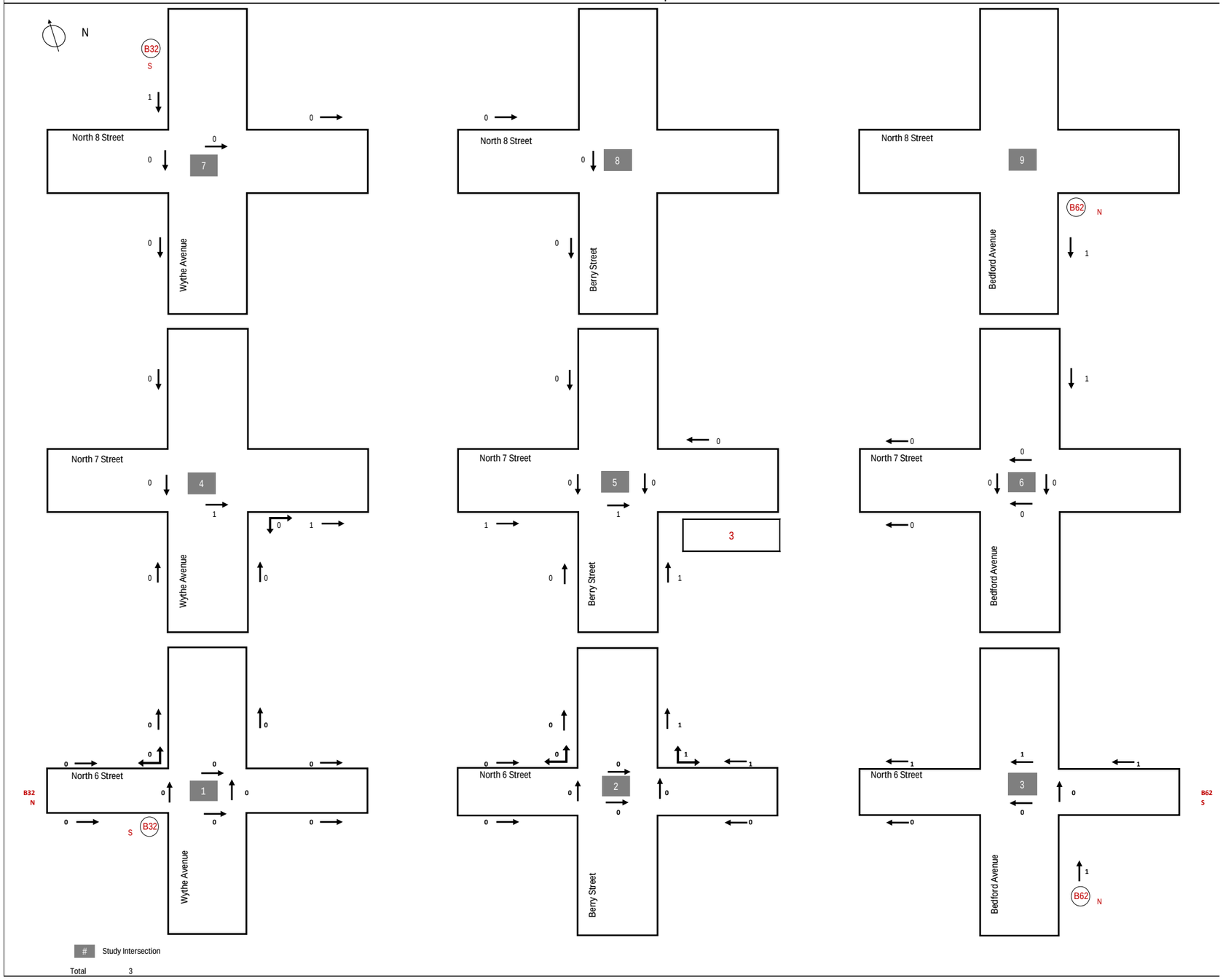
Appendix E: Traffic Back Up

Weekday Midday Pedestrian Assignment Maps by Mode

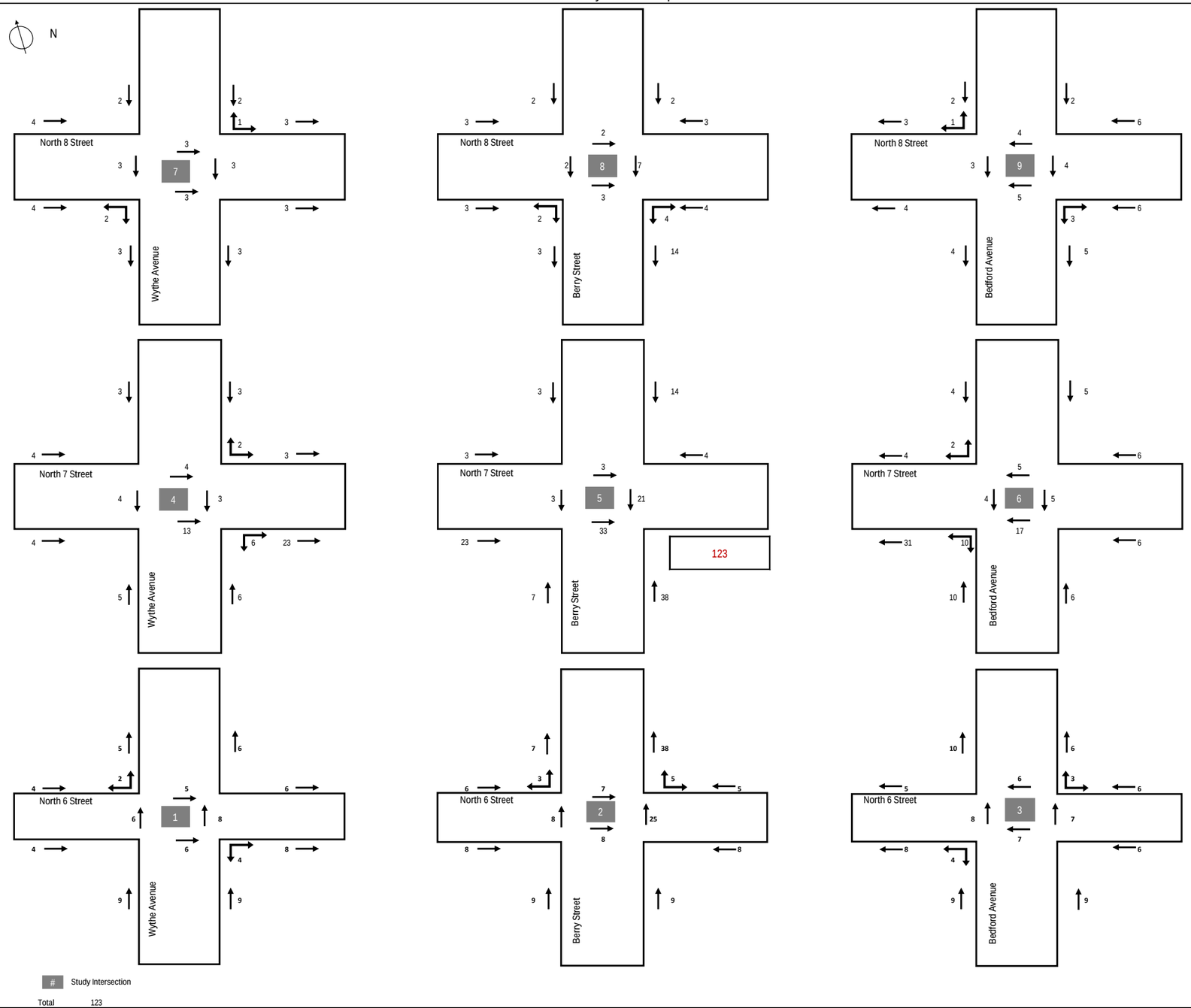
MD Subway Inbound Trips



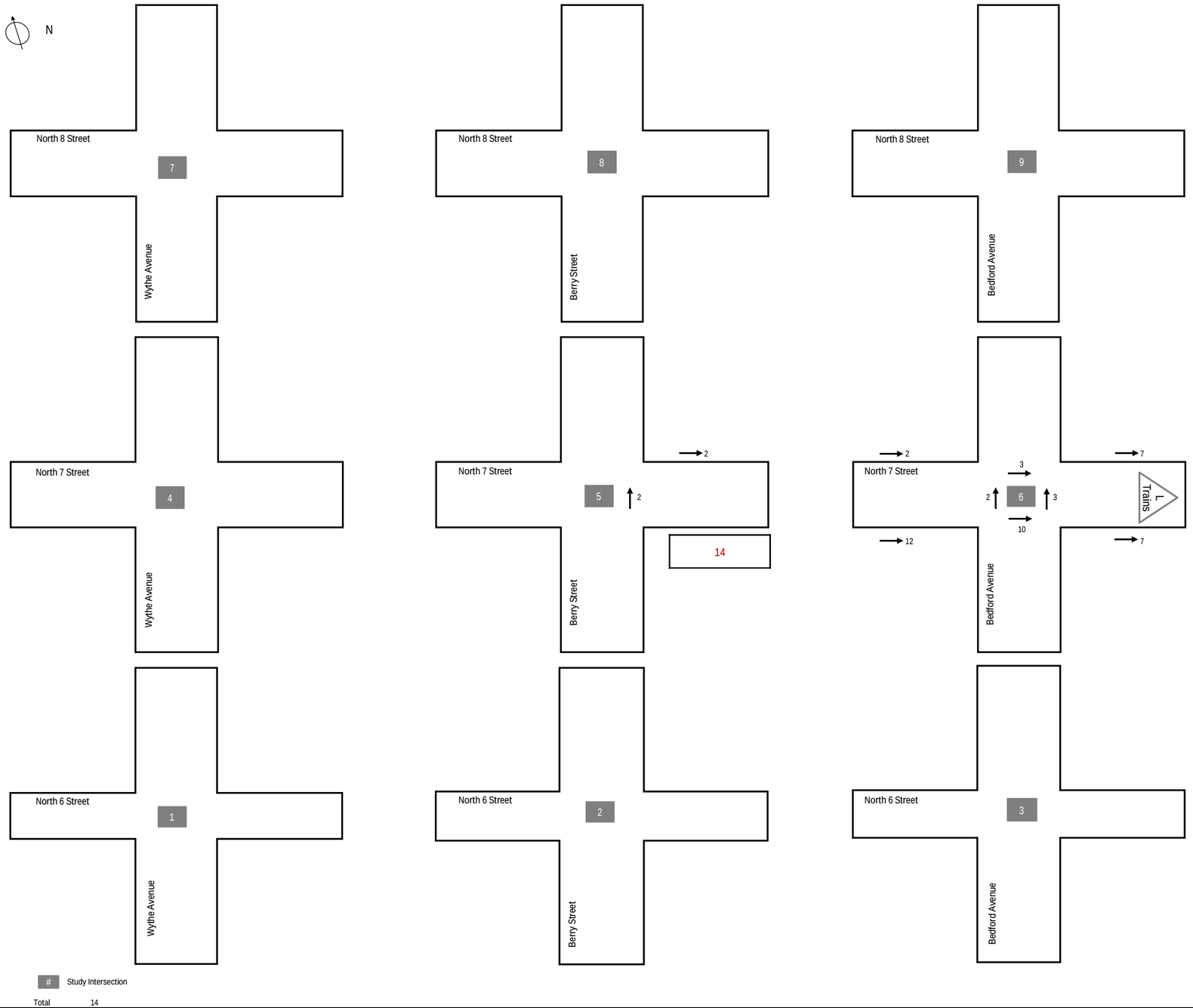
MD Bus Inbound Trips



MD Walk-Only Inbound Trips

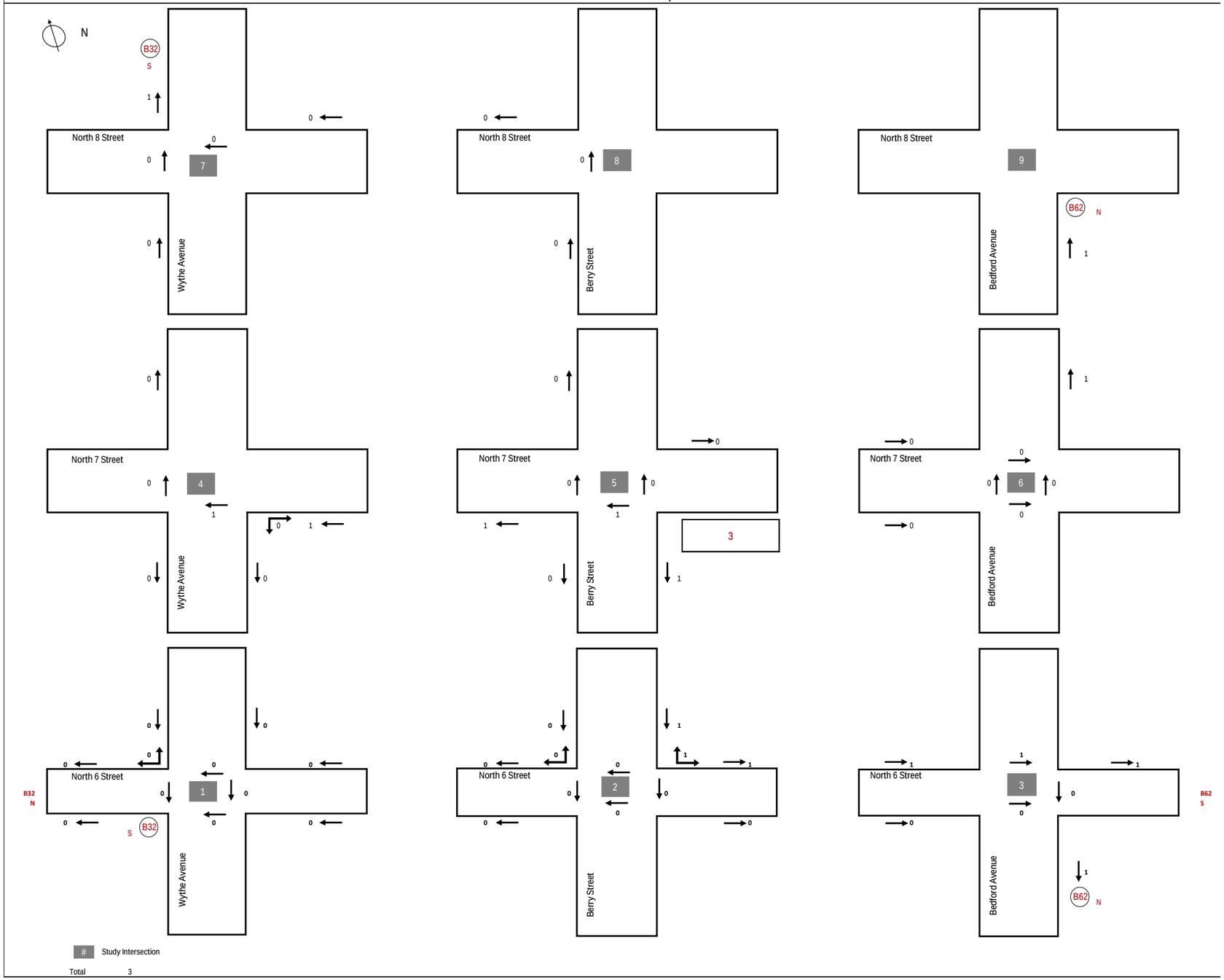


MD Subway Outbound Trips

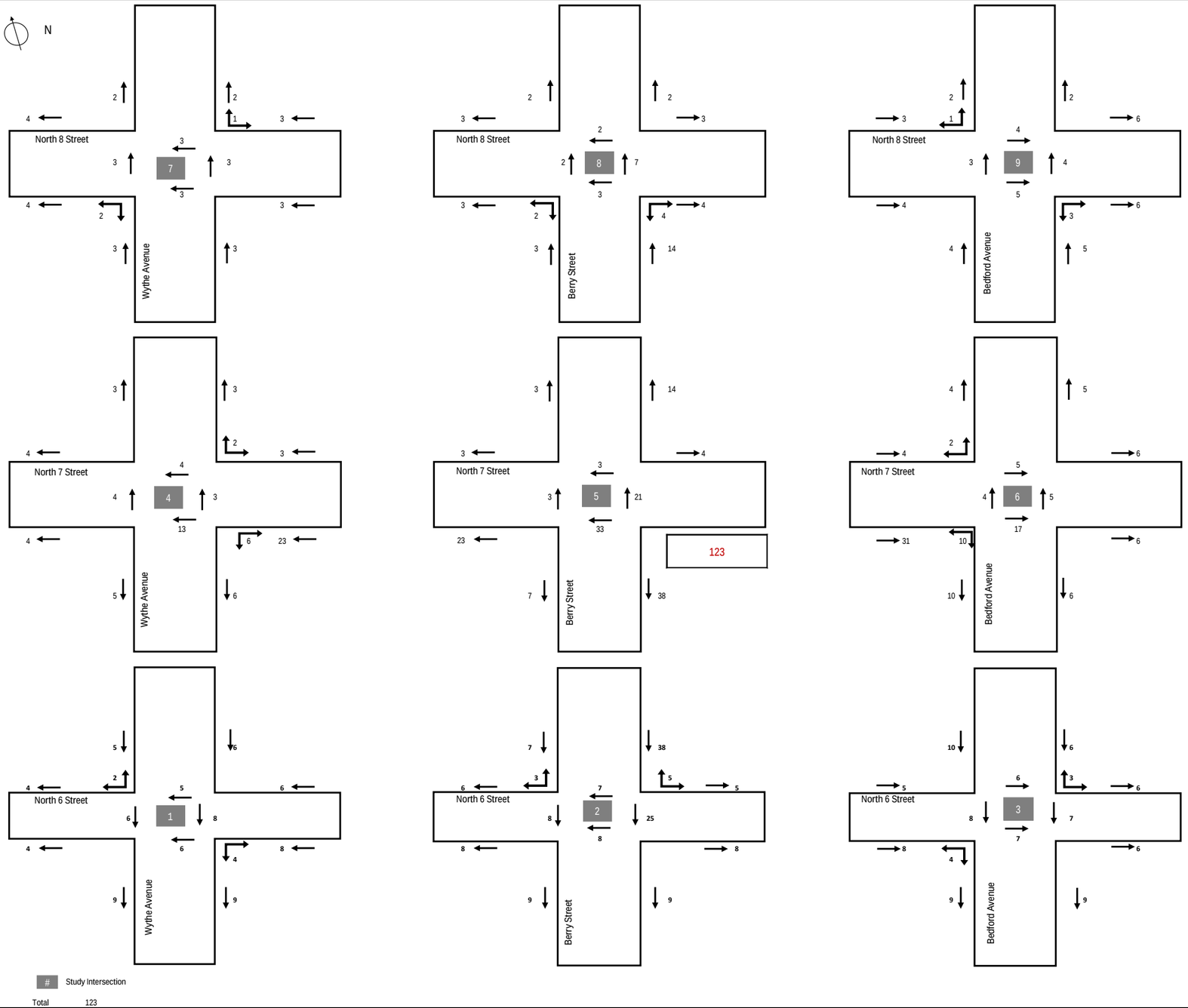


Total 14

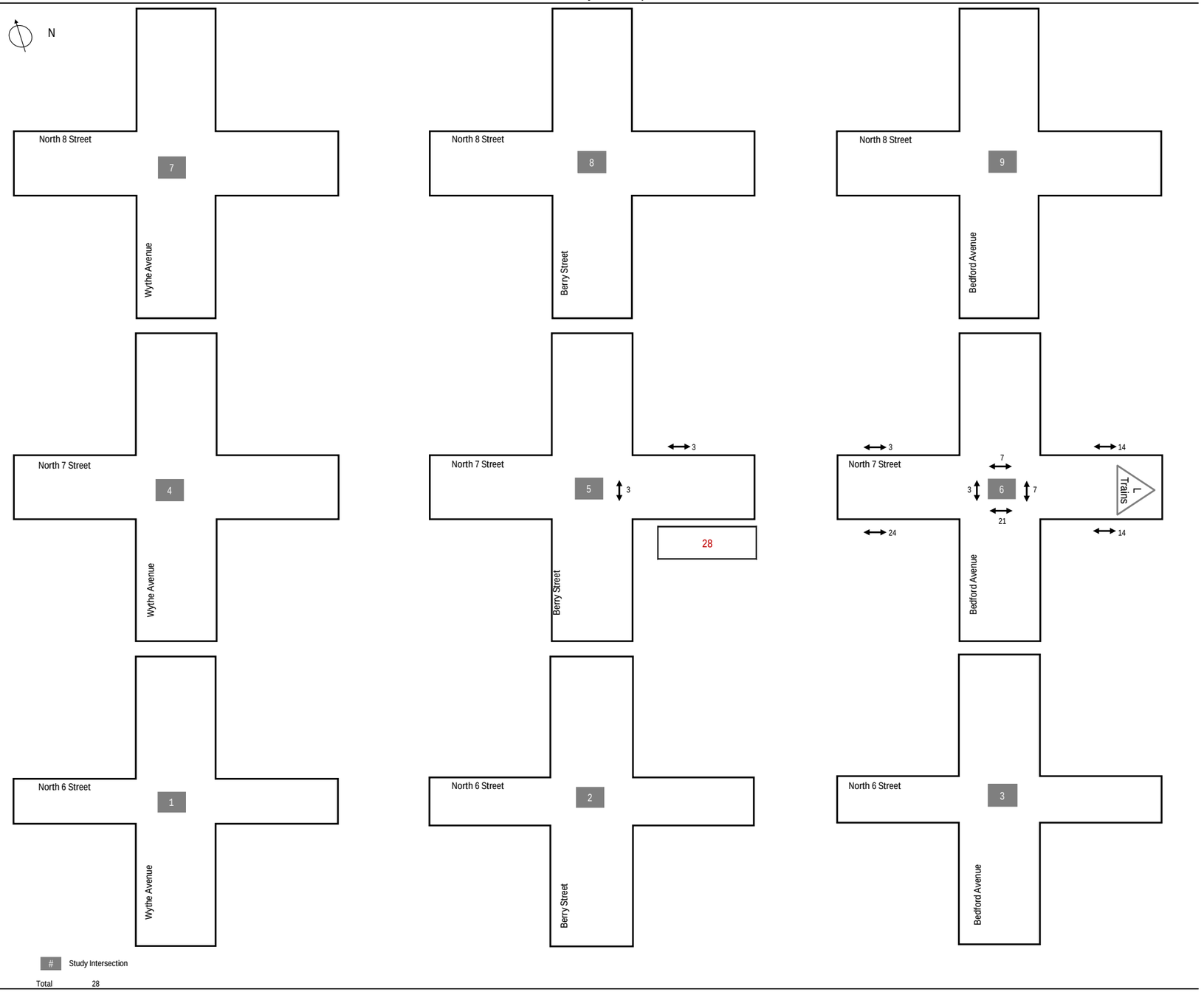
MD Bus Outbound Trips



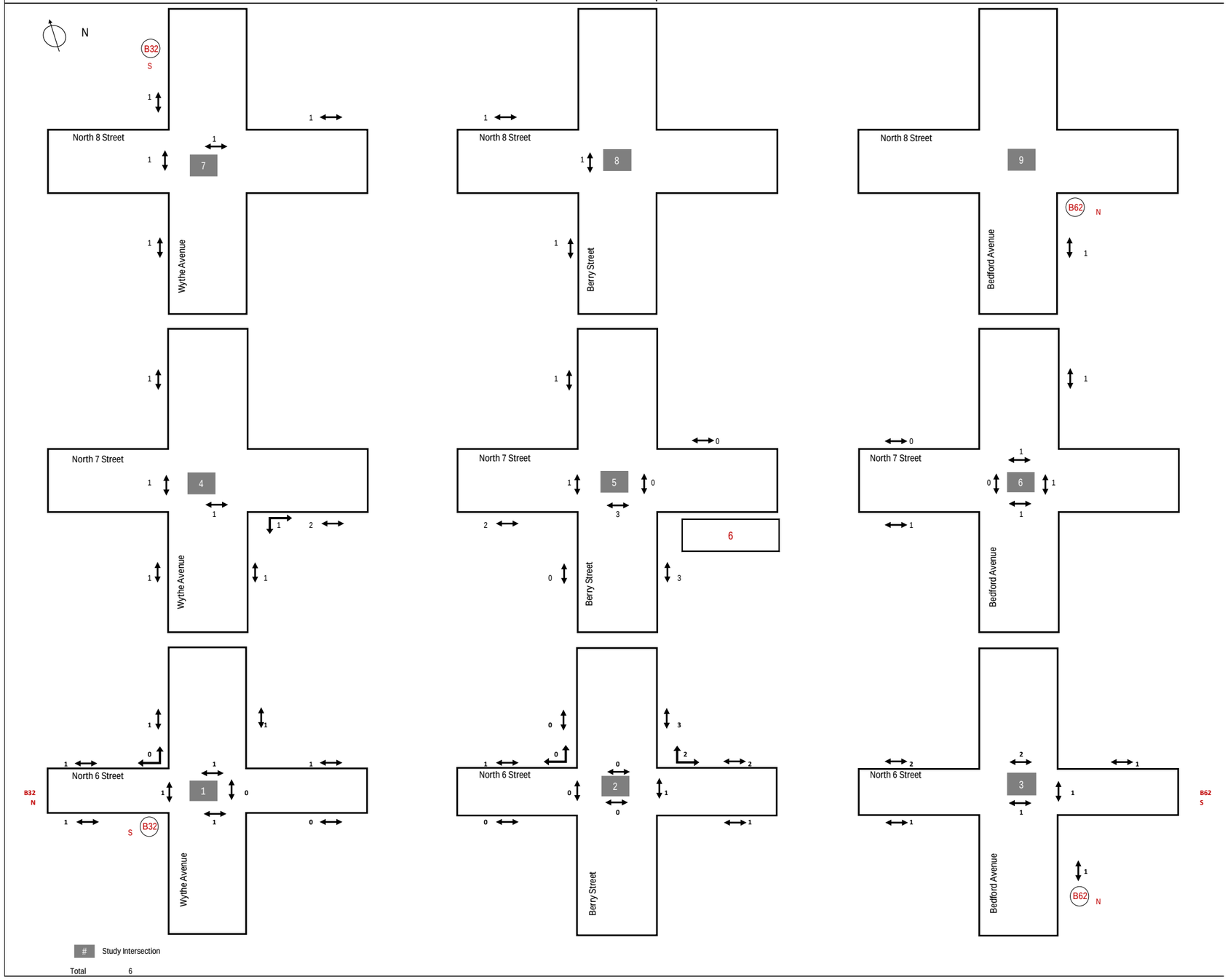
MD Walk-Only Outbound Trips



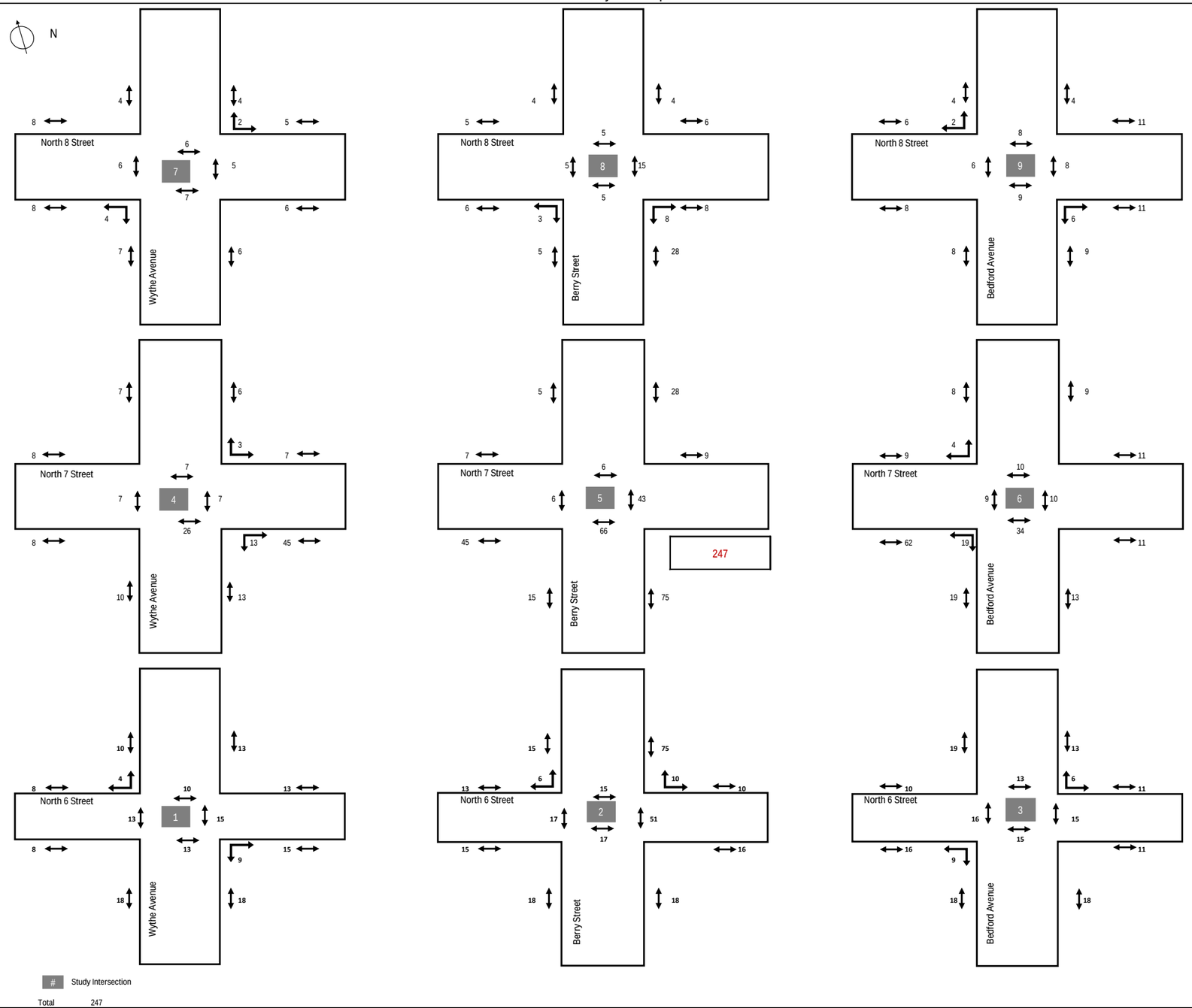
MD Subway Total Trips



MD Bus Total Trips

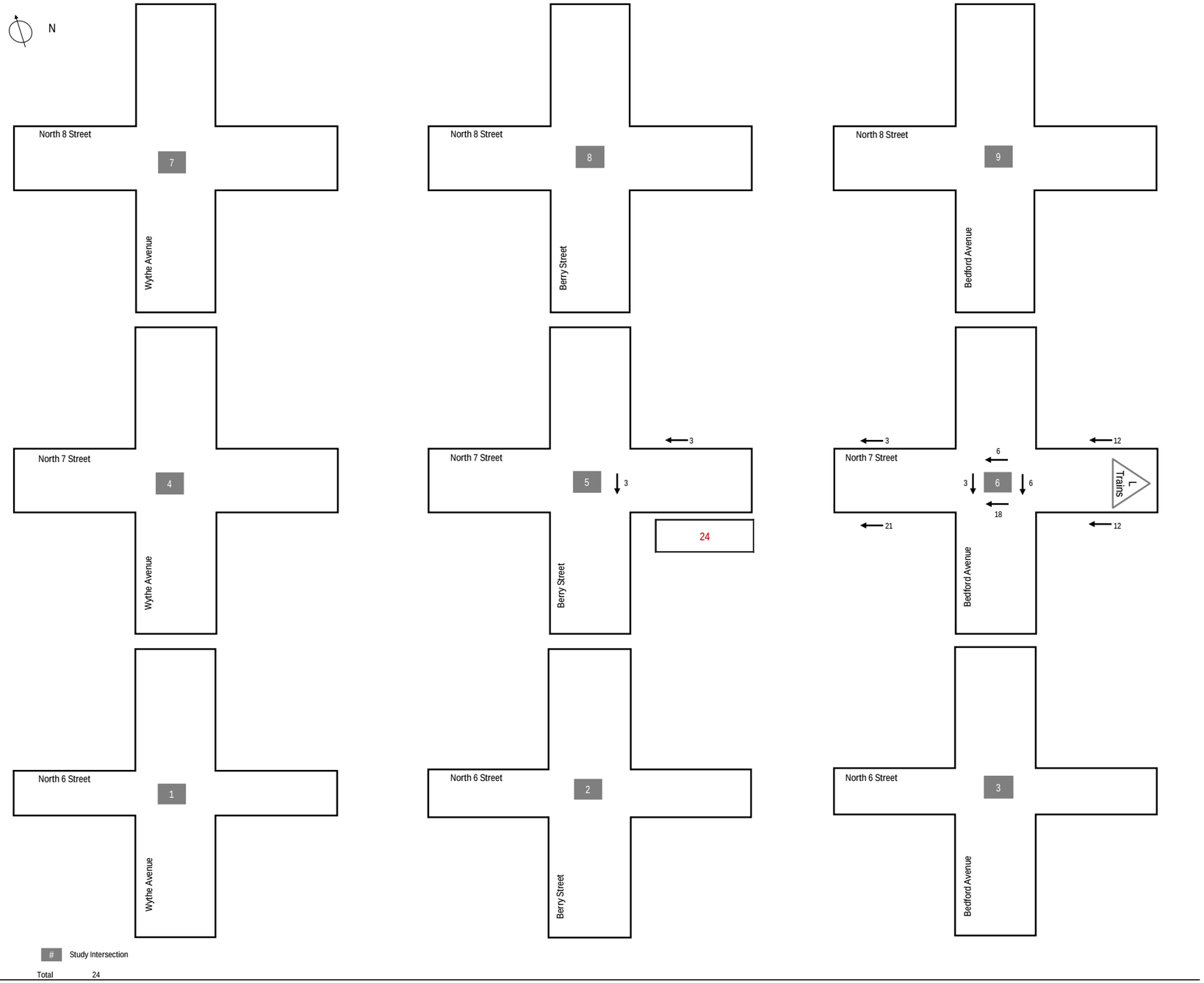


MD Walk-Only Total Trips

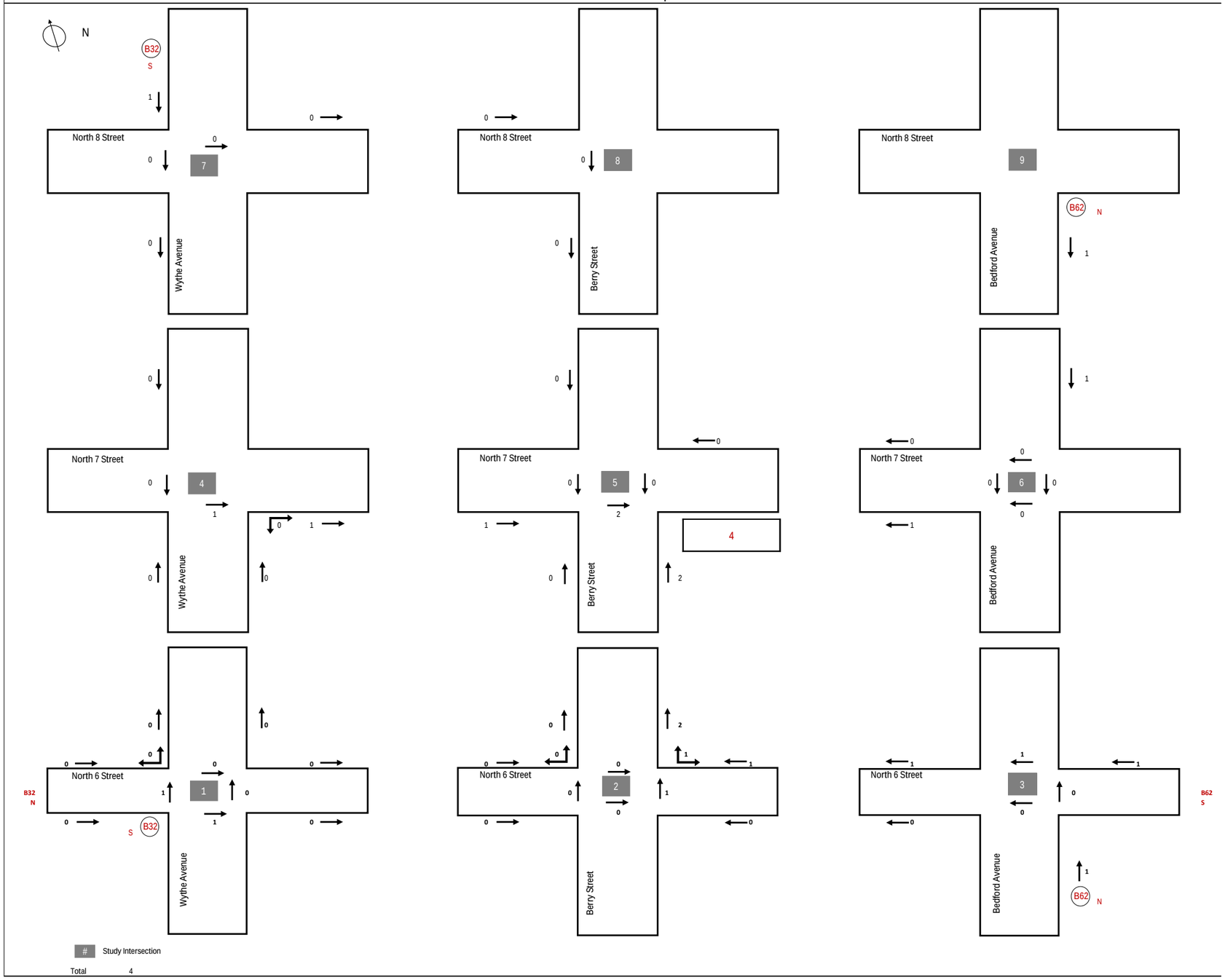


Weekday PM Pedestrian Assignment Maps by Mode

PM Subway Inbound Trips

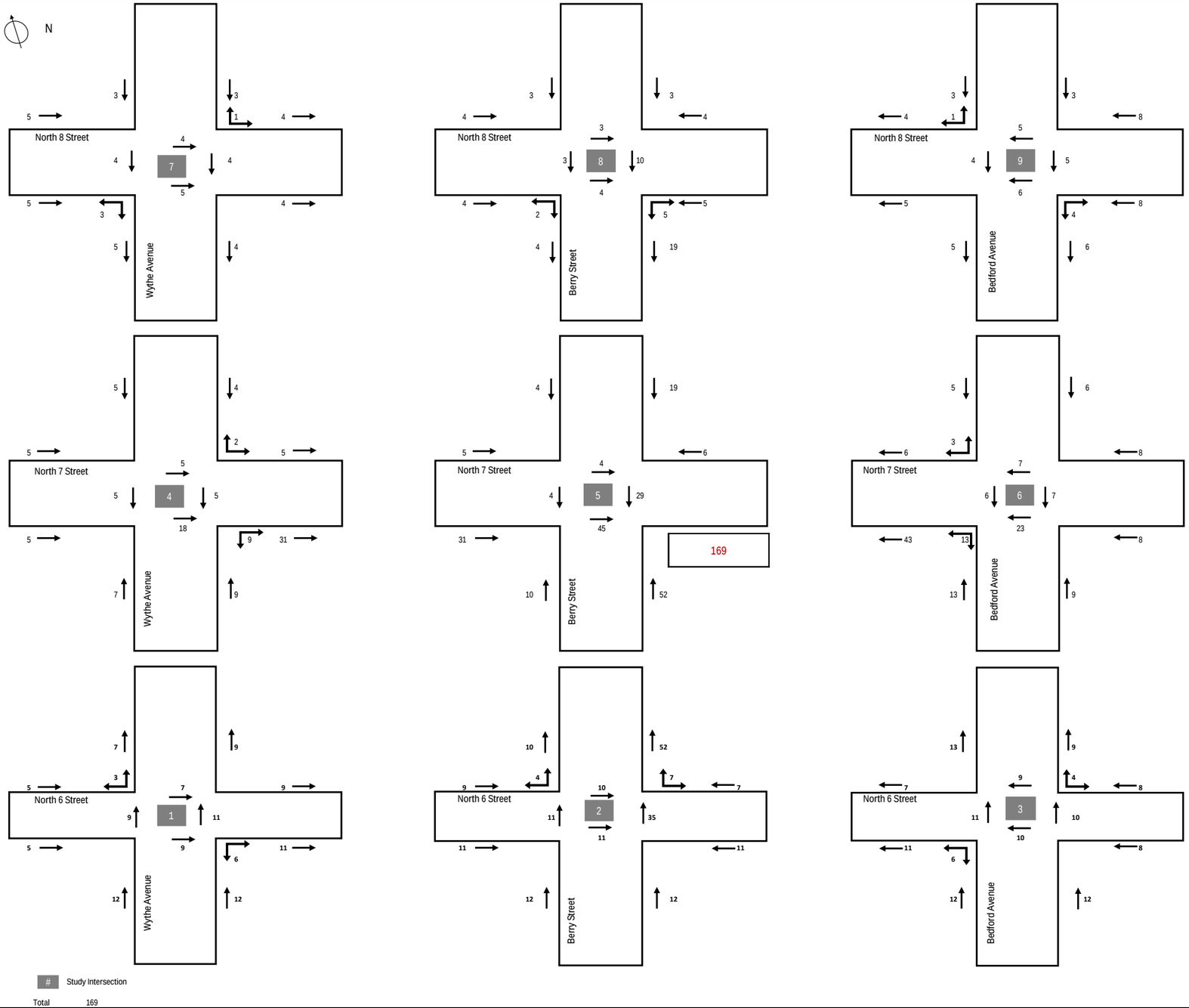


PM Bus Inbound Trips

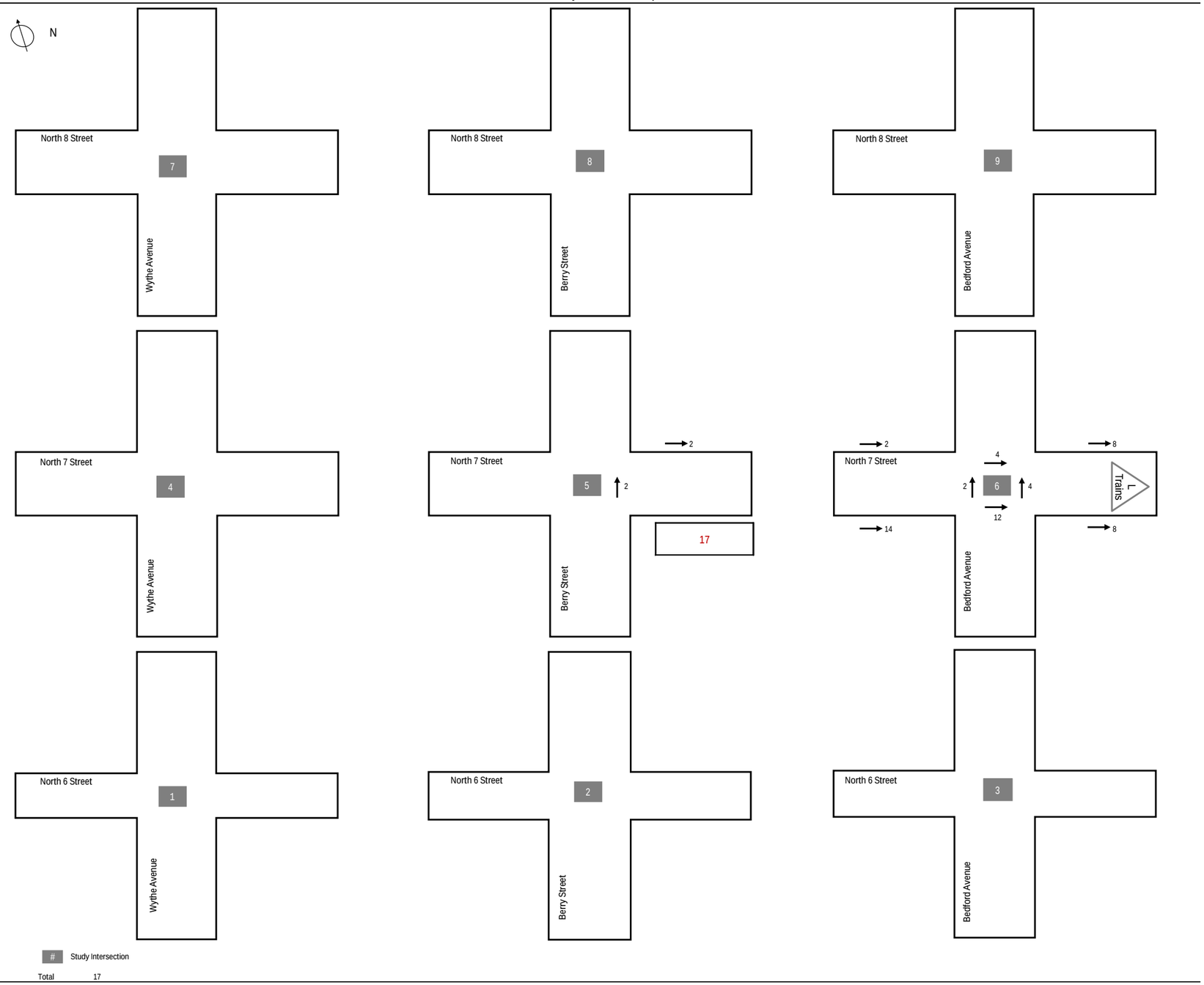


Total 4

PM Walk-Only Inbound Trips



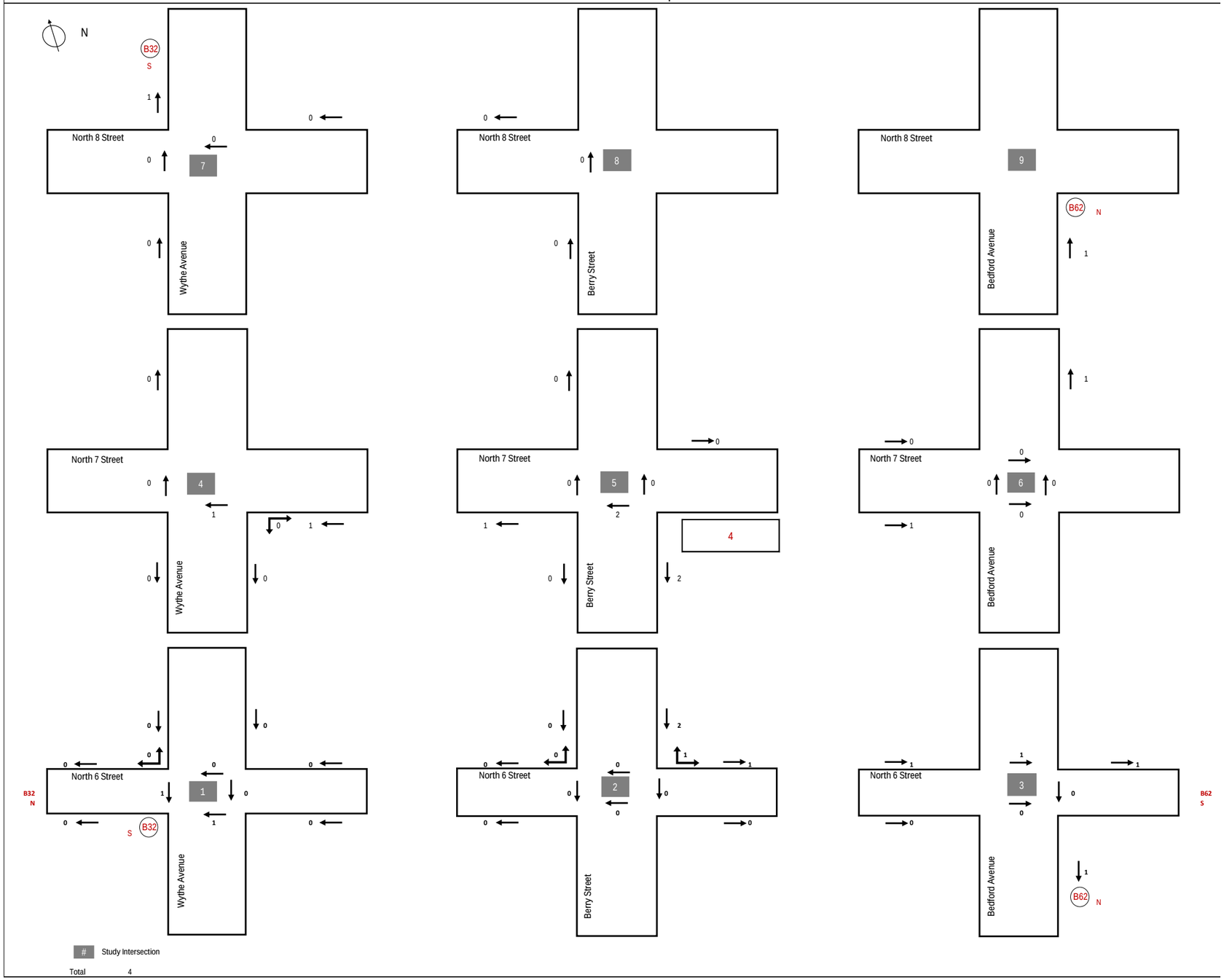
PM Subway Outbound Trips



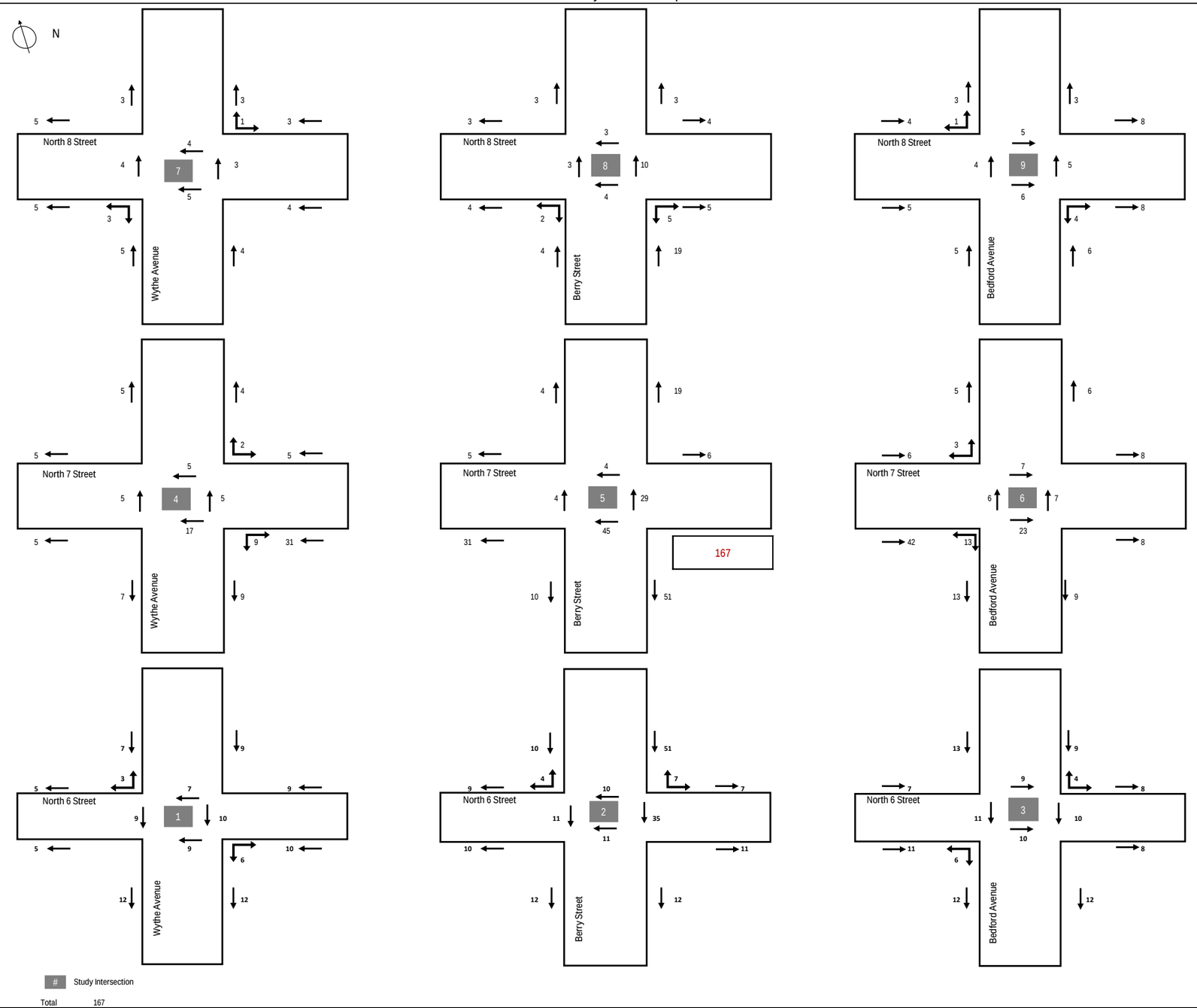
Study Intersection

Total 17

PM Bus Outbound Trips

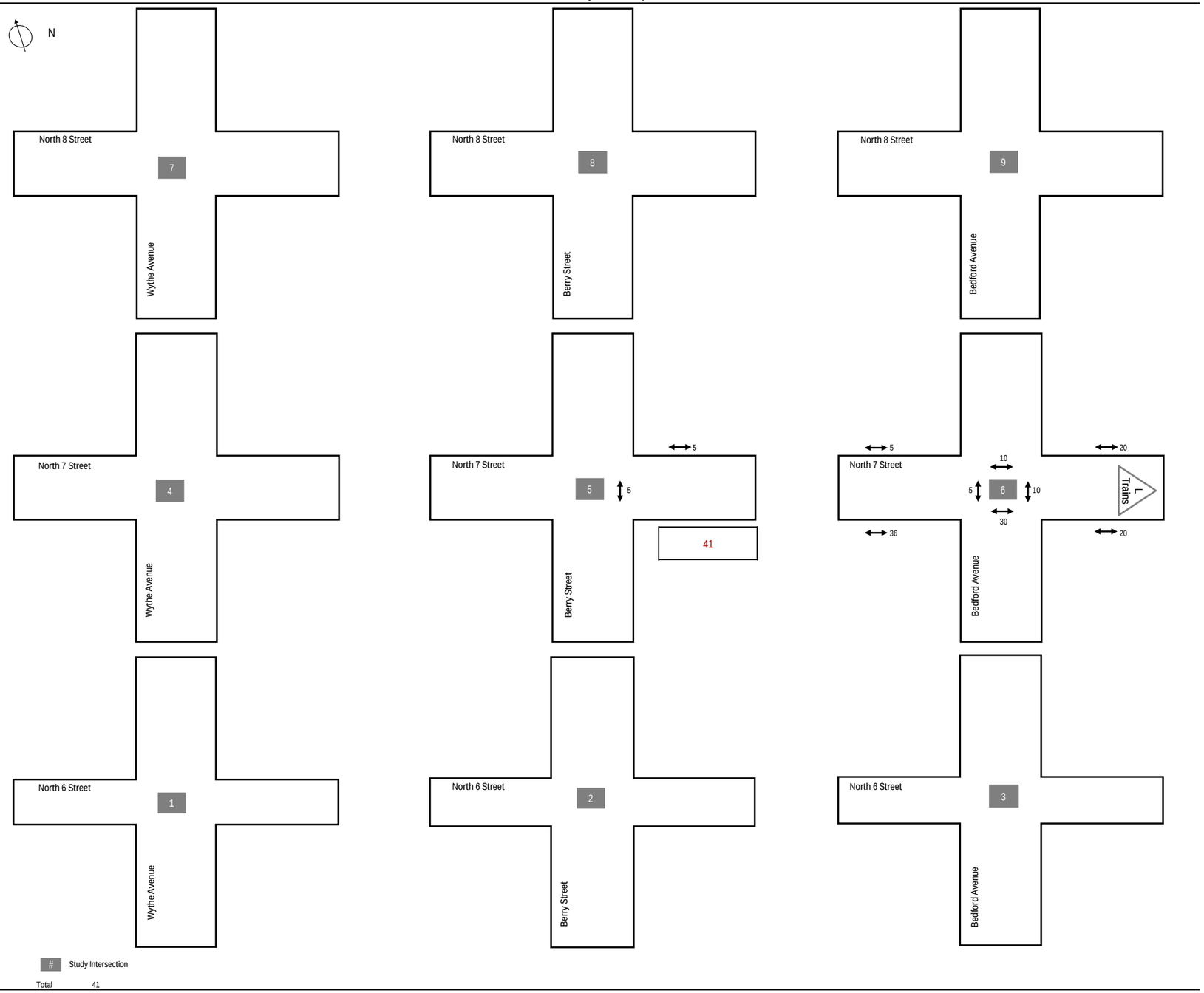


PM Walk-Only Outbound Trips

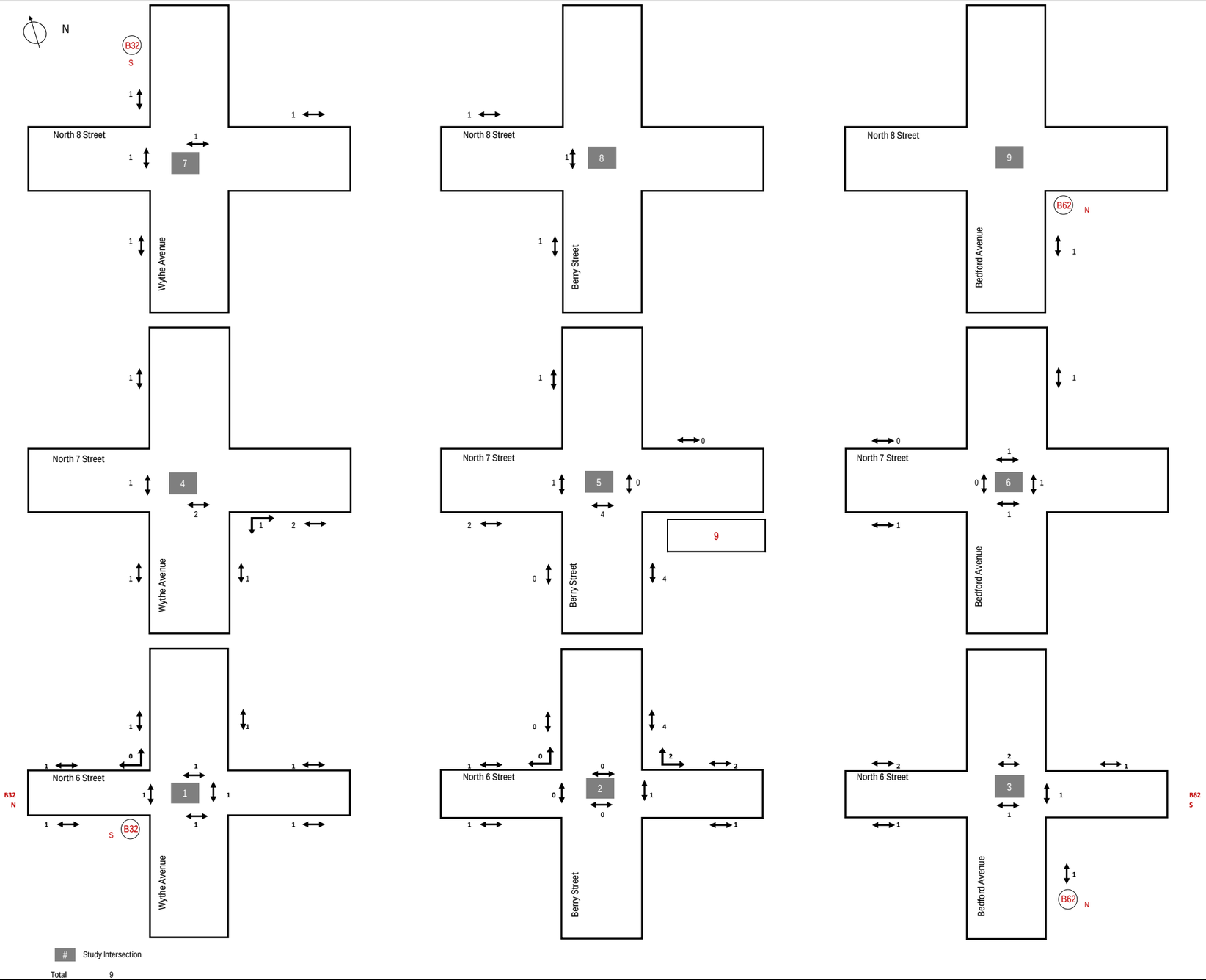


Total 167

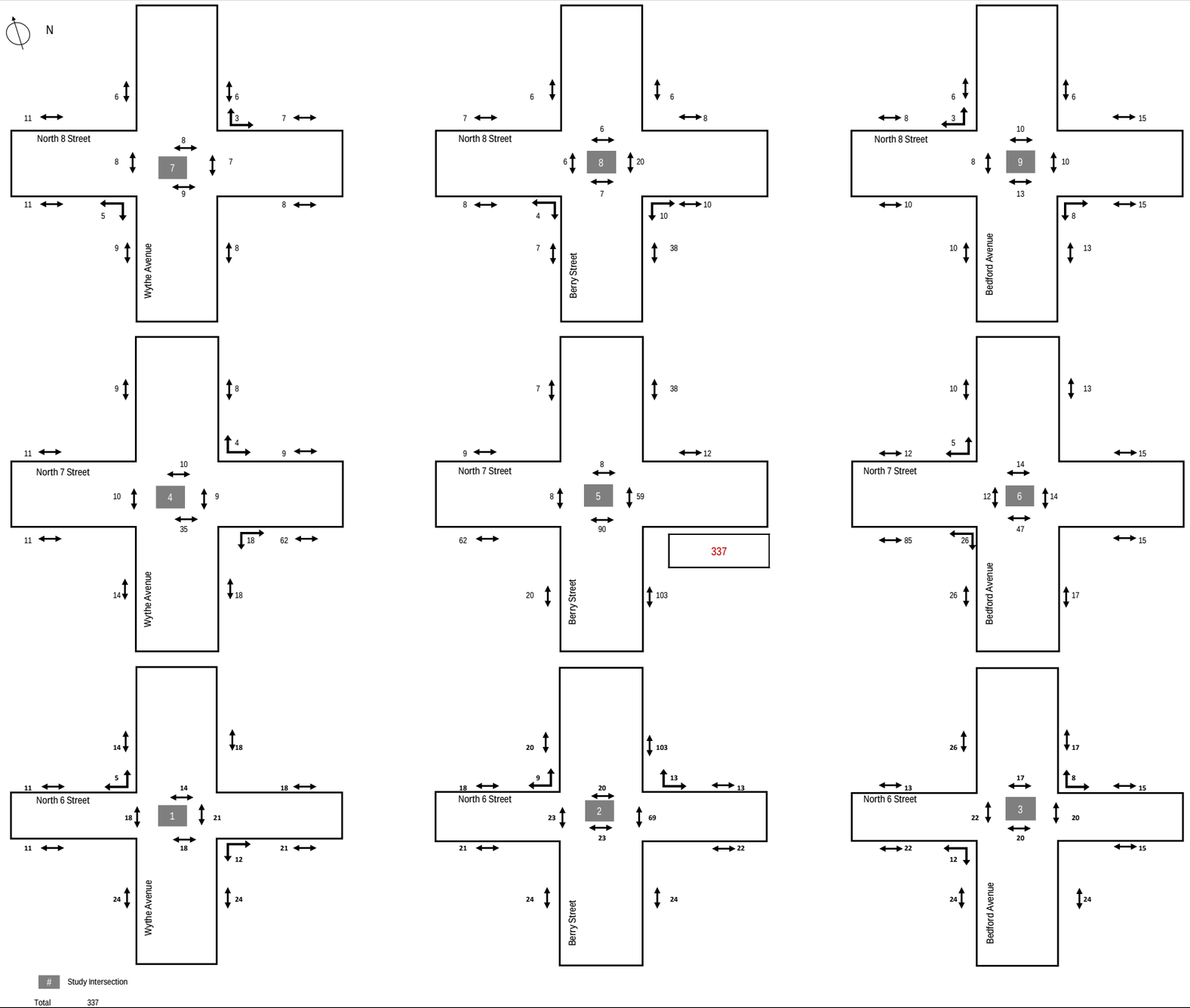
PM Subway Total Trips



PM Bus Total Trips

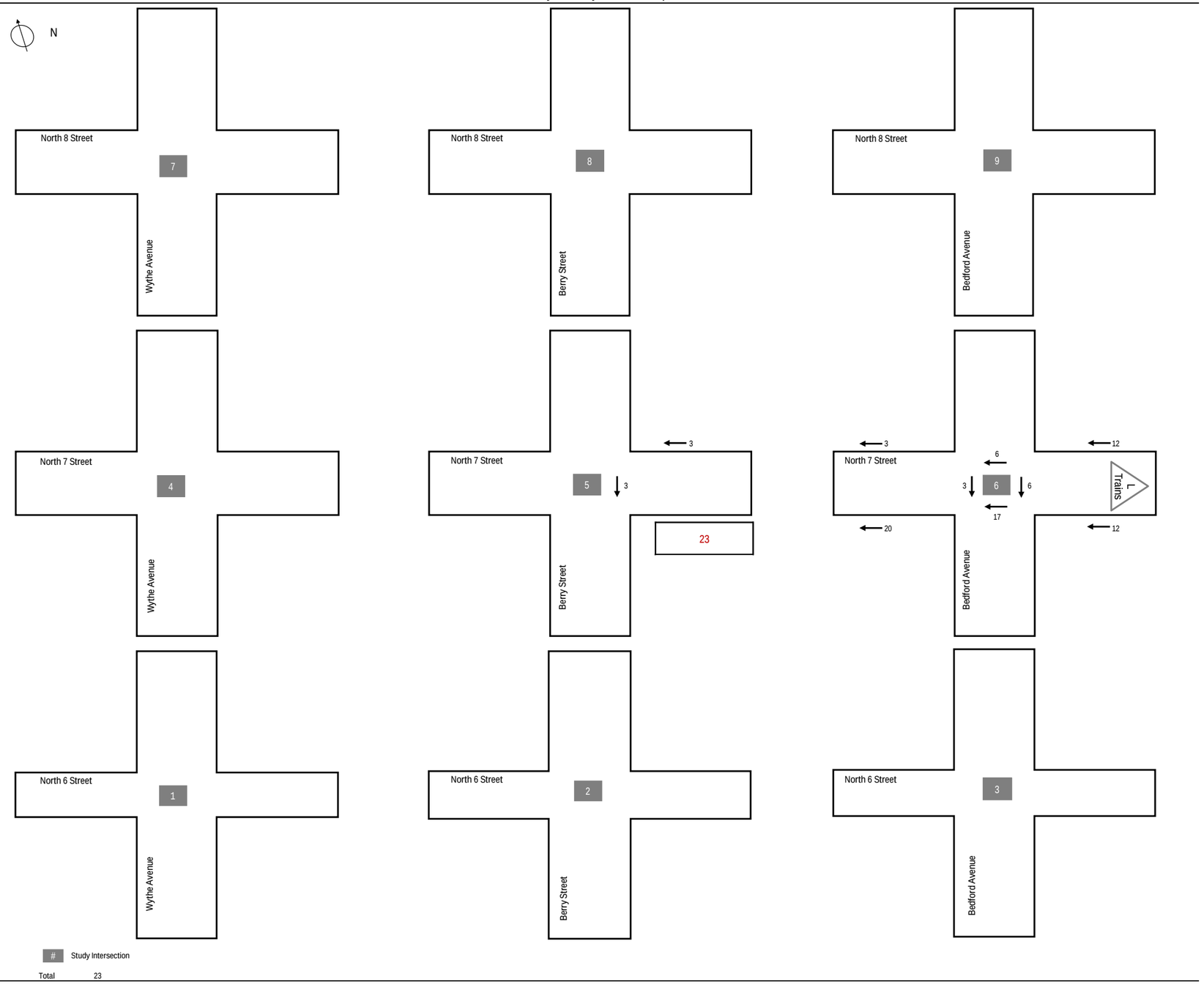


PM Walk-Only Total Trips

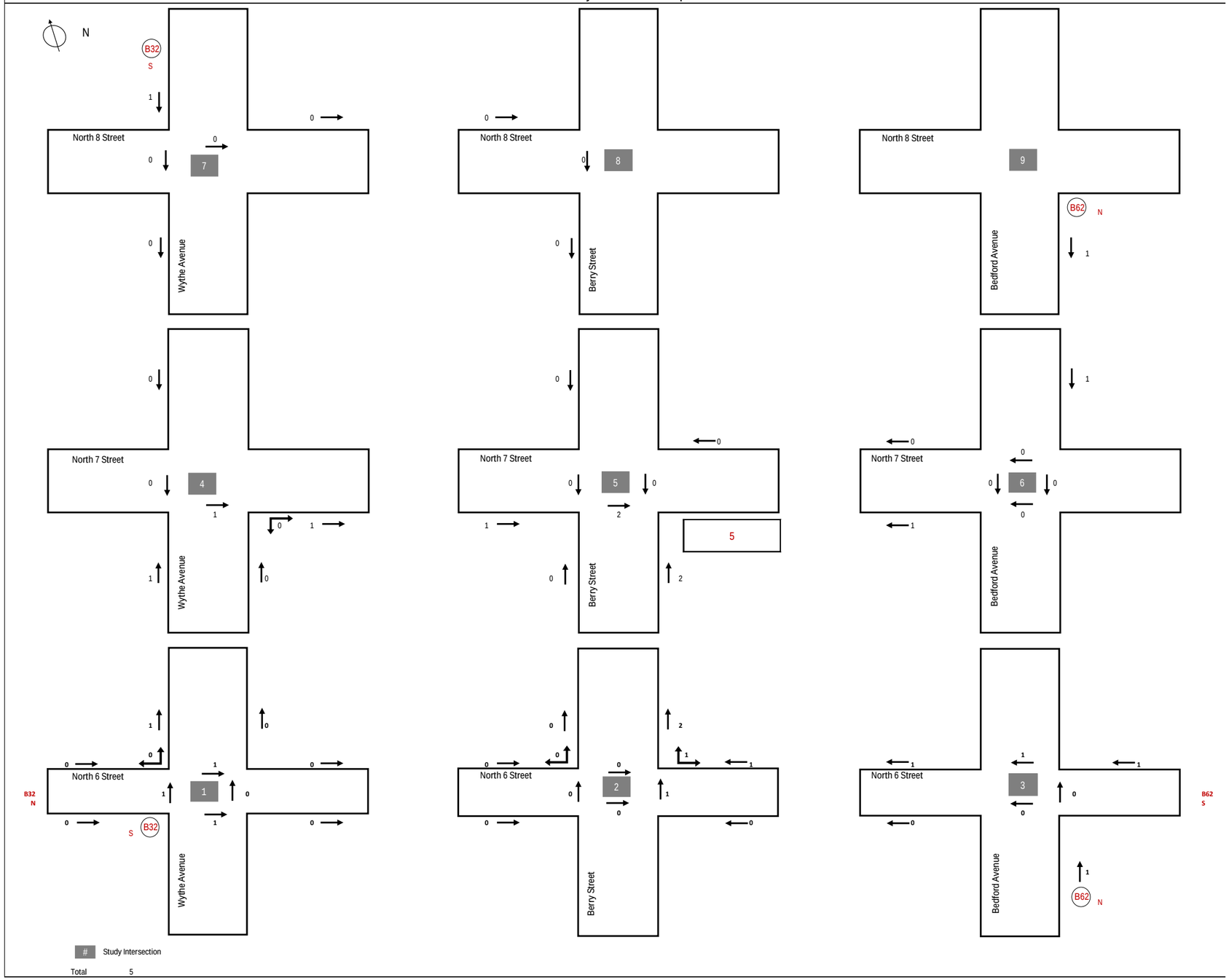


Saturday MD Pedestrian Assignment Maps by Mode

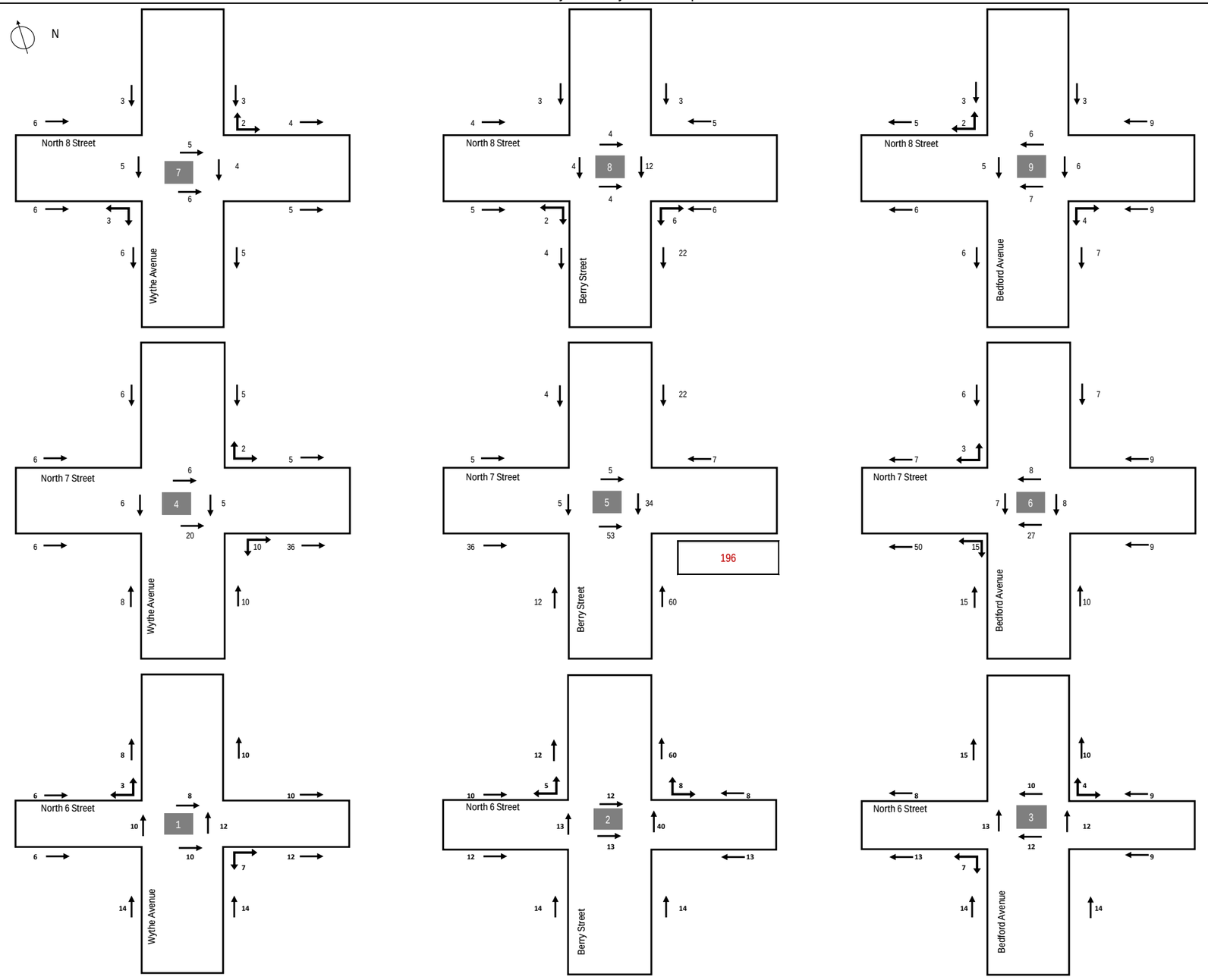
Saturday Subway Inbound Trips



Saturday Bus Inbound Trips

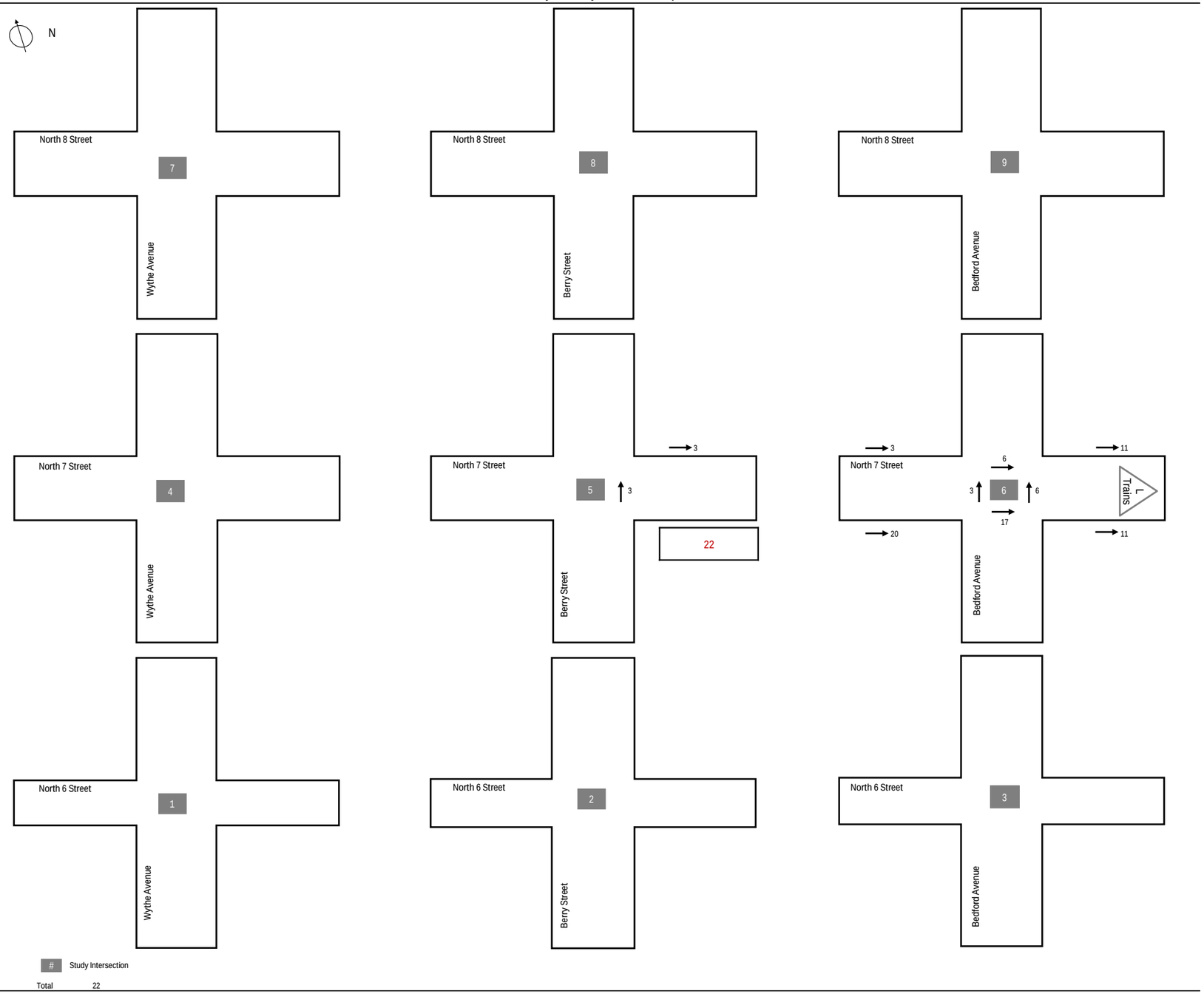


Saturday Walk-Only Inbound Trips

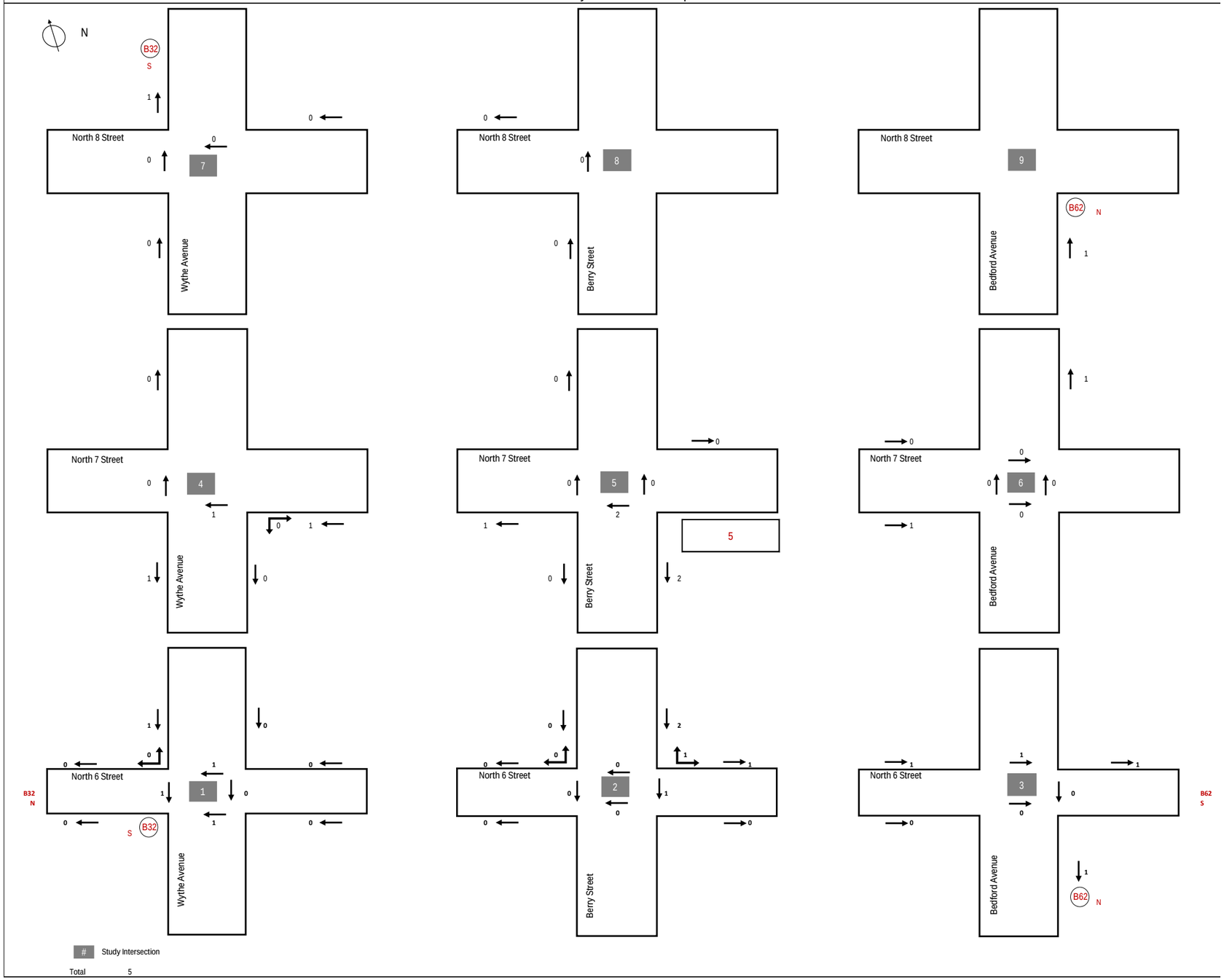


Total 196

Saturday Subway Outbound Trips



Saturday Bus Outbound Trips



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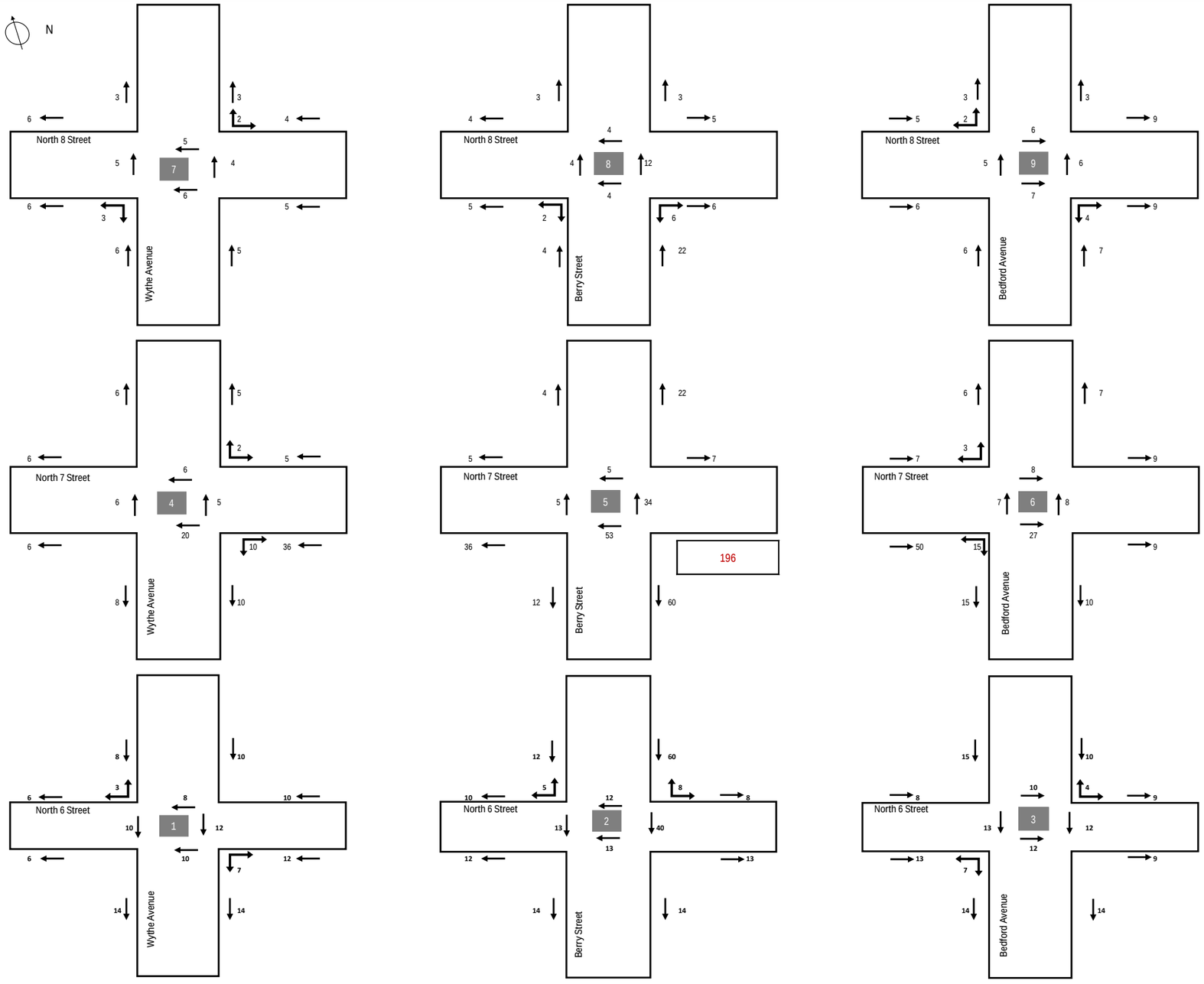

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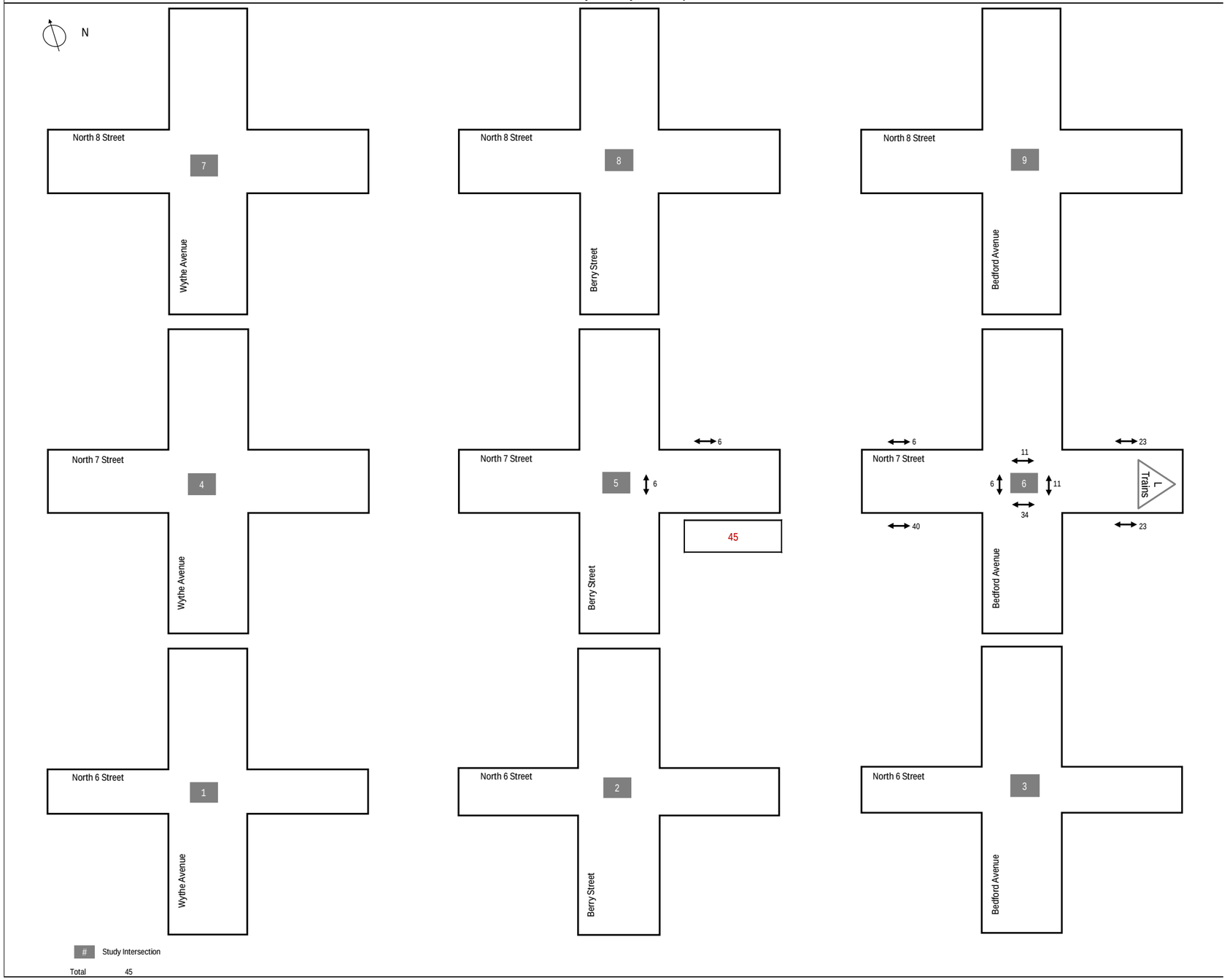

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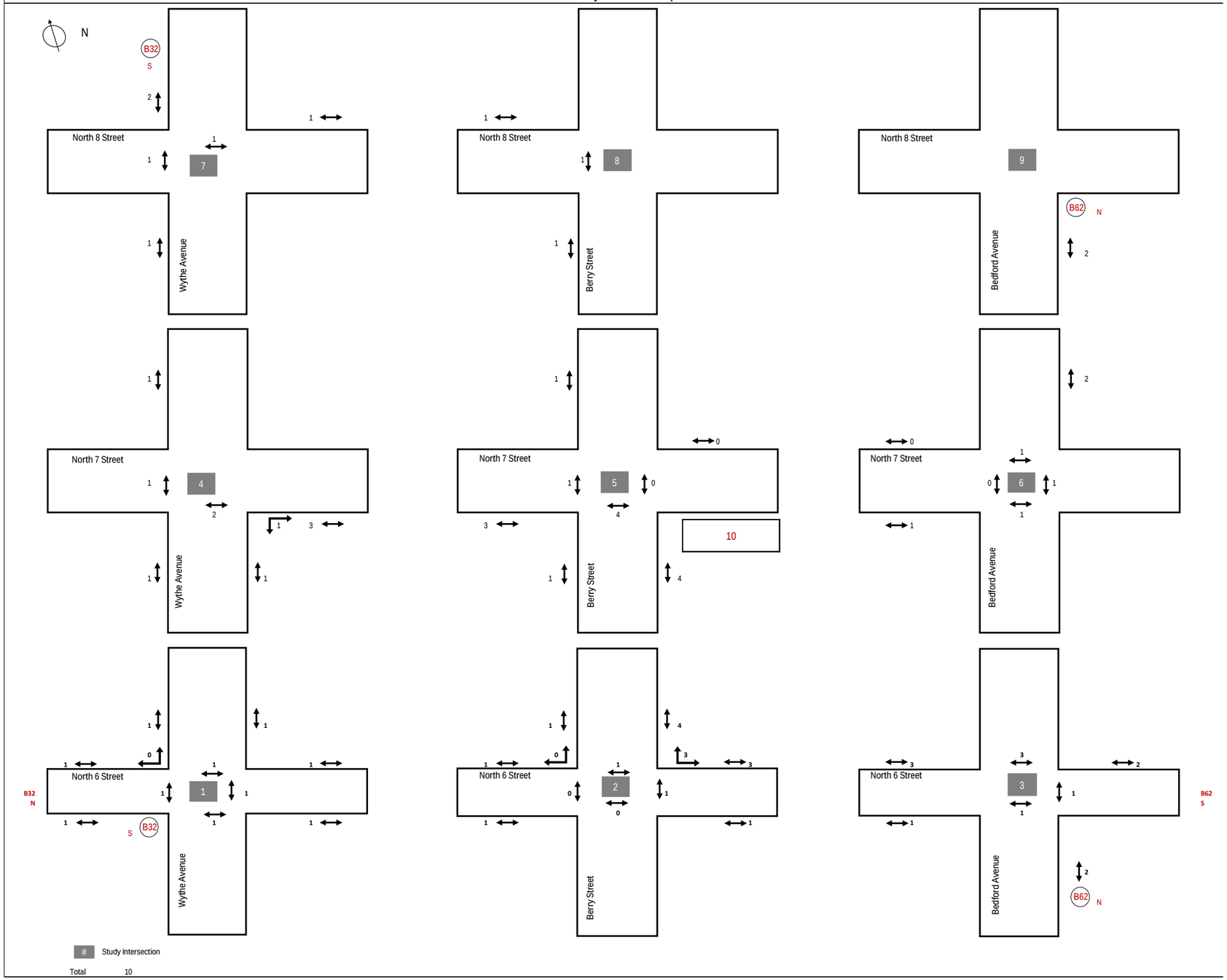

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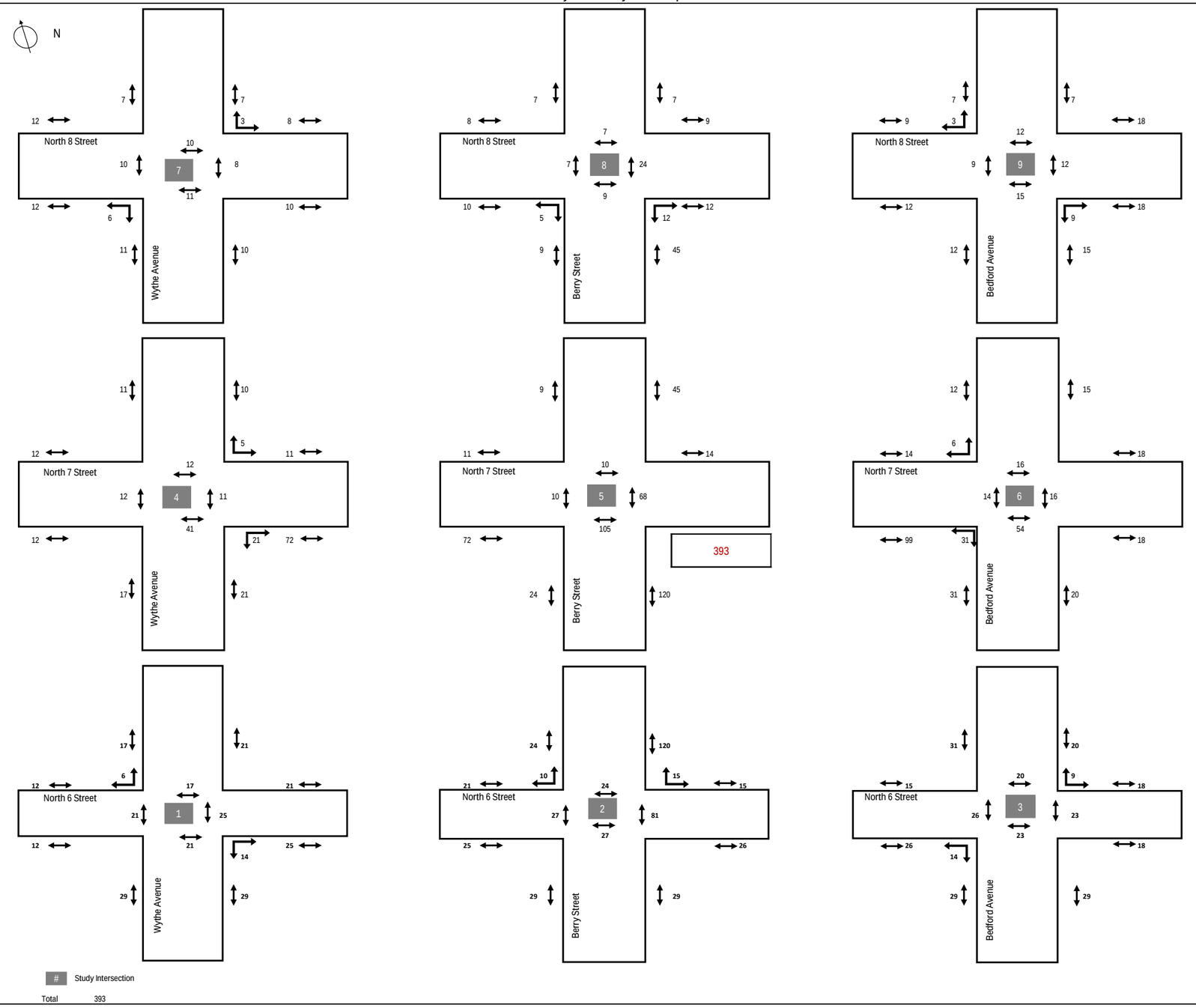

Appendix F: CHO Technical Memorandum

North 7th Street Rezoning
City of Yes for Housing Opportunity Technical Memorandum
CEQR No. 21DCP177K

December 17, 2024

I. INTRODUCTION

The New York City Council recently modified and adopted a citywide zoning text amendment, the City of Yes for Housing Opportunity "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts on December 5, 2024. These changes to the City's Zoning Resolution will enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City. It has been determined that this project is affected by changes from the text amendment.

Proposed Actions

The Applicants, Victor Efremenkov, Nick Sklavonakis, Tibetan LLC, and Colleen Vitale, request approval of a zoning map amendment and a zoning text amendment of approximately 32,000 square feet (sf) comprising Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 (the "Rezoning Area") bounded by North 7th Street to the north, Bedford Avenue to the east, North 6th Street to the south, and Berry Street to the west in the Williamsburg neighborhood within Brooklyn Community District 1.

The Proposed Actions include a zoning map amendment and a zoning text amendment. The proposed zoning map amendment would rezone Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19 from an R6B zoning district and an R6B/C2-4 zoning district to an R6A/C2-4 zoning district. The proposed zoning text amendment would modify Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas for Community District 1, Brooklyn, to establish an MIH Area coterminous with the Rezoning Area. The Applicants propose mapping both Option 1 and Option 2 within the proposed Rezoning Area to provide maximum flexibility for future development of the non-applicant-controlled sites.

Applicant's Proposed Development

The Proposed Actions would facilitate the development of 138 North 7th Street (Block 2327, Lots 13, 14, 15, and 16) ("Projected Development Site 1") with a new six-story, 85-foot-tall mixed residential and commercial building of approximately 39,343 Gross Square Feet ("GSF") (26,875 Zoning Square Feet ("ZSF"); 3.54 Floor Area Ratio ("FAR"), including 28,729 GSF (23,555 ZSF, 3.10 FAR) of residential floor area, 7,549 GSF (3,320 ZSF, 0.44 FAR) of commercial floor area, and 3,065 GSF of accessory parking area. There would be approximately 28 dwelling units. The Applicants currently propose to develop the mixed-use building with Option 1 of MIH, resulting in approximately 7 permanently affordable units (25 percent). Although under CHO residential parking would not be required for this geography, three accessory parking spaces would be provided within the Proposed Development.

Reasonable Worst Case Development Scenario (RWCDS)

Discretionary actions sometimes permit a range of project characteristics, or development scenarios, to occur even though the action may be sought in order to facilitate a specific development. From the range of possible scenarios that are considered reasonable and likely, the scenario with the worst environmental consequences is chosen for analysis. This is considered to be the Reasonable Worst-Case Development Scenario (RWCDS), the use of which ensures that, regardless of which scenario actually occurs, its impacts would be no worse than those considered in the environmental review. The

environmental assessment statement (EAS) examines the incremental differences between the RWCDS of the future without the project in place (No-Action Condition) and the future with the project in operation (With-Action Condition).

The *2021 CEQR Technical Manual* categorizes soft sites as either "projected" or "potential" development sites. Projected development sites are defined as those sites that are more likely to be developed as a result of the proposed project. Potential sites are defined as sites that could be developed but have been determined to have less development potential than the projected development sites, based on observed historic and current market conditions, location, site configuration, proximity to transit, infrastructure and other facilities, and other factors that affect the likelihood that they would be developed under the Proposed Actions. Projected Development Sites are analyzed for both site-specific and density-related effects, whereas potential development sites are only analyzed for site-specific effects.

In addition to Projected Development Site 1, two other Projected Development Sites were also analyzed in the above EAS. Projected Development Site 2 consists of Block 2327 Lots 11 and 12 and Projected Development Site 3 consists of Block 2327 Lot 5.

Projected Development Site 2 is not owned or controlled by the Applicants. Currently, the two lots are each improved with a residential building of 2 to 3 dwelling units. With the Proposed Actions, these lots would have ample FAR available, and it is assumed that Projected Development Site 2 would be developed to the full FAR available under R6A/C2-4 guidelines for a more conservative environmental analysis result.

Projected Development Site 3 is owned and controlled by one of the Applicants (Tibetan LLC). While the owner does not currently have any plans to redevelop the site, the 8,500-sf corner lot is improved with a 4,402 gsf beer garden at an FAR of 0.51. Given the considerable available FAR with the Proposed Actions, this site is considered as Projected Development Site 3 for this analysis.

No-Action Condition

For purposes of a conservative assessment, with no known plans to develop any of the lots in the Rezoning Area outside of the Proposed Actions, it is reasonable to assume that the No-Action Condition would be the same as the existing conditions on Block 2327, Lots 5, 11, 12, 13, 14, 15, 16, 17, and p/o 19.

With-Action Condition

A new 8-story plus cellar, 85-foot-tall, 39,343 GSF (27,360 ZSF; 3.60 FAR) mixed residential and commercial building would be developed on Projected Development Site 1 (Block 2327, Lots 13, 14, 15, and 16). There would be 28,729 GSF (24,040 ZSF; 3.16 FAR) of residential uses, 7,549 GSF (3,320 ZSF; 0.44 FAR) of commercial uses (UG VI local retail), and 3,065 GSF of accessory parking spaces. The new building would contain 34 dwelling units, of which 9-10 units (25-30%) would be set aside as permanently affordable units. Three parking spaces would be provided as part of the Proposed Development.

A new 8-story plus cellar, 85-foot-tall, 14,879 GSF (14,040 ZSF; 3.60 FAR) mixed residential and commercial building would be developed on Projected Development Site 2 (Block 2327, Lots 11 and 12). There would be 10,979 GSF (10,764 ZSF; 2.76 FAR) of residential uses and 3,900 GSF (3,276 ZSF; 0.84 FAR) of commercial uses (UG VI local retail). The new building would contain 13 dwelling units, of which 3-4 units (25-30%) would be set aside as permanently affordable units. No parking would be provided at Projected Development Site 2.

A new 8-story plus cellar, 85-foot-tall, 40,929 GSF (30,600 ZSF; 3.60 FAR) mixed residential and commercial building would be developed on Projected Development Site 3 (Block 2327, Lot 5). There would be 23,929 GSF (23,460 ZSF; 2.76 FAR) of residential uses, 8,500 GSF (7,140 ZSF; 0.84 FAR) of commercial uses (UG VI local retail), and 8,500 GSF of accessory parking spaces. The new building would contain 28 dwelling units, of which 7-8 units (25-30%) would be set aside as permanently affordable units. Approximately 10 parking spaces would be provided in the cellar.

Increment Analyzed in the Above EAS

For technical analysis purposes, Projected Development Site 1, 2, and 3 are analyzed for both site-specific and density-related effects. As shown in **Table 1**, the incremental difference on Projected Development Site 1, 2, and 3 between the No-Action Condition and the With-Action Condition in RWCDS analyzed in the above EAS includes 50,551 GSF of residential uses (58 DUs including 19 affordable DUs), 14,612 GSF of commercial uses (local retail), and 11,565 GSF of parking.

Table 1. RWCDS Analysis Framework - No-Action and With-Action Analyzed in EAS Above

Use	No-Action Condition	With-Action Condition	Increment
Commercial GSF	5,337	19,949	+14,612
Residential GSF	13,086	63,637	+50,551
Parking GSF	0	11,565	+11,565
Total GSF	**18,423**	**95,151**	**+76,728**
Residential DUs	17	75	+58
Affordable DUs	*0*	*19*	*+19*

II. DESCRIPTION OF CITY OF YES FOR HOUSING OPPORTUNITY

The Housing Opportunity text amendment seeks to enable more housing and wider variety of housing types in all neighborhoods citywide, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City. The recently approved text amendment comprises project components in four broad categories: Medium- and High-Density changes in R6-R10 districts and equivalents; Low-Density changes in R1-R5 districts and equivalents; Parking changes, which span the full range of districts and densities; and assorted other changes in line with project goals. In general, these changes apply in underlying zoning districts, Special Districts, and other geographies that modify underlying zoning, with limited adjustments to reflect planning goals in specific areas.

To create more housing and more types of housing, the text amendment includes components that fall into four major proposal areas—1: Medium- and High-Density Districts, 2: Low-Density Districts, 3: Parking, and 4: Other Initiatives that are miscellaneous, citywide in nature, and align with overall project goals. Because the Proposed Actions would result in an R6A district, it falls into the medium- and high-density district category.

Medium- and high-density districts (R6 through R10) are typically mapped in areas where transit access, job access, infrastructure, and other factors make such densities appropriate. Housing in these areas generally consists of multifamily housing that includes income-restricted affordable housing, rent-regulated housing, and market-rate housing that ranges from modest and relatively inexpensive to some of the most expensive housing in the world. The text amendment increases housing opportunities in these areas by increasing affordable and supportive floor area ratios (FARs) in all medium- and high-density districts; expanding eligibility for the City's adaptive reuse regulations to a broader range of buildings, such as struggling office districts; enabling small and shared apartment models to take pressure off family-sized units; and simplifying infill regulations for campuses and other zoning lots with existing buildings. Where necessary, the proposed text amendment would also adjust building envelopes to ensure that typical sites can accommodate the additional floor area provided for affordable and supportive housing.

As reflected in the ZR as of December 5th, 2024, CHO increases the maximum allowable residential FAR for the proposed R6A/C2-4 zoning district from 3.60 (pursuant to Mandatory Inclusionary Housing) to 3.90. In addition, CHO changes the maximum height analyzed for the proposed R6A/C2-4 district from 85 feet to

95 feet, which would permit a 10-foot increase. [1]

III. ANALYSIS FRAMEWORK

Pursuant to the RWCDS analyzed in the above EAS for the Proposed Actions, no significant adverse impacts were identified. The RWCDS analyzed in the above EAS consists of Projected Development Site 1, an 85-foot-tall, approximately 39,343 GSF (27,360 ZSF; 3.60 FAR) mixed residential and commercial building, Projected Development Site 2, an 85-foot-tall, approximately 14,879 GSF (14,040 ZSF; 3.60 FAR) mixed residential and commercial building, and Projected Development Site 3, an 85-foot-tall, approximately 40,929 GSF (30,600 ZSF; 3.60 FAR) mixed residential and commercial building. Projected Development Site 1, 2, and 3 would all maximize the available 3.60 FAR. As shown in **Table 2**, under the CHO zoning text amendment, the maximum permitted FAR for residential uses in the proposed R6A/C2-4 district increased from 3.60 to 3.90. The maximum building height in the proposed R6A/C2-4 district increased from 85 feet to 95 feet.

Table 2. Comparison of Existing, With-Action, and With-Action Zoning Regulations with CHO

	EXISTING/NO-ACTION	WITH-ACTION	WITH-ACTION WITH CHO
	R6B and R6B/C2-4	**R6A/C2-4**	**R6A/C2-4**
Allowed Uses	Residential, community facility, commercial uses	Residential, community facility, commercial uses	Residential, community facility, commercial uses
Maximum FAR	2.20 Residential (standard) 2.4 Residential (with UAP) 2.00 Community Facility 2.00 Commercial (only w/ C2-4)	3.60 Residential 3.00 Community Facility 2.00 Commercial	3.90 Residential 3.00 Community Facility 2.00 Commercial
Maximum Building Height	55 feet or 65 feet (with UAP)	85 feet	95 feet

No-Action Condition

In the future without the Proposed Actions, the existing conditions in the Rezoning Area would remain. City of Yes for Housing Opportunity does not alter the No-Action Condition presented within the above EAS.

With-Action Condition with CHO Zoning Text Amendment

With the CHO zoning text amendment, the maximum permitted FAR for residential uses in the proposed R6A/C2-4 district increased from 3.60 to 3.90. The maximum building height in the proposed R6A/C2-4 district increased from 85 feet to 95 feet. As a result, the With-Action development scenarios with the CHO zoning text amendment are detailed as follows.

Projected Development Site 1 (Block 2327, Lots 13, 14, 15, and 16; Applicant-Owned)

A new 9-story plus cellar, 95-foot-tall, 41,737 GSF (29,640 ZSF; 3.90 FAR) mixed residential and commercial building would be developed on a combined 7,600-SF lot. The projected building would contain 3,065 GSF of accessory parking spaces at the cellar level, 7,549 GSF (3,320 ZSF; 0.44 FAR) of commercial uses (UG VI local retail) on the ground floor, and 31,123 GSF (26,320 ZSF; 3.46 FAR) of residential uses from the second floor through the ninth floor with 37 dwelling units (850 GSF per DU). Projected Development Site 1 would be within the proposed MIH area, which would require the projected development to set aside 25-30% (9-11 units) of the 37 residential units for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2, respectively. The projected building would have a height of 95 feet after a 15-foot setback at a base height of 65 feet on the sixth floor. While no residential parking is required within the Inner Transit Zone, three accessory parking spaces would be provided at Projected Development Site 1.

[1] *New York City Zoning Resolution Section 23-432*

Projected Development Site 2 (Block 2327, Lots 11 and 12; non-Applicant-Owned)

A new 9-story plus cellar, 95-foot-tall, 16,073 GSF (15,210 ZSF; 3.90 FAR) mixed residential and commercial building would be developed on a combined 3,900-SF lot. The projected building would contain 3,900 GSF (3,276 ZSF; 0.84 FAR) of commercial uses (UG VI local retail) on the ground floor and 12,173 GSF (11,934 ZSF; 3.06 FAR) of residential uses from the second floor through the ninth floor with 14 dwelling units (850 GSF per DU). Projected Development Site 2 would be within the proposed MIH area, which would require the projected development to set aside 25-30% (3-4 units) of the 14 residential units for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2, respectively. The projected building would have a height of 95 feet after a 15-foot setback at a base height of 65 feet on the sixth floor. The required parking for non-residential uses would be waived on Projected Development Site 2 per the Zoning Resolution Section 25-37.[2]

Projected Development Site 3 (Block 2327, Lot 5; Applicant-Owned)

A new 9-story plus cellar, 95-foot-tall, 43,530 GSF (33,150 ZSF; 3.90 FAR) mixed residential and commercial building would be developed on this 8,500-SF lot. The projected building would contain 8,500 GSF of accessory parking spaces at the cellar level, 8,500 GSF (7,140 ZSF; 0.84 FAR) of commercial uses (UG VI local retail) on the ground floor, and 26,530 GSF (26,010 ZSF; 3.06 FAR) of residential uses from the second floor through the ninth floor with 31 dwelling units (850 GSF per DU). Projected Development Site 3 would be within the proposed MIH area, which would require the projected development to set aside 25-30% (8-9 units) of the 31 residential units for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2, respectively. The projected building would have a height of 95 feet after a 15-foot setback at a base height of 65 feet on the sixth floor. Approximately 10 parking spaces would be provided on Projected Development Site 3.

Incremental Difference between No-Action and With-Action Conditions

As shown in **Table 3**, under the CHO zoning text amendment, the modified With-Action Condition would include a total of approximately 19,949 GSF (13,736 ZSF) of commercial uses and 69,825 GSF (64,264 ZSF) of residential uses on Projected Development Site 1, 2, and 3. The revised buildings would provide a total of 82 DUs, including 25-30% (21-25 units) as affordable housing at an average of 60-80% AMI per MIH Options 1 or 2, respectively. In addition, 20% (16 units) of the 82 total DUs would be affordable at or below 80% AMI for purposes of early childhood programs analysis. The building heights for Projected Development Site 1, 2, and 3 would all increase to 95 feet. Compared to the With-Action Condition analyzed in the above EAS, the CHO zoning text amendment results in an additional 6,188 GSF (6,000 ZSF) of residential uses (7 DUs) and 10-foot additional maximum building height (increasing the maximum building height to 95 feet).

[2] Waiver for Mixed-Use Developments – which provides in part "In all districts, as indicated, the non-residential parking requirements of Section 25-30 shall be waived for permitted community facility and commercial uses located within buildings containing residences on any zoning lot (a) within the Inner Transit Zone."

Table 3. Comparison of Permitted Floor Area and Maximum Building Height

	NO-ACTION CONDITION	WITH-ACTION CONDITION WITH CHO	NET DIFFERENCE WITH CHO
Residential GSF	13,086	69,825	**+56,739**
Residential DUs	17	82	**+65**
Income-Restricted DUs	*0*	*21*	***+21***
Commercial GSF	5,337	19,949	+14,612
Parking GSF	0	11,565	+11,565
Building Height	65 feet	95 feet	**+30 feet**

This Technical Memorandum provides an assessment of the effects of CHO on the Proposed Actions and details how CHO affects the analysis and conclusions presented in the EAS. CHO has increased the allowable developable floor area by 0.30 FAR, which would result in a net increment of 2,394 GSF (2,280 ZSF) for residential uses, reaching a total of 3.90 FAR (combined with commercial FAR of 0.44) with 31,123 GSF (26,320 ZSF) of residential uses on Projected Development Site 1; 1,193 GSF (1,170 ZSF) for residential uses, reaching a total of 3.90 FAR (combined with commercial FAR of 0.84) with 12,173 GSF (11,934 ZSF) of residential uses on Projected Development Site 2; and 2,601 GSF (2,550 ZSF) for residential uses, reaching a total of 3.90 FAR (combined with commercial FAR of 0.84) with 26,530 GSF (26,010 ZSF) of residential uses on Projected Development Site 3. CHO has also changed the maximum height analyzed in the EAS for the proposed R6A/C2-4 district from 85 feet to 95 feet. No parking spaces would be required because CHO has eliminated parking requirements for new residential developments within the Inner Transit Zone.

IV. SUPPLEMENTAL SCREENING

As presented in the above EAS, redevelopment is not considered likely in the Future No-Action Scenario on the lots within the Rezoning Area and the existing conditions of the lots would remain. Currently, the three Projected Development Sites consists of 13,086 GSF of residential uses (17 market-rate dwelling units) and 5,337 GSF of commercial uses (local retail).

In comparison, the With-Action Condition analyzed in the EAS would include a total of 63,637 GSF of residential uses (75 dwelling units) and 19,949 GSF of commercial uses on the three Projected Development Sites. As a result, the increments analyzed in the above EAS consists of 50,551 GSF of residential uses (58 dwelling units) and 14,612 GSF of commercial uses.

In the future With-Action condition with the CHO text amendment, the introduction of 7 additional dwelling units to the incremental 58 units analyzed in the above EAS would result in a total of 65 incremental dwelling units, including 25-30% (21-25 units) as affordable housing at an average of 60-80% AMI per MIH Options 1 or 2, respectively. The increased number of total residential units and income-restricted dwelling units would not exceed the thresholds requiring analysis within the *CEQR Technical Manual* for Socioeconomic Conditions, Open Space, Community Facilities and Services, Water and Sewer Infrastructure, Solid Waste and Sanitation Services, or Energy. The conclusions presented in the EAS would not change and no further analysis related to these impact categories is necessary. Similarly, changes facilitated by CHO including the introduction of 0.30 additional residential FAR to the 3.60 FAR building bulk analyzed in the above EAS for a total of 3.90 FAR and an additional 10 feet of maximum building height for a total of 95 feet would not substantially alter the site-specific characteristics of the Rezoning Area and would not exceed the thresholds in the *CEQR Technical Manual* requiring analysis for Greenhouse Gas Emissions, Natural Resources, or Public Health. The conclusions presented in the EAS would not change and no further analysis related to these impact categories is warranted.

The proposed (E) designations for Hazardous Materials would remain the same as presented within the above EAS to avoid significant adverse impacts to this technical area. Therefore, the potential changes to the With-Action Condition facilitated by CHO do not alter the conclusion of the EAS related to Hazardous

Materials, and no further analysis is warranted.

The CHO zoning text amendment allows for a building up to 10 feet taller than the With-Action Condition analyzed in the above EAS, with an increase in the developable floor area for residential uses. The increase in height would allow emissions to be released potentially 10 feet higher than the scenario analyzed in the EAS. As a result, the CHO zoning text amendment would not result in any significant air quality impacts from project-generated sources. Therefore, the proposed (E) designations for Air Quality would remain the same as presented within the above EAS to avoid significant adverse impacts to this technical area. Accordingly, the changes to the With-Action Condition facilitated by CHO would not alter the conclusions of the EAS related to Air Quality, and no further analysis is warranted.

The assessment in Section V below reflects every technical area that was analyzed in the above EAS to determine if significant adverse impacts would occur as a result of the CHO zoning text amendment.

V. ASSESSMENT OF POTENTIAL IMPACTS

The RWCDS with CHO was assessed for density-related and site-specific conditions for each technical area that was included in the EAS (Land Use, Zoning, and Public Policy, Shadows, Historic and Cultural Resources, Urban Design and Visual Resources, Transportation, Noise, and Construction). As outlined in the EAS, no significant adverse impacts would occur in any technical areas as a result of the Proposed Actions.

Land Use, Zoning, and Public Policy

Compared to the With-Action Condition analyzed within the EAS, the changes facilitated by CHO allows for the development of mixed residential and commercial uses with an additional 6,188 GSF (6,000 ZSF) of residential uses, approximately 7 additional residential dwelling units (resulting in a total of 65 incremental dwelling units including 21 income-restricted dwelling units), and 10 additional feet of maximum building height at Projected Development Site 1, 2, and 3.

The changes facilitated by CHO do not require new analysis nor change the conclusion of the Land Use, Zoning, and Public Policy section analyzed within the EAS. The changes induced by CHO continue to facilitate the development of Projected Development Site 1, 2, and 3 with mixed residential and commercial uses, which are consistent with the existing predominantly mixed commercial and residential buildings, commercial buildings, and multi-family residences within 400 feet of the Rezoning Area. The modified building height and bulk of Projected Development Site 1, 2, and 3 are also compatible with the medium-density residential and mixed-use buildings within 400 feet of the Rezoning Area. The proposed R6A/C2-4 district would be compatible with nearby medium-density M1-2/R6A, M1-2/R6B, and R6B with C1-4 and C2-4 commercial overlays within 400 feet of the Rezoning Area. The addition of 3, 1, and 3 residential dwelling units on Projected Development Site 1, 2, and 3 respectively, as facilitated by CHO, would be supportive of the City's housing goals as identified in *Housing New York 2.0* and *Housing Our Neighbors: A Blueprint for Housing and Homelessness*. The incorporation of changes to the With-Action Condition facilitated by CHO do not result in a significant adverse impact to Land Use, Zoning, and Public Policy and no further analysis is warranted.

Shadows

With the zoning text amendment, the maximum building height for shadows analysis increased to 95 feet (including any rooftop mechanical equipment), increasing the maximum shadow radius from the 365.5 feet analyzed in the EAS to approximately 408.5 feet.

The shadows assessment provided in the Shadows section of the EAS showed that no sunlight sensitive resource was identified within the 365.5-foot longest shadow study area. The additional 10 feet of maximum building height, as enabled by CHO results in the expansion of this analysis area to 408.5 feet. Therefore, an analysis of how the increase in height with CHO would affect the shadows analysis results in the EAS is warranted.

As shown in **Figure 1** below, no additional sunlight sensitive resources were identified within the expanded 408.5-foot radius. Therefore, the additional height enabled by CHO would not result in significant adverse impacts related to Shadows and no further analysis is warranted.

Figure 1: Tier 1 Shadow Analysis with CHO



Historic and Cultural Resources

Compared to the With-Action Condition analyzed within the EAS, the changes facilitated by CHO allow for the development of mixed residential and commercial uses with an additional 6,188 GSF (6,000 ZSF) of residential uses, approximately 7 additional residential dwelling units (resulting in a total of 65 incremental dwelling units including 21 income-restricted dwelling units), and 10 additional feet of maximum building height at Projected Development Site 1, 2, and 3.

As analyzed in the With-Action Condition within the EAS, the development of Projected Development Site 1, 2, and 3 require in-ground disturbance. With CHO, the development with taller building heights still requires in-ground disturbance, but within the same scale, which would not result in additional in-ground disturbance compared to the With-Action Condition within the EAS.

As analyzed in the EAS, a survey of sites or resources designated as either listed or eligible for listing in the State and National Register (S/NR) of historic places was conducted. No site or resources were found in Rezoning Area. LPC was also contacted for their initial review of the Proposed Action's potential to impact historic and cultural resources on or near the Rezoning Area. In a letter dated January 4th, 2021, LPC indicated that the Study Area does not contain any sites or buildings of known architectural or archaeological significance.

The changes enabled by CHO would not alter the conclusion of the EAS, as the changes would not result in significant adverse impacts related to historic and cultural resources. As such, no further analysis is warranted.

Urban Design and Visual Resources

Compared to the With-Action Condition analyzed within the EAS, the changes facilitated by CHO allow for the development of mixed residential and commercial uses with an additional 6,188 GSF (6,000 ZSF) of residential uses, approximately 7 additional residential dwelling units (resulting in a total of 65 incremental dwelling units including 21 income-restricted dwelling units), and 10 additional feet of maximum building height at Projected Development Site 1, 2, and 3.

The urban design and visual resources assessment provided in the EAS analyzed the 85-foot-tall buildings on Projected Development Site 1, 2, and 3 and concluded that the Proposed Actions would not result in significant adverse impacts on urban design and visual resources. The CHO zoning text amendment allows for an additional 0.30 FAR for residential uses in the proposed R6A/C2-4 district. In addition, the CHO zoning text amendment also allows for an additional 10 feet of maximum height from 85 feet to 95 feet.

The additional height and bulk facilitated by CHO would result in a negligible change in building appearance that would not result in a negative pedestrian experience. The building height with CHO would not obstruct any important visual resources. The change in building height facilitated by CHO would not result in any significant adverse impacts to urban design and visual resources and therefore no further analysis is warranted.

Transportation

Compared to the With-Action Condition analyzed within the EAS, the changes facilitated by CHO allow for the development of mixed residential and commercial uses with an additional 6,188 GSF (6,000 ZSF) of residential uses, approximately 7 additional residential dwelling units (resulting in a total of 65 incremental dwelling units including 21 income-restricted dwelling units), and 10 additional feet of maximum building height at Projected Development Site 1, 2, and 3.

As analyzed in the EAS, the number of incremental vehicular trips resulting from the Proposed Actions is expected to be 26, 39, 52, and 61 during the AM, Midday, PM, and Saturday Midday peak hours respectively. As a result, PM and Saturday Midday peak hours would exceed the 50-vehicular-trip threshold. The number of incremental project-generated trips would not exceed the thresholds for subway or MTA bus. Furthermore, the number of pedestrian trips resulting from the Proposed Actions, including

trips of other modes that have a pedestrian component, is expected to be 245, 366, 503, and 584 during the AM, Midday, PM, and Saturday Midday peak hours respectively, which would all exceed the 200-pedestrian-trip threshold. As concluded in the project generated trip assignment, no study area intersection or pedestrian element would exceed Level 2 Screening thresholds. Accordingly, further analysis of transportation was not warranted.

With the 7 additional residential dwelling units resulting from the CHO text amendment, the incremental vehicular trips are 27, 39, 53, and 61 during the AM, Midday, PM, and Saturday Midday peak hours, respectively. Meanwhile, the incremental pedestrian trips would be 250, 369, 507, and 589 during the AM, Midday, PM, and Saturday Midday peak hours, respectively.

The increase of incremental vehicular and pedestrian trips facilitated by CHO is no more than 1 vehicular trip and 5 pedestrian trips during all peak hours. With the slight increase in traffic and pedestrian volumes, the CHO zoning text amendment is a negligible change in traffic and pedestrian conditions under the With-Action Condition. Therefore, the conclusions of the EAS are not be affected by the change in the number of residential dwelling units facilitated by CHO, as the changes do not result in significant adverse impacts related to transportation. As such, no further analysis is required.

Noise

Compared to the With-Action Condition analyzed within the EAS, the changes facilitated by CHO allow for the development of mixed residential and commercial uses with an additional 6,188 GSF (6,000 ZSF) of residential uses, approximately 7 additional residential dwelling units (resulting in a total of 65 incremental dwelling units including 21 income-restricted dwelling units), and 10 additional feet of maximum building height at Projected Development Site 1, 2, and 3.

The changes facilitated by CHO do not affect the With-Action Condition noise projections presented in the EAS. Noise levels would continue to be below the level requiring additional window and wall attenuation to maintain interior noise levels of 45 dB(A) or lower. Therefore, no window-wall attenuation is required at the Projected Development Sites. Accordingly, the conclusions of the EAS are not affected by changes facilitated by CHO, as the changes do not result in significant adverse impacts related to noise. As such, no further analysis is required.

Construction

Compared to the With-Action Condition analyzed within the EAS, the changes facilitated by CHO allow for the development of mixed residential and commercial uses with an additional 6,188 GSF (6,000 ZSF) of residential uses, approximately 7 additional residential dwelling units (resulting in a total of 65 incremental dwelling units including 21 income-restricted dwelling units), and 10 additional feet of maximum building height at Projected Development Site 1, 2, and 3.

The changes facilitated by CHO produce a negligible change to the With-Action Condition construction schedule, which do not affect the conclusions presented in the EAS. Therefore, the conclusions of the EAS are not affected by the changes facilitated by CHO as the changes do not result in significant adverse impacts related to construction. As such, no further analysis is required.

Summary Conclusion

This Technical Memorandum assesses how the CHO adopted text amendment alters the analysis of the Proposed Actions and conclusions presented in the corresponding EAS. The CHO text amendment as modified and adopted by City Council on December 5th, 2024, changes the allowable FAR for this project's proposed R6A/C2-4 zoning district from 3.60 (pursuant to MIH) to 3.90 (pursuant to MIH). CHO increases the allowable residential floor area by 0.30 FAR, or 2,394 GSF (2,280 ZSF), 1,193 GSF (1,170 ZSF), and 2,601 GSF (2,550 ZSF) for residential uses on Projected Development Site 1, Projected Development Site 2, and Projected Development Site 3, respectively. CHO changes the maximum height analyzed in the EAS for the proposed R6A/C2-4 district from 85 feet to 95 feet. No parking spaces would be required because CHO eliminated parking requirements for new residential developments within the Inner Transit Zone, which

encompasses the entirety of the Rezoning Area.

This Technical Memorandum concludes that the changes facilitated by CHO do not exceed thresholds nor create conditions that require new analysis, nor do the changes affect the conclusions presented within the EAS.