REVISED
ENVIRONMENTAL ASSESSMENT STATEMENT
AND
SUPPLEMENTAL STUDIES TO THE EAS

116 Bedford Avenue Rezoning

116 Bedford Avenue
Brooklyn, NY

Prepared for:
Brooklyn Standard Properties, LLC
265 Canal Street
New York, NY 10013

Prepared by:
AECOM USA, Inc.
125 Broad Street
New York, NY 10004

AECOM Project No. 60482333

November 22nd , 2017

This Revised EAS supersedes the Original EAS dated August 4, 2017 prepared in connection with the original ULURP application certified on August 7, 2017.

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* 116 Bedford Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP021K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
170024ZMK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Brooklyn Standard Properties, LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin, Director, EARD			Frank St. Jacques		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 265 Canal Street		
CITY New York	STATE NY	ZIP 10271	CITY New York, NY	STATE NY	ZIP 10013
TELEPHONE (212) 720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE (646) 807-8160	EMAIL david@thebrooklynstandard.com	

5. *Project Description*

The Applicant, Brooklyn Standard Properties, is seeking to amend Zoning Map 13a to add a 100-foot C1-4 commercial overlay over an existing R6A zoning district on the western side of Bedford Avenue between North 10th Street and North 11th Street, in Williamsburg, Community Board 1, Brooklyn. This action would facilitate the change of use and expansion of the ground floor at an existing, presently vacant, four-story residential building located at 116 Bedford Avenue (Block 2297, Lot 16). The proposed C1-4 overlay would extend to a depth of 100 feet from the western block front of Brooklyn Block 2297, including additional Lots 13, 14, 15, 17, 18, 19, 20 and 120. Currently, there are two non-conforming Use Group 6 commercial uses on this block (Lots 13, and 20). This action would also bring these commercial uses into compliance with the Use Group provisions of the Zoning Resolution.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 116 Bedford Avenue
TAX BLOCK(S) AND LOT(S) Applicant site: Block 2297, Lot 16 Rezoning Area: Block 2297, Lots 13-20 and 120		ZIP CODE 11249
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The rezoning area is located on Brooklyn Block 2297, on the western side of Bedford Avenue between North 10th Street and North 11th Street.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6A		ZONING SECTIONAL MAP NUMBER 13A

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 If "yes," specify:

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

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

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

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

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

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.): Approx. 20,000 (rezoning area)
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): Approx. 20,000
Other, describe (sq. ft.): N/A

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): Approx. 2,184 ground-floor commercial (Applicant)
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Approx 6,088 (Applicant)
HEIGHT OF EACH BUILDING (ft.): Appx. 40 feet
NUMBER OF STORIES OF EACH BUILDING: 4

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: 2,500 (Development site)
The total square feet non-applicant owned area: 17,500

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: Approx 809 sq. ft. (width x length)
VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: Approx 809 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.)	29,241 (combined)	17,184 (combined)	0	0
Type (*e.g.,* retail, office, school)	48 units	Retail (UG 6 eating and drinking establishment)		

Does the proposed project increase the population of residents and/or on-side workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 0
NUMBER OF ADDITIONAL WORKERS: 89 (increment)

Provide a brief explanation of how these numbers were determined: 6 employees per 1,000 sf (Special West Chelsea District Rezoning, Chapter 3.0, Socioeconomics)
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): 2024
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 16-20 (per building)
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:
10. *Predominant Land Use in the Vicinity of the Project* (check all that apply) ☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

*This Revised EAS supersedes the Original EAS dated August 4, 2017 prepared in connection with the original ULURP application certified on August 7, 2017.

** Since Certification of the proposal on August 7, 2017, the Applicant has revised the Environmental Assessment Statement (EAS) to address community concerns related to the following impact categories: Land Use Zoning and Public Policy, Noise, Transportation, and Neighborhood Character. As described in the supporting statement of this document, the Revised EAS concludes that the Proposed Action would not result in significant adverse impacts to any of the above impact categories and would not alter the conclusions of the previous EAS, completed on August 4, 2017.

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 attach supporting information, if needed) 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?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** 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)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **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 proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☒
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		

	YES	NO
(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		
(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.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: None identified	☐	☒
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?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 3,765		
○ 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): 540,750 mBTU		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in 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 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
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. Although no detailed analysis was required in the neighborhood character assessment a brief description of neighborhood character is included in the Supplemental Studies to the EAS report.		
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
Max Meltzer	November 22nd, 2017

SIGNATURE 

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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
Director, Environmental Assessment & Review Division	New York City Department of City Planning
Robert Dobruskin	DATE: November 22, 2017

SIGNATURE: Robert Dobruskin

Environment

Prepared for:
Brooklyn Standard Properties LLC
265 Canal Street, Suite 215
New York, NY 10013

Prepared by:
AECOM
125 Broad Street
New York, NY 10004

AECOM No. 60482333

116 Bedford Avenue Rezoning

Supplemental Studies to the Environmental Assessment Statement

November 22, 2017

Proposed Development Site:

116 Bedford Avenue (Block 2297, Lot 16)
Brooklyn, NY 11249

Prepared for:

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1.0 INTRODUCTION

The Applicant, Brooklyn Standard Properties, is seeking to amend Zoning Map 13a to add a 100-foot C1-4 commercial overlay over an existing R6A zoning district on the western side of Bedford Avenue between North 10th Street and North 11th Street, in Williamsburg, Community Board 1, in Brooklyn. This action would facilitate the change of use and expansion of the ground floor at an existing four-story residential building located at 116 Bedford Avenue (Block 2297, Lot 16). The proposed C1-4 overlay would extend to a depth of 100 feet from the western block front of Brooklyn Block 2297, including additional Lots 13, 14, 15, 17, 18, 19, 20 and 120. This extension would be adjacent to nine existing C1-4 commercial overlay mapping areas on both the western side of Bedford Avenue between North 4th Street and North 10th Street and the eastern side of Bedford Avenue between North 5th Street and North 8th Street. Currently, there are two non-conforming Use Group 6 commercial uses on the subject block (Lots 13, and 20). This action would also bring these commercial uses into compliance with the Use Group provisions of the Zoning Resolution.

The proposed expansion on Lot 16 would represent an enlargement of the existing four-story Use Group 2 residential building that presently consists of approximately 6,088 gsf of floor area, but is currently vacant. (**Figure A**) This development represents the enlargement from an existing FAR of 2.4 to approximately 2.69. No accessory parking spaces would be provided.

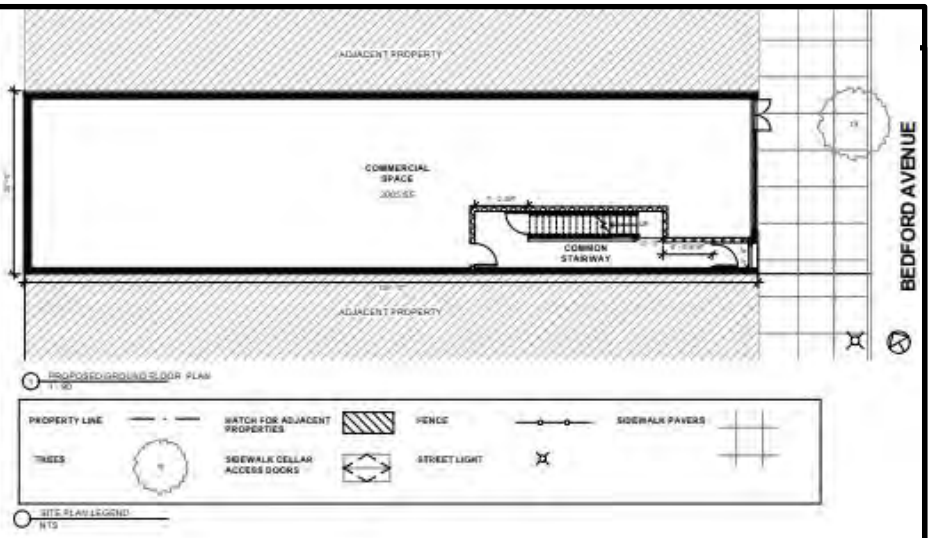
1.1 Proposed Actions

The Applicant, Brooklyn Standard Properties, is seeking to amend Zoning Map 13a to add a 100-foot C1-4 commercial overlay over an existing R6A zoning district on the western side of Bedford Avenue between North 10th Street and North 11th Street, in Williamsburg, Community Board 1, in Brooklyn. This action would facilitate the change of use and expansion of the ground floor at an existing four-story residential building located at 116 Bedford Avenue (Block 2297, Lot 16). The proposed C1-4 overlay would extend to a depth of 100 feet from the western block front of Brooklyn Block 2297, including additional Lots 13, 14, 15, 17, 18, 19, 20 and 120. Currently, there are two non-conforming Use Group 6 commercial uses on this block (Lots 13, and 20). This action would also bring these commercial uses into compliance with the Use Group provisions of the Zoning resolution.

The proposed expansion on Lot 16 would represent an enlargement of the existing four-story Use Group 2 residential building that presently consists of approximately 6,088 gsf of floor area, but is currently vacant This development represents the enlargement from an existing FAR of 2.4 to approximately 2.69 . No accessory parking spaces would be provided.

The development induced by the proposed zoning map amendment would consist of new commercial uses only, as the base FAR would not increase under the applicant's proposal. The Zoning Resolution limits the maximum FAR in R6A zoning districts in Inclusionary Housing Designated Areas to 2.7 (3.6 with Inclusionary Housing). As such, the maximum FAR on any projected development sites analyzed will be a total FAR of 2.7.

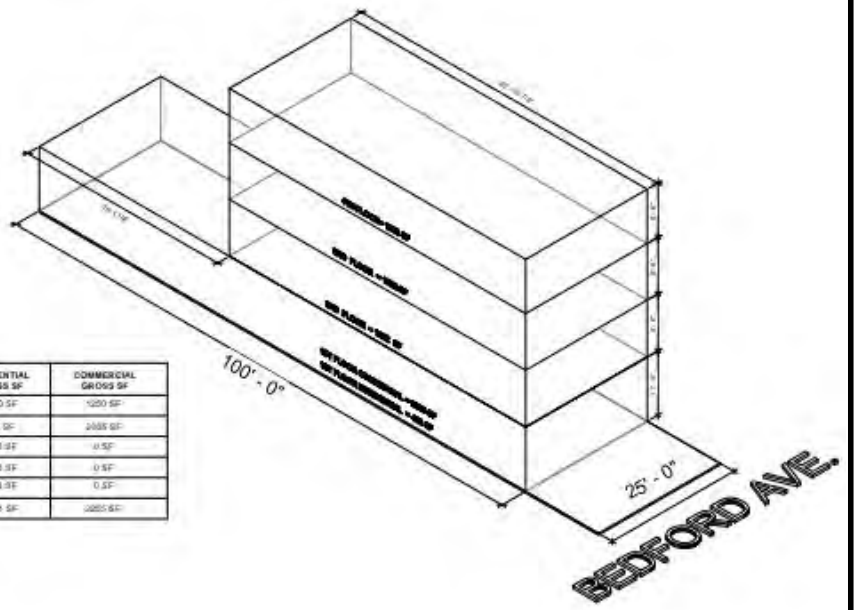




PROPOSED GROUND FLOOR PLAN
1" = 10'

SITE PLAN LEGEND
NTS

For Illustrative Purposes Only





AREA	RESIDENTIAL ZONING	COMMERCIAL ZONING	RESIDENTIAL GROSS SF	COMMERCIAL GROSS SF
CELLAR	0 SF	0 SF	1250 SF	1250 SF
1ST FLOOR	495 SF	2885 SF	495 SF	2885 SF
2ND FLOOR	1522 SF	0 SF	1522 SF	0 SF
3RD FLOOR	1522 SF	0 SF	1522 SF	0 SF
4TH FLOOR	1522 SF	0 SF	1522 SF	0 SF
TOTAL	5061 SF	2885 SF	6311 SF	2885 SF

RESIDENTIAL F.A.R = 2.02
COMMERCIAL F.A.R = 0.80
TOTAL F.A.R = 2.82

ZONING ANALYSIS

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Environmental Assessment Statement
116 Bedford Avenue
Brooklyn, NY

Figure A
Site Plan

1.2 Description of Proposed Project Area (Existing Conditions)

The proposed project area consists of Block 2297, Lots 13, 14, 15, 17, 18, 19, 20 and 120. The properties within the project area are used as follows:

Lot 13 is a 2,500 sf lot and contains a four-story, approximately 5,500 gsf mixed-use residential building with six Use Group 2 dwelling units and a Use Group 6 restaurant on the ground floor ("The Bedford").

Lots 14 and 15 are both 2,500 sf lots and each contains a four-story, 5,500 Use Group 2 multi-family residential building with eight dwelling units.

Lot 16 (Applicant Site) consists of a 2,500 sf lot with 25 feet of frontage on Bedford Avenue. The Development Site is improved with an attached four-story and cellar building (approx. 6,088 gsf). The building is located at the street line and has a building height of 40 feet with no setback. There is rear yard located above the first floor with a depth of approximately 39 feet. No accessory parking is required or provided. There are six total dwelling units located on the second through fourth floors of the building. The entire building is currently vacant and is under construction.

The Applicant is completing a horizontal enlargement of the ground floor and cellar of the building and conversion from residential to community facility use. The ground floor previously contained two dwelling units. The horizontal enlargement of the ground floor increased the floor area at the Development Site from approximately 6,088 gsf to 6,735 gsf, and the FAR from 2.44 to 2.69 (a residential FAR of approximately 1.9 and a community facility FAR of approximately 0.82). In addition, the Applicant is renovating the dwelling units on the upper floors of the building. All work at the Development Site is being performed pursuant to valid Department of Buildings permits. (Permit #s 340502012, 340501996, 340485362, 321544806 , 321469610 , 321412672 , 321412672, 321375980)

Lot 17 is a 2,500 sf lot and contains a four-story 5,500 gsf Use Group 2 multi-family residential building with seven dwelling units. A ground-floor commercial use (gourmet frozen yogurt dessert café and coffee bar) that previously occupied the ground floor of Lot 17 has recently closed ("Von Dolhens").

Lot 18 is a 2,500 sf lot and contains a four-story 5,500 gsf residential building with seven Use Group 2 dwelling units. The ground floor contains a vacant space which was until recently occupied by a UG 6 local natural foods and produce store ("Khim's Millenium Market").

Lot 19 is a 2,500 sf lot and contains a four-story 5,400 gsf residential building with 10 Use Group 2 dwelling units. A ground-floor commercial use that previously occupied the ground floor of Lot 19 has recently closed.

Lot 20 is a 1,950 sf lot and contains a four-story 5,500 gsf mixed-use building with six Use Group 2 dwelling units, a Use Group 6 restaurant serving upscale gastropub-style American fare on the ground floor ("Allswell"), and a Use Group 6 women's hair salon ("Little Axe Salon") also on the ground floor.

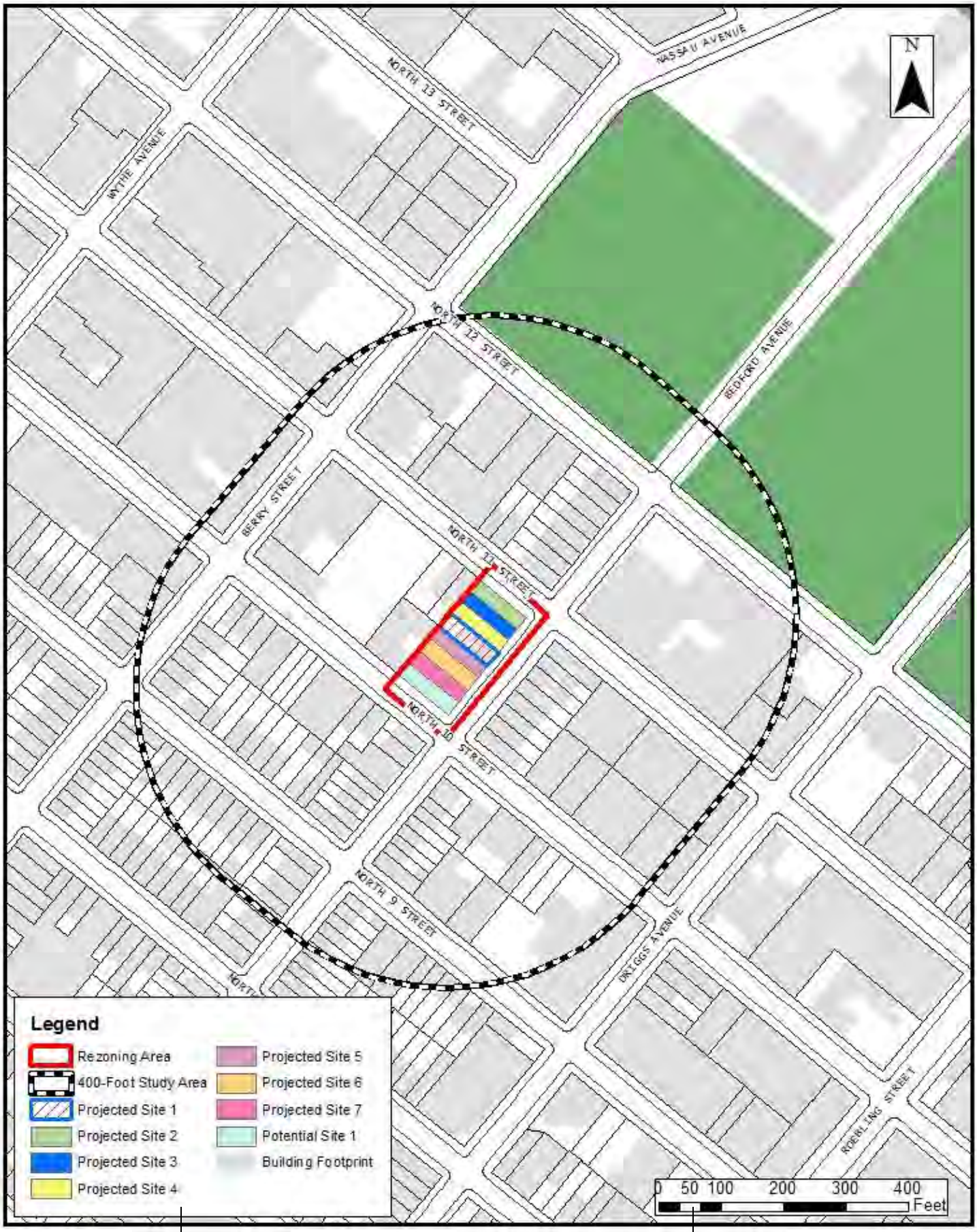
Lot 120 is a 550 sf lot and contains a single-story parking facility with capacity for approximately three passenger vehicles.

The proposed project area consists of the western blockface of Block 2297, which is located wholly in the Williamsburg neighborhood of Brooklyn's Community District 1. The project area is near McCarren Park, which is a large open space sports complex and public park to the north. The historical zoning map (13a) indicates the western blockface of Bedford Avenue between North 10th and 11th Streets (the proposed rezoning area) was zoned M1-2 from 1961 to 1976. A zoning map amendment on March 18, 1976 extended the Special Northside Mixed Use District and mapped an R6 (M1-2) district over the proposed project area. In 2005, it was rezoned R6A.

This R6A zoning district is mapped generally along North 12th Street to the north, approximately 200 feet west of Bedford Avenue to the west, approximately 100 south of North 10th Street to the south and approximately 100 feet east of Bedford Avenue to the east. There are additional contextual zoning

districts located to the east and west of the project area including M1-2/R6A zoning districts. To the south of the project area is an R6B zoning district with a C1-4 commercial overlay on the west side of Bedford Avenue from North 10th Street to North 4th Street, and on the east side of Bedford Avenue from North 8th Street to North 5th Street. The proposed project area is also within an area designated as an Inclusionary Housing Designated Area.

The existing land uses in the area immediately surrounding the project area are a mix of multi-family and mixed-use residential buildings, industrial/manufacturing, and commercial uses. The commercial uses in the vicinity of the project area include local retail such as grocery stores, beauty salons, barber shops, clothing stores, a hardware store, restaurants and a coffee shop on both sides of Bedford Avenue. Small retail establishments, such as Aurora Hardware, PS9Pets, In God We Trust jewelry and accessories store, and Earwax Records, are located south and southeast of the site on Bedford Avenue and North 9th Street. Bedford Medical Surgical, and internal medicine practice, is also located southeast of the rezoning area. Parkview Market, a grocery store and deli located within a new 351-unit mixed residential and commercial building ("101 Bedford"), The Bean, a coffee house and sandwich shop, and McCarren Park, a publicly-accessible park and sports field complex, are all located north and northeast of the project area and offer community-serving retail and recreation opportunities. Additionally, there are a number of Use Group 6 local retail establishments, including existing bars and restaurants in the immediate area, including Mugs Alehouse, a bar offering draft and bottled beers and a food menu across from the project site; MyMoon, an outdoor tapas restaurant 300 feet east of the site; Soft Spot, a bar with a fireplace and a back patio; Wild Ginger, a vegan Asian fusion restaurant 300 feet east of the site; and Trix, a gastropub offering craft cocktails, located 300 feet south of the site. The prevailing built form of the area is a mix of low to mid-rise non-residential buildings and four- to six-story residential buildings. Many residential buildings in the area, including on the subject block 2297, are four-story attached mixed-use walkup residences with commercial uses in the ground floor. The western portion of Block 2297, which is not included in the proposed project area, consists primarily of large multi-family elevator buildings.



Environmental Assessment Statement
116 Bedford Avenue
Brooklyn, NY

Figure 1
Project Site Location



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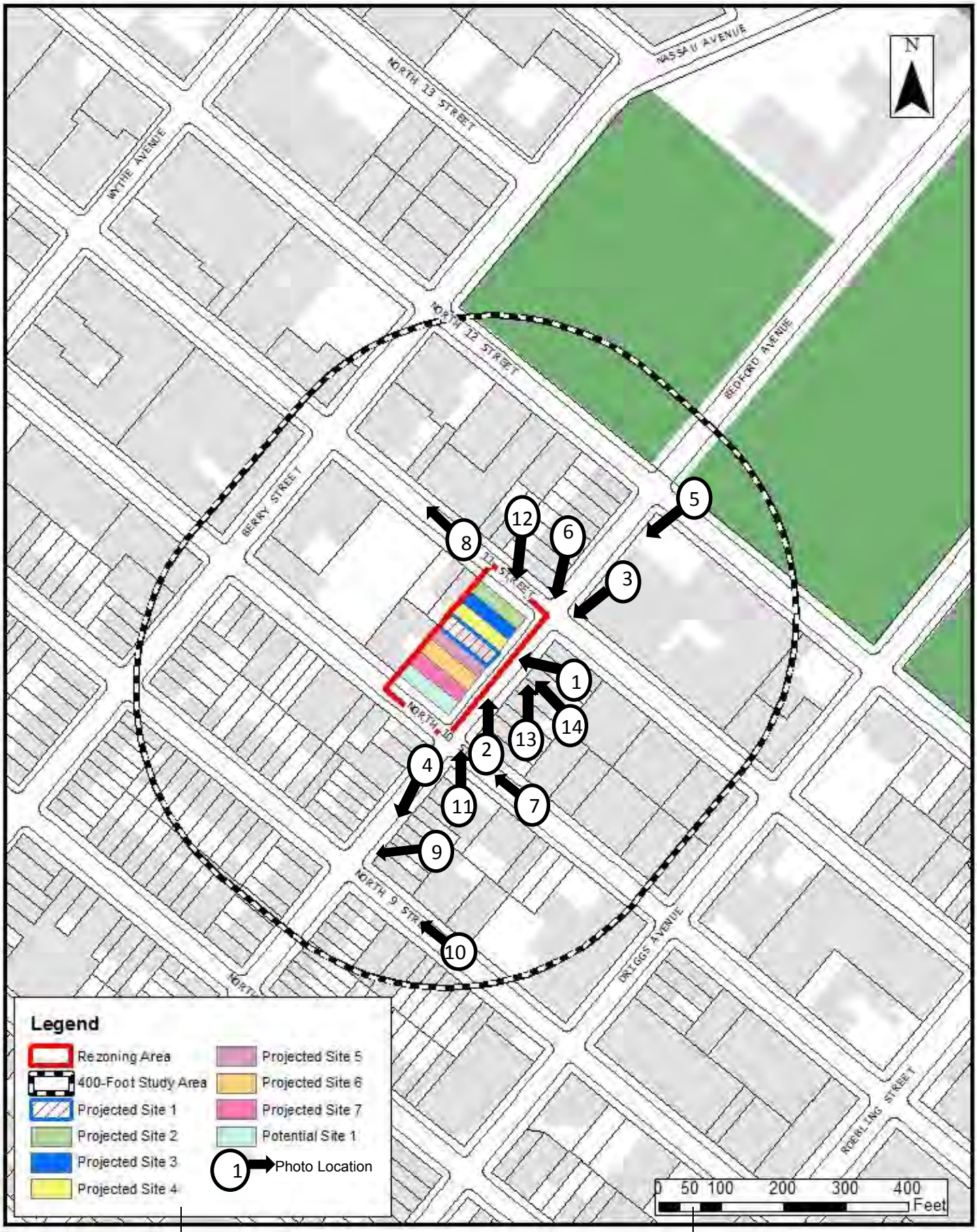
Environmental Assessment Statement
116 Bedford Avenue
Brooklyn, NY

Figure 2
Tax Map



Environmental Assessment Statement
116 Bedford Avenue
Brooklyn, NY

Figure 3
Photo Key

Figure 4 Photographs of the Site and Surrounding Area

Photos taken July 3rd, and July 31st, 2017

Photograph 1



View of the projected development site at 116 Bedford Avenue (Lot 16) looking south

Photograph 2



View of project site and adjacent buildings looking north on Bedford Avenue towards 11th Street

Photograph 3



View of Bedford Avenue looking south from North 11th Street

Photograph 4



View of the Bedford Avenue looking south from North 10th Street toward North 9th Street

Photograph 5



View of Bedford Avenue looking south from North 12th Street

Photograph 6



Looking south at northern portion of rezoning area from North 11th Street

Photograph 7



View of North 10th Street looking west toward Bedford Avenue

Photograph 8



View of North 11th Street looking west from Bedford Avenue

Photograph 9



View of western side of Bedford Avenue looking south from North 10th Street

Photograph 10



View of North 9th Street looking west toward Bedford Avenue

Photograph 11



View of Potential Site 1, as well as other Projected Sites along Bedford Avenue looking north

Photograph 12



View of Lot 13 looking south on North 11th Street with Bedford Avenue in the background

Photograph 13



View of Projected Sites 2, 3, and 4 looking north on Bedford Avenue towards N. 11th Street

Photograph 14



Up close construction and scaffolding at Projected Site 1 (Lot 16)

1.3 Description of Proposed Development Site

The proposed Development Site at 116 Bedford Avenue (Block 2297, Lot 16) consists of a 2,500 sf lot with 25 feet of frontage on Bedford Avenue. The Development Site is improved with an attached four-story and cellar building. The building is located at the street line and has a building height of 40 feet with no setback. There is rear yard located above the first floor with a depth of approximately 39 feet. No accessory parking is required or provided. There are six total dwelling units located on the second through fourth floors of the building. The entire building is currently vacant and is under construction.

The Applicant is completing a horizontal enlargement of the ground floor and cellar of the building and conversion from residential to community facility use. The ground floor previously contained two dwelling units. The horizontal enlargement of the ground floor increased the floor area at the Development Site from approximately 6,088 gsf. to 6,735 gsf., and the FAR from 2.44 to 2.69 (a residential FAR of approximately 1.87 and a community facility FAR of approximately 0.82). In addition, the Applicant is renovating the dwelling units on the upper floors of the building. All work at the Development Site is being performed pursuant to valid Department of Buildings permits.

1.4 Description of Proposed Development

The proposed development site consists of a 2,500 square foot lot (Block 2297, Lot 16). The applicant proposes a use conversion of the existing vacant ground floor apartments to commercial space and an enlargement of approximately 809 sf at the rear of the property, resulting in a total of approximately 2,184 gsf of community facility area. The applicant anticipates a Use Group 4 medical office in the ground floor space. If approved, the applicant proposes to increase the existing built FAR of 2.4 to a total FAR of 2.69. The proposed development would provide six residential dwelling units with a total of 1.9 FAR and one commercial ground floor with 0.82 FAR.

1.5 Build Year

Considering the time required for the environmental review and land use approval process, and assuming a construction period of approximately 16 to 20 months, the build year of the proposed development is 2019. However, given that, as discussed below, development is expected on the projected development site as a result of the rezoning, an analysis year of 2024 will be used to assess the potential for environmental impacts.

1.6 Purpose and Need of the Proposed Action

Brooklyn Standard Properties is proposing a zoning map amendment to add a 100-foot C1-4 commercial overlay over an existing R6A zoning district on the western side of Bedford Avenue between North 10th Street and North 11th Street, in Williamsburg, Community Board 1, in Brooklyn. Commercial uses are not allowed as a matter of right in an R6A zoning district. When 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. The C1-4 commercial overlay permits Use Groups 1 through 6. One parking space per 1,000 square feet of eating and drinking establishment floor area is required in an R6A zoning district, but this provision is waived if five or fewer parking spaces are required.

These actions would facilitate the change of use and expansion of the ground floor at an existing four-story Use Group 2 residential building located at 116 Bedford Avenue (Block 2297, Lot 16). The proposed C1-4 overlay would extend a 100’ from the western block front of Brooklyn block 2297, including Lots 13, 14, 15, 17, 18, 19, 20 and 120. Currently, there are four non-conforming commercial uses on this block (Lots 13, 18, 19 and 20). Lot 17 appears to have previously contained a ground-floor commercial use that has since vacated. In addition to the applicant’s development plans, this rezoning action would bring these legal non-conforming commercial uses into compliance with the use provisions of the Zoning Resolution.

1.7 Development Scenario

1) No-Action Scenario

The proposed development site is located in the Williamsburg neighborhood of Brooklyn, which is densely developed. No significant new construction or vacant lots were observed within 600 feet of the proposed development site. Therefore, under the No-Action scenario, it is assumed that conditions would remain consistent with existing conditions, with the exception of the following sites:

Block 2297 Lot 16

Under the No-Action scenario, Block 2297, Lot 16 (applicant site) is assumed to be re-occupied with 6 dwelling units, totaling approximately 4,566 gsf on the upper floors and as of right community facility space on the ground floor (approx. 2,184 gsf).

Per a Department of Buildings permit (#321412672) (**Appendix A-1**), the applicant plans to construct approximately 2,184 gross square feet of as of –right community facility floor space on the ground floor of the site. The permit originally filed incorrectly indicated that the applicant would be able to expand the rear yard to achieve an FAR of 2.83, and have 2,500 square feet of community facility space, however, a post approval amendment (**Appendix A-2**) has been submitted to DOB and the applicant will correct their ODB plans to bring their building into compliance.

Block 2297, Lot 17

Under the No-Action scenario, Block 2297, Lot 17 is assumed to be re-occupied by a ground-floor commercial use that appears to have been recently closed. As indicated above, there is no CO for this building on the Department of Building's BIS database, though there are DOB applications related to ground-floor commercial uses. Based on this information, the commercial use at this building appears to be a legal non-conforming use, but could potentially lose this status if the commercial use were to be discontinued for the required period. For the purposes of this memorandum, it is assumed that a legal non-conforming use would re-occupy this ground-floor space under the No-Action scenario.

Block 2297, Lot 19

Under the No-Action scenario, Block 2297, Lot 19 would be re-occupied by a ground-floor commercial use that appears to be undergoing renovation but is not currently occupied. As indicated above, there is a CO (320425296) dated May 6, 2013 for this building available on BIS that indicates "retail stores" uses are permitted on the ground floor. There are also DOB application relating to ground floor commercial use for this building (including job #s 320931523 and 320425296), approved by DOB. In addition, DOF records show that the building is classified as having a commercial use. Therefore, for the purposes of this memorandum, it is assumed that a legal non-conforming use would re-occupy this ground-floor space under the No-Action scenario.

2) With-Action Scenario

Under the With-Action scenario, the proposed rezoning would amend the zoning map to change the existing R6A district to an R6A/C1-4 district on the western side of Bedford Avenue between North 10th Street and North 11th Street, in Williamsburg, Community Board 1, in Brooklyn. This action would facilitate the change of use and expansion of the ground floor at an existing four-story residential development located at 116 Bedford Avenue (Block 2297, Lot 16). The proposed C1-4 overlay would extend a 100 feet from the western block front of Brooklyn Block 2297, including Lots 13, 14, 15, 16, 17, 18, 19, 20 and 120. Currently, there are two non-conforming commercial uses on this block (Lots 13, and 20). This action would also bring these commercial uses into compliance with the Use Group provisions of the Zoning Resolution.

The proposed action would facilitate the applicant's ground-floor expansion of Lot 16 with an additional approximately 809 gsf of floor area in the rear yard. With the exception of this rear yard expansion, no additional floor area would be created by the proposed action, as the base FAR would not increase under the With-Action Scenario. Therefore, for the purpose of this memorandum, it is assumed that the parcels identified as development sites would be redeveloped in a manner consistent with the applicant's proposal.

Projected Development Sites

Block 2297, Lot 16 (Projected Development Site 1)

Under the With-Action Scenario, it is assumed that Block 2297, Lot 16 would be expanded an additional approximately 809 square feet in the rear yard of the parcel, to the FAR of 2.7. While the building is presently vacant, this ground-floor commercial expansion is assumed to result in removal of as of right community facility floor area, which would have been introduced to the building under the No-Action scenario.

The applicant site is already under construction to add as of right community facility floor area on the ground floor. In the With-Action scenario, instead of ground floor being used as an as of right community facility as proposed in the No-Action, it would be used as commercial use. Additionally, the expansion is already underway.

Therefore, it is assumed that the proposed action would result in the addition of 2,184 square feet of Use Group 6 commercial floor area and a net decrease in approximately 2,184 square feet of Use Group community facility floor area.

No parking is required for a Use Group 6 commercial use of this size in an R6A/C1-4 zoning district. Therefore, this memorandum assumes none would be provided.

Block 2297, Lot 13 (Projected Development Site 2)

Under the With-Action Scenario, it is assumed that Block 2297, Lot 13 would be brought into conformance and its total FAR would remain at an FAR of 2.65. This ground floor commercial floor area represents the bringing into conformance of an existing legal non-conforming commercial use. The six Use Group 2 dwelling units would remain under the With-Action scenario.

No parking is required for a Use Group 6 commercial use of this size in an R6A/C1-4 zoning district. Therefore, this memorandum assumes none would be provided.

Block 2297, Lot 14 (Projected Development Site 3)

Under the With-Action Scenario, it is assumed that Block 2297, Lot 14 would be expanded an additional approximately 1,125 square feet in the rear yard of the parcel, to the FAR of 2.65. While the building would contain only residential uses in the No-Action scenario, this ground-floor commercial expansion is assumed to result in removal of two dwelling units under the With-Action scenario. Therefore, it is assumed that the proposed action would result in the addition of 2,500 square feet of Use Group 6 commercial floor area and a net decrease in approximately 1,375 square feet of Use Group 2 residential floor area.

No parking is required for a Use Group 6 commercial use of this size in an R6A/C1-4 zoning district. Therefore, this memorandum assumes none would be provided.

Block 2297, Lot 15 (Projected Development Site 4)

Under the With-Action Scenario, it is assumed that Block 2297, Lot 15 would be expanded an additional approximately 1,125 square feet in the rear yard of the parcel, to the FAR of 2.65. While the building

would contain only residential uses in the No-Action scenario, this ground-floor commercial expansion is assumed to result in removal of two dwelling units under the With-Action scenario. Therefore, it is assumed that the proposed action would result in the addition of 2,500 square feet of Use Group 6 commercial floor area and a net decrease in approximately 1,375 square feet of Use Group 2 residential floor area.

No parking is required for a Use Group 6 commercial use of this size in an R6A/C1-4 zoning district. Therefore, this memorandum assumes none would be provided.

Block 2297, Lot 17 (Projected Development Site 5)

Under the With-Action Scenario, it is assumed that Block 2297, Lot 17 would be expanded an additional approximately 1,125 square feet in the rear yard of the parcel, to the FAR of 2.65. This additional floor area represents an expansion of a legal non-conforming commercial use that is assumed to occupy the space under the No-Action scenario. Therefore, it is assumed that the proposed action would result in the addition of 1,125 square feet of Use Group 6 commercial floor area. The seven Use Group 2 dwelling units would remain under the With-Action scenario.

No parking is required for a Use Group 6 commercial use of this size in an R6A/C1-4 zoning district. Therefore, this memorandum assumes none would be provided.

Block 2297, Lot 18 (Projected Development Site 6)

Under the With-Action Scenario, it is assumed that Block 2297, Lot 18 would be expanded an additional approximately 1,125 square feet in the rear yard of the parcel, to the FAR of 2.65. This additional floor area represents an expansion of an existing legal non-conforming commercial use. Therefore, it is assumed that the proposed action would result in the addition of 1,125 square feet of Use Group 6 commercial floor area. The seven Use Group 2 dwelling units would remain under the With-Action scenario.

No parking is required for a Use Group 6 commercial use of this size in an R6A/C1-4 zoning district. Therefore, this memorandum assumes none would be provided.

Block 2297, Lot 19 (Projected Development Site 7)

Under the With-Action Scenario, it is assumed that Block 2297, Lot 19 would be expanded an additional approximately 1,150 square feet in the rear yard of the parcel, to the FAR of 2.62. This additional floor area represents an expansion of a legal non-conforming commercial use that is assumed to occupy the space under the No-Action scenario. Therefore, it is assumed that the proposed action would result in the addition of 1,150 square feet of Use Group 6 commercial floor area. The 10 Use Group 2 dwelling units would remain under the With-Action scenario.

No parking is required for a Use Group 6 commercial use of this size in an R6A/C1-4 zoning district. Therefore, this memorandum assumes none would be provided.

Potential Sites

Block 2297, Lots 20 and 120 (Potential Site 1)

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 project

Under the With-Action Scenario, Block 2297 Lots 20 and 120 have the potential to be developed, though the sites less likely to be developed than the projected development sites described above. Additionally, these lots are not under common ownership.
As one merged lot, Lots 20 and 120 have an existing FAR of approximately 2.42.
It is assumed that the ground floor restaurant on Lot 20 would be bought into conformance and it is assumed that the ground floor restaurant would expand in the rear yard so that the FAR would increase from 2.42 to approximately 2.7 on the combined Lot (previously Lots 20 and 120).

The six UG 2 dwelling units on the upper floors would remain.

Additionally, the existing single-story parking facility with capacity for approximately three passenger vehicles currently on Lot 120 (currently a 550 sf lot) would remain in its existing condition in the With-Action scenario.

Table A- Existing, No-Action, and With-Action Conditions

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Multi-family residential	Multi-family residential	Multi-family residential	Multi-family residential
No. of dwelling units	46 - 6 (B 2297, L 13) - 7 (B 2297, L 17) - 7 (B 2297, L 18) - 10 (B 2297, L 19) - 8 (B 2297, L 14) - 8 (B 2297, L 15)	52 - 6 (B 2297, L 16) - 6 (B 2297, L 13) - 7 (B 2297, L 17) - 7 (2297, L 18) - 10 (B 2297, L 19) - 8 (B 2297, L 14) - 8 (B 2297, L 15)	48 - 6 (B 2297, L 16) - 6 (B 2297, L 13) - 7 (B 2297, L 17) - 7 (2297, L 18) - 10 (B 2297, L 19) - 6 (B 2297, L 14) - 6 (B 2297, L 15)	(4)
No. of low- to moderate-income units	Unknown	Unknown	Unknown	
Gross floor area (sq. ft.)	27,425 - 4,125 (B 2297, L 13) - 4,125 (B 2297, L 17) - 4,125 (2297, L 18) - 4,050 (B 2297, L 19) - 5,500 (B 2297, L 14) - 5,500 (B 2297, L 15)	31,991 - 4,566 (B 2297, L 16) - 4,125 (B 2297, L 13) - 4,125 (B 2297, L 17) - 4,125 (2297, L 18) - 4,050 (B 2297, L 19) - 5,500 (B 2297, L 14) - 5,500 (B 2297, L 15)	29,241 - 4,566 (B 2297, L 16) - 4,125 (B 2297, L 13) - 4,125 (B 2297, L 17) - 4,125 (2297, L 18) - 4,050 (B 2297, L 19) - 4,125 (B 2297, L 14) - 4,125 (B 2297, L 15)	(2,750)
Commercial	☒ YES ☐ NO	☒ YES ☐ N	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Local retail (eating and drinking)	Local retail (eating and drinking establishment)	Local retail (eating and drinking establishment and other local retail)	Other Local Retail
Gross floor area (sq. ft.)	2,500 - 2,500 (B 2297, L 13)	5,225 - 2,500 (B 2297, L 13) - 1,375 (B 2297, L 17) - 1,350 (B 2297, L 19)	17,184 - 2,184 (B 2297, L 16) - 2,500 (B 2297, L 13) - 2,500 (B 2297, L 17) - 2,500 (2297, L 18) - 2,500 (B 2297, L 19) - 2,500 (B 2297, L 14) - 2,500 (B 2297, L 15)	11,959
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type		Medical Office		
Gross floor area (sq. ft.)		2,184 (Lot 16)		(2,184)
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
otherwise known, other):				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)				
If "yes," describe:				
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	103	117	108	(9)
Briefly explain how the number of residents was calculated:	2.25 people per household in Brooklyn Community District 1			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Approx. 7	Approx. 16	Approx. 52	36
No. and type of workers by business	Local retail and food establishment workers	Local retail and food establishment workers	Local retail and food establishment workers	
No. and type of non-residents who are not workers	NA	NA	NA	
Briefly explain how the number was calculated:	3 employees per 1,000 square feet of commercial floor area			
Other (students, visitors, concert-goers, etc.)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	R6A	R6A	R6A/C1-4	C1-4
Maximum amount of floor area that can be developed	3.0 Residential FAR; 2.7 Residential in IHDA 3.0 Community Facility FAR	3.0 Residential FAR; 2.7 Residential in IHDA 3.0 Community Facility FAR	3.0 Residential FAR; 2.7 Residential in IHDA 3.0 Community Facility FAR 1.0 Commercial FAR (overlay)	1.0 Commercial FAR (overlay)
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Single-family residential, multi-family residential, commercial, community facility; R6A/C1-4, MX-8, with M1-2/R7A, M1-2/R6A, R6B	Single-family residential, multi-family residential, commercial, community facility; R6A/C1-4, MX-8, with M1-2/R7A, M1-2/R6A, R6B	Single-family residential, multi-family residential, commercial, community facility; R6A/C1-4, MX-8, with M1-2/R7A, M1-2/R6A, R6B	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Table 1 Projected Development **Under Proposed Rezoning** [2]

Block	Lot	Lot Area	Existing Zoning	Existing FAR	Proposed Zoning	Projected Res. sf	Projected Comm. sf	Projected FAR	DUs
2297	16	2,500	R6A	2.44	R6A/C1-4	4,566	2,184	2.7	6
2297	13	2,500	R6A	2.2	R6A/C1-4	4,125	2,500	2.65	6
2297	14	2,500	R6A	2.2	R6A/C1-4	4,125	2,500	2.65	7
2297	15	2,500	R6A	2.2	R6A/C1-4	4,125	2,500	2.65	7
2297	17	2,500	R6A	2.2	R6A/C1-4	4,050	2,500	2.65	10
2297	18	2,500	R6A	2.2	R6A/C1-4	4,125	2,500	2.65	6
2297	19	2,500	R6A	2.16	R6A/C1-4	4,125	2,500	2.65	6
Total						***29,241***	***17,184***		***48***

*Only Projected Sites Analyzed under Proposed Rezoning

[2] Development is not expected to occur on Lot 20 therefore not analyzed as a Projected Development Site in the analysis

2.0 ENVIRONMENTAL REVIEW

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the following technical analyses areas on the EAS Short Form:

- Land Use, Zoning and Public Policy
- Historic and Cultural Resources
- Hazardous Materials
- Air Quality
- Noise
- Neighborhood Character
- Construction

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Conditions (the Future Without the Proposed Action), and the Future With-Action Conditions (the Future With the Proposed Action).

2.1 LAND USE, ZONING AND PUBLIC POLICY

The *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.

2.1.1 Land Use

The *CEQR Technical Manual* defines land use as the activity that is occurring on the land and within the structures that occupy it. Types of land use can include single- and multi-family residential, commercial (retail and office), community facility/institutional and industrial/manufacturing uses, as well as vacant land and public parks (open recreational space). The *CEQR Technical Manual* recommends that a proposed action be assessed in relation to land use, zoning and public policy. For each of these areas, a determination is made of the potential for a significant adverse impact by the proposed action. If the action does have a potentially significant impact, appropriate analytical steps are taken to evaluate the nature of the impact, possible alternatives and possible mitigation.

Existing Conditions

The *CEQR Technical Manual* recommends a land use; zoning and public policy study area extending 400 feet from the site of the proposed action. This study area is generally bound by North 12th Street to the north, Driggs Avenue to the east, Berry Street to the west and North 9th Street to the south (**Figure 5**).

A field survey was conducted to determine the existing land use patterns and neighborhood characteristics of the study area. Existing land use immediately surrounding the project area is a mix of multi-family buildings, mixed-use commercial and residential buildings, industrial/manufacturing and commercial uses. The commercial uses are comprised of local retail such as grocery stores, clothing stores, a hardware store, beauty salons, barber shops and restaurants and also includes a medical office. The prevailing built form

of the area is a mix of low- to mid-rise non-residential buildings and four- to six-story residential buildings. The project area is near McCarren Park, which is a large open space park to the north of the rezoning area.

The projected development site controlled by the applicant (Block 2297, Lot 16) is located on the western side of Bedford Avenue between North 10th Street and North 11th Street, and consists of a four-story, approximately 6,088 sf, vacant, multi-family residential building. Directly north and south of this site, the proposed rezoning area would extend to include Block 2297, Lots 13, 14, 15, 16, 17, 18, 19, 20 and 120. Lot 13 contains a four-story mixed-use residential building with six Use Group 2 dwelling units and a Use Group 6 restaurant on the ground floor ("The Bedford"). Lots 14, 15 and 16 each contain a four-story Use Group 2 multi-family residential building with eight dwelling units. Lot 17 contains a four-story Use Group 2 multi-family residential building with seven dwelling units. Lot 17 appears to have been occupied by a ground-floor commercial use ("Von Dohlens," a dessert café) that has since closed. Lot 18 contains a four-story mixed-use residential building with seven Use Group 2 dwelling units. A commercial use was previously located on the ground floor of this building, but has recently vacated. Lot 19 contains a four-story mixed-use residential building with 10 Use Group 2 dwelling units. A commercial use was previously located on the ground floor of this building, but has since vacated. Lot 20 contains a four-story mixed-use building with six Use Group 2 dwelling units and both a Use Group 6 restaurant ("Allswell") and a women's hair salon ("Little Axe Salon") on the ground floor. Lot 120 contains a single-story parking facility with capacity for approximately three passenger vehicles.

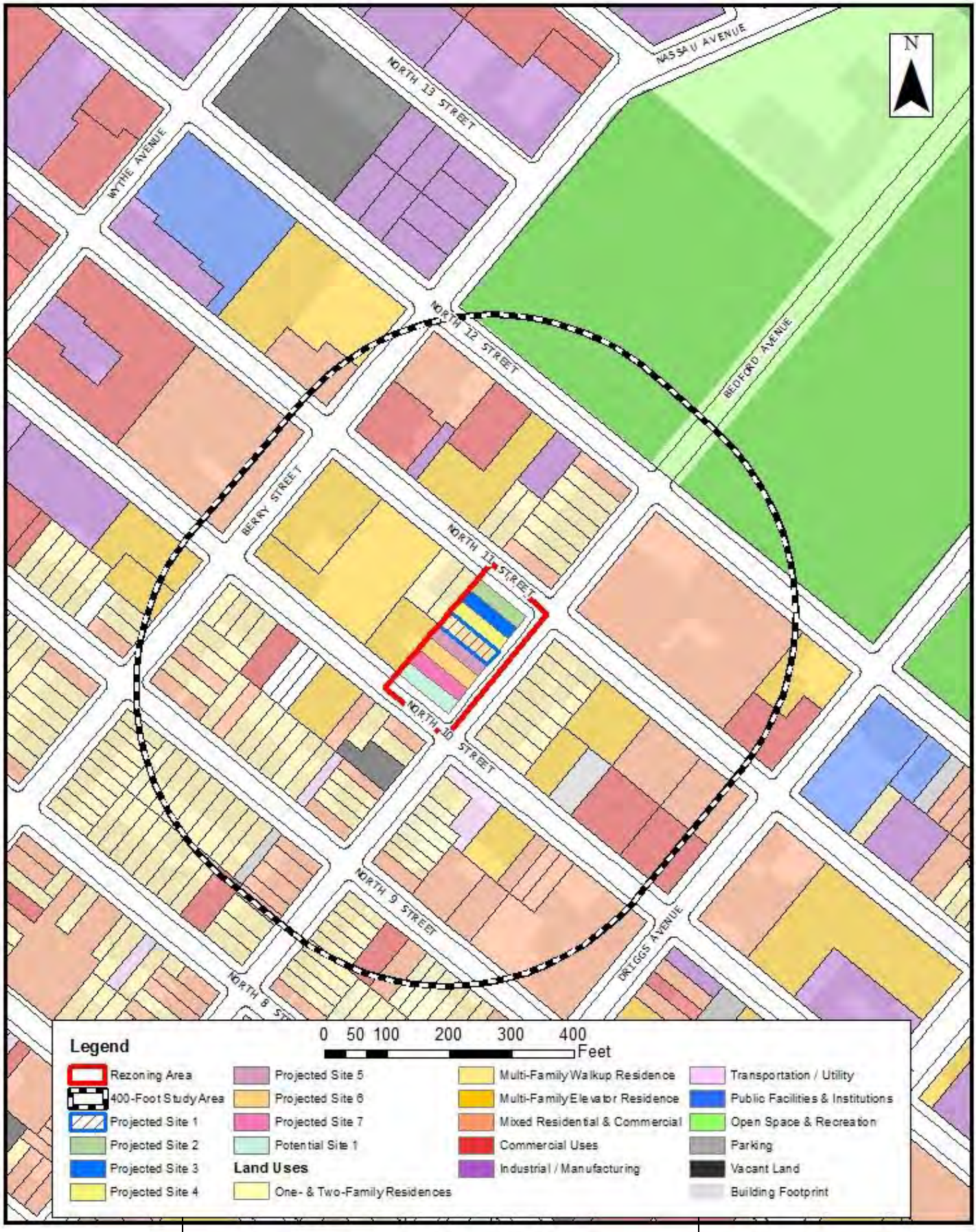
The western portion of the study area contains development patterns that are consistent with the rezoning area and adjacent buildings. The western portion of Block 2297, which is not included in the proposed rezoning area, consists primarily of large multi-family residential buildings including the 36-unit Printhouse Lofts Apartments. Block 2304 is located on the west side of Bedford Avenue between North 9th and North 10th Streets, and consists of four-story multi-family residential buildings with some ground floor local retail such as Aurora Hardware and Locksmith and The Corner Barber. Additionally, Block 347 is located on the west side of Bedford Avenue between North 11th and 12th Streets, and consists of mostly multi-family residences and commercial uses. The McCarren Hotel and Pool is located at 160 North 12th Street, and represents a large part of the northern portion of the block. Directly to the east of the hotel is The Errant Garrison art gallery.

The eastern portion of the study area contains primarily four-story residential buildings with some local retail uses along the eastern side of Bedford Avenue and larger mixed-use residential and commercial buildings along the western side of Driggs Avenue. Several clothing stores, including Monk Vintage and Buffalo Exchange, are located on the ground floor along Driggs Avenue between North 9th and North 10th Streets. The most prominent building in this portion of the study area is the mixed commercial and residential building at 101 Bedford Avenue, which takes up the majority of Block 2291 and has street frontage along Bedford Avenue, North 11th and North 12th Streets. The adjacent restaurants are also now permanently closed.

The general mix of land use observed in the study area generally reflects the distribution of land use observed throughout Brooklyn CD 1, which is summarized in **Table 2.** The most prominent land use within Brooklyn CD 1 is industrial use, followed by multi-family residences and transportation/utility use.

The proposed rezoning area and the surrounding 400-foot study area within Williamsburg are both mixed with residential and commercial character and uses. Bedford Avenue is one of the main commercial and retail destinations within the neighborhood and it draws activity from local residents as well as visitors. The block containing the proposed rezoning area includes at least three retail establishments, including two restaurant-bars and a women's hair salon. Though currently vacant, the block also includes three additional storefronts that had previously been occupied with local retail tenants. The mixed residential and commercial character continues in the blocks surrounding the proposed rezoning site. To the north of the area are a hotel, a large multifamily apartment building, and numerous three- and four-story properties with retail on the ground floor and dwelling units above. To the south of the area are a number of neighborhood-serving local retail establishments, such as a hardware store and locksmith and a clothing store, along with medical office space for an internal medicine practitioner. The blocks to the east and west mirror this mixed use fabric and contain a variety of multifamily properties, three- and four-story residential buildings, and neighborhood commercial retail spaces including casual and upscale restaurants, bars, coffee shops, and stores selling records, clothing, and accessories.

The area is densely developed, and the development is, as indicated, dominated by retail and residential uses on nearly every block, particularly along Bedford Avenue, where the most land use is mixed residential and commercial with local retail, such as delis, bars, food markets, and restaurants occupying the ground floor with UG 2 residential use on the upper floors. As such, the new uses would not be out of character with the surrounding neighborhood.



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Environmental Assessment Statement
116 Bedford Avenue
Brooklyn, NY

Figure 5
Land Use Map

Table **2 2014 Land Use Distribution- Brooklyn Community District 1**

LAND USES	PERCENT OF TOTAL
Residential Uses	
1-2 Family	5.3
Multi-Family	23.9
Mixed Residential/Commercial	9.5
Subtotal of Residential Uses	*38.7*
Non-Residential Uses	
Commercial/Office	3.6
Industrial	27.4
Transportation/Utility	9.7
Institutions	5.2
Open Space/Recreation	5.1
Parking Facilities	3.5
Vacant Land	2.8
Miscellaneous	4.0
Subtotal of Non-Residential Uses	*61.3*
TOTAL	**100.0**

Source: *Community District Profiles, New York City Department of City Planning.*
Note: Percentages may not add up to 100.0 percent due to rounding.

Future No-Action Scenario

The proposed development site is located in the Williamsburg neighborhood of Brooklyn, which is densely developed. No significant new construction or vacant lots were observed within 400 feet of the proposed development site. Therefore, under the No-Action scenario, it is assumed that conditions would remain consistent with existing conditions.

As indicated above, Block 2297, Lots 17, 18, 19 were previously occupied by ground-floor commercial uses that have since vacated as of 2016 or 2017. The commercial uses in these buildings could potentially lose their legal non-conforming status if the commercial use were to be discontinued for a required period. However, it appears that the vacant ground floor commercial spaces on Lots 17 and 19 will be re-occupied by a commercial establishment, and it is assumed that a legal non-conforming use would re-occupy this ground-floor space under the No-Action scenario.

However, on Lot 18, it is assumed that the ground floor commercial space on Lot 18 would be remaining vacant in the No-Action scenario.

Future With-Action Scenario

Under the With-Action scenario, the proposed rezoning would amend the zoning map to change the existing R6A district to an R6A/C1-4 district on the western side of Bedford Avenue between North 10th Street and North 11th Street, in Williamsburg, Community Board 1, Brooklyn. This action would facilitate the change of use and expansion of the ground floor at an existing four-story residential development located at 116 Bedford Avenue (Block 2297, Lot 16). The proposed C1-4 overlay would extend a 100 feet from the western block front of Brooklyn Block 2297, including Lots 13, 14, 15, 16, 17, 18, 19, 20 and 120. Currently, there are two legally non-conforming commercial uses on this block (Lots 13, and 20). This

action would also bring these commercial uses into compliance with the Use Group provisions of the Zoning Resolution.

Under the With-Action Scenario, it is assumed that Block 2297, Lot 16 would be expanded an additional approximately 809 square feet in the rear yard of the parcel, to the FAR of 2.7. Additionally, the mapping of a C1-4 commercial overlay over the rezoning area is assumed to induce a ground-floor commercial use over the proposed development site (Lot 16) and projected development area (Lots 13-19). The C1-4 allows typical retail uses including, neighborhood grocery stores, restaurants and beauty parlors. The proposed and projected development would have a total maximum resdential floor area of 29,241 gross square feet (gsf) and a total maximum commercial floor area of 17,184 gsf.

Recent years have seen additional commercial and residential development in proximity to the rezoning area, with several illegal non-conforming commercial uses within 400 feet of the rezoning area. The area is incredibly densely developed, and the development is, as indicated, dominated by retail and residential uses on nearly every block, particularly along Bedford Avenue, where the most land use is mixed residential and commercial with local retail, such as delis, bars, food markets, and restaurants occupying the ground floor with UG 2 residential use on the upper floors.
The proposed action would reinforce this trend towards more active mixed-use neighborhood, which is heavily represented on all sides of the rezoning area and along all of Bedford Avenue in this portion of Williamsburg. Therefore, the proposed action is not expected to have any adverse impacts on surrounding land uses.

2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

Existing Conditions

Zoning designations within and around the study area are depicted in **Figure 6**, while **Table 3** summarizes use, floor area and parking requirements for the zoning districts in the study area.

The rezoning area is in a mapped R6A zoning district. There are additional contextual zoning districts located to the east and west of the project area including M1-2/R6A zoning districts. To the south of the project area is an R6B zoning district with a C1-4 commercial overlay on the west side of Bedford Avenue from North 10th Street to North 4th Street, and on the east side of Bedford Avenue from North 8th Street to North 5th Street. The proposed project area is also within an area designated as an Inclusionary Housing Designated Area.

The rezoning area and much of the study area are located within an R6A zoning district. R6A zoning districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments. The maximum FAR of 2.43 and the optional Quality Housing regulations also accommodate the four-story multi-family buildings seen throughout the study area. The entirety of Block 2291 is located within an R7A zoning district, which often has medium-density apartment houses. R7A district has a FAR is 3.44, with the maximum FAR of 4.0 under optional Quality Housing regulations.

The borders of the study area along Berry Street to the west, along North 12th Street to the north, and along Driggs Avenue to the east are also in a M1-2 zoning district. The M1-2 district is a light-performance and low-density manufacturing zoning district in which Use Groups 4 to 14, 16 and 17 are allowed. Light industries typically found such zoning districts include woodworking shops, auto shops and wholesale service and storage facilities. Offices and most retail uses are also permitted, as are certain community facilities as-of-right or by special permit. M1-2 districts permit an FAR for manufacturing and commercial uses of up to 2.0.

The southernmost portion of the study area, along North 9th Street, is zoned R6B, which often has traditional row-houses and attempts to preserve the scale and harmonious streetscape of neighborhoods. The FAR of 2.0 and the mandatory Quality Housing regulations also accommodate apartment buildings at a similar four- to five-story scale. The base height of a new building before setback must be between 30 and 40 feet, with a maximum height of 50 feet. A small portion of the study area along Bedford Avenue is also zoned R6B with a C1-4 commercial overlay. The overlay district allows a wide range of uses, including neighborhood grocery stores, restaurants, beauty parlors, funeral homes and local repair shops. The maximum commercial FAR is 2.0 when mapped within R6-R10 zoning districts.

Future No-Action Scenario

In the future without the proposed action, zoning changes are not expected to occur on the project site or within the surrounding study area. Because the Applicant may not construct any new residential square footage on the project site without the proposed zoning map amendment, it is assumed that the Future No-Action Scenario would remain consistent with existing conditions. Therefore, if the mapping of the requested C1-4 commercial overlay is not granted, the existing conditions would continue in the future no-action scenario.

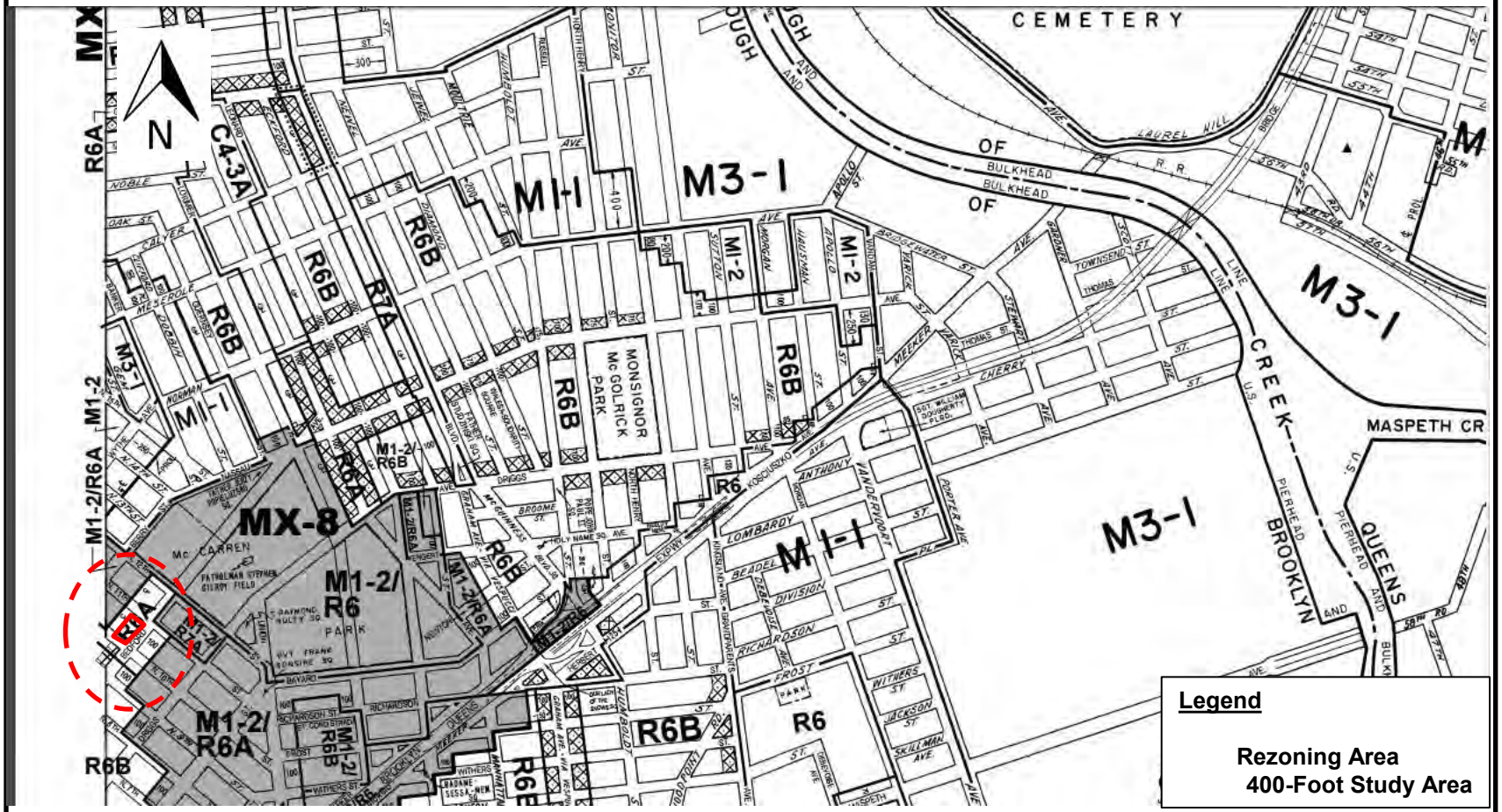
Table 3 Summary of Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
M1-2	Light Manufacturing UGs 4-14, 16, 17	2.0 FAR – Manufacturing 2.0 FAR – Commercial 4.8 FAR – Community Facility	Varies by Use
R6A	Residential UGs 1-4	2.4 – 3.0 FAR for Residential 3.0 FAR for Community Facility	50 percent of dwelling units (waived if 5 or fewer spaces required)
R6B	Residential UGs 1-4	2.0 – 2.2 FAR for Residential 2.0 FAR for Community Facility	50 percent of dwelling units (waived if 5 or fewer spaces required)
R7A	Residential UGs 1-4	4.0 FAR for Residential 4.0 FAR for Community Facility	50 percent of dwelling units (waived if 5 or fewer spaces required)
C1-4	Commercial Overlay UGs 1-9 & 14	2.0 FAR – Commercial	Generally Not Required

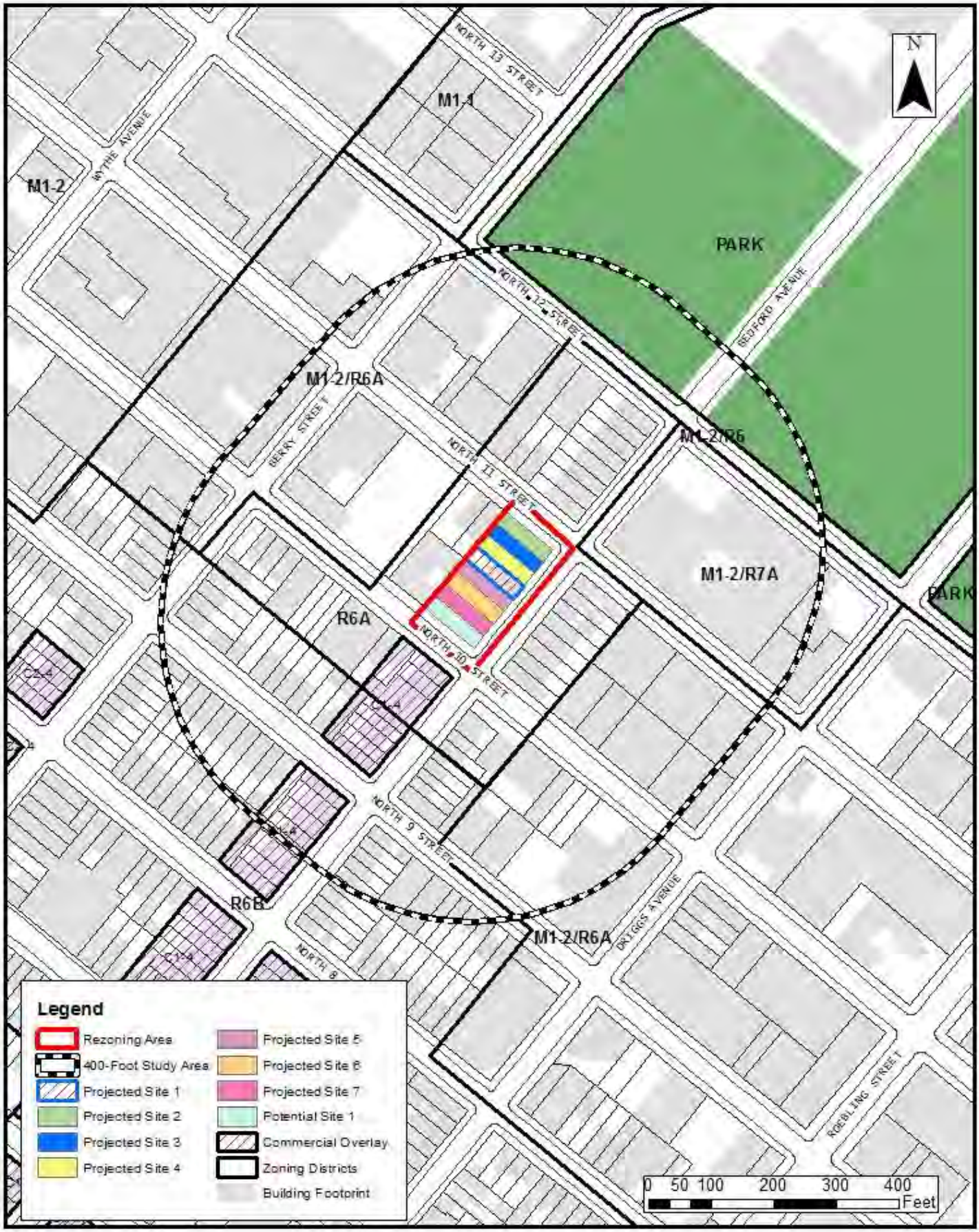
Source: Zoning Handbook, New York City Department of City Planning, January 2011.

Future With-Action Scenario

The proposed action would change the existing R6A district to an R6A/C1-4 district over Block 2297, Lots 13-20 and 120. Absent the proposed action, the applicant would be unable to facilitate the change of use and expansion of the ground floor at an existing four-story residential development under the existing use, floor area and lot coverage requirements of an R6A district. The proposed action would therefore not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties. Significant adverse impacts to zoning are not anticipated and further zoning analysis is not warranted.



AECOM	**Environmental Assessment Statement** **116 Bedford Avenue** **Brooklyn, NY**	**Figure 6** Zoning Map



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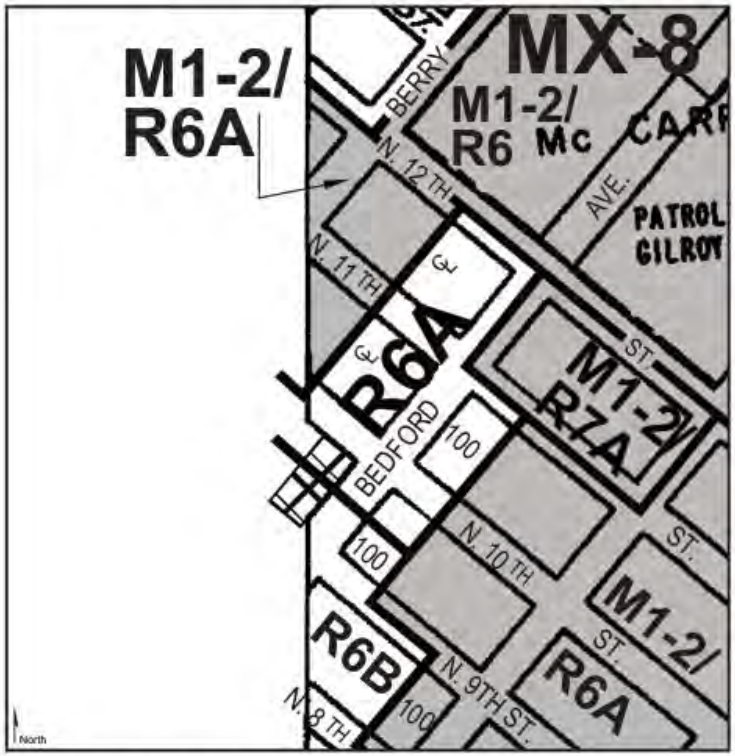
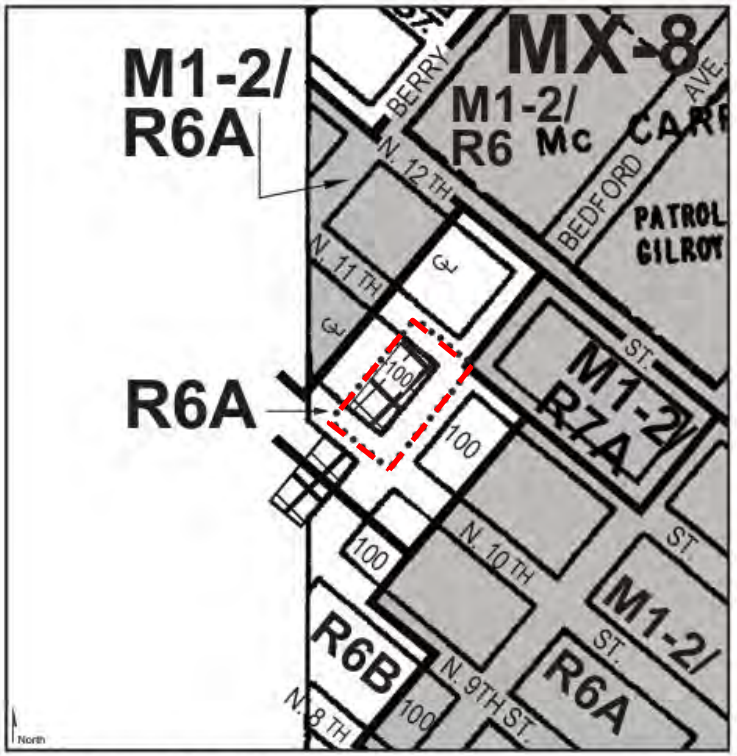
Environmental Assessment Statement
116 Bedford Avenue
Brooklyn, NY

Figure 6A
Detailed Zoning Map

Zoning Change Map



Current Zoning Map (13a)



Proposed Zoning Map (13a) - Project Area is outlined with dotted lines

Rezoning from R6A to R6A/C1-4

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

AECOM	**Environmental Assessment Statement** **116 Bedford Avenue** **Brooklyn, NY**	**Figure 6B** Zoning Change Map

2.1.3 Public Policy

The project site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The proposed action is also not a large publically sponsored project, and as such, consistency with the City's *PlaNYC 2030* for sustainability is not warranted. In addition, the rezoning area is not located in the Coastal Management Zone; therefore a consistency review is not warranted.

Waterfront Revitalization Program

The rezoning area is not located within New York City's designated coastal zone and, as such, is not subject to review for its consistency with the City's Waterfront Revitalization Program (WRP).

2.2 HISTORIC AND CULTURAL RESOURCES

An assessment of historic and cultural resources is usually necessary for projects that are located in close 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.

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.

Architectural Resources

According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the project site plus an approximately 400-foot radius around the proposed action area.

The projected development site is not a designated local or S/NR historic resource or property, nor is the site part of any designated historic district. The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on June 13, 2016, indicating that no sites within the rezoning area have any architectural significance (see **Appendix B**).

In order to determine whether the projected development has 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, no significant adverse impacts on historic or architectural resources are expected as a result of the proposed action, and further assessment is not warranted.

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 to 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 *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.

A portion of the rezoning area has been disturbed and is presently improved with structures occupying a portion of their respective lots, while the rear yards of many of these parcels are unimproved. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on June 13, 2016 (see **Appendix B**). The LPC has indicated that no cultural resource, architectural or archaeological significance is associated with the proposed development site or projected development sites. Therefore, significant adverse impacts to archaeological resources are not expected as a result of the proposed action, and further analysis is not warranted.

2.3 HAZARDOUS MATERIALS

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

The projected development site controlled by the applicant (Block 2297, Lot 16) is currently improved with a four-story residential building containing a full basement. No manufacturing or industrial uses are believed to have been present on the applicant-controlled site. However, due to site's proximity to a manufacturing zoning district, further review of the projected development site's potential for contamination was conducted to determine the presence of on-site hazardous materials.

2.3.1 Summary of Phase I ESA

A Phase I Environmental Site Assessment (ESA) was prepared in April, 2015 by EBI Consulting (see **Appendix C**). The objective of the Phase I ESA was to evaluate past and current environmental conditions at the site and to identify any potential areas of environmental concern or recognized environmental conditions that could affect the property's environmental integrity. The Phase I ESA was performed in general conformance with the scope and limitations of the ASTM International Practice E1527-13.

The Phase I ESA revealed no evidence of recognized environmental conditions (RECs) in connection with the projected development site. Furthermore, no evidence of any controlled recognized environmental conditions (CRECs) or evidence of any historical recognized environmental conditions (HRECs) were identified in connection with the project site.

While the Phase I ESA concluded that no further investigation was needed at the projected development site (Block 2297, Lot 16), The New York City Department of Environmental Protection requested that a Phase II ESA be undertaken. In addition, to preclude the potential for significant adverse hazardous materials impacts on parcels not under the applicant's control, an (E) designation would be incorporated into the proposed action applicable for the remaining six projected development sites:

- Block 2297, Lot 13
- Block 2297, Lot 14
- Block 2297, Lot 15
- Block 2297, Lot 17
- Block 2297, Lot 18
- Block 2297, Lot 19

In addition to the aforementioned projected development sites, the (E) designation would be incorporated into the proposed action applicable for the Potential Development Site

- Block 2297, Lots 20 and 120

E-440 has been assigned to this project. The text of the (E) designation for would be as follows:

Task 1
The applicant submits to OER, for review and approval, a Phase 1 of the site along with a soil and groundwater 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 sample sites should be selected to adequately characterize the site, the specific source 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
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 the 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.

An OER-approved construction-related health and safety plan would be implemented during evacuation and construction and activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

All demolition or rehabilitation would be conducted in accordance with applicable requirements for disturbance, handling and disposal of suspect lead-paint and asbestos-containing materials. For all projected and potential development sites where no E-designation is recommended, in addition to the requirements for lead-based paint and asbestos, requirements (including those of NYSDEC) should petroleum tanks and/or spills be identified and for off-site disposal of soil/fill would need to be followed.

2.3.2 Summary of Phase II ESA

A Phase II ESA was undertaken at the site in early 2017 (Appendix C). The Phase II report concluded the following:

- Fill materials are present at the property at depths ranging from approximately four to six feet below ground surface and were observed to contain certain metals at concentrations greater than NYSDEC Unrestricted use SCOs. Limited excavation of soil is currently proposed as part of pile installation associated with the project. It is recommended that fill soils that are generated as part of pile installation be properly characterized and disposed of to an appropriately regulated facility. Soils remaining on site will be isolated beneath the building foundation and will not present a significant risk of exposure to future building occupants.

- Ethylbenzene was detected in soil vapor at concentrations greater than EPA commercial screening criteria. However, results of indoor air sampling indicate that a vapor intrusion condition does not currently exist. No significant concentration of ethylbenzene or other petroleum related compounds were observed in soil, groundwater or indoor air samples collected. Additionally, no on-site source of petroleum has been identified based on review of historical operations at the property. The detected levels of VOCs in soil vapor are considered likely to have originated from an offsite source. Although indoor air testing has indicated that no vapor intrusion pathway currently exists, as a conservative, precautionary measure it is recommended that vapor mitigation activities (i.e. installation of a vapor barrier as part of the new construction and application of a vapor barrier coating on the basement floor in the existing structure) be included in the project design.

2.3.3 Remedial Action Plan

A Remedial Action Plan (RAP) was prepared subsequent to the approval of the Phase II ESA. The RAP proposed the following remedial actions, the implementation of which will achieve the goals established by the Phase II ESA:

- Proper management and disposal of excess soils, which may contain concentrations of metals exceeding SCOs, that will be generated during installation of the foundations needed for construction of the proposed addition to the existing building.
- Installation of a vapor barrier system beneath the new building slab and application of a vapor barrier coating to the existing four-story building's concrete basement slab.
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
- Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
- Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
- Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAP.

With these measures in place, the proposed development is not expected to result in any significant adverse impacts related to hazardous materials, and further assessment is not warranted. (**Appendix E**)

2.3.4 Site-Specific Construction Health and Safety Plan

A Site-Specific Construction Health and Safety Plan (CHASP) was prepared subsequent to the approval of the Phase II ESA. The New York City Department of Environmental Protection (DEP) signed off on the CHASP and once the project starts, the CHASP will be addressed accordingly. DEP had two comments regarding the CHASP (**Appendix E**) as follows:

- DCP should instruct the applicant to include the names and phone numbers of the Project Manager, Site Supervisor, Site Health and Safety Officer, and an alternative Site Health and Safety Officer in the CHASP.
- DCP should instruct the applicant to include an Accident and Injury Report Form in the CHASP.

2.4 AIR QUALITY

When assessing the potential for air quality significant impacts, the *CEQR Technical Manual* seeks to determine a proposed action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM_{10}), fine particulate matter ($PM_{2.5}$), and sulfur dioxide.

The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

2.4.1 Mobile Sources

According to the *CEQR Technical Manual*, projects, whether site-specific or generic, have the potential to result in significant adverse mobile source air quality impacts when they may increase or cause a redistribution of traffic, create any other mobile sources of pollutants (such as diesel trains, helicopters etc.), or add new uses near mobile sources (roadways, garages, parking lots, etc.). Automobiles and vehicular traffic in general are typically considered mobile sources of air pollutants. Changes in local traffic volumes, traffic patterns, or the types of vehicles moving through a given area could result in significant adverse air quality impacts.

The proposed action involves the expansion of an existing 6,088 gsf four -story building to a mixed residential and commercial building that would consist of 2,184 gsf of UG 6 commercial floor area on the ground floor and 4,566 gsf of UG 2 residential floor area on the second through fourth floors (six total dwelling units). Additional commercial development is projected to occur on additional sites within the rezoning area, as discussed in **Section 1.3** above. However, the proposed action is not expected to exceed the 170-peak-hour-trip CEQR preliminary screening threshold for an air quality mobile source assessment. Therefore, no further assessment of mobile source air quality is warranted and significant adverse impacts on air quality generated by mobile sources are not expected as a result of the proposed action.

2.4.2 Stationary Sources

According to the *CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use
- New sensitive uses are located near a large emission source
- New sensitive uses created within 400 feet of manufacturing or processing facilities
- New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack)

According to the *CEQR Technical Manual*, some instances in which projects may result in stationary source air quality impacts include certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use; when new sensitive uses are located near a large emission source; when new sensitive uses created within 400 feet of manufacturing or processing facilities; or when new uses are created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the

emission stack), among other instances. As the proposed rezoning would introduce new commercial uses that are less sensitive than the current permitted residential uses within the rezoning area, a stationary source analysis is not warranted. Furthermore, no manufacturing or processing facilities were noted within 400 feet of the rezoning area during a recent field inspection.

HVAC and Hot Water Boiler Emissions Screening

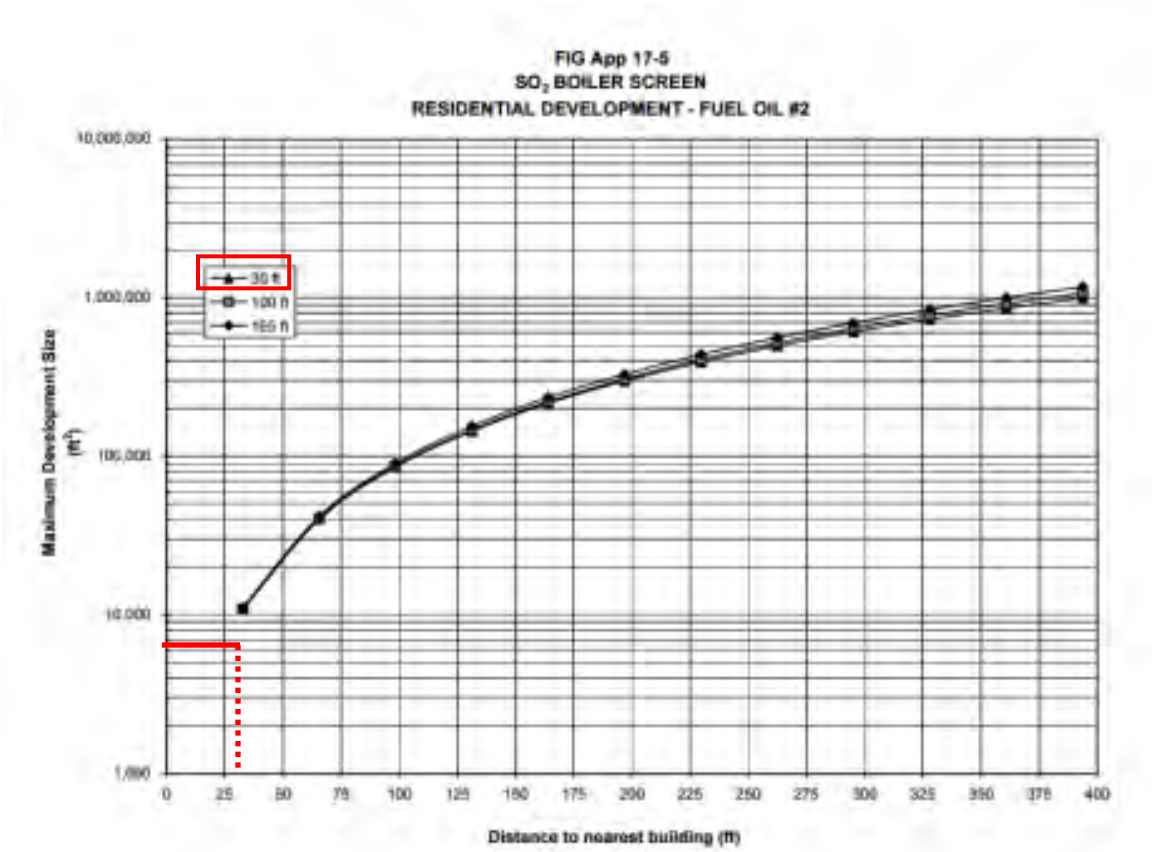
Impacts from boiler emissions at the projected development sites are a function of fuel oil type, stack height, minimum distance from the source to the nearest building, and square footage of the development. Boiler information for each projected development site was researched on the New York City Department of Environmental Protection "CATS" database. For each building, site stack height and development size are plotted on the appropriate graph, provided in the *CEQR Technical Manual*. Buildings for which no boiler information was found are assumed to use Fuel Oil #2. Furthermore, while different screening graphs are used for residential and non-residential buildings, for the purposes of this analysis the residential screening graph has been used, which presents a more conservative screening analysis.

These graphs indicate the minimum distance between subject buildings (i.e., a projected development site) and surrounding buildings (with operable windows, balconies, etc.) of a similar or greater height needed to avoid a potential air quality impact. The screening results for each projected development are shown below in **Figures 7a** through **7g**.

As demonstrated, this required distance for each projected development site is well beyond the minimum distance needed to avoid the potential for a significant adverse air quality impact related to each building's boiler emissions. Therefore, significant adverse impacts regarding stationary air quality sources are not expected, and further stationary source air quality analyses are not warranted. **(See below).** An HVAC System Air Quality Assessment was performed and the results are also discussed in the end of the analysis chapter.

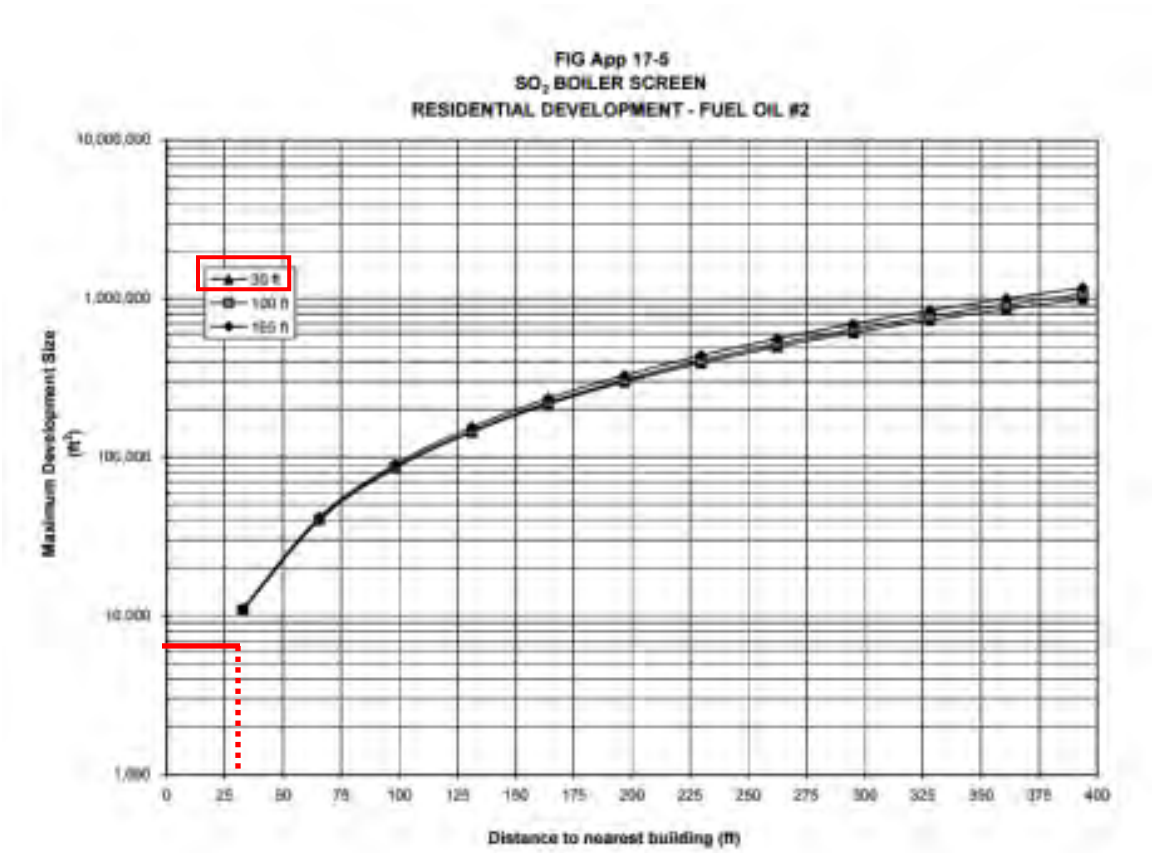
Additionally, while Potential Site 1 (Block 2297, Lots 20 and 120) was not analyzed, it is located within the same block front as all of the Projected Development Sites and roughly equidistant to the nearest sensitive receptors as the projected sites which were analyzed and therefore, it is assumed no impacts would occur and no analysis would be warranted.

Figure 7a Air Quality Screening Graph (Block 2297, Lot 13)



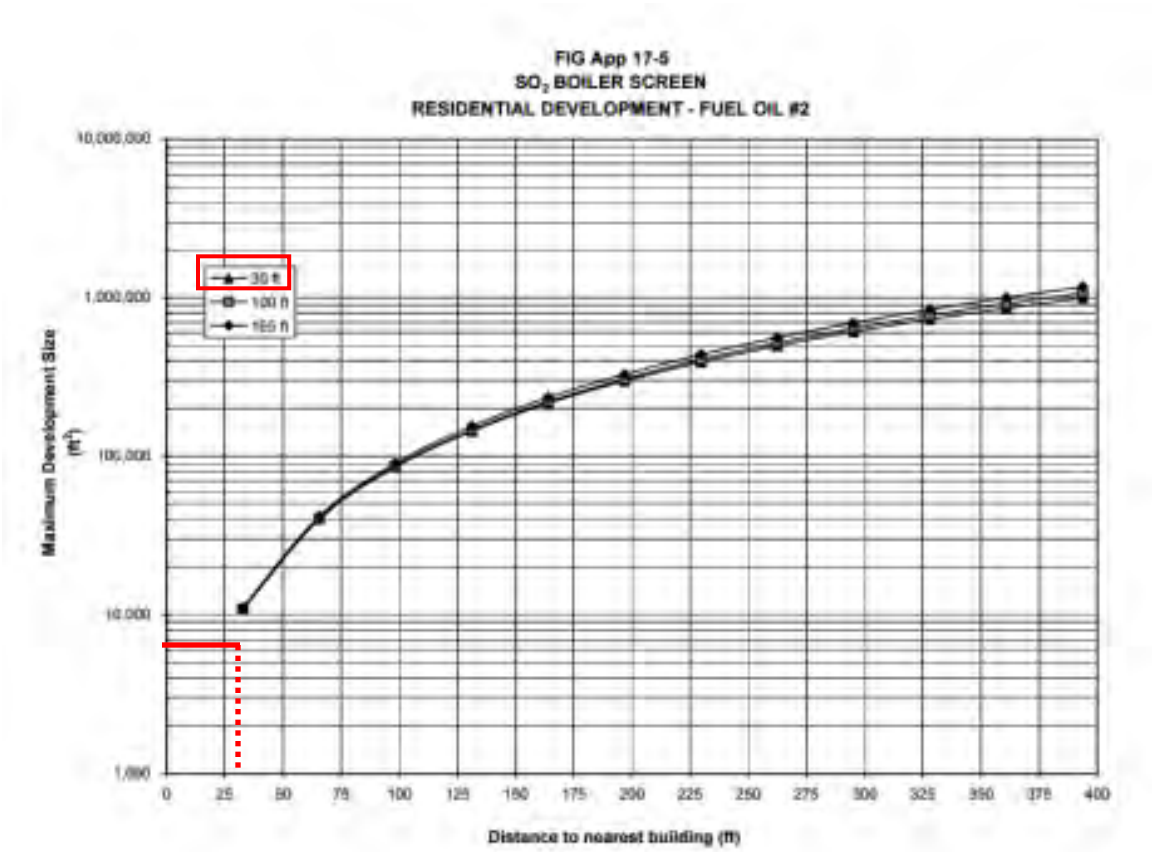
A review of the surrounding area indicates that the nearest building occupied with sensitive receptors and with operable windows (taller than the four-story, 6,625 gsf subject building) is the four-story multi-family residential building located at 144 North 11th Street, directly west of this projected development site. The emission stack on the roof of this site is located approximately 50 feet east of this four-story residential building. This distance is well beyond the minimum distance of 30 feet needed to avoid the potential for a significant adverse air quality impact related to its boiler emissions, and therefore the impact from this projected development site does not warrant further analyses.

Figure 7b Air Quality Screening Graph (Block 2297, Lot 14)



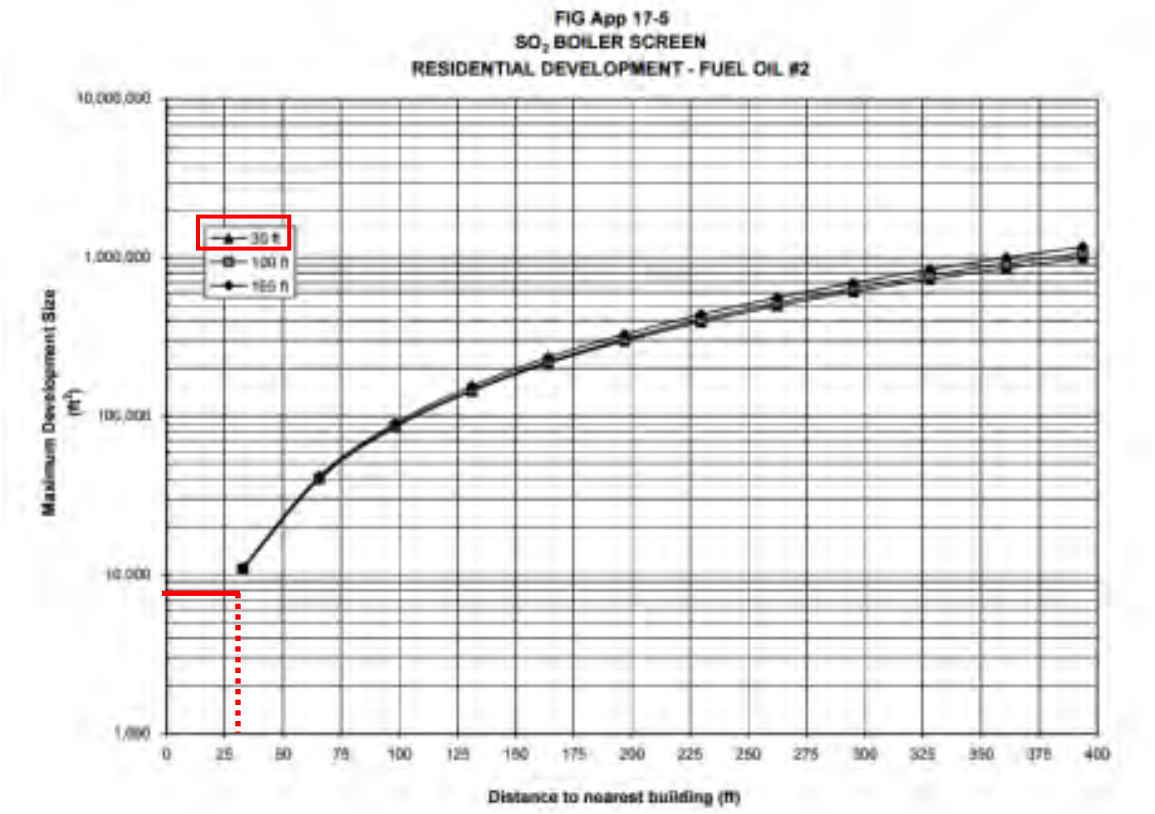
A review of the surrounding area indicates that the nearest building occupied with sensitive receptors and with operable windows (taller than the four-story, 6,625 gsf subject building) is the six-story multi-family residential building located at 144 North 11th Street, directly west of this projected development site. The emission stack on the roof of this site is located approximately 50 feet east of this four-story residential building. This distance is well beyond the minimum distance of 30 feet needed to avoid the potential for a significant adverse air quality impact related to its boiler emissions, and therefore the impact from this projected development site does not warrant further analyses.

Figure 7c Air Quality Screening Graph (Block 2297, Lot 15)



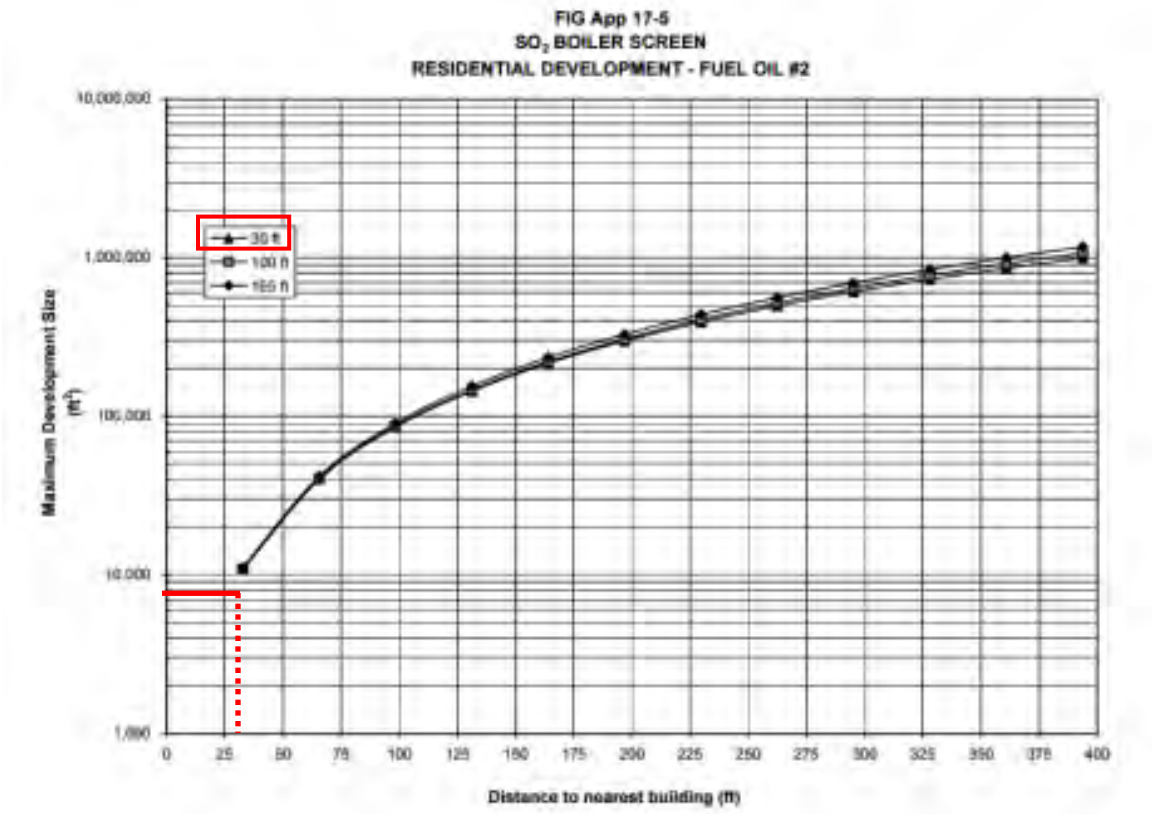
A review of the surrounding area indicates that the nearest building occupied with sensitive receptors and with operable windows (taller than the four-story, 6,625 gsf subject building) is the six-story multi-family residential building located at 144 North 11th Street, directly west of this projected development site. The emission stack on the roof of this site is located approximately 50 feet east of this four-story residential building. This distance is well beyond the minimum distance of 30 feet needed to avoid the potential for a significant adverse air quality impact related to its boiler emissions, and therefore the impact from this projected development site does not warrant further analyses.

Figure 7d Air Quality Screening Graph (Block 2297, Lot 16)



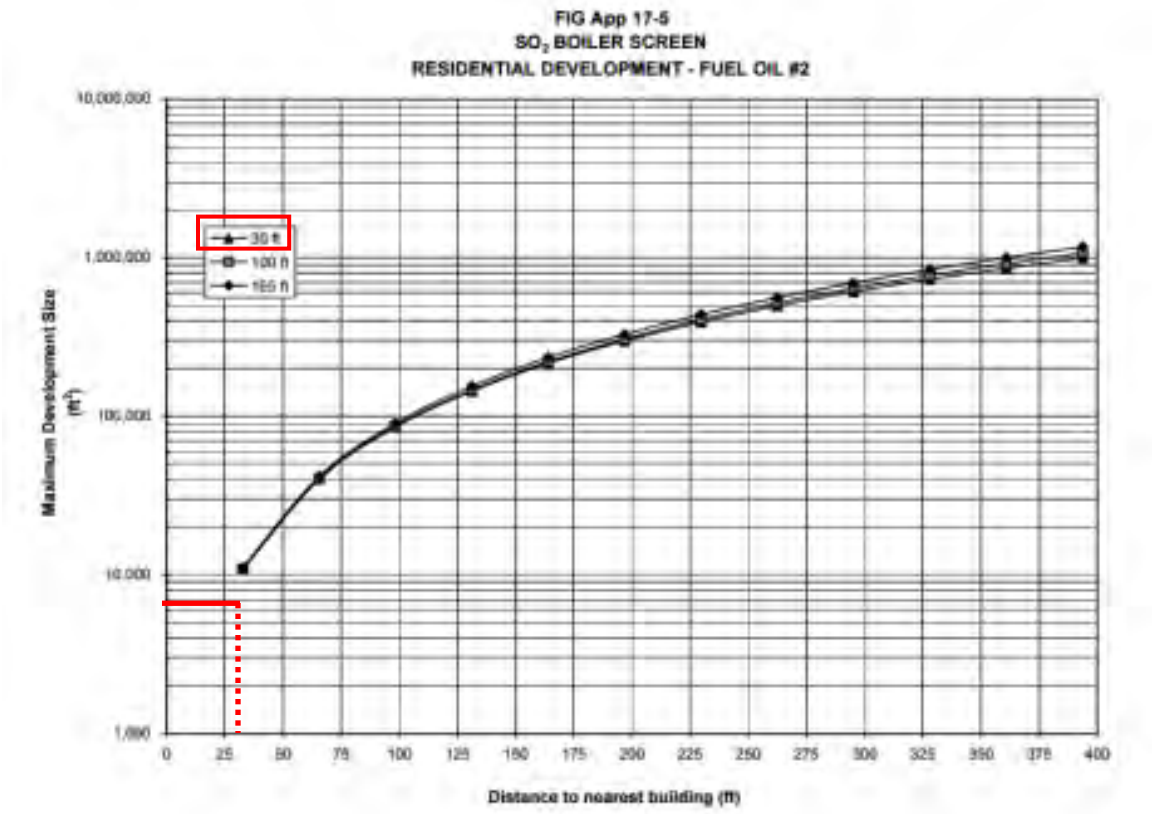
A review of the surrounding area indicates that the nearest building occupied with sensitive receptors and with operable windows (taller than the four-story, 7,066 gsf subject building) is the six-story multi-family residential building located at 137 North 10th Street, southwest of this projected development site. The emission stack on the roof of this site is located approximately 50 feet northeast of this five-story residential building. This distance is well beyond the minimum distance of 30 feet needed to avoid the potential for a significant adverse air quality impact related to its boiler emissions, and therefore the impact from this projected development site does not warrant further analyses.

Figure 7e Air Quality Screening Graph (Block 2297, Lot 17)



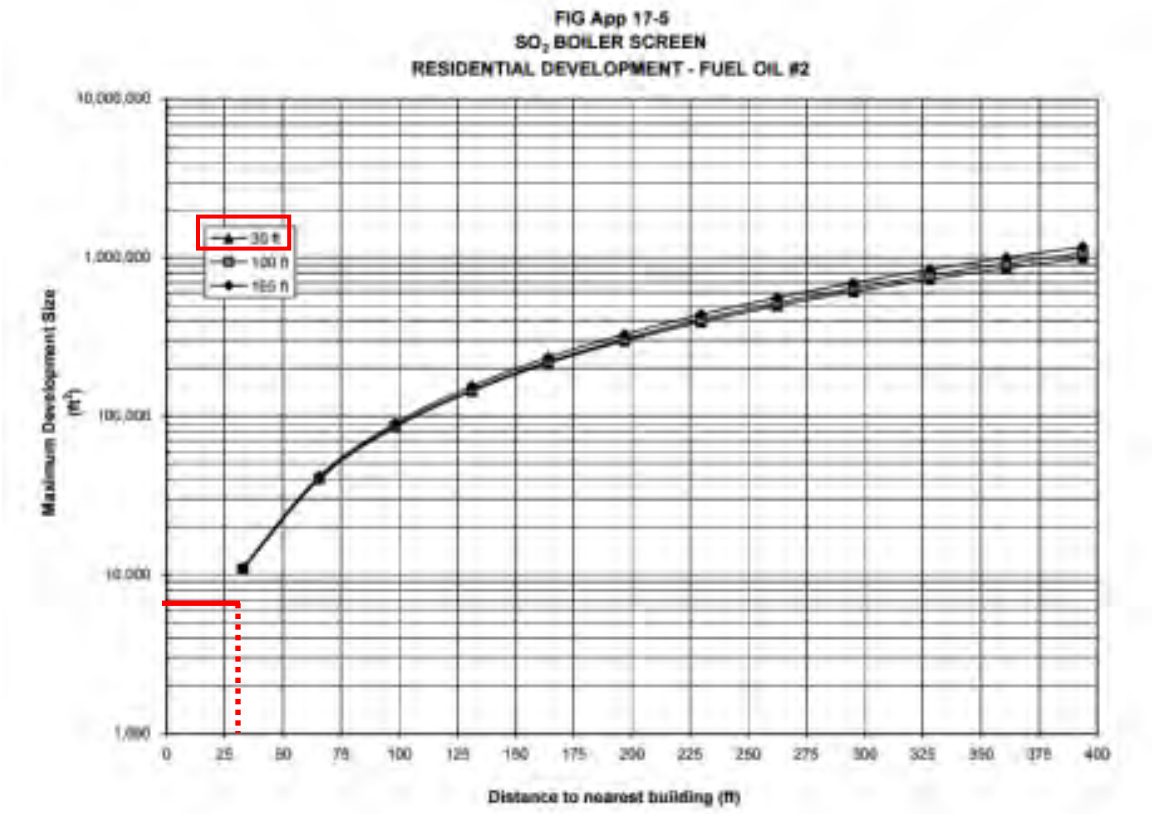
A review of the surrounding area indicates that the nearest building occupied with sensitive receptors and with operable windows (taller than the four-story, 6,625 gsf subject building) is the six-story multi-family residential building located at 137 North 10th Street, west of this projected development site. The emission stack on the roof of this site is located approximately 50 feet east of this five-story residential building. This distance is well beyond the minimum distance of 30 feet needed to avoid the potential for a significant adverse air quality impact related to its boiler emissions, and therefore the impact from this projected development site does not warrant further analyses.

Figure 7f Air Quality Screening Graph (Block 2297, Lot 18)



A review of the surrounding area indicates that the nearest building occupied with sensitive receptors and with operable windows (taller than the four-story, 6,625 gsf subject building) is the six-story multi-family residential building located at 137 North 10th Street, west of this projected development site. The emission stack on the roof of this site is located approximately 50 feet east of this five-story residential building. This distance is well beyond the minimum distance of 30 feet needed to avoid the potential for a significant adverse air quality impact related to its boiler emissions, and therefore the impact from this projected development site does not warrant further analyses.

Figure 7g Air Quality Screening Graph (Block 2297, Lot 19)



A review of the surrounding area indicates that the nearest building occupied with sensitive receptors and with operable windows (taller than the four-story, 6,550 gsf subject building) is the six-story multi-family residential building located at 137 North 10th Street, northwest of this projected development site. The emission stack on the roof of this site is located approximately 50 feet east of this five-story residential building. This distance is well beyond the minimum distance of 30 feet needed to avoid the potential for a significant adverse air quality impact related to its boiler emissions, and therefore the impact from this projected development site does not warrant further analyses.

2.4.3 HVAC System Air Quality Assessment

The applicant is seeking to amend Zoning Map 13a to add a 100-foot C1-4 commercial overlay over an existing R6A zoning district on the western side of Bedford Avenue between North 10th Street and North 11th Street, in Williamsburg, Community Board 1, Brooklyn. This action would facilitate the change of use and expansion of the ground floor at an existing four-story residential building located at 116 Bedford Avenue (Block 2297, Lot 16). The proposed C1-4 overlay would extend to a depth of 100 feet from the western block front of Brooklyn Block 2297, including additional Lots 13, 14, 15, 17, 18, 19, 20 and 120. Currently, there are three non-conforming Use Group 6 commercial uses on this block (Lots 13, 18 and 20). This action would also bring these commercial uses into compliance with the Use Group provisions of the Zoning Resolution (See Air Quality Figure 1 Site Map).

Air Quality Table 1 presents the RWCDs (Reasonable Worst Case Development Scenario) signed off by New York City Department of City Planning.

Air Quality Table 1 RWCDs

Site	Tax Block	Tax Lot	Address	Proposed Zoning	# of Floors	Residential SQFA	Commercial SQFA
#1	2297	16	116 Bedford Avenue	R6A/C1-4	4	4,566	2,184
#2	2297	13	110 Bedford Avenue	R6A/C1-4	4	4,125	2,500
#3	2297	17	118 Bedford Avenue	R6A/C1-4	4	4,125	2,500
#4	2297	18	120 Bedford Avenue	R6A/C1-4	4	4,125	2,500
#5	2297	19	122 Bedford Avenue	R6A/C1-4	4	4,050	2,500
#6	2297	14	112 Bedford Avenue	R6A/C1-4	4	4,125	2,500
#7	2297	15	114 Bedford Avenue	R6A/C1-4	4	4,125	2,500
Overall						29,241	17,184

The air quality assessment was conducted to evaluate:

1) Impact from the proposed HVAC systems of seven development buildings combined on the nearby buildings with heights similar to or greater than 40 feet (located at Block 2297, Lot 21 with the height of 77 feet, according to DOB CO);

2) Individual impact from HVAC system on each other within rezoning area.



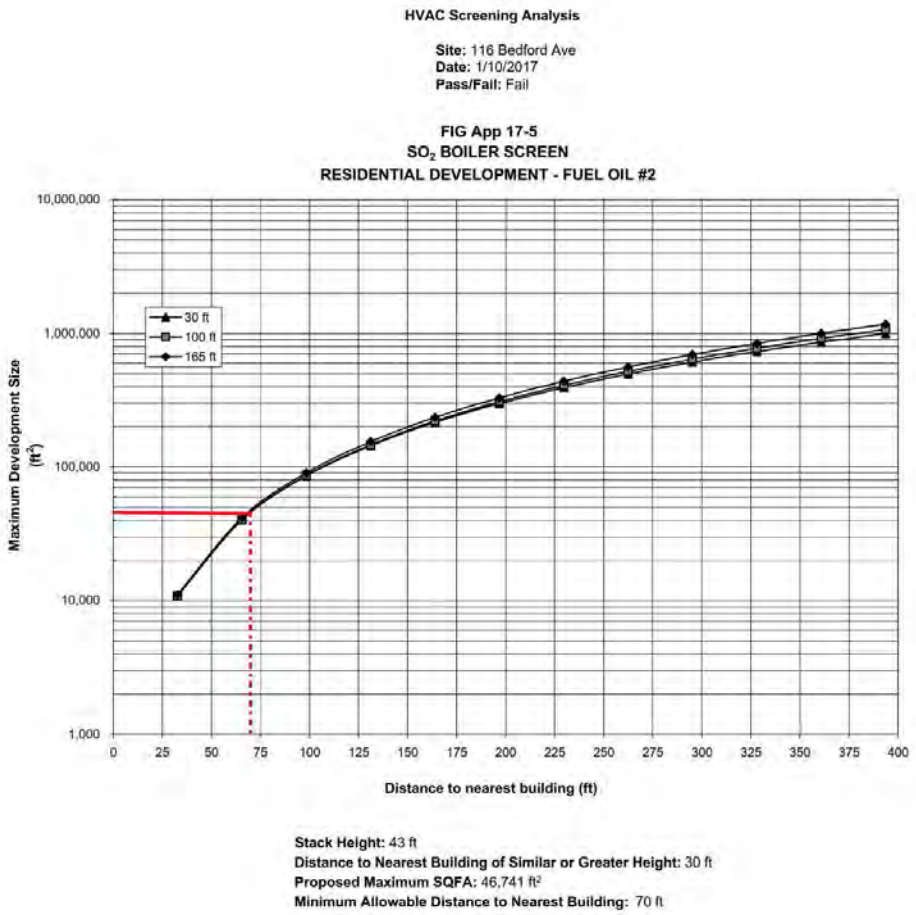
Air Quality Figure 1 Site Map

Methodologies and Analysis

Cluster Analysis (seven development buildings combined)

Impacts from HVAC emissions are a function of fuel type, stack height, minimum distance from the source to the nearest receptor (building), and floor area (square footage) of development resulting from the project. Floor area is considered an indicator of fuel usage rate. The preliminary screening analysis for HVAC systems uses Figure 17-5 from the *CEQR Technical Manual*, which indicates the size of proposed development and distance to the nearest building of a height similar to or greater than the stack height of the proposed building(s), by using Fuel Oil #2 as energy.

Air Quality Figure 2 presents that the minimum allowable distance to the nearest building from the existing building would be approximately 70 feet. However, the distance from the cluster to the existing building is only about 30 ft. Therefore, the cluster failed the screening.



Air Quality Figure 2 Fuel Oil #2 Screening from cluster to existing building

If the proposed development site fails in the screening analysis for HVAC systems, the USEPA's AERSCREEN model would be used to further determine any potential for significant adverse impacts.

The AERSCREEN model is a screening version of the AERMOD refined model and would be used for determining maximum concentrations from a single source using predefined meteorological conditions. The AERSCREEN analysis would be performed to identify potential impacts of SO_2, NO_2, PM_{10}, and $PM_{2.5}$ emissions.
An estimate of the emissions from the HVAC systems would be made based on the proposed development size, type of fuel used and type of construction with below fuel consumptions rates: for residential developments, 60.3 k Btu/ft^2-year; for commercial developments, 46.1 k Btu/ ft^2-year.

Emission factors for each fuel would be obtained from the EPA *Compilation of Air Pollutant Emission Factors, AP-42, Fifth Edition, Volume I: Stationary Point and Area Sources*. Short-term emission factors would be determined by using peak hourly fuel consumption estimates for heating, hot water and cooling systems.

The AERSCREEN model would be used to predict impacts over a 1-hour average using default meteorology. In order to predict pollutant concentrations over longer periods of time, EPA-referenced persistence factors would be used consisting of 0.6 and 0.1 for the 24-hour and annual average periods, respectively.

The modeling result will be compared to Not-to-Exceed criteria, which is the subtraction of background concentration (Queens College 2 station) from the NAAQS criteria. **Air Quality Table 2** presents NAAQS (National Ambient Air Quality Standards) and background concentration of criteria air pollutants.

Air Quality Table 2 NAAQS and Background Concentrations

Pollutant	Averaging Time	NAAQS	Background Concentration	unit	*De Minimis*	Not-to-Exceed in µg/m3
NO_2	1 year	**53**	21.6	ppb		59.0
	1 hour	**100**	60.2	ppb		74.9
SO_2	1 hour	**75**	11.1	ppb		167.3
PM_{10}	24 hours	**150**	36.3	µg/m3		113.7
$PM_{2.5}$	1 year	**15**	8.1	µg/m3	**0.3**	0.3
	24 hours	**35**	22.5	µg/m3	**6.3**	6.3

Source: New York State Department of Environmental Conservation Ambient Air Monitoring Networks Region 2 Queens College 2 (http://www.dec.ny.gov/docs/air_pdf/2015airqualrpt.pdf)

The impact from the proposed HVAC systems of seven development buildings combined will be evaluated using the method mentioned above. It will be assumed that a larger stack located in the center of seven development building to represent all seven individual stacks.

Individual Impact from Each Building Within Rezoning Area

As instructed in the commented provided on Sep 27th, 2016, the individual development building will be complying with New York City Building Code Title 27, Subchapter 15 Chimneys and Gas Vents, Section 27-589 Chimney heights and Locations, presumably there will have no significant air quality impact on each other.

New York City Building Code Title 27, Subchapter 15 Chimneys and Gas Vents, Section 27-589 Chimney heights and Locations:

(a) Low temperature chimneys.- Low temperature chimneys shall extend at least three feet above the highest construction, such as a roof ridge, parapet wall, or penthouse, within ten feet of the chimney outlet, whether the construction is on the same building as the chimney or on another building. However, such constructions do not include other chimneys, vents, or open structure framing. Any chimney located beyond ten feet from such construction, but not more than the distance determined in subdivision (d) of this section, shall be at least as high as the construction.

(d) Formula. -The following formula shall be used for determining the distances referred to in subdivisions (a), (b) and (c) of this section:

$$D = F\sqrt{A}$$

Where:

D = Distance, in ft., measured from the center of the chimney outlet to the nearest edge of the construction.

F = Value determined from Type of Fuel (2.5 for No.2 Fuel Oil, 2 for Natural Gas)
A = Free area, in sq. in., of chimney flue space.

As can be found in the equation, the larger the chimney flue space is, the more distance is required from the chimney outlet to the edge of the construction. Since all seven lots within the rezoning area are 100 feet deep, 25 feet wide, according to tax map, the largest stack diameter will be 5.64 inch when stack locates on the middle line, which is 12.5 feet to either left or right side.

Modeling Results

Air Quality Table 3 presents the AERSCREEN model predicted impacts at the distance of 78 feet, assuming diameter of 1.24 foot for the represent stack (combined the flue area of all seven stacks, each has a diameter of 5.64 inch). As shown in Table 3, no significant adverse air quality impacts from the HVAC system of the cluster (seven development sites combined) would occur.

Air Quality Table 3 AERSCREEN Modeling Criteria and Results

Pollutants	Averaging Time	Not-to-Exceed Criteria ($\mu g/m^3$)	Modeling Result ($\mu g/m^3$)
NOx	1 year	59.0	1.9
	1 hour	74.9	59.1
SO_2	1 hour	167.3	0.00
PM_{10}	24 hours	113.7	0.05
$PM_{2.5}$	1 year	0.3	0.05
	24 hours	6.3	5.8

Conclusion

This analysis found that:

a. The HVAC system of seven development buildings combined would have no significant air quality impact on the existing buildings nearby;

b. The center of the proposed HVAC stack should be located at least 10 feet from the building edge. And the stack diameter should be no more than 5.64 inches.

2.5 NOISE

Noise is defined as any unwanted sound, and sound is defined as any air pressure variation that the human ear can detect. Human beings can detect a large range of sound pressures ranging 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.

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed "dB(A)." The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A). Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times or louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling of noise level.

The *CEQR Technical Manual* recommends an analysis of two principal types of noise sources: mobile sources; and stationary sources. Both types of noise sources are examined in the following sections.

2.5.1 Mobile Sources

Mobile noise sources are those which move in relation to receptors. The mobile source screening analysis addresses potential noise impacts associated with vehicular traffic generated by the proposed action. According to the *CEQR Technical Manual*, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a proposed action, a detailed analysis is generally performed. In the future with the proposed action, rear-yard commercial expansion is projected at a total of seven parcels in the rezoning area. This would result in the increment of approximately 11,959 square feet of commercial floor area, and the reduction of approximately six dwelling units, which would be displaced by commercial expansion. The creation of the commercial space that would result from this action is not expected to cause vehicular traffic (and thus PCE values) to double at any local intersections. The rezoning area contains a variety of transit options, including the Bedford Avenue "L" subway station several blocks south, and multiple MTA bus lines operating on Bedford Avenue, Driggs and Wythe Avenues.

Additionally, as discussed above, the proposed action would result in a net reduction of a noise sensitive use (residential dwelling units) and an increase in a use that is less noise-sensitive (retail). As a result, no significant adverse mobile source noise impacts due to vehicular traffic are anticipated as a result of the proposed action.

2.5.2 Stationary Sources

The *CEQR Technical Manual* states that based upon previous studies, unless existing ambient noise levels are very low and/or stationary source levels are very high (and there are no structures that provide shielding), it is unusual for stationary sources to have significant impacts at distances beyond 1,500 feet. A detailed analysis may be appropriate if the proposed project would: cause a substantial stationary source (i.e., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground, etc.) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. Machinery, mechanical equipment, heating, ventilating and air-conditioning units, loudspeakers, new loading docks, and other noise associated with building structures may also be considered in a stationary source noise analysis. Impacts may occur when a stationary noise source is near a sensitive receptor, and is unenclosed. However, the project site is located in a mixed residential and commercial neighborhood and no unenclosed stationary noise sources of concern were observed during field inspection. As

the rezoning area is not subject to high ambient noise levels from any nearby uses, no stationary source noise impacts from surrounding uses are anticipated.

Conclusion

The proposed action may introduce a source of stationary noise, and there are some existing sensitive receptors nearby, but no significant adverse impacts related to noise would result from the proposed action because New York City (NYC) Noise Code rules would be adhered to.

2.5.3 NYC Noise Code

While recognizing the important role nightclubs, restaurants, bars and cafes play in the City's economic development, the City's Noise Control Code (Local Law 113 of 2005) establishes standards and procedures meant to balance this vital economic necessity with residential quality-of-life concerns.

Specifically, Section 24-231 holds that commercial establishments that play music must limit the level of unreasonable or disturbing noise that escapes into the streets or is heard in nearby residences by requiring that sounds levels may not exceed:

- 42 decibels as measured from inside nearby residences, and
- 7 decibels over the ambient sound level, as measured on a street or public right-of-way 15 feet or more from the source, between 10:00 pm and 7:00 am

Sometimes residents are disturbed by pervasive bass sounds that resonate and can be felt physically by a person.

- Bass sounds measurements are weighted in the "C" scale and may not exceed 6 dB(C) above the ambient sound if the ambient sound is greater than 62 dB(C).

To ensure compliance with the above the Applicant commits to establishing and maintaining an open dialogue with neighboring property owners and residents to avoid potential quality of life issues associated with ground floor commercial use at the site. The Applicant seeks a commercial tenant that will operate in harmony with future residents on the upper floors of the property and residents in the surrounding buildings. The Applicant has not yet identified a commercial tenant, but commits to ensuring the following general operating practices at 116 Bedford Avenue:

- The Applicant will designate a primary point of contact, a superintendent or management company representative, to receive and address concerns relating to the property.
- The Applicant will provide contact information for the commercial tenant of the property to receive and address immediate onsite concerns, including any unreasonable noise levels or security concerns.
- The Applicant will require a commercial tenant to consult a sound engineer and, as recommended, install sound attenuation materials with a minimum sound transmission class in the interior of the ground floor commercial space at the property.
- The Applicant will require a commercial tenant to limit the hours of, as applicable, sidewalk café use at the property.
- The Applicant agrees to have security cameras and/or lighting installed at the exterior of the property to minimize safety concerns. The Applicant agrees to work with the community to ensure the appropriate level of the exterior lighting.

The Applicant's commitments and engagement in an open dialogue with neighboring property owners and residents will ensure that the proposed ground floor commercial use at 116 Bedford Avenue is a positive contribution to the area.

Additionally, The New York City Administrative Code, specifically, Section 24-218 states the following;
No person shall make, continue or cause or permit to be made or continued any unreasonable noise.

- (a-1) No person shall make, continue or cause to permit or be made or continued any unreasonable noise:
    - (1) for any commercial purpose or during the course of conducting any commercial activity; or
    - (2) through the use of a device, other than a device used within the interior living space of an individual residential unit, installed within or upon a multiple dwelling or a building used in part or in whole for non-residential purposes.

Given the guidelines set forth in the noise code and administrative code, noise resulting from the Proposed Action is not expected to lead to significant adverse impacts and as such, additional analyses are not needed.

2.6 NEIGHBORHOOD CHARACTER

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

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 *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, there are elements that 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 result in a combination of moderate effects to several elements that cumulatively may affect 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 action's 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 in Chapter 2.1. 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 particular 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 2020 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action 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.

2.6.1 Existing Conditions

Land Use, Zoning and Public Policy

Land uses throughout the study area include a mix of residential and commercial use with some industrial and manufacturing uses as well. The residential uses consist of one and two family and multifamily walk up residences on Bedford Avenue and surrounding streets including North 9th Street between and North 8th Street between Bedford Avenue and Berry Street. Mixed residential and commercial uses are found on Bedford Avenue as well as Driggs Avenue, one block east of the rezoning area. Additional mixed residential and commercial uses are found on North 9th Street, North 10th Street, and North 11th Street between Bedford Avenue and Driggs Avenue. Additionally, multi-family elevator buildings are located on North 10th Street between Driggs Avenue and Bedford Avenue and on North 10th Street between Bedford Avenue and Berry Street.

The rezoning area is located on the western side of Bedford Avenue between North 10th Street and North 11th Street, in Williamsburg, Brooklyn, which generally consist of residential and mixed- residential and commercial buildings. Directly west of the project site is a six-story multifamily elevator residential building with 86 units and approximately 98,447 square feet of gross floor area. Directly east of the project site on Bedford Avenue are multifamily walk-up buildings whose style is consistent with neighborhood character. Additionally, the eastern portion of the study area consists of commercial uses, mixed residential and commercial buildings on North 11th Street and Driggs Avenue, and multifamily elevator buildings on North 10th Street

The northern and southern portions of the study area contain development patterns consistent with the project site and adjacent buildings. This section of North 11th Street and Bedford Avenue to the north of the project site consists of predominately mixed residential and commercial buildings and multifamily elevator residential buildings. Directly to the northeast of the project site is a large mixed residential and commercial building with frontage on North 11th and North 12th Streets and Bedford Avenue. The southern portion of the study area is predominantly comprised of multifamily walk-up buildings and mixed residential and commercial buildings. An industrial and manufacturing use is located at 132 Bedford Avenue approximately one block south of the project site and rezoning area.

The rezoning area is located within an R6A District. The predominant zoning districts within 400 feet are R6A, R6A with a C1-4 overlay, M1-2/R6A, M1-2/R7A and R6B and R6B with a C1-4 overlay. R6 zoning districts are widely mapped in built-up, medium-density residential areas. Commercial uses are not allowed in R6 districts. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments. R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- or seven-story apartment buildings set at or near the street line. The FAR in R6A districts Is 3.0. 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. The FAR in R6B districts is 2.0.

R7 districts are medium-density apartment house districts with a max FAR of 3.44. The contextual Quality Housing regulations, which are mandatory in R7A districts, typically produce high lot, seven- and eight-story apartment buildings, blending with existing buildings in many established neighborhoods. R7A districts are mapped along Prospect Park South and Ocean Parkway in Brooklyn, Jackson Heights in

Queens, and in Harlem and along the avenues in the East Village in Manhattan. The floor area ratio (FAR) in R7A districts is 4.0.

As in commercial overlays districts, typical retail uses include grocery stores, dry cleaners, drug stores, restaurants, hardware stores and local clothing stores that cater to the daily needs of the immediate neighborhood. In mixed-use buildings, commercial uses are limited to one or two floors and must always be located below the residential use. C1-4 districts have a maximum commercial FAR of 2.0.

The proposed rezoning area and the surrounding 400-foot study area within Williamsburg are both mixed with residential and commercial character and uses. Bedford Avenue is one of the main commercial and retail destinations within the neighborhood and it draws activity from local residents as well as visitors. The block containing the proposed rezoning area includes at least three retail establishments, including two restaurant-bars and a women's hair salon. Though currently vacant, the block also includes three additional storefronts that had previously been occupied with local retail tenants. The mixed residential and commercial character continues in the blocks surrounding the proposed rezoning site. To the north of the area are a hotel, a large multifamily apartment building, and numerous three- and four-story properties with retail on the ground floor and dwelling units above. To the south of the area are a number of neighborhood-serving local retail establishments, such as a hardware store and locksmith and a clothing store, along with medical office space for an internal medicine practitioner. The blocks to the east and west mirror this mixed use fabric and contain a variety of multifamily properties, three- and four-story residential buildings, and neighborhood commercial retail spaces including casual and upscale restaurants, bars, coffee shops, and stores selling records, clothing, and accessories.
The area is densely developed, and the development is, as indicated, dominated by retail and residential uses on nearly every block, particularly along Bedford Avenue, where the most land use is mixed residential and commercial with local retail, such as delis, bars, food markets, and restaurants occupying the ground floor with UG 2 residential use on the upper floors. As such, the new uses would not be out of character with the surrounding neighborhood.

Transportation

The street hierarchy of the study area includes several different functional classifications. Bedford Avenue as classified as a Minor Arterial roadway. To the east of the rezoning area, Driggs Avenue is also classified as a Minor Arterial roadway. Due south of the rezoning area, North 10th Street is classifed as a Major Collector roadway and due north of the rezoning area, North 11th Street is also classified as a Major Collector roadway. All other roadways in the study area are classified as local roads.

Under the current conditions, the proposed rezoning area and the surrounding study area are well-connected to New York City's transportation network. There is good access to the neighborhood via both subway and bus lines and the area is generally walkable and pedestrian-friendly. As a result, there is limited vehicular traffic on a general basis and a moderate need for parking for trips made to the area by car. The area is immediately served by the L subway train line, which runs between 14th Street in lower Manhattan to Canarsie in Southeastern Brooklyn. The closest L train access point for the proposed rezoning area is the Bedford Avenue stop, which is located three blocks south of the site along North 7th Street between Bedford and Driggs Avenues. Additionally, the general area is served by the G subway train line. The local G line runs crosstown between Brooklyn and Queens. The nearest stop to the area is at Metropolitan Avenue, which is located four blocks south and four blocks east of the rezoning area. Both the L and G train lines run with frequent service on weekdays and weekends.

In addition to subway train service, the area is well-served by Metropolitan Transportation Authority (MTA) bus lines. The two most proximate lines are the B62, which runs northbound on Bedford Avenue and southbound on Driggs Avenue, and the B32, which runs northbound on Kent Avenue and southbound on Wythe Avenue. There are two stops on the B62 route less than one block away from the rezoning area, located on Bedford Avenue between North 9th and North 10th Streets and on Bedford Avenue just north of North 11th Street. Additional bus stops within three blocks of the rezoning area are located on Driggs Avenue between North 10th and North 11th Streets, on Driggs Avenue between North 8th and North 9th Streets and on Wythe Avenue at North 12th Street. Finally, the B48 and B59 bus lines run within walking

distance of the area with stops at Lorimer Street and Nassau Avenue on the north side of McCarren Park and along Grand Street at Bedford Street to the south of the site.

Presently, there is approximately 2,500 gsf of UG6 retail within the rezoning area. This retail is on Lot 13 and is occupied by a bar and restaurant (The Bedford).

Urban Design and Visual Resources

The architecture throughout the study area is eclectic, with no true unity or identity of form to tie the built form together visually. There is a wide mix of old three- and four- story housing stock with newer multifamily elevator buildings going up to eight to ten stories. As noted in **Section 2.1.1**, the area is characterized by a mix of multifamily walk-up buildings, multi-family elevator buildings, mixed residential and commercial uses and commercial uses. The commercial uses are comprised of restaurants, local retail, and some office space. The prevailing built form of the area is a mix of four- to ten-story residential buildings. Approximately two blocks north of the rezoning area is the southern portion of McCarren Park, a 35-acre community park with tennis courts, ballfields, a running track, and walking paths. Throughout the study area, including areas to the north, east, and west of the rezoning area, there are multifamily elevator buildings ranging from six to ten floors in height.

There are few streetscape elements present within the study area and little in the way of visual interest. Most of the streets contain street trees, which are generally located at irregular intervals; however no other notable streetscape elements (e.g. benches) are located outside of public parks within the study area.

2.6.2 Future No-Action Scenario

It is assumed that in the No-Action Scenario, Lots 17 and 19, which were recent vacated by local retail uses, would be re-occupied with similar local retail uses, including bars, restaurants, delis, salons, etc. In the No-Action Scenario it is assumed that Lot 17 would be re-occupied with 1,375 gsf of UG 6 commercial floor area and Lot 19 would be re-occupied with approximately 1,350 gsf of UG 6 commercial floor area. It is assumed that Lot 13 would remain occupied on the ground level by The Bedford, and thus, in the No-Action Scenario, it is assumed that the rezoning area would contain approximately 5,225 gsf of UG 6 commercial floor area, all of which would be located on the ground floors of the occupied lots.

2.6.3 Future With-Action Scenario

The elements that comprise neighborhood character are reviewed individually below, with a following supporting and cumulative conclusion.

Land Use, Zoning and Public Policy

According to the CEQR Technical Manual, development resulting from a proposed action could alter neighborhood character if it introduces new land uses, conflicts with land use policy or other public plans for the area, changes land use character, or generates significant land use impacts.

In the Future With-Action scenario, the proposed rezoning would amend the zoning map to change the existing R6A district to an R6A district with a C1-4 commercial overlay. On the proposed development site (Block 2297, Lot 16) this action would facilitate a reasonable worst-case development scenario with approximately 809 square feet developed in the rear yard of the parcel to the FAR of 2.7. While the building Is precently vacant, this ground floor commercial expansion is assumed to result in removal of two dwelling units. Therefore, it is assumed that the proposed action would result in the addition of 2, 184 square feet of Use Group 6 commercial floor area and a net decrease in approximately 2,184 square feet of Use Group 4 community facility area.

The rezoning area and study area are incredibly densely developed, and the development is, as indicated, dominated by retail and residential uses on nearly every block, particularly along Bedford

Avenue, where the most land use is mixed residential and commercial with local retail, such as delis, bars, food markets, and restaurants occupying the ground floor with UG 2 residential use on the upper floors.
The proposed action would reinforce this trend towards more active mixed-use neighborhood, which is heavily represented on all sides of the rezoning area and along all of Bedford Avenue in this portion of Williamsburg. Therefore, the proposed action is not expected to have any adverse impacts on surrounding land uses.

Recent years have seen some commercial, residential and mixed residential and commercial uses in the general area as well (greater than the 400 foot study area). The proposed action would reinforce this trend toward a more active residential, mixed-use neighborhood. The proposed action is therefore not expected to have any adverse impact on surrounding land use.

Historic and Cultural Resources

According to CEQR, when an action results in substantial direct changes to a historic or cultural resource or substantial changes to public views of a resource, or when a historic or cultural resource analysis identifies a significant impact in this category, there is a potential to affect neighborhood character.

The project site is not a designated local LPC or S/NR historic resource or property, nor is the site part of any designated historic district. The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on June 24, 2016, indicating that the projected development site has no architectural or archaeological significance. Therefore, significant adverse impacts to these resources are not expected as a result of the proposed action and further analysis is not warranted.

Urban Design and Visual Resources

According to the *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.

The proposed action would not diminish or disturb the existing aesthetic continuity or alter the pedestrian features of the community or neighborhood, and as the proposed action would not block any view corridors or views to/from any natural areas with rare or defining features, nor would the proposed action impact an historical or culturally sensitive community features, the proposed action is not expected to result in any significant adverse urban design. Visual resource changes would also not occur, as the proposed action would not directly alter any key visual features, such as unique and important public view corridors and vistas, or block public visual access to such features.

Shadows

According to CEQR, when shadows from a proposed project fall on a sunlight-sensitive resource and substantially reduce or completely eliminate direct sunlight exposure such that the public's use of the resource is significantly altered or the viability of vegetation or other resources is threatened, there is a potential to affect neighborhood character. The proposed project was demonstrated not to meet or exceed the *CEQR* threshold for shadow analysis, as it would not result in a net height increase of 50 feet for any structure, nor are any sites adjacent to a sunlight-sensitive resource. Therefore, the proposed action would not lead to any significant adverse shadow impacts

Transportation

According to CEQR, changes in traffic and pedestrian conditions can affect neighborhood character in a number of ways. For traffic to have an effect on neighborhood character, it must be a contributing

element to the character of the neighborhood (either by its absence or its presence), and it must change substantially as a result of the action. According to the *CEQR Technical Manual*, such substantial traffic changes can include: changes in level of service (LOS) to C or below; change in traffic patterns; change in roadway classifications; change in vehicle mixes, substantial increase in traffic volumes on residential streets; or significant traffic impacts, as identified in the technical traffic analysis. Regarding pedestrians, when a proposed project would result in substantially different pedestrian activity and circulation, it has the potential to affect neighborhood character.

The proposed action would not lead to an increase of 50 or more vehicle trips at any one intersection in the vicinity of the proposed development sites. Therefore, the proposed action would not lead to any significant adverse traffic impacts. Additionally, the proposed action would not lead to an increase of 200 or more transit trips. Therefore, the proposed action would not lead to any significant adverse subway or bus impacts.

The proposed action would result in the addition of approximately 11,959 square feet commercial space to the rezoning area between the No-Action Scenario and thru With-Action Scenario, which is below CEQR thresholds for a transportation analysis, and thus no significant change in traffic is anticipated. As this commercial space would be occupied by local retail establishments, patrons will reach the rezoning area by transit (bus, subway) or by walking or biking. The addition of local retail establishments to the area is therefore not expected to result in significant additional vehicle traffic or to generate additional demand for parking spaces.

As no CEQR thresholds are exceeded in the With-Action Scenario, no further analysis is required and no significant adverse impacts are expected to result from the proposed action.

Noise

According to the *CEQR Technical Manual*, for an action to affect neighborhood character with respect to noise, it would need to result in a significant adverse noise impact and a change in acceptability categories.

The proposed action would not result in a change of acceptability categories, as it would not introduce any notable mobile or stationary sources or noise, and as such, the proposed action would not affect neighborhood character with respect to noise. However, in the interest of a thorough assessment of neighborhood character, a qualitative assessment was undertaken to demonstrate that the project would not have significant adverse impacts related to noise.

While recognizing the important role nightclubs, restaurants, bars and cafes play in the City's economic development, the City's Noise Control Code (Local Law 113 of 2005) establishes standards and procedures meant to balance this vital economic necessity with residential quality-of-life concerns.

Specifically, Section 24-231 holds that commercial establishments that play music must limit the level of unreasonable or disturbing noise that escapes into the streets or is heard in nearby residences by requiring that sounds levels may not exceed:

- 42 decibels as measured from inside nearby residences, and
- 7 decibels over the ambient sound level, as measured on a street or public right-of-way 15 feet or more from the source, between 10:00 pm and 7:00 am

Sometimes residents are disturbed by pervasive bass sounds that resonate and can be felt physically by a person.

- Bass sounds measurements are weighted in the "C" scale and may not exceed 6 dB(C) above the ambient sound if the ambient sound is greater than 62 dB(C).

To ensure compliance with the above the Applicant commits to establishing and maintaining an open dialogue with neighboring property owners and residents to avoid potential quality of life issues associated with ground floor commercial use at the site. The Applicant seeks a commercial tenant that will operate in harmony with future residents on the upper floors of the property and residents in the surrounding buildings. The Applicant has not yet identified a commercial tenant, but commits to ensuring the following general operating practices at 116 Bedford Avenue:

- The Applicant will designate a primary point of contact, a superintendent or management company representative, to receive and address concerns relating to the property.

- The Applicant will provide contact information for the commercial tenant of the property to receive and address immediate onsite concerns, including any unreasonable noise levels or security concerns.

- The Applicant will require a commercial tenant to consult a sound engineer and, as recommended, install sound attenuation materials with a minimum sound transmission class in the interior of the ground floor commercial space at the property.

- The Applicant will require a commercial tenant to limit the hours of, as applicable, sidewalk café use at the property.

- The Applicant agrees to have security cameras and/or lighting installed at the exterior of the property to minimize safety concerns. The Applicant agrees to work with the community to ensure the appropriate level of the exterior lighting.

The Applicant's commitments and engagement in an open dialogue with neighboring property owners and residents will ensure that the proposed ground floor commercial use at 116 Bedford Avenue is a positive contribution to the area.

Additionally, The New York City Administrative Code, specifically, Section 24-218 states the following;
No person shall make, continue or cause or permit to be made or continued any unreasonable noise.

- (a-1) No person shall make, continue or cause to permit or be made or continued any unreasonable noise:
    - (1) for any commercial purpose or during the course of conducting any commercial activity; or
    - (2) through the use of a device, other than a device used within the interior living space of an individual residential unit, installed within or upon a multiple dwelling or a building used in part or in whole for non-residential purposes.

Given the guidelines set forth in the noise code and administrative code, noise resulting from the Proposed Action is not expected to lead to significant adverse impacts and as such, additional analyses are not needed.

Conclusions

Of the relevant technical areas specified in the *CEQR Technical Manual* that comprise neighborhood character, the proposed action would not cause significant adverse impacts with regard to any of them. Moderate adverse effects that would potentially impact such a defining feature, either singly or in combination, have also not been identified for more than one technical area. Therefore, as the proposed action would not have a significant adverse neighborhood character impact and would not result in a significant adverse impact to a defining feature of the neighborhood, further analysis is not necessary.

2.7 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, the integrity of historic resources, community noise patterns and air quality conditions. All analyses were undertaken in accordance with the guidelines contained in the *CEQR Technical Manual*.

The proposed action involves a rezoning in the Williamsburg section of Brooklyn. In addition to the site controlled by the applicant, there are six projected development sites in the rezoning area. While the duration of construction on the applicant's site is expected to last approximately 20 months, the remaining projected development sites are anticipated to be developed in the four years following the adoption of the proposed rezoning.

As construction induced by the proposed action would be gradual, taking place over a four-year period, potential impacts would be minimal and, as discussed below, not expected to have any significant adverse impacts. The following is a brief discussion of the effects associated with construction related activities on traffic, air quality, noise, historical resources and hazardous materials resulting from the construction of the projected development sites.

Effect of Construction on Traffic

The proposed action would result in new development, over a four-year period, on up to three development sites. These developments would replace existing uses on the each site. During construction, the sites would generate trips from workers traveling to and from the construction sites, and from the movement of materials and equipment.

Given typical construction hours of 7:00 AM to 4:00 PM, worker trips would be concentrated in off-peak hours typically before both the AM and PM peak commuter periods. Truck movements typically would be spread throughout the day on weekdays, and would generally occur between the hours of 7:00 AM and 4:30 PM. Traffic generated by construction workers and construction truck traffic would not represent a substantial increment during the area's peak travel periods.

Construction activities may result in short-term disruption of both traffic and pedestrian movements at the development sites. This would occur primarily due to the temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the site. Additionally, construction would result in the temporary closing of sidewalks adjacent to the site at times. These conditions would not lead to significant adverse effects on traffic and transportation conditions.

Effect of Construction on Air Quality

Possible impacts on local air quality during construction induced by the proposed action include fugitive dust (particulate) emission from land clearing operation and demolition as well as mobile source emissions (hydrocarbons, nitrogen oxide, and carbon monoxide) generated by construction equipment and vehicles.

Fugitive dust emissions from land clearing operations can occur from excavation, hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over unpaved areas. Actual quantities of emissions depend on the extent and nature of the clearing operations, the type of equipment employed, the physical characteristics of the underlying soil, the speed at which construction vehicles are operated, and the type of fugitive dust control methods employed. Much of the fugitive dust generated by construction activities would be of a short-term duration and relatively contained within a proposed site, not significantly impacting nearby buildings or residents. All appropriate fugitive dust control measures – including watering of exposed areas and dust covers for trucks – would be employed during construction of the development sites. Therefore, the fugitive source emissions generated by the proposed action would not be significant.

Mobile source emissions may result from the operation of construction equipment, trucks delivering materials and removing debris, workers' private vehicles, or occasional disruptions in traffic near the construction site. As the number of construction-related vehicle trips generated by the proposed action would be relatively small and the emissions from such vehicles as well as construction equipment would occur over a four-year period and be dispersed throughout the proposed rezoning area, the mobile source emissions generated by the proposed action would not be significant. Overall, the proposed action would not have the potential to result in significant adverse air quality impacts.

Effect of Construction on 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 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 action is expected to be similar to noise generated by other residential construction projects in the city. Increased noise level 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 action.

Effect of Construction on Historic Resources

In order to determine whether the projected development has 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 to any historic resource in the vicinity of the rezoning area.

Conclusion

Construction-related activities are not expected to have any significant adverse impacts on traffic, air quality, noise, historic resources, or hazardous materials conditions as a result of the proposed action.

2.8 QUALITATIVE TRANSPORTATION ASSESSMENT

Per Chapter 16, Section 200 of the CEQR Technical Manual (2014 Edition), making a determination about whether transportation analysis is required as part of the EAS requires a comparison of the proposed project to development density thresholds. These thresholds are found in Table 16-1, titled "Minimum Development Densities Potentially Requiring Transportation Analysis." The density thresholds cited in this table commonly result in fewer than 50 peak hour vehicle trips, fewer than 200 peak hour subway, rail, or bus transit riders, and fewer than 200 peak hour pedestrian trips. At these levels, significant adverse impacts are generally considered unlikely. The CEQR Technical Manual thus states that if the proposed project would result in densities lower than shown in the table, further analysis would not be needed.

For the purposes of this project, the development type is Local Retail and the geographic zone is Zone 2, which includes the Williamsburg neighborhood in which the proposed rezoning would take place. Table 16-1 lists a threshold of 15,000 square feet of space for this type of development. As this project is projected to add 11,959 square feet under the with-action scenario, the 15,000 square foot threshold is not met and therefore no further analysis in this category is required (Per Table 16-1 in *CEQR Technical Manual)*

However, a qualitative assessment is provided here for the purposes of discussing the existing transportation conditions around the proposed rezoning area and projecting the future conditions under the with-action scenario.

Existing Conditions:

Under the current conditions, the proposed rezoning area and the surrounding study area are well-connected to New York City's transportation network. There is good access to the neighborhood via both subway and bus lines and the area is generally walkable and pedestrian-friendly. As a result, there is limited vehicular traffic on a general basis and a moderate need for parking for trips made to the area by car. The area is immediately served by the L subway train line, which runs between 14th Street in lower Manhattan to Canarsie in Southeastern Brooklyn. The closest L train access point for the proposed rezoning area is the Bedford Avenue stop, which is located three blocks south of the site along North 7th Street between Bedford and Driggs Avenues. Additionally, the general area is served by the G subway train line. The local G line runs crosstown between Brooklyn and Queens. The nearest stop to the area is at Metropolitan Avenue, which is located four blocks south and four blocks east of the rezoning area. Both the L and G train lines run with frequent service on weekdays and weekends.

In addition to subway train service, the area is well-served by Metropolitan Transportation Authority (MTA) bus lines. The two most proximate lines are the B62, which runs northbound on Bedford Avenue and southbound on Driggs Avenue, and the B32, which runs northbound on Kent Avenue and southbound on Wythe Avenue. There are two stops on the B62 route less than one block away from the rezoning area, located on Bedford Avenue between North 9th and North 10th Streets and on Bedford Avenue just north of North 11th Street. Additional bus stops within three blocks of the rezoning area are located on Driggs Avenue between North 10th and North 11th Streets, on Driggs Avenue between North 8th and North 9th Streets and on Wythe Avenue at North 12th Street. Finally, the B48 and B59 bus lines run within walking distance of the area with stops at Lorimer Street and Nassau Avenue on the north side of McCarren Park and along Grand Street at Bedford Street to the south of the site.

Presently, there is approximately 2,500 gsf of UG6 retail within the rezoning area. This retail is on Lot 13 and is occupied by a bar and restaurant (The Bedford).

No-Action Conditions:

It is assumed that in the No-Action Scenario, Lots 17 and 19, which were recent vacated by local retail uses, would be re-occupied with similar local retail uses, including bars, restaurants, delis, salons, etc. In the No-Action Scenario it is assumed that Lot 17 would be re-occupied with 1,375 gsf of UG 6 commercial floor area and Lot 19 would be re-occupied with approximately 1,350 gsf of UG 6 commercial floor area. It

is assumed that Lot 13 would remain occupied on the ground level by The Bedford, and thus, in the No-Action Scenario, it is assumed that the rezoning area would contain approximately 5,225 gsf of UG 6 commercial floor area, all of which would be located on the ground floors of the occupied lots.

With-Action Scenario:
The proposed action would result in the addition of approximately 11,959 square feet commercial space to the rezoning area between the No-Action Scenario and thru With-Action Scenario, which is below CEQR thresholds for a transportation analysis, and thus no significant change in traffic is anticipated. As this commercial space would be occupied by local retail establishments, patrons will reach the rezoning area by transit (bus, subway) or by walking or biking. The addition of local retail establishments to the area is therefore not expected to result in significant additional vehicle traffic or to generate additional demand for parking spaces.

As no CEQR thresholds are exceeded in the With-Action Scenario, no further analysis is required and no significant adverse impacts are expected to result from the proposed action.

APPENDICES

APPENDIX A – SITE PLAN AND ZONING ANALYSIS

	EXISTING LOT AREA	ZONING ANALYSIS PER ZR 23-011 (13) QUALITY HOUSING PROGRAM	ADDITIONAL AIR RIGHTS	BUILDING AREA	ALLOWABLE AREA
116 BEDFORD AVENUE	: 2,500 SF	BLOCK: 2297 LOT: 16 ZONE: R6A ZONING MAP: 13A OCCUPANCY GROUP: EXISTING = J2 & M PROPOSED = J2 & M	116 BEDFORD AVENUE: PROPOSED: REMAINING UNUSED FLOOR AREA = 454 SF	6091 SF 7066 SF	7500 SF

SECTION 34-111 — **RESIDENTIAL BULK REGULATIONS IN C1 WHOSE BULK IS GOVERNED BY SURROUNDING RESIDENCE DISTRICT**
IN THE DISTRICTS INDICATED, (C1-5 INCLUDED), THE BULK REGULATIONS FOR THE RESIDENCE DISTRICT WITHING WHICH SUCH COM. DISTRICTS ARE MAPPED APPLY.

SECTION 22-12: **USE GROUP**: 2 & 6

SECTION 23-03: **STREET TREE PLANTING IN RESIDENCE DISTRICTS**
IN ALL DISTRICTS, AS INDICATED, THE FOLLOWING SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 (STREET TREE PLANTING):
(c) ENLARGEMENTS, PURSUANT TO THE QUALITY HOUSING PROGRAM, OF SINGLE OR TWO FAMILY RESIDENCES BY 20% OR MORE;
CALCULATION:
PROPOSED FLOOR AREA: 7066 SF

% ENLARGEMENT = 13%
(ADDITIONAL TREES REQUIRED) = 0

SECTION 23-12: **PERMITTED OBSTRUCTIONS IN OPEN SPACE**
IN THE DISTRICTS INDICATED (INCLUDING R6 & R7), THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED IN ANY OPEN SPACE REQUIRED ON A ZONING LOT:
(c) BALCONIES, UNENCLOSED, SUBJECT TO THE PROVISIONS OF SECTION 23-13
-PROPOSED JULIET BALCONIES ON 2ND AND 3RD FLOOR

SECTION 23-14: **MINIMUM REQUIRED OPEN SPACE, OPEN SPACE RATIO, MAXIMUM LOT COVERAGE AND MAXIMUM FLOOR AREA RATIO**

SECTION 23-145: **FOR QUALITY HOUSING BUILDINGS:**

DISTRICT:	MAX LOT COVERAGE	MAX FLOOR AREA RATIO
R6A	65% INTERIOR LOT	3.0

SECTION 23-17: **CALCULATION BASED ON LOT DIVIDED BY DISTRICT BOUNDARIES** (ART.VII,CHAPT.7) R8A

PROPOSED LOT COVERAGE: BUILDING FOOTPRINT/TOTAL LOT AREA (NOT INCLUDING 1ST FLOOR)
1522 SF / 2500 SF = 61% ACTUAL LOT COVERAGE

70% MAXIMUM ALLOWABLE LOT COVERAGE (EXCEPT 1ST FLOOR COMMERCIAL SPACE 100%)

MAX FLOOR AREA= (MAX FAR) x (TOTAL LOT AREA)
MAX FLOOR AREA = (3.0) x (2500) **=7500 SF**

TOTAL SF OF COMMERCIAL AND RESIDENTIAL AREA= **7066 SF**

SECTION 23-22: **MAXIMUM NUMBER OF DWELLING UNITS & ROOMING UNITS**

MAX FLOOR AREA / FACTOR (680 FOR R6A PER ZR)
4566 SF / 680 = 6 DWELLING UNITS

SECTION 23-32: **MINIMUM LOT AREA**: EXEMPT PER 23-33(b)

SECTION 23-44: **PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS**
(4) BALCONIES
(9) FENCES
(17) STEPS (TO CELLAR LEVEL)
(19) TERRACES OR PORCHES, OPEN
(20) WALLS, NOT EXCEEDING 8' IN HEIGHT

SECTION 23-45: **MINIMUM REQUIRED FRONT YARDS**
NO FRONT YARD

SECTION 23-462: **SIDE YARDS FOR ALL OTHER BUILDINGS CONTAINING RESIDENCES**
SECTION 23-462 (c) SIDE YARDS: NONE REQUIRED
ACTUAL: NONE

SECTION 23-60: **HEIGHT AND SETBACK REGULATIONS:**

SECTION 23-62: **PERMITTED OBSTRUCTIONS:**
THE OBSTRUCTIONS LISTED BELOW SHALL BE PERMITTED TO PENETRATE A MAX. HT LIMIT OR SKY EXPOSURE PLANE SET FORTH IN SECTIONS 23-63, 23-64, OR 23-69:
(d) CHIMNEYS OR FLUES, WITH A TOTAL WIDTH NOT EXCEEDING 10% OF THE AGGREGATE WIDTH OF STREET WALLS OF A BUILDING AT ANY LEVEL

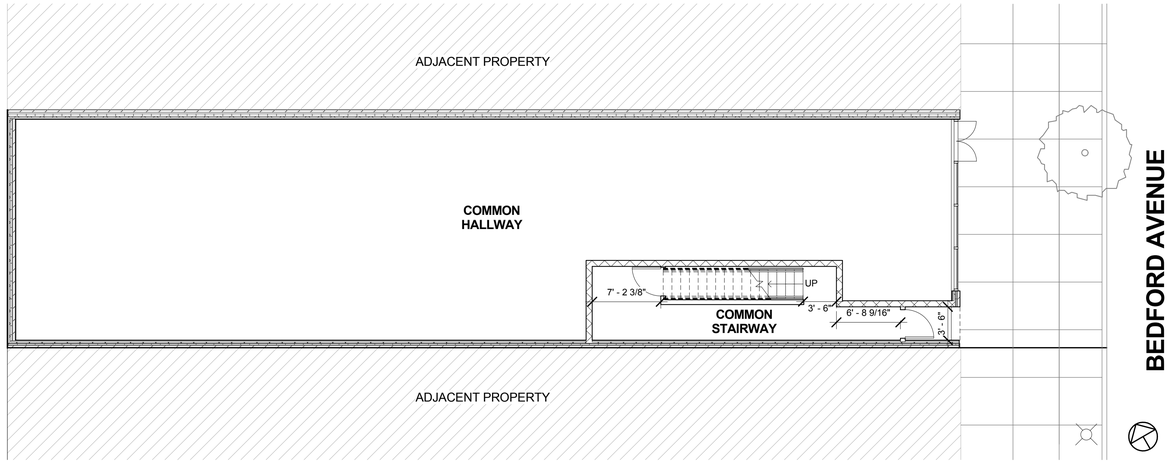
SECTION 23-633: **STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS IN CERTAIN DISTRICTS**
(a)(3) STREET WALL LOCATION:
FOR QUALITY HOUSING BUILDINGS THE STREET WALL SHALL EXTEND ALONG THE ENTIRE STREET FRONTAGE OF A ZONING LOT.
AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND EXTEND TO ATLEAST A MINIMUMBASE HEIGHT SPECIFIED OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS. THE REMAINING 30 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND EIGHT FEET OF THE STREET LINE PROVIDED ANY SUCH RECESSES DEEPER THAN 10 FEET ALONG A WIDE STREET OR 15 FEET ALONG A NARROW STREET ARE LOCATED WITHIN AN OUTER COURT.
(b) SETBACK REGULATIONS:
(1) AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT OR HIGHER THAN THE MAXIMUM BASE HEIGHT SPECIFIED, A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING A NARROW STREET.

DISTRICT	MIN. BASE HEIGHT	MAX.BASE HEIGHT	MAX.BUILDING OR OTHER STRUCT.HT
R6A	40'-0"	60'-0"	70'-0"

EXISTING HEIGHTS:
STREET WALL BASE HEIGHT: 40'-0"
MAXIMUM BUILDING HEIGHT: 40'-0"

PROPOSED HEIGHTS:
PROPOSED BASE HEIGHT: 40'-0"
PROPOSED MAXIMUM BUILDING HEIGHT: 70'-0"

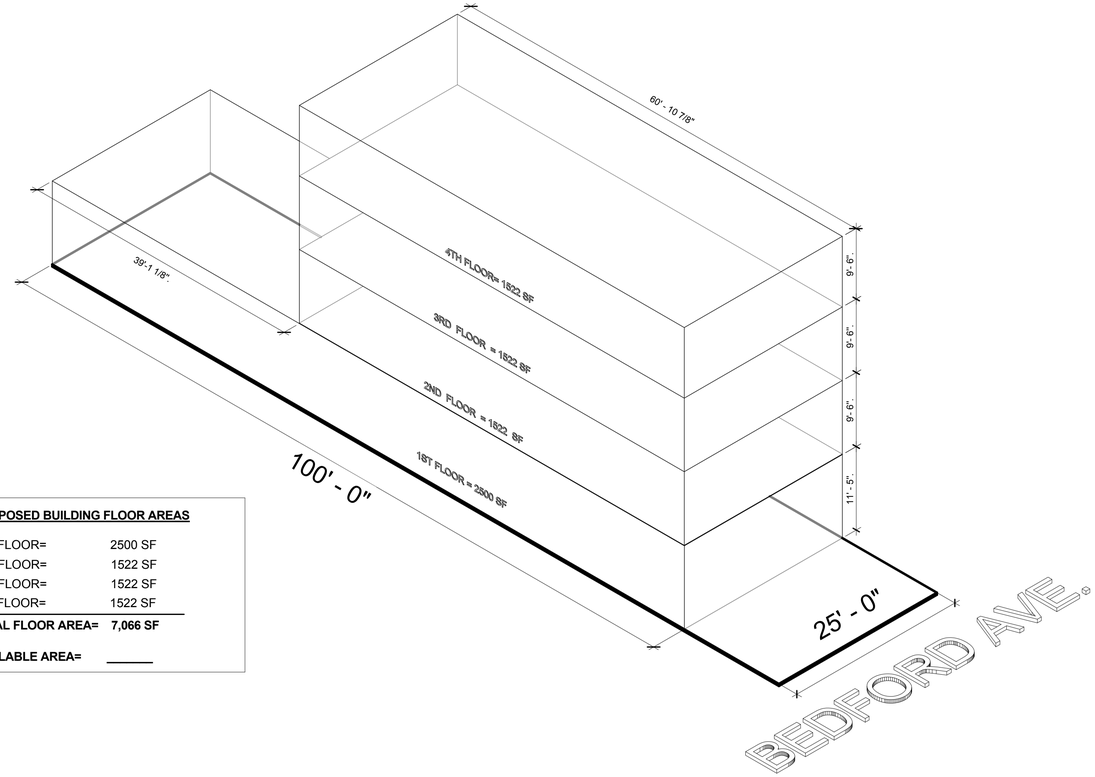




1 PROPOSED GROUND FLOOR PLAN
1 : 90

PROPERTY LINE — HATCH FOR ADJACENT PROPERTIES — FENCE — SIDEWALK PAVERS
TREES — SIDEWALK CELLAR ACCESS DOORS — STREET LIGHT

SITE PLAN LEGEND
NTS



PROPOSED BUILDING FLOOR AREAS

1ST FLOOR=	2500 SF
2ND FLOOR=	1522 SF
3RD FLOOR=	1522 SF
4TH FLOOR=	1522 SF
TOTAL FLOOR AREA=	**7,066 SF**
AVAILABLE AREA=	_____

3 ZONING ANALYSIS

CROWN
ARCHITECTURE AND CONSULTING, D.P.C.
80 MAIDEN LANE 5TH FLOOR,
NEW YORK NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

PROJECT INFORMATION

BROOKLYN STANDARD

116 BEDFORD AVENUE

ISSUED FOR: CLIENT REVIEW

ALT. TYPE 1			
USE GROUP:	6	HEIGHT/STORIES:	40'/4
CONST CLASS:	N/A	LOT:	16
COM BOARD:	301	ZONING DIST.:	R6A
SPECIAL DIST:	N/A	BLOCK:	2297
BIN #:	3061607	MAP:	13A

DRAWINGS, NOTES AND SPECIFICATIONS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF CAC DPC. INFRINGEMENT WILL BE PROSECUTED. INFORMATION HEREIN IS CONFIDENTIAL. BY ACCEPTING THIS PRINT, BORROWER AGREES IT WILL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS LOANED. THIS DRAWING AND THE DESIGNS CONTAINED HEREIN ARE ISSUED TO PROVIDE TECHNICAL INFORMATION TO THE PROJECT TEAM. THIS INFORMATION IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEETS. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES. CAC DPC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROWN ARCHITECTURE AND CONSULTING DPC. IT IS A VIOLATION OF NYS PROFESSIONAL LICENSE LAW FOR ANY PERSON TO ALTER THIS DRAWING IN ANY WAY UNLESS ACTING UNDER THE SUPERVISION OF A NYS LICENSED PROFESSIONAL SECT.7209(2), ART.720

MARK	DATE	DESCRIPTION

PROJECT NUMBER:	CDC-360-15-01
DRAWN BY:	TCM
CHECKED BY:	MVS

CAC DPC
CROWN ARCHITECTURE & CONSULTING 2012 ©

AFFIX NYC DOB BSSCAN STICKER HERE	DATE: 09/24/2015
	SCALE: AS NOTED

CONSULTANT INFORMATION

SHEET TITLE

CITY PLANNING

ZD-100.00

PAGE 1 OF TOTAL 1

P:\Crown\CDC\Projects\CDC 360 Brooklyn Standard Properties\CDC 360-15-01_116 BEDFORD AVENUE\Drawings and Documents\Construction Documents\Base\CDC 360-15-01_116 BEDFORD AVENUE_EXISTING CONDITIONS_City Planning_9.23.15.rvt

APPENDIX A-1 – DOB PERMIT

NYC Buildings

NYC

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NYC Department of Buildings

Application Details

Filings submitted through DOB NOW for Plumbing, Sprinklers, and Standpipe will not be found in BIS. These are available on the DOB NOW Public Portal.

JUMP TO: Doc 1 ▼ Go

Premises: 116 BEDFORD AVENUE BROOKLYN
BIN: 3061607 Block: 2297 Lot: 16

Job No: 321412672
Document: 01 OF 2
Job Type: A1 - ALTERATION TYPE 1

Document Overview	Items Required	Virtual Job Folder	All Permits	Schedule A	Schedule B
Fees Paid	Forms Received		All Comments	C/O Summary	Plumbing Inspections
Crane Information	Plan Examination			C/O Preview	
After Hours Variance Permits					

DOB NOW: *Inspections*

Zoning Documents | Challenge Period Status | Challenge Results

Last Action: PERMIT ISSUED - PARTIAL JOB 03/27/2017 (Q)
Application approved on: 01/20/2017

Pre-Filed: 07/05/2016 **Building Type:** Other **Estimated Total Cost:** $77,820.00
Date Filed: 07/05/2016 **Electronically Filed:** Yes
Fee Structure: STANDARD
Review is requested under Building Code: 1968

Job Description Comments

1 Location Information (Filed At)

House No(s): 116 **Street Name:** BEDFORD AVENUE
Borough: Brooklyn **Block:** 2297 **Lot:** 16 **BIN:** 3061607 **CB No:** 301
Work on Floor(s): CEL,ROF 001 thru 004 **Apt/Condo No(s):** **Zip Code:** 11249

2 Applicant of Record Information

Name: WILLIAM ALICEA
Business Name: CROWN ARCHITECTURE **Business Phone:** 212-888-8334
Business Address: 80 MAIDEN LANE SUITE 503 NEW YORK NY 10038 **Business Fax:**
E-Mail: FILING@THECROWNADVANTAGE.COM **Mobile Telephone:**
License Number: 018085

Applicant Type: ☐ P.E. ☒ R.A ☐ Sign Hanger ☐ R.L.A. ☐ Other

Directive 14 Applicant
Not Applicable
Previous Applicant of Record
Not Applicable

3 Filing Representative

Name: HAR/STE/MAT/YUL SMII/LOP/LUC/ANG
Business Name: CROWN DESIGN & CONSULTING LLC
Business Phone: 212-888-8334
Business Address: 80 MAIDEN LANE SUITE 503 NEW YORK NY 10038
Business Fax:
E-Mail: FILING@THECROWNADVANTAGE.COM
Mobile Telephone:
Registration Number: 1026

4 Filing Status

Click Here to View

5 Job Types

- [X] **Alteration Type 1**
- [ ] **Alteration Type 1, OT "No Work"**
- [ ] **Alteration Type 2**
- [ ] **Alteration Type 3**
- [ ] **Sign**
- [ ] **New Building**
- [ ] **Full Demolition**
- [ ] **Subdivision: Improved**
- [ ] **Subdivision: Condo**

Directive 14 acceptance requested? ☐ Yes ☒ No

6 Work Types

- [ ] **BL - Boiler**
- [ ] **FA - Fire Alarm**
- [ ] **FB - Fuel Burning**
- [ ] **FS - Fuel Storage**
- [ ] **FP - Fire Suppression**
- [X] **MH - Mechanical**
- [X] **PL - Plumbing**
- [ ] **SD - Standpipe**
- [ ] **SP - Sprinkler**
- [ ] **EQ - Construction Equipment**
- [ ] **CC - Curb Cut**
- [X] **OT -** GEN. CONSTR.

7 Plans/Construction Documents Submitted

Plans Page Count: 47
Foundation approved on: 01/20/2017

8 Additional Information

Enlargement proposed?

☐ No ☒ Yes ☒ Horizontal ☐ Vertical

Additional Construction Floor area: 975 sq.ft.

9 Additional Considerations, Limitations or Restrictions

Yes	No		Yes	No	
☐	☒	**Alt. required to meet New Building req's (28-101.4.5)**	☐	☒	**Alteration is a major change to exits**
			☑	☐	**Change in number of dwelling units**
			☑	☐	**Change in Occupancy / Use**
			☑	☐	**Change is inconsistent with current certificate of occupancy**
			☐	☒	**Change in number of stories**

☑	☐	**Facade Alteration**	☐	☒	**Infill Zoning**
☐	☒	**Adult Establishment**	☐	☒	**Loft Board**
☐	☒	**Compensated Development (Inclusionary Housing)**	☑	☐	**Quality Housing**
☐	☒	**Low Income Housing (Inclusionary Housing)**	☐	☒	**Site Safety Job / Project**
☐	☒	**Single Room Occupancy (SRO) Multiple Dwelling**	☐	☒	**Included in LMCCC**
☐	☒	**Filing includes Lot Merger / Reapportionment**	**Work Includes:**		
			☐	☒	**Prefab wood I-joists**
			☐	☒	**Structural cold-formed steel**
			☐	☒	**Open-web steel joists**

☑	☐	**Landmark**
☐	☒	**Environmental Restrictions (Little E or RD)**
☐	☒	**Unmapped/CCO Street**
☐	☒	**Legalization**
☐	☒	**Other, Specify:**
☐	☒	

Filed to Comply with Local Law
☐ [N] Restrictive Declaration / Easement
[Y] ☐ Zoning Exhibit Record (I,II,III,etc)
CRFN No.: 2016000264411 2016000264410
☐ [N] Filed to Address Violation(s)

[Y] ☐ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]
☐ [N] Work includes modular construction under New York State jurisdiction
☐ [N] Work includes modular construction under New York City jurisdiction
☐ [N] Structural peer review required per BC §1627 Peer Reviewer License No.(P.E.):
☐ [N] Work includes permanent removal of standpipe, sprinkler or fire suppression related systems
☐ [N] Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building
[Y] ☐ Structural Stability affected by proposed work

BSA Calendar No.(s):
CPC Calendar No.(s):

10 NYCECC Compliance *New York City Energy Conservation Code* **(Applicant Statement)**

[X] To the best of my knowledge, belief and professional judgment, this application is in compliance with the NYCECC.

Code Compliance Path: [X] NYCECC ☐ ASHARE
Energy Analysis: [X] Tabular ☐ REScheck ☐ COMcheck ☐ Energy Modeling (EN1)

11 Job Description

INTERIOR RENOVATION AT ALL FLOORS, EXTERIOR RENOVATION AT 1ST FLOOR AND REAR ADDITION AT 1ST FLOOR.REMOVAL AND INSTALLATION OF PLUMBING FIXTURES. REMOVAL AND INSTALLATION OF BATHROOM EXHAUSTS. INSTALLATION OF FIRE ESCAPE STAIR. CHANGE OF USE ON FIRST FLOOR

Related BIS Job Numbers:
Primary application Job Number:

12 Zoning Characteristics

District(s): R6A - GENERAL RESIDENCE DISTRICT
Overlay(s):
Special District(s):
Map No.: 13a Street legal width (ft.): 60 Street status: [X] Public ☐ Private
Zoning lot includes the following tax lots: Not Provided

Proposed: Use	Zoning Area (sq.ft.)	District	FAR
RESIDENTIAL	4,575	R6A	1.97
COMMUNITY FACILITY	2,500	R6A	0.87
Proposed Totals:	7,257	--	2.83
Existing Total:	6,100	--	--

Proposed Lot Details: Lot Type: ☐ Corner ☐ Interior [X] Through
Lot Coverage (%): 100 Lot Area (sq.ft.): 2,500 Lot Width (ft.): 25
Proposed Yard Details: ☐ No Yards Or
Front Yard (ft.): 0 Rear Yard (ft.): 39 Rear Yard Equivalent (ft.): 0
Side Yard 1 (ft.): 0 Side Yard 2 (ft.): 0
Proposed Other Details: Perimeter Wall Height (ft.): 46
Enclosed Parking? ☐ Yes [X] No No. of parking spaces:

13 Building Characteristics

		2014/2008 Code Designations?
Occupancy Classification: Existing:	RES - RESID. BLDG - OLD CODE	☐ Yes [X] No
Proposed:	R-2 - RESIDENTIAL: APARTMENT HOUSES	[X] Yes ☐ No
Construction Classification: Existing:	3: NON-FIREPROOF STRUCTURES	☐ Yes [X] No
Proposed:	3: NON-FIREPROOF STRUCTURES	☐ Yes [X] No
Multiple Dwelling Classification: Existing:	OL	
Proposed:	OL	

Building Height (ft.): Existing: 46
Proposed: 46
Building Stories: Existing: 4
Proposed: 4
Dwelling Units: Existing: 8
Proposed: 6

Building was originally erected pursuant to which Building Code: ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968
The earliest Code with which this building or any part of it is required to comply: ☐ 2014 ☐ 2008 ☐ 1968 ☒ Prior to 1968
Mixed use building? ☐ Yes ☒ No

14 Fill

☒ Not Applicable ☐ Off-Site ☐ On-Site ☐ Under 300 cubic yards

15 Construction Equipment

☐ Chute ☐ Sidewalk Shed **Construction Material:**
☐ Fence **Size:** linear ft. **BSA/MEA Approval No.:**
☐ Supported Scaffold ☐ Other

16 Curb Cut Description

Not Applicable

17 Tax Lot Characteristics

Not Provided

18 Fire Protection Equipment

	Existing		Proposed			Existing		Proposed	
	Yes	No	Yes	No		Yes	No	Yes	No
Fire Alarm	☐	☒	☐	☒	Sprinkler	☐	☒	☐	☒
Fire Suppression	☐	☒	☐	☒	Standpipe	☐	☒	☐	☒

19 Open Spaces

Not Provided

20 Site Characteristics

Yes	No		Yes	No	
☐	☒	Tidal Wetlands	☐	☒	Freshwater Wetlands
☐	☒	Coastal Erosion Hazard Area	☐	☒	Urban Renewal
☒	☐	Fire District	☐	☒	Flood Hazard Area

Flood Hazard Area Information:

Yes	No	
☐	☐	Substantial improvement?
☐	☐	Substantially damaged?
☐	☐	Floodshields part of proposed work?

21 Demolition Details

Not Applicable

22 Asbestos Abatement Compliance

☒ The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP).

23 Signs

Not Applicable

24 Comments

Comments for Document 01
TO CORRECT SCHEDULE A AND CORRECT ITEM 22.

25 Applicant's Statements and Signatures (See paper form or check Forms Received)

Yes No

☐ ☒ **For New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation?**

☐ ☐ **Directive 14 applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy.**

26 Owner's Information

Name: DAVID MANHEIMER
Relationship to Owner: MANAGING MEMBER
Business Name: 157-159 WYTHE AVENUE LLC **Business Phone:** 646-807-8160
Business Address: 265 CANAL STREET SUITE 209 NEW YORK NY 10013 **Business Fax:**
E-Mail: DAVID@THEBROOKLYNSTANDARD.COM **Owner Type:** CORPORATION
Non Profit: ☐Yes ☒ No

Yes	No	
☐	☒	**Owner's Certification Regarding Occupied Housing (Remain Occupied)**
☐	☒	**Owner's Certification Regarding Occupied Housing (Rent Control / Stabilization)**
☐	☐	**Owner DHCR Notification**
☐	☐	**Owner's Certification for Adult Establishment**
☐	☐	**Owner's Certification for Directive 14 (if applicable)**

Metes and Bounds

To view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available here.

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

NYC Buildings

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NYC Department of Buildings

Application Details

Filings submitted through DOB NOW for Plumbing, Sprinklers, and Standpipe will not be found in BIS. These are available on the DOB NOW Public Portal.

JUMP TO: Doc 2 ▼ Go

Premises: 116 BEDFORD AVENUE BROOKLYN
BIN: 3061607 Block: 2297 Lot: 16

Job No: 321412672
Document: 02 OF 2
Job Type: A1 - ALTERATION TYPE 1

Document Overview	Items Required	Virtual Job Folder	All Permits	Schedule A	Schedule B
Fees Paid	Forms Received		All Comments	C/O Summary	Plumbing Inspections
Crane Information	Plan Examination			C/O Preview	
After Hours Variance Permits					

DOB NOW: *Inspections*

Zoning Documents | Challenge Period Status | Challenge Results

Last Action: PERMIT ISSUED - ENTIRE JOB/WORK 03/27/2017 (R)
Application approved on: 01/20/2017

Pre-Filed: 08/26/2016 **Building Type:** Other **Estimated Total Cost:** $0.00
Date Filed: 08/26/2016 **Electronically Filed:** Yes
Fee Structure: STANDARD

Job Description Comments

1 Location Information (Filed At)

House No(s): 116 **Street Name:** BEDFORD AVENUE
Borough: Brooklyn **Block:** 2297 **Lot:** 16 **BIN:** 3061607 **CB No:** 301
Work on Floor(s): CEL,ROF 001 thru 004 **Apt/Condo No(s):** **Zip Code:** 11249

2 Applicant of Record Information

Name: ANDREW RENFROE
Business Name: BLUE SKY DESIGN, INC **Business Phone:** 646-230-9900
Business Address: 121 WEST 27TH STREET NEW YORK NY 10001 **Business Fax:**
E-Mail: ABRENFROE@BLUESKYDESIGN.COM **Mobile Telephone:**
License Number: 074781

Applicant Type: ☒ P.E. ☐ R.A ☐ Sign Hanger ☐ R.L.A. ☐ Other

Directive 14 Applicant
Not Applicable
Previous Applicant of Record
Not Applicable

3 Filing Representative

Name: HAR/STE/MAT/YUL SMI/LOP/LUC/ANG
Business Name: CROWN DESIGN & CONSULTING LLC
Business Phone: 212-888-8334
Business Address: 80 MAIDEN LANE SUITE 503 NEW YORK NY 10038
Business Fax:
E-Mail: FILING@THECROWNADVANTAGE.COM
Mobile Telephone:
Registration Number: 1026

4 Filing Status
Click Here to View

5 Job Types
- ☒ **Alteration Type 1**
- ☐ **Alteration Type 1, OT "No Work"**
- ☐ **Alteration Type 2**
- ☐ **Alteration Type 3**
- ☐ **Sign**
- ☐ **New Building**
- ☐ **Full Demolition**
- ☐ **Subdivision: Improved**
- ☐ **Subdivision: Condo**

Directive 14 acceptance requested? ☐ Yes ☒ No

6 Work Types
- ☐ **BL - Boiler**
- ☐ **FA - Fire Alarm**
- ☐ **FB - Fuel Burning**
- ☐ **FS - Fuel Storage**
- ☐ **FP - Fire Suppression**
- ☐ **MH - Mechanical**
- ☐ **PL - Plumbing**
- ☐ **SD - Standpipe**
- ☐ **SP - Sprinkler**
- ☐ **EQ - Construction Equipment**
- ☐ **CC - Curb Cut**
- ☒ **OT -** STRUCTURAL

7 Plans/Construction Documents Submitted
Plans Page Count: See Document 01 for totals

8 Additional Information
Not Applicable

9 Additional Considerations, Limitations or Restrictions
See 01 Document for this Information

10 NYCECC Compliance ***New York City Energy Conservation Code*** **(Applicant Statement)**
Not Provided

11 Job Description
STRUCTURAL WORK ASSOCIATED WITH EXTERIOR AND INTERIOR RENOVATION AND REAR ADDITION AT 1ST FLOOR.
Related BIS Job Numbers:
Primary application Job Number:

12 Zoning Characteristics
See 01 Document for this Information

13 Building Characteristics
See 01 Document for this Information

14 Fill
See 01 Document for this Information

15 Construction Equipment
Not Applicable

16 Curb Cut Description
Not Applicable

17 Tax Lot Characteristics
See 01 Document for this Information

18 Fire Protection Equipment
See 01 Document for this Information

19 Open Spaces

Not Provided

20 Site Characteristics
See 01 Document for this Information

21 Demolition Details
Not Applicable

22 Asbestos Abatement Compliance
See 01 Document for this Information

23 Signs
Not Applicable

24 Comments

25 Applicant's Statements and Signatures **(See paper form or check Forms Received)**
See 01 Document for this Information

26 Owner's Information

Name: DAVID MANHEIMER
Relationship to Owner: MANAGING MEMBER
Business Name: 157-159 WYTHE AVENUE LLC **Business Phone:** 646-807-8160
Business Address: 265 CANAL STREET SUITE 209 NEW YORK NY 10013 **Business Fax:**
E-Mail: DAVID@THEBROOKLYNSTANDARD.COM **Owner Type:** CORPORATION
Non Profit: ☐ Yes ☒ No

Metes and Bounds
To view metes and bounds, see the Plot Diagram (form PD-1). A scanned image may be available here.

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

APPENDIX A-2 – POST APPROVAL AMENDMENT

NYC Buildings

PW1: Plan / Work Application

Must be typewritten.

Orient and affix BIS job number label here

1 Location Information *Required for **all** applications.*

House No(s) 116 Street Name BEDFORD AVE

Borough BROOKLYN Block 02297 Lot 00016 BIN 3061607 C.B. No. 301

Work on Floor(s) 001 TO 004, CEL Apt. / Condo No(s)

2 Applicant Information *Required for **all** applications. Fax, mobile telephone and e-mail address are optional information.*

Last Name ALICEA First Name WILLIAM Middle Initial

Business Name CROWN ARCHITECTURE & CONSULTING Business Telephone (212) 888-8334

Business Address 80 MAIDEN LANE, SUITE 503 Business Fax

City NEW YORK State NY Zip 10038 Mobile Telephone

E-Mail filing@thecrownadvantage.com License Number

Choose one: ☐ P.E. ☒ R.A. ☐ Sign Hanger ☐ R.L.A. ☐ Other:

3 Filing Representative *Complete only if different from applicant specified in section 2. Fax, mobile phone, and e-mail are optional info.*

Last Name Smi/Luc/Lop/Ang First Name Har/Mat/Ste/Yul Middle Initial

Business Name CROWN DESIGN & CONSULTING Business Telephone (212) 888-8334

Business Address 80 MAIDEN LANE, SUITE 503 Business Fax

City NEW YORK State NY Zip 10038 Mobile Telephone

E-Mail filing@thecrownadvantage.com Registration Number 1026

4 Filing Status *Required for **all** applications. Choose **one** and provide specified associated information.*

☐ **Initial Filing** *5, 7, 11, 12A, 25-26*
*Choose only **one**:*
- ☐ Standard Plan Examination or Review
- ☐ Professional Certification *PC1, POC1*
- ☐ Professional Certification of Objections *AI1*

☐ **Prior to Approval Actions** *25-26*
- ☐ Amend Existing Filing *4A*
- ☐ Subsequent Filing *6-7, 8A (Alt-2 only), 11*

☒ **Post Approval Amendment (PAA)** *4A, 6, 24-25*
Will PAA affect filing fees? ☐ Yes ☒ No

☐ **New (Superseding) Applicant** *4A, 25-26*

☐ **Reinstatement** *24-26*

☐ **Withdrawal** *26*
- ☐ Specified in 4A and 6
- ☐ Entire Job

4A Indicate existing document number affected by filing: 01

5 Job/Project Types *Choose **one** and provide specified associated information.*

☐ **Alteration Type 1 or Alteration Type 1 required to meet New Building requirements (28-101.4.5)** *6A-E, 8B-C, 9-10, 12, 13C-F, 14, 18-20, 22 & PW1A, PD1*

☐ **Alteration Type 1, OT: "No Work"** *8C, 9-10 & 12, 13C-F, 14, 18-19, 22, PW1A, PD1*

☐ **Alteration Type 2** *5A, 6A-D, 8A-B, 9-10, 13C-E, & 14, 20, 22*

☐ **Alteration Type 3** *5A, 6B-F, 8C, 9-10, 13C-E, 20, 22*

☐ **New Building** *6A-E, 8F-G, 9A, 9C-K, 10, 12 & 13A-E, 14, 18-20, PW1A, PD1*

☐ **Sign** *5A, 6B-D, 9A, 9D, 22-23*

☐ **Full Demolition** *6B, 8D, 9A & 9C-D, 9K, 13D-E, 14, 21A, 22*

☐ **Subdivision** 9A, *9D, 12A-B*
☐ ☐ Condominium ☐ Improved *17*

5A Directive 14 acceptance requested?
☐ Yes ☐ No

6 Work Types *Select all that apply but no more than allowed by job and filing type. "OT" required on all NB and Alteration 1 **initial** applications.*

6A
- ☐ BL - Boiler *PW1C*
- ☐ FA - Fire Alarm
- ☐ FB - Fuel Burning *PW1C*
- ☐ FS - Fuel Storage *PW1C*
- ☐ FP - Fire Suppression
- ☐ MH - Mechanical
- ☐ PL - Plumbing *PW1B*
- ☐ SD - Standpipe *PW1B*
- ☐ SP - Sprinkler *PW1B*

6B ☐ EQ - Construction Equipment *15*

6C ☒ OT/GC - General Construction

6D ☐ OT - Other, *describe:*

6E
- ☐ CC - Curb Cut *16*
- ☐ OT/LAN - Landscape

6F
- ☐ OT/ANT - Antenna
- ☐ OT/BPP - Builders Pavement Plan *8D*
- ☐ OT/FPP - Fire Protection Plan
- ☐ OT/MAR - Marquee *8E, 26B*

7 Plans/Construction Documents Submitted *Plans are required for most applications.*

Are plans being submitted with this PW1? ☐ Yes ☐ No *If yes, do the plans include:* ☐ FO — Foundation ☐ EN — Energy Analysis

8 Additional Information

8A WT	Cost	WT	Cost	WT	Cost

8B Is a building enlargement proposed?
☐ No enlargement is proposed
☐ Yes *12, PD1*
☐ Horizontal ☐ Vertical
Additional Construction Floor Area: _____ sq. ft.

8C Estimated Job Cost $

8D Street Frontage: _____ linear ft.

8E Height: _____ ft. Width: _____ ft.

8F Total Construction Floor Area: _____ sq. ft.

9 Additional Considerations, Limitations or Restrictions

9A Review is requested under which building code? ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

	Yes	No		Yes	No	
9B	☐	☐	Alteration required to meet New Building requirements (28-101.4.5) *If yes, 13A-B*	☐	☐	Change in number of dwelling units
				☐	☐	Change in occupancy / use
	☐	☐	Alteration is a major change to exits	☐	☐	Change is inconsistent with current certificate of occupancy
9C	☐	☐	Façade Alteration	☐	☐	Change in number of stories
	☐	☐	Adult Establishment *If yes, plot diagram (except DM)*	☐	☐	Infill Zoning
	☐	☐	Compensated Development (Inclusionary Housing)	☐	☐	Loft Board
	☐	☐	Low Income Housing (Inclusionary Housing)	☐	☐	Quality Housing
	☐	☐	Single Room Occupancy (SRO) Multiple Dwelling	☐	☐	Site Safety Job/Project
	☐	☐	Filing includes Lot Merger / Reapportionment *If yes, 17*	☐	☐	Included in LMCCC
9D	☐	☐	Landmark	☐	☐	Filing to address violations *(list #s—max. 5)*:
	☐	☐	Little "E" or RD Site			
	☐	☐	Unmapped/CCO Street			
	☐	☐	Requesting legalization of work where no work without a permit violations have been issued			
	☐	☐	Other (please specify on line provided below):	☐	☐	Filing to comply with Local Laws *(list #s—max. 2)*

Yes	No	Work Includes:
☐	☐	Prefab wood I-joists
☐	☐	Structural cold-formed steel
☐	☐	Open-web steel joists

LL Number	Year

☐ ☐ CRFN(s) *Restrictive Declaration / Easement (max. 4)*:
☐ ☐ CRFN(s) *Zoning Exhibit (I, II, III, etc. - max. 4)*:

9E ☐ ☐ BSA Calendar Numbers *(max. 5)*:
9F ☐ ☐ CPC Calendar Numbers *(max. 5)*:
9G ☐ ☐ Work includes lighting fixture and/or controls, installation or replacement. [ECC §404 and §505]
9H ☐ ☐ Work includes modular construction under New York State jurisdiction
☐ ☐ Work includes modular construction under New York City jurisdiction
9I High Rise Team tracking #:
9J ☐ ☐ Structural peer review required per BC 16. *If yes, provide NYS P.E. license number:*
9K ☐ ☐ Work includes permanent removal of standpipe, sprinkler or fire suppression related systems
9L ☐ ☐ Work includes partial demolition as defined in AC §28-101.5, or the raising/moving of a building *If yes, 21B*
☐ ☐ Structural stability affected by proposed work

10 NYCECC Compliance *New York City Energy Conservation Code*

☐ To the best of my knowledge, belief and professional judgment, all work under this application is in compliance with the NYCECC*

Code Compliance Path *(choose **one**)*: ☐ NYCECC ☐ ASHRAE

Energy Analysis *(choose **one**)*: ☐ Tabular Analysis ☐ REScheck ☐ COMcheck ☐ Energy Modeling (EN1)

☐ To the best of my knowledge, belief and professional judgment, all work under this application is exempt from the NYCECC* in accordance with one of the following *(choose **one**)*:

☐ The work is an alteration of a State or National historic building.
☐ The scope of the work is entirely in a "low-energy building" and is limited to the building envelope.
☐ The entire scope of work involves a temporary structure and/or one or more of the following work types: FA, FP, SD, SP, FS, EQ, CC, OT/BPP, OT/FPP. Other work types are not exempt.
☐ This is a post-approval amendment and exempt under a prior edition of the energy code. See statement of exemption on attached drawings.

11 Job Description

11A Related DOB Job Numbers

11B Primary application job no.

12 Zoning Characteristics

12A District(s)
Overlay(s)
Special Dist.(s)
Map Number

12B Street legal width: ft.
Street Status: ☐ Public ☐ Private
If the zoning lot includes multiple tax lots, list all tax lots here ▶

12C *Proposed:* Use*	Zoning Floor Area	District	FAR
RESIDENTIAL	4673 sq. ft.	R6A	1.87
COMM. FACILITY	2062 sq. ft.	R6A	.82
	sq. ft.		
	sq. ft.		
	sq. ft.		
	sq. ft.		
Proposed Totals	6735 sq. ft.		2.69
Existing Total	6100 sq. ft.		

Proposed Lot Details:
Lot Type: ☐ Corner ☐ Interior ☐ Through
Lot Coverage %
Lot Area sq. ft.
Lot Width ft.
Proposed Other Details:
Enclosed Parking? ☐ Yes ☐ No
If yes, no. of parking spaces:
Perimeter Wall Height ft.

Proposed Yard Details:
Check here if no yards: ☐ *or*
Front Yard ft.
Rear Yard ft.
Rear Yard Equivalent ft.
Side Yard 1 ft.
Side Yard 2 ft.

Use can be one of the following: residential, commercial, manufacturing, or community facility. List only one use per line.

13 Building Characteristics *Main use/dominant occupancy per AC §28-101.5. **Use 2014 Code equivalents only. ‡Residential w/other use.

13A Primary structural system, *choose **one**:* ☐ Masonry ☐ Concrete (CIP) ☐ Concrete (Precast) ☐ Wood ☐ Steel (Structural) ☐ Steel (Cold-Formed) ☐ Steel (Encased in Concrete)

13B	Existing	2014 Code Designations?	Proposed	2014 Code Designations?
Structural Occupancy/Risk Cat.				
Seismic Design Cat.				
13C Occupancy Classification*		☐ Yes ☐ No		☒ Yes**
Construction Classification		☐ Yes ☐ No		☐ Yes ☐ No
Multiple Dwelling Classification				

13D Building Type: ☐ 1, 2, or 3 Family ☐ Other
Mixed use building?‡ ☐ Yes ☐ No

13E	Existing	Proposed
Building Height	ft.	ft.
Building Stories		
Dwelling Units		

13F Building was originally erected pursuant to which Building Code: ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968
The earliest Code with which this building or any part of it is required to comply: ☐ 2014 ☐ 2008 ☐ 1968 ☐ Prior to 1968

14 Fill *Choose **one**.*

☐ Not Applicable ☐ On-Site ☐ Off-Site ☐ Under 300 cubic yards

15 Construction Equipment

☐ Chute ☐ Sidewalk Shed
☐ Fence Size: linear ft.
☐ Supported Scaffold ☐ Other:
Construction Material:
BSA/MEA Approval No.

16 Curb Cut Description

Size of cut (with splays): ft.
Distance to nearest corner: ft.
to street:

17 Tax Lot Characteristics

Original tax lots being merged or reapportioned (if applicable):

Tentative tax lot numbers (new tax lots only):

18 Fire Protection Equipment

	Existing Yes	Existing No	Proposed Yes	Proposed No
Fire Alarm	☐	☐	☐	☐
Fire Suppression	☐	☐	☐	☐
Sprinkler	☐	☐	☐	☐
Standpipe	☐	☐	☐	☐

19 Open Spaces

	Existing	Proposed		Existing	Proposed
Plaza Area	sq. ft.	sq. ft.	Arcade Area	sq. ft.	sq. ft.
Parking Area	sq. ft.	sq. ft.	Parking Spaces		
Loading Berths	sq. ft.	sq. ft.	Loading Berths		

20 Site Characteristics

Yes	No		Yes	No		Yes	No	
☐	☐	Tidal Wetlands	☐	☐	Freshwater Wetlands	☐	☐	Substantial improvement?
☐	☐	Coastal Erosion Hazard Area	☐	☐	Urban Renewal	☐	☐	Substantially damaged?
☐	☐	Fire District	☐	☐	Flood Hazard Area *If yes, 20A*	☐	☐	Floodshields part of proposed work?

20A Flood Hazard Area Information

21 Demolition Details **Mechanical equipment other than handheld devices to be used for demolition or removal of debris (BC §3306.4).*

	Yes	No	
21A	☐	☐	Demo. filing is for a secondary structure? *If yes, specify structure being demolished:*
	☐	☐	Mechanical means* from out of building? *If yes, mechanical means will demolish:* ☐ entire structure *or* ☐ part of structure
	☐	☐	Mechanical means* from within building? *If yes, describe equipment proposed:*
21B	☐	☐	Demolition work affects the exterior building envelope
	☐	☐	The scope of work involves raising/moving of a building

22 Asbestos Abatement Compliance *Choose one.*

☐ The scope of work requires related asbestos abatement as defined in the regulations of the NYC Department of Environmental Protection (DEP).

☐ The scope of the work is **not** an asbestos project as defined in the regulations of the NYC DEP. *DEP Control # is required.*

DEP ACP-5 Control No. _____

☐ The scope of work is exempt from the asbestos requirement as defined in the regulations promulgated by the NYC DEP (15 RCNY 1-23(b)) or is an alteration to a building constructed pursuant to plans submitted for approval on or after April 1, 1987, in accordance with *§ 28-106.1.*

23 Sign

Purpose: ☐ Advertising ☐ Non-Advertising

Type: ☐ Illuminated *23A* ☐ Non-Illuminated

Estimated Cost: $

Total Square Feet:

Height above Curb: ft. in.

Location: ☐ Ground ☐ Roof *23B* ☐ Wall

Height above Roof: ft. in.

Yes	No		
☐	☐	Is sign inside building line? *If no, sign projects by:*	ft. in.
☐	☐	Designed for changeable copy? *If no, 23C*	
☐	☐	Does an OAC have an interest in this sign or location? *If yes, 23G*	
☐	☐	Within 900' and within view of an arterial highway? *If yes, 23D*	
☐	☐	Within 200' and within view of a park 1/2 acre or more? *If yes, 23E*	

→ *If answer is "yes" to either of the above two questions and this is an advertising sign, OAC sign number is required in section 23F*

23A Illuminated type: ☐ Direct ☐ Flashing ☐ Indirect

Yes	No		
☐	☐	If sign projects beyond building line, is owner billed for annual permit? *If no, specify in 26B*	
23B ☐	☐	Is roof sign tight, closed or solid?	

23C Sign wording. *If extensive, provide only key wording.*

23D Distance from Arterial Highway: ft.

23E Distance from Park 1/2 acre or more: ft.

23F OAC Sign Number:

23G OAC Registration Number:

24 Comments *Place additional comments on an AI-1 form. See Guide for proper incorporation of professional certification statements.*

FILING TO AMEND AND CORRECT ZONING PAGES AND FLOOR AREA CALCULATIONS IN BIS.

25 Applicant's Statements and Signatures *Required for all applications.*

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. I prepared or supervised the preparation of the construction documents and work shown thereon comply with the provisions of the NYC Administrative Code and other applicable laws and rules, ☐ *(—check here if)* except as set forth in the accompanying documents. I acknowledge that I have read and will comply with all instructions pertaining to this application and supplementary schedules submitted. **Cluster Development Statement** (if applicable): I hereby state that all pertinent information relating to this job are identical to those previously filed under the group lead job number, except as specified herein.

For initial New Building and Alteration 1 applications filed under the 2008 or 2014 NYC Building Code only: does this building qualify for high-rise designation? ☐ Yes ☐ No

Directive 14 initial applications only: I certify that the construction documents submitted and all construction documents related to this application do not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy. ☐ Yes ☐ No

Name (p… WILLIAM ALICEA

Sign and D… 8.2.17

P.E. / R.A. Seal *(a… seal… date over seal)*

26 Property Owner's Statements and Signatures

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department. Furthermore, I understand that I am responsible for insuring that a final inspection be performed when the permitted work is complete, and that a satisfactory report of final inspection be submitted, along with all required submittal documents, so that the NYC Department of Buildings may issue a letter of completion or certificate of occupancy within the time prescribed by law.

I have authorized the applicant to file this application for the work specified herein and all future amendments. I will not knowingly authorize any work that is not in compliance with all applicable laws, rules, and regulations.

Yes No

☐ ☐ **Fee Exemption Request (Non-Profit Owned and Operated)** In accordance with Administrative Code §28-112.1, Exception 1, I certify that the deed holder is a corporation or association organized and operated exclusively for the purposes indicated in such section, and that the property is used exclusively by such entity for such purposed. ★

☐ ☐ **Fee Exemption Request (NYCHA/HHC, NYC Agency, or Other Government Owned and Operated)** The building or any part thereof to be constructed, renovated, altered or demolished is owned and operated exclusively for the purposes of the NYC Agency, NYC Authority, NYS Agency, Federal Government or any other government entity. ★

☐ ☐ **Owner's Certifications Regarding Occupied Housing** The site of the building to be altered or demolished, or the site of the new building to be constructed, contains one or more occupied dwelling units that will remain occupied during construction. These occupied dwelling units have been clearly identified on the submitted construction documents.

☐ ☐ The site of the building to be altered or demolished, or the site of the new building to be constructed, contains occupied housing accommodations subject to rent control or rent stabilization under Chapters 3 and 4 of Title 26 of the New York City Administrative Code. ***If yes, select one of the following:***

☐ The owner is not required to notify the New York State Homes and Community Renewal (NYSHCR) of the owner's intention to file because the nature and scope of the work proposed, pursuant to NYSHCR regulations, does not require notification.

☐ The owner has notified the New York State Homes and Community Renewal (NYSHCR) of its intention to file such construction documents/apply for such permit and has complied with all requirements imposed by the regulations of such agency as preconditions for such [filing/application]

Provide date NYSHCR notified: _____

☐ ☐ **Owner's Certification for Directive 14 Applications (if applicable)** I have read and am fully aware of the applicant's statement that the construction documents submitted and all construction documents related to this application will not require a new or amended Certificate of Occupancy as there is no change in use, exits, or occupancy and the work is not inconsistent with the current certificate of occupancy. Furthermore, I understand that I am responsible for retaining a qualified design professional to perform a final inspection when the permitted work is complete and this professional must submit a satisfactory final inspection report to the NYC Department of Buildings within the time following inspection prescribed by Department rule.

Notes for Section 26A: *Section required if unit owner signed Section 26. Signature required for authorized representative of Condo or Co-Op board.*

★ *For fee waivers, please see the PW1 User Guide*

Owner Type: ☐ Individual ☐ Partnership ☐ NYCHA / HHC ☐ Corporation ☐ Other Government ☐ NYC Agency ☐ Condo Unit Owner or Co-Op Tenant-shareholder *26A*

Is the deed holder a non-profit organization? ☐ Yes ☐ No

Name (please print):

Relationship to Owner:

Business Name/Agency:

Street Address:

City: State: Zip:

Telephone Number: Fax:

E-Mail Address

Signature and Date ▶

26A Condo/Co-Op Board *See note in bottom left corner of page.*

Name (please print):

Title:

Street Address:

City: State: Zip:

Telephone Number: Fax:

E-Mail Address:

Signature and Date ▶

26B Lessee Responsible for Annual Sign or Marquee Permit

Name (please print):

Relationship to Owner:

Business Name/Agency:

Street Address:

City: State: Zip:

Telephone Number: Fax:

E-Mail Address:

APPENDIX B – NYCLPC CORRESPONDENCE

NYC Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: BEDFORD AVE REZONING
Date received: 6/13/2016

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 110 Bedford Avenue, BBL: 3022970013
2) ADDRESS: 112 Bedford Avenue, BBL: 3022970014
3) ADDRESS: 114 Bedford Avenue, BBL: 3022970015
4) ADDRESS: 116 Bedford Avenue, BBL: 3022970016
5) ADDRESS: 118 Bedford Avenue, BBL: 3022970017
6) ADDRESS: 120 Bedford Avenue, BBL: 3022970018
7) ADDRESS: 122 Bedford Avenue, BBL: 3022970019
8) ADDRESS: 124 Bedford Avenue, BBL: 3022970020
9) ADDRESS: 143 North 10th Street, BBL: 3022970120

Gina Santucci 6/24/2016

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 31561_FSO_DNP_06172016.doc

APPENDIX C – PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

Phase I Environmental Site Assessment

116 Bedford Avenue
Brooklyn, New York

EBI Project No. 1115002542

April 28, 2015



Prepared for:

Brooklyn Standard Properties, LLC
265 Canal Street, Suite 209
New York, New York 10013

Prepared by:

EBI Consulting
environmental | engineering | due diligence

EBI Consulting
environmental | engineering | due diligence

21 B Street
Burlington, MA 01803
Tel: (781) 273-2500
Fax: (781) 273-3311
www.ebiconsulting.com

April 28, 2015

Mr. David Manheimer
Brooklyn Standard Properties, LLC
265 Canal Street, Suite 209
New York, New York 10013

Subject: Phase I Environmental Site Assessment
116 Bedford Avenue
116 Bedford Avenue, Brooklyn, New York
EBI Project No. 1115002542

Dear Mr. Manheimer:

Attached please find our *Phase I Environmental Site Assessment* (the report) for the above-mentioned asset (the Subject Property). During the survey and research, our surveyor met with agents representing the Subject Property, or agents of the owner, and reviewed the Subject Property and its history. The report was completed according to the terms and conditions authorized by you. This report has been completed in general conformance with the ASTM Standard E 1527-13.

This report is addressed to *Brooklyn Standard Properties, LLC* and such other persons as may be designated by *Brooklyn Standard Properties, LLC* and their respective successors and assigns.

Reliance on the report and the information contained herein shall mean (i) the report may be relied upon by a lender to be selected by *Brooklyn Standard Properties, LLC*, in determining whether to make a loan evidenced by a note secured by the Subject Property ("the Mortgage Loan"); (ii) the report may be relied upon by any loan purchaser in determining whether to purchase the Mortgage Loan from a lender to be selected by *Brooklyn Standard Properties, LLC*, or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan, and any rating agency rating securities representing an interest in the Mortgage Loan or backed or secured by the Mortgage Loan; (iii) the report may be referred to in and included, in whole or in part, with materials offering for sale the Mortgage Loan or an interest in the Mortgage Loan or securities backed or secured by the Mortgage Loan; (iv) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by EBI Consulting.

There are no intended or unintended third party beneficiaries to this report, except as expressly stated herein.

EBI is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing of any business transaction.

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

Thank you very much for the opportunity to provide environmental consulting services to *Brooklyn Standard Properties, LLC*. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,
EBI CONSULTING



Jill Lamphear
Author / Environmental Scientist



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EXECUTIVE SUMMARY

At the request of Brooklyn Standard Properties, LLC, EBI has performed a Phase I Environmental Site Assessment (ESA) of the property located at 116 Bedford Avenue in Brooklyn, New York, herein referred to as the Subject Property. The main objective of this ESA was to identify *recognized environmental conditions* in connection with the Subject Property, defined in ASTM Practice E 1527-13 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. De minimis conditions are not recognized environmental conditions. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E 1527-13.

The Subject Property includes one rectangular-shaped parcel, totaling approximately 0.05 acre. The Subject Property is currently improved with an eight unit, four-story, multi-family residential building, with a gross area of approximately 6,300± square feet. There is a full basement present beneath the existing structure. The existing improvements were reportedly constructed circa 1905. There are currently no commercial or industrial operations conducted at the Subject Property.

Below is the Assessment Summary Table presenting our recommended actions for the Subject Property. EBI's Findings and Opinions are presented in Section 8.0, and recommendations for further action or investigation are presented in Section 9.0.

ASSESSMENT SUMMARY TABLE			
Assessment Component	**Section(s)**	**Recommended Actions**	**Estimated Cost**
Historical Review	4.3	No Further Action	
Current Occupants / Operations	2.3, 5.0	No Further Action	
Hazardous Substances / Petroleum Products	5.2	No Further Action	
Waste Generation	5.3	No Further Action	
Storage Tanks	5.4	No Further Action	
PCBs	5.5	No Further Action	
Potential Off-site Sources	2.5, 4.1	No Further Action	
Regulatory Agency / Database Review	4.1	No Further Action	
Asbestos Containing Materials	7.1	Develop and implement Asbestos Operations and Maintenance (O&M) Plan.	$500 to prepare O&M Plan
Radon	7.2	No Further Action	
Lead-Based Paint	7.3	Develop and implement LBP Operations and Maintenance (O&M) Plan.	$500 to prepare O&M Plan
Lead in Drinking Water	7.4	No Further Action	
Vapor Migration	7.5	No Further Action	

1.0 INTRODUCTION

This report documents the findings, opinions, and conclusions of a Phase I Environmental Site Assessment (ESA) of the property located at 116 Bedford Avenue in Brooklyn, New York.

1.1 PURPOSE

The purpose of this ESA was to identify *recognized environmental conditions* and certain environmental conditions outside the scope of ASTM Practice E 1527-13 in connection with the property at the time of the property reconnaissance.

1.2 SCOPE-OF-SERVICES

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Practice E 1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-13 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils and hydrologic data.
- Subject Property history through a review of referenced sources such as land deeds, fire insurance maps, city directories, aerial photographs, prior reports, and interviews.
- Current Subject Property conditions, including observations and interviews regarding the following: the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or biomedical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.
- Past ownership through a review of available prior reports and local municipal file review.

The scope-of-work also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E 1527-13: asbestos-containing materials (ACM), lead-based paint (LBP), lead in drinking water and radon.

1.3 ASSUMPTIONS, LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment (the report) has been prepared for the use of Brooklyn Standard Properties, LLC, in accordance with our Standard Conditions for Engagement and Authorization Letter and Agreement for Environmental Services approved and signed by Brooklyn Standard Properties, LLC, and with the limitations described below, all of which are integral parts of this report. A copy of the signed Standard Conditions For Engagement and Authorization Letter and Agreement for Environmental Services is maintained at the EBI Consulting office in Burlington, Massachusetts.

EBI has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of *ASTM Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This report was prepared with no exceptions or deletions from ASTM Standard E 1527-13.

This Phase I Environmental Site Assessment has been prepared to assess a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit Brooklyn Standard Properties, LLC to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute "all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice" as defined in 42 U.S.C. § 9601(35)(B).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify *recognized environmental conditions*. The term recognized environmental conditions 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. De minimis conditions are not recognized environmental conditions. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis conditions* that generally do 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. Conditions determined to be de minimis are not recognized environmental conditions.

The information reported was obtained through sources deemed reasonably ascertainable, as defined in ASTM Standard E 1527-13; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with the authorities having jurisdiction over the Subject Property. Findings, conclusions, and recommendations included in the report are based on our visual observations in the field, the municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied documents and drawings. EBI relies completely on the information, whether written, graphic, or verbal, provided by the Subject Property contact or as shown on any documents reviewed or received from the Subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct. Although there may have been some degree of overlap in the information provided by these various sources, EBI did not attempt to independently verify the accuracy

or completeness of all information reviewed or received during the course of these environmental services.

The observations in this report are valid on the date of the investigation. Where access to portions of the Subject Property or to structures on the Subject Property was unavailable or limited, EBI renders no opinion as to the presence of hazardous substances or petroleum products in that portion of the Subject Property or structure. Inaccessible portions of the Subject Property are described below. In addition, EBI renders no opinion as to the presence of, or indirect evidence relating to, hazardous substances or petroleum products where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

It is acknowledged that EBI judgments shall not be based on scientific or technical tests or procedures beyond the scope of the Services or beyond the time and budgetary constraints imposed by the Client. It is acknowledged further that EBI conclusions shall not rest on pure science but on such considerations as economic feasibility and available alternatives. Client also acknowledges that, because geologic and soil formations are inherently random, variable, and indeterminate in nature, the Services and opinions provided under this Agreement with respect to such Services are not guaranteed to be a representation of actual conditions on the Subject Property, which are also subject to change with time as a result of natural or man-made processes, including water permeation. In performing the Services, EBI shall use that degree of care and skill ordinarily exercised by environmental consultants or engineers performing similar services in the same or similar locality. The standard of care shall be determined solely at the time the Services are rendered and not according to standards utilized at a later date. The Services shall be rendered without any other warranty, expressed or implied, including, without limitation, the warranty of merchantability and the warranty of fitness for a particular purpose.

Client and EBI agree that to the fullest extent permitted by law, EBI shall not be liable to Client for any special, indirect or consequential damages whatsoever, whether caused by EBI's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause or causes whatsoever.

The ASTM Standard E 1527-13 does not encompass analytical testing to evaluate asbestos containing materials, radon, lead-based paint, drinking water quality, indoor air quality, stored chemicals, debris, fill materials, surface water, or subsurface samples (soil and groundwater) as part of a Phase I ESA. Any analytical testing performed at the Subject Property has been conducted in accordance with the Standard Conditions for Engagement and Authorization Letter and Agreement for Environmental Services and the client-specific Scope of Work. Unless otherwise specified herein, such testing involves screening methods intended to provide a broad and approximate evaluation of conditions at readily accessible portions of the Subject Property, limited by project constraints, and should not be construed as a comprehensive program designed to comply with a specific regulatory program. If a thorough and regulatory-compliant study is warranted based on the findings of the Phase I ESA, EBI will recommend the appropriate further investigation. In certain cases, quantitative laboratory testing is performed as part of the assessment and analyses have been conducted by an outside laboratory. EBI relies upon the data provided by the outside laboratory, and has not conducted an independent evaluation of the reliability of this data.

The assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed and delivered by EBI.

Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified if necessary, at additional cost. This report has been prepared in accordance with our Standard Conditions for Engagement, which is an integral part of this report.

1.4 SPECIAL TERMS AND CONDITIONS

This Phase I Environmental Site Assessment (the report) has been prepared to assist a lender to be selected by Brooklyn Standard Properties, LLC in its underwriting of a proposed mortgage loan on the Subject Property. This report can be relied upon by only the parties stated in the transmittal letter at the front of this report. EBI's liability to a purchaser wishing to use this report is limited to the cost of the report. Amendments to EBI's limitations as stated herein that may occur after issuance of the report are considered to be included in this report. Payment for the report is made by, and EBI's contract and report extends to Brooklyn Standard Properties, LLC only, in accordance with our Standard Conditions For Engagement and, Authorization Letter and Agreement for Environmental Services.

1.5 DATA GAPS

Any data gaps identified herein, as defined by ASTM Practice E 1527-13 § 3.2.20, are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the Subject Property and do not alter the conclusions of this report.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 OWNERSHIP AND LOCATION

According to the New York City Department of Finance, the Subject Property is currently owned by FAO Corp.

The Subject Property is located at 116 Bedford Avenue in the Williamsburg neighborhood of Kings County, Brooklyn, New York. The Subject Property includes one rectangular-shaped parcel, identified by the Brooklyn, New York Department of Finance as Block 2298, Lot 5, totaling approximately 0.05 acre. The Subject Property is located approximately 100 feet south of the intersection of Bedford Avenue and North 11th Street. Figure 1 - Location Map depicts the location of the Subject Property on a street map of Brooklyn, New York. Figure 2 - Locus Map depicts the location of the Subject Property on the Brooklyn, New York United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle. Figure 3 - Site Plan depicts the configuration of the Subject Property and adjoining properties.

2.2 SUBJECT PROPERTY IMPROVEMENTS

The Subject Property is currently improved with an eight unit, four-story, multi-family residential building, with a gross area of approximately 6,300± square feet. There is a full basement present beneath the existing structure. The existing improvements were reportedly constructed circa 1905.

The existing building is located on the eastern portion of the property. Areas of the Subject Property surrounding the existing building include a paved rear yard area on the western portion to the Subject Property.

2.3 CURRENT USE OF THE SUBJECT PROPERTY

At the time of assessment, the Subject Property was occupied by an eight-unit, multi-family residential building. There are currently no commercial or industrial operations conducted at the Subject Property.

Please refer to Section 5.2 for discussion regarding hazardous substances and petroleum products at the Subject Property.

2.4 MUNICIPAL SERVICES & UTILITIES

The Subject Property is serviced by the following municipal services and utilities:

MUNICIPAL SERVICES AND UTILITIES	
Utility	**Provider/Source**
Potable Water Supply	New York City Department of Environmental Protection (NYC DEP)
Sewage Disposal System	NYC DEP
Electrical Service	Con Edison
Natural Gas Service	Brooklyn Union Gas Company
Oil Service	Not provided
Heating/Cooling Systems	Natural gas boiler
Emergency Power	Not provided

2.5 ADJOINING PROPERTIES

Property use in the vicinity of the Subject Property is primarily characterized by residential and retail/commercial development.

ADJOINING PROPERTIES	
North	The Subject Property is bound to the north by a multi-family residential building (114 Bedford Avenue).
South	The Subject Property is bound to the south by a mixed-use residential building with a street-level restaurant that is currently vacant (118 Bedford Avenue).
East	The Subject Property is bound to the east by mixed-use residential building with a street-level restaurant occupied by The Bedford Restaurant (144 North 11th Street).
West	The Subject Property is bound to the west by a multi-family residential building (117 Bedford Avenue).

No visual evidence of adverse environmental conditions was observed during the survey of the adjoining properties.

3.0 USER PROVIDED INFORMATION

The following section summarizes information provided by Brooklyn Standard Properties, LLC with regard to this Phase I Environmental Site Assessment. Additionally, a User Questionnaire was forwarded to the designated Client contact. The User Questionnaire has been partially completed and returned to our offices. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property.

3.1 TITLE RECORDS

Title record information associated with the Subject Property has not been provided to EBI by Brooklyn Standard Properties, LLC. A detailed discussion regarding review of information obtained from other sources is presented in Section 4.3.5 of this report.

3.2 ENVIRONMENTAL LIENS AND ACTIVITY AND USE LIMITATIONS

Brooklyn Standard Properties, LLC has provided no information regarding environmental liens or activity and use limitations in connection with the Subject Property. A detailed discussion regarding environmental liens is presented in Section 4.3.7 of this report. A detailed discussion regarding activity and use limitations is presented in Sections 4.1.1 and 4.1.2 of this report.

3.3 SPECIALIZED KNOWLEDGE

Brooklyn Standard Properties, LLC provided no specialized knowledge that is material to recognized environmental conditions in connection with the Subject Property. EBI was not provided with or made aware of previous environmental assessments or other documentation that is material to recognized environmental conditions in connection with the Subject Property, except as presented in Section 4.3.8 of this report.

3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Brooklyn Standard Properties, LLC has provided no commonly known or reasonably ascertainable information within the local community about the Subject Property that is material to recognized environmental conditions in connection with the Subject Property.

3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Brooklyn Standard Properties, LLC has provided no information regarding valuation reduction for environmental issues in connection with the Subject Property.

3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

Brooklyn Standard Properties, LLC provided contact information for the Subject Property owner, manager and/or occupants.

3.7 REASON FOR PERFORMING PHASE I ESA

Brooklyn Standard Properties, LLC retained EBI to complete this Phase I Environmental Site Assessment in connection with a real estate transaction.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORDS

A review of standard environmental databases maintained by Federal, state, and tribal offices was completed through Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. The databases were searched for properties with reported environmental conditions located within approximate minimum search distances as specified by ASTM Standard E 1527-13, by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded "orphan" properties within the same zip code. The database report is presented in Appendix E.

The database report identified 22 "orphan sites." Orphan sites are those sites that could not be accurately mapped or geocoded due to inadequate location information. EBI attempted to locate these sites via vehicular reconnaissance and interviews with personnel familiar with the area. Based on this research, EBI did not identify listed orphan sites within the approximate minimum search distances that may be considered likely to have impacted conditions at the Subject Property.

It should be noted that plotted locations of listed sites are not always accurate. With regard to listings that are determined or suspected to be inaccurate, based on information from other sources such as direct observation or consultation with individuals familiar with the property, EBI uses the best available data when evaluating the location of listed sites discussed below.

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed below.

SUMMARY OF FEDERAL, STATE, AND TRIBAL AGENCY DATABASE FINDINGS			
Regulatory Database	**Approximate Minimum Search Distance**	**Subject Property Listed**	**Off-site Listings Within Search Distance**
Federal NPL Sites	1.0 mile	No	0
Federal Delisted NPL Sites	0.5 mile	No	0
Federal CERCLIS Sites	0.5 mile	No	0
Federal CERCLIS NFRAP Sites	0.5 mile	No	**1**
Federal RCRA CORRACTS Sites	1.0 mile	No	**1**
Federal RCRA non-CORRACTS TSD Sites	0.5 mile	No	0
Federal RCRA Generators Sites	Property & Adjoining	No	**1**
Federal Engineering / Institutional Control Sites	0.5 mile	No	0
Federal ERNS Sites	Property	No	NA
State and Tribal equivalent NPL / CERCLIS Sites	1.0 / 0.5 mile	No	**12**
State and Tribal Spills Sites	Property	No	NA
State and Tribal Landfill or Solid Waste Disposal Sites	0.5 mile	No	**7**
State and Tribal Leaking Storage Tank Sites	0.5 mile	No	**37**
State and Tribal Registered Storage Tank Sites	Property & Adjoining	No	0
State and Tribal Engineering / Institutional Control Sites	0.5 mile	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	**2**
State and Tribal Brownfield Sites	0.5 mile	No	**10**

4.1.1 Federal Agency Database Records

National Priority List (NPL)
The NPL database, also known as the Superfund List, is a subset of CERCLIS and identifies sites that are ranked as high priority for remedial action under the Federal Superfund Act. Neither the Subject Property nor any sites located within 1.0 mile of the Subject Property were identified on the NPL.

Delisted National Priority List (NPL)
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the Delisted NPL database.

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
CERCLIS contains data regarding potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability ACT (CERCLA). CERCLIS contains sites that are included on the National Priority List (NPL), as well as sites which are in the screening and assessment phase for possible inclusion on the NPL. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the CERCLIS database.

CERCLIS – No Further Remedial Action Planned (CERCLIS-NFRAP)
As of February 1995, CERCLIS sites designated as No Further Remedial Action Planned (NFRAP) have been removed from the CERCLIS list. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed without the need for the site to be placed on the NPL, or the contamination was not considered sufficient to warrant Federal Superfund action or NPL consideration. The Subject Property was not identified on the CERCLIS-NFRAP database. However, one site located within 0.5 mile of the Subject Property was identified on the CERCLIS-NFRAP database. Information regarding the listed site is presented in the following table:

CERCLIS-NFRAP			
Site	**Distance / Direction / Gradient***	**EPA ID No.**	**Regulatory Status**
All Plating Corp. 154 North 7th Street Brooklyn, New York	0.17 mile / Southwest / Upgradient	0204153	Removal: 11/04/1998 Archive Site: 04/11/2005 Status: Removal Only Site (No site assessment needed)

* Presumed hydrogeologic gradient based upon regional topography

Based upon the current regulatory status, distance relative to the Subject Property, and reported nature/extent of contamination, it is considered unlikely that conditions associated with the identified CERCLIS-NFRAP facility represent an environmental concern to the Subject Property.

Resource Conservation and Recovery Act (RCRA) – Corrective Action Tracking System (CORRACTS)
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information regarding sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. The RCRA-CORRACTS database identifies TSD facilities that have conducted, or are currently conducting, corrective action(s) as regulated under RCRA. The Subject Property was not identified on the RCRA CORRACTS database. However, one site located within 1.0 mile of the Subject Property was identified on the RCRA CORRACTS database. Information regarding the listed site is presented in the following table:

RCRA-CORRACTS			
Site	**Distance / Direction / Gradient***	**EPA ID No.**	**Regulatory Status**
Radiac Research Corp. 33 South 1st Street Brooklyn, New York	0.60 / West- southwest/ Upgradient	NYD049178296	Date of Compliance: 09/24/2009

* Presumed hydrogeologic gradient based upon regional topography

This facility has received multiple notices of violations, however the database notes that the migration of contaminated groundwater is under control at the facility and that monitoring will be conducted to confirm that contaminated remains with the existing area of contaminated groundwater. Based upon the distance relative to the Subject Property, it is considered unlikely that conditions associated with the identified RCRA-CORRACTS facility represent an environmental concern to the Subject Property.

RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities
RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) facilities are required to register hazardous waste activity under the Resource Conservation and Recovery Act (RCRA). Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on the RCRA non-CORRACTS TSD database.

RCRA Hazardous Waste Generators
Hazardous waste generators tracked under the Resource Conservation and Recovery Act (RCRA) are classified as either Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQG). A RCRA-LQG is defined as a facility that generates over 1,000 kilograms (Kg) of hazardous waste, or over 1 Kg of acutely hazardous waste per month. A RCRA-SQG is defined as a facility that generates between 100 Kg and 1,000 Kg of hazardous waste per month. A RCRA-CESQG is defined as a facility that generates less than 100 Kg of hazardous waste, or less than 1 Kg of acutely hazardous waste per month. The Subject Property was not identified on the RCRA Generator database. However, one adjoining property was identified on the RCRA Generator database. Information regarding the listed site is presented in the following table:

RCRA GENERATORS			
Site	**Distance / Direction / Gradient***	**EPA ID No.**	**Regulatory Status**
Con Edison-Manhole 3141 118 Bedford Avenue Brooklyn, New York	Adjacent / South / Crossgradient	NYP004184198	No violations identified

* Presumed hydrogeologic gradient based upon regional topography

Based upon the absence of reported violations, and presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with the identified RCRA Generator facility represent an environmental concern to the Subject Property.

Federal Engineering Control / Institutional Control Registries

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Neither the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on Federal Engineering Control or Institutional Control Registries.

Emergency Response Notification System (ERNS)

ERNS is a national database used to collect information regarding reported releases of petroleum products and/or hazardous substances. The database contains information from spill reports submitted to Federal agencies, including the EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation. A review of this database was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property was not identified on the ERNS database.

4.1.2 State and Tribal Agency Database Records

State and Tribal equivalent NPL Sites and CERCLIS Sites

State and tribal equivalent NPL and CERCLIS databases were searched for sites located within 1.0 mile and 0.5 mile of the Subject Property, respectively. The Subject Property was not identified on state and/or tribal databases. According to the State Hazardous Waste Site (SHWS) database, 12 SHWS sites are located within 1.0 mile of the Subject Property. However, all 12 sites are located greater than 0.25 mile from the Subject Property. Based upon the distance and/or hydrogeologic separation from the Subject Property, these 12 sites are considered unlikely to represent an environmental concern to the Subject Property.

State and Tribal Spills Sites (Spills)

A review of available Spills databases was conducted in order to determine whether any spills or incidents involving releases of hazardous substances or petroleum products have occurred at the Subject Property. The Subject Property was not identified on the Spills database.

State and Tribal Landfill Sites and Solid Waste Disposal Sites

The state and tribal landfill and solid waste disposal site databases identify active or inactive landfill and transfer station facilities, as well as open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The Subject Property was not identified on state or tribal landfill and solid waste disposal site databases. However, seven sites located within 0.5 mile of the Subject Property were identified on state or tribal landfill and solid waste disposal site databases. Six of the seven solid waste disposal sites are located greater than 0.25 mile from the Subject Property. Based upon the distance and/or hydrogeologic separation from the Subject Property, these six sites are considered unlikely to represent an existing release, past release, or material threat of release of hazardous substances or petroleum products on the Subject Property. Information regarding the remaining listed site is presented in the following table:

STATE AND TRIBAL LANDFILL SITES AND SOLID WASTE DISPOSAL SITES			
Site	**Distance / Direction / Gradient**	**ID No.**	**Facility Status**
National Paper Stock, Inc. 136 North 10th Street Brooklyn, New York	0.06 mile / West-northwest / Upgradient	Not reported	Facility Type: Transfer Station / Solid Waste Landfill Facility Status: Inactive No Reported Violations

* Presumed hydrogeologic gradient based upon regional topography

Based upon the absence of reported violations, it is considered unlikely that conditions associated with the identified site represent an environmental concern to the Subject Property.

State and Tribal Leaking Storage Tank Sites

Leaking Storage Tank Sites are properties where releases of hazardous substances or petroleum products from underground storage tanks (USTs) and/or aboveground storage tanks (ASTs) have been identified and reported to state, tribal, or local agencies. The Subject Property was not identified on state or tribal Leaking Storage Tank databases. However, according to the Leaking Underground Storage Tank (LUST) database, 37 LUST sites are located within 1.0 mile of the Subject Property. Of the listed sites, 31 sites are located greater than 0.18 mile from the Subject Property. Based upon the distance and/or hydrogeologic separation from the Subject Property, these 31 sites are considered unlikely to represent an existing release, past release, or material threat of release of hazardous substances or petroleum products on the Subject Property. The remaining six LUST sites located within 0.18 mile of the Subject Property have been granted No Further Action status by the New York State Department of Environmental Conservation (NYSDEC) and based upon the current regulatory status are considered unlikely to represent an environmental concern to the Subject Property.

State and Tribal Registered Storage Tanks

Neither the Subject Property nor any adjoining properties were identified on state or tribal Registered Storage Tank databases.

State and Tribal Engineering Control / Institutional Control Registries

The completion of site cleanup activities may include the implementation of engineering controls or institutional controls as part of the response action. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. Neither

the Subject Property nor any sites located within 0.5 mile of the Subject Property were identified on state or tribal Engineering Control or Institutional Control Registries.

State and Tribal Voluntary Cleanup Sites

The Subject Property was not identified on state or tribal Voluntary Cleanup Site databases. However, two sites located within 0.5 mile of the Subject Property were identified on state or tribal Voluntary Cleanup Site databases. Information regarding the listed sites is presented in the following table:

STATE AND TRIBAL VOLUNTARY CLEANUP SITES			
Site	**Distance / Direction / Gradient**	**ID No.**	**Regulatory Status**
Williamsburg Works Kent Avenue & 12th Street Brooklyn, New York	0.27 mile / Northwest / Crossgradient	58605	Responsible Party: Sunbelt Equipment, Corp. Notification Date: Not reported Contaminants: VOCs and SVOCs Media Impacted: Soil & GW Status: Not reported Date of Closure: NA
Bayside Oil 1-65 North 12th Street Brooklyn, New York	0.45 mile / Northwest / Crossgradient	57122	Responsible Party: TransGas Energy Notification Date: 2002 Contaminants: VOCs and PAHs Media Impacted: Soil & GW Status: Not reported Date of Closure: NA

* Presumed hydrogeologic gradient based upon regional topography

Based upon the distance/presumed hydrogeologic gradient relative to the Subject Property, it is considered unlikely that conditions associated with the identified Voluntary Cleanup Sites represent an environmental concern to the Subject Property.

State and Tribal Brownfield Sites

The Subject Property was not identified on state or tribal Brownfield Sites databases. However, 10 sites located within 0.5 mile of the Subject Property were identified on state or tribal Brownfield Sites databases. All 10 state or tribal Brownfield Sites are located greater than 0.12 mile from the Subject Property. Based upon the distance and/or hydrogeologic separation from the Subject Property, these 10 sites are considered unlikely to represent an existing release, past release, or material threat of release of hazardous substances or petroleum products on the Subject Property.

4.1.3 Local Regulatory Agency Records

Local municipal offices consulted during the completion of this assessment included the following: City of New York Building Department and Fire Department - Fire Prevention Division.

City of New York Building Department

EBI reviewed available files regarding the Subject Property at the City of New York Building Department for information regarding past uses of the Subject Property. The original building permits indicate that the building was constructed in 1905. Building permits for general tenant improvements were on file for the Subject Property. EBI additionally identified an oil burner application permit, dated 1907, indicating the former use of fuel oil. However, EBI notes that based on the size of the building, with access to the basement of the building from sidewalk and EBI's familiarity with similar buildings in the area, it is likely that if any previous heating oil storage tank was located at the Subject Property, it would have been

installed in the basement of the building. No evidence of any heating oil storage tanks (such as fill or vent pipes) was observed at the Subject Property at the time of the site visit. It is likely that if there was an oil tank at the property it would have been an AST in the basement of the building rather than being an exterior, buried tank. Therefore, it appears that this tank has been removed from the property, no concerns were noted by EBI or reported to the DEC, and the oil burner application filed at the Subject Property does not represent an environmental concern to the Subject Property. The review of Building Department records did not identify past uses of the Subject Property that would constitute a recognized environmental condition.

City of New York Fire Department

EBI has submitted a written request to New York City for information regarding the generation, transportation, storage, treatment, disposal, and/or spills or releases of hazardous substances or petroleum products at the Subject Property, in accordance with the Freedom of Information Act (FOIA). As of the date of this report, EBI has not received a response to this inquiry. Upon receipt of the agency response, if the provided information has a material affect on the findings of this report, EBI will forward this information as an addendum to this report. If no response is received, or no material information is identified, our report will not be modified.

4.2 PHYSICAL SETTING

4.2.1 Topography

The Subject Property is located at an elevation of approximately 21 feet above mean sea level (msl). The topography of the Subject Property is relatively flat and slopes gently to the north. The Subject Property is located in a relatively flat area, and the general slope of the surrounding region is to the northwest (see Figure 2 - Locus Map, which depicts the location of the Subject Property on the Brooklyn, New York USGS 7.5 Minute Topographic Quadrangle).

4.2.2 Geology and Soils

No bedrock outcroppings were observed at the Subject Property. Information concerning the geology of the Subject Property was obtained from the USGS National Water Summary (1984), New York region. The Subject Property is located within the New England Upland section of the New England physiographic province, which consists of a discontinuous mantle of till and stratified drift underlain by crystalline metamorphic and igneous rocks.

Near-surface geology in heavily developed areas such as the Subject Property and vicinity is considered "urban land" and is characterized by a non-homogeneous distribution of soil and fill types. Excavation and backfilling for building foundations, utility conduits, subway systems and other construction results in a varied subsurface profile. In this setting, estimation of local subsurface parameters such as permeability, moisture content, and organic fraction is not feasible without site-specific testing data.

4.2.3 Hydrogeology and Hydrology

No natural surface water bodies were identified on or adjacent to the Subject Property. The nearest downgradient surface water body is the East River, located approximately 0.5 mile west of the Subject Property.

Local groundwater gradient is expected to follow surface topography; therefore, groundwater flow near the Subject Property is expected to flow to the west. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring

wells and precise measurements of hydrostatic pressure. Monitoring wells were not observed on the Subject Property.

4.3 HISTORICAL USE OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES

EBI attempted to determine the history of the Subject Property dating back to 1940 or first developed use. The following table summarizes the historical use of the Subject Property and surrounding area.

HISTORICAL USE SUMMARY			
Period	**Historical Uses**		**Source(s)**
	Subject Property	**Surrounding Area**	
At least 1887-1904	Vacant lot	Primarily undeveloped	Fire Insurance Maps Topographic Maps Municipal Records
1905- 1940's	The current structure is occupied by two unspecified retail stores	Residential and retail development	Aerial Photographs Fire Insurance Maps Topographic Maps City Directories Municipal Records
1940's-Present	The current structure is occupied by a multi-family residential structure	Residential and retail development	Aerial Photographs Fire Insurance Maps Topographic Maps City Directories Municipal Records Personal Interviews

No environmentally significant conditions were identified on the Subject Property or surrounding properties during the historical review.

4.3.1 Aerial Photographs

Historical aerial photographs may be used to evaluate changes in land use and to identify visible areas of potential environmental concern. A search for historical aerial photographs depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). It should be noted that the scale of the available aerial photographs precludes the distinct identification of structures and/or land uses on or in the vicinity of the Subject Property. Aerial photographs depicting the Subject Property were reviewed and are summarized in the following table. Copies of the aerial photographs are presented in Appendix F.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Issues Noted**	**Observations**
1924 1941 1951 1954 1961 1966 1974 1980 1984 1991 1994	No	**Subject Property:** The Subject Property appears to consist of the current structure. **Surrounding Area:** Surrounding properties to the north, south east, and west are a densely developed urban area.

AERIAL PHOTOGRAPH SUMMARY		
Year	**Issues Noted**	**Observations**
2006 2011		

4.3.2 Fire Insurance Maps

A search for historical fire insurance maps depicting the Subject Property and vicinity was conducted by EDR Sanborn Maps, Inc. Historical fire insurance maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of the fire insurance maps are presented in Appendix F.

FIRE INSURANCE MAP SUMMARY		
Year	**Issues Noted**	**Observations**
1887	No	**Subject Property:** The Subject Property is depicted as a vacant lot.
		Surrounding Properties: Bedford Avenue is depicted on the eastern adjacent property. Vacant lots are depicted on the northern, southern and western adjacent properties.
1905 1916 1942	No	**Subject Property:** The Subject Property is occupied by a four-story, mixed-use building occupied by two unspecified retail stores on the eastern portion of the Subject Property.
		Surrounding Properties: Features depicted on surrounding properties included a mixed-use building occupied by two unspecified retail stores located on the northern adjacent property, dwellings located on the eastern and western adjacent properties and a retail building located on the southern adjacent property.
1951	No	**Subject Property:** The Subject Property is occupied by a four-story multi-family building.
		Surrounding Properties: Conditions on the surrounding properties are similar to those as depicted on the 1942 map.
1965 1978 1983 1988 1993 1996 2001	No	**Subject Property:** Conditions on the Subject Property are similar to those as depicted on the 1951 map.
		Surrounding Properties: Conditions on the surrounding properties are similar to those as depicted on the 1951 map, except that the northern adjacent property is occupied by a multi-family building.

4.3.3 Topographic Maps

Historical topographic maps provide information related to physical land configuration such as elevation, ground slope, surface water and other features. While most buildings in densely developed urban centers are not depicted, topographic maps typically show structures equal to or larger than the size of a single-family residence in rural areas. Other notable features such as woods, pipelines, municipal boundaries, and areas of filled land are often marked on topographic maps.

A search for historical topographic maps depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). Historical topographic maps depicting the Subject Property were reviewed and are summarized in the following table. Copies of the topographic maps are presented in Appendix F.

TOPOGRAPHIC MAP SUMMARY		
Year	**Issues Noted**	**Observations**
1900 1924	No	**Subject Property:** No structures or other notable features are depicted on the Subject Property.
		Surrounding Properties: No structures or other notable features are depicted on the surrounding properties.
1947 1956 1967 1979 1995	No	**Subject Property:** The Subject Property is shaded to represent urban development; no distinct structures or other notable features are depicted.
		Surrounding Properties: The surrounding properties are shaded to represent urban development; no distinct structures or other notable features are depicted.

4.3.4 Street Directories

Street directories are commercial publications containing names and addresses, and in many cases, occupations of the occupants of a particular community. The directories may also contain information pertaining to business processes conducted within a community. A search for historical street directories was conducted by Environmental Data Resources, Inc. (EDR). Historical street directories were reviewed and are summarized in the following table. Copies of the street directories are presented in Appendix F.

STREET DIRECTORY SUMMARY		
Year	**Issues Noted**	**Occupants**
1928	No	Multiple residential listings
1934	No	Multiple residential listings
1940	No	Residential listing
1960	No	Multiple residential listings
1965	No	Multiple residential listings
1970	No	Multiple residential listings
1973	No	Multiple residential listings
1976	No	Multiple residential listings
1985	No	Multiple residential listings
1992	No	Multiple residential listings
1997	No	Multiple residential listings
2000	No	Multiple residential listings
2005	No	Multiple residential listings
2008	No	FAO

4.3.5 Recorded Land Title Records

Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A "chain of title" is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

4.3.6 Property Tax Records

The property card for the Subject Property was reviewed at the New York City Department of Finance website. The property card identifies the current owner as FAO Corp., which acquired the Subject Property in 1998. A listing of the former Subject Property owners and property transfer dates is presented below. Copies of the property tax records are presented in Appendix C.

PROPERTY TAX RECORDS		
Transfer Date	**Issues Noted**	**Owner**
1969	No	Walter Bogusiwski
1971	No	William Murray

4.3.7 Environmental Liens and Activity and Use Limitations

A search for Environmental Liens and Activity and Use Limitations was not included in the scope of this assessment.

4.3.8 Previous Environmental Reports

EBI was not provided with or made aware of previous environmental assessments or other documentation regarding environmental investigations performed for the Subject Property. EBI did not identify previous environmental reports for the Subject Property at local agencies or other sources contacted during this assessment.

5.0 SUBJECT PROPERTY RECONNAISSANCE

The Subject Property reconnaissance was conducted by Ms. Jill Lamphear, EBI Field Assessor, on April 17, 2015. Ms. Lamphear was accompanied by and interviewed Mr. David Manheimer, the potential Subject Property buyer.

5.1 METHODOLOGY AND LIMITING CONDITIONS

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise.

At the time of the survey, the weather was sunny and approximately 55° Fahrenheit. During the survey, representative common areas, apartments units, mechanical spaces, and/or equipment and building components were observed, and approximately 10% of the units were surveyed. There were no significant portions of the Subject Property that were inaccessible or excluded from this survey.

5.2 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

5.2.1 Hazardous Substances and Petroleum Products (Identified Uses)

Notable hazardous substances or petroleum products in connection with identified uses observed at the Subject Property are described below.

HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS			
General Type of Material	**Approximate Quantity / Container / Material**	**Location**	**Storage Condition**
Cleaning Compounds and Janitorial Supplies	Various sized containers, ranging from aerosol cans to five-gallon pails	Basement	Good: No leaks or spills

EBI did not identify evidence of significant leaks, spills, or the improper handling of petroleum or hazardous substances that might impact the environmental condition of the Subject Property.

5.2.2 Hazardous Substances and Petroleum Products (Unidentified Uses)

EBI did not observe evidence of hazardous substance or petroleum products containers at the Subject Property that were not in connection with identified uses.

5.2.3 Unidentified Substances Containers

EBI did not observe evidence of unidentified substances containers at the Subject Property.

5.3 WASTE GENERATION, STORAGE, AND DISPOSAL

EBI identified the following waste streams generated at the Subject Property:

WASTE GENERATION, STORAGE, AND DISPOSAL			
Classification	**Type of Waste / Generation Process**	**Type of Storage / Location**	**Disposal Method / Contractor**
Non-regulated Solid Waste	Municipal Solid Waste / Routine Site Operations	Bagged trash (Placed at curb-side)	NYC DEP municipal trash pick-up
Non-regulated Liquid Waste	Sanitary Sewage / Routine Site Operations	NA (Municipal Sanitary Sewer)	NYC DEP
Regulated Solid or Liquid Waste	None identified	NA	NA
Biomedical Waste	None identified	NA	NA

No evidence of improper solid waste management or the improper disposal of hazardous substances or petroleum products was observed at the time of reconnaissance.

5.4 UNDERGROUND STORAGE TANKS (USTS) & ABOVEGROUND STORAGE TANKS (ASTS)

5.4.1 Existing Storage Tanks

Based upon site reconnaissance, interviews, and a review of state and local records, EBI identified no evidence of existing USTs or ASTs located at the Subject Property.

5.4.2 Former Storage Tanks

Based upon site reconnaissance, interviews, and a review of state and local records, EBI identified no evidence of former USTs or ASTs located at the Subject Property except for an identified oil burner application permit, dated 1907, indicating the former use of fuel oil. However, EBI notes that based on the size of the building, with access to the basement of the building from sidewalk and EBI's familiarity with similar buildings in the area, it is likely that if any previous heating oil storage tank was located at the Subject Property, it would have been installed in the basement of the building. No evidence of any heating oil storage tanks (such as fill or vent pipes) was observed at the Subject Property at the time of the site visit. It is likely that if there was an oil tank at the property it would have been an AST in the basement of the building rather than being an exterior, buried tank. Therefore, it appears that this tank has been removed from the property, no concerns were noted by EBI or reported to the DEC, and the oil burner application filed at the Subject Property does not represent an environmental concern to the Subject Property.

5.5 OIL-CONTAINING EQUIPMENT AND POLYCHLORINATED BIPHENYLS (PCBS)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act (TSCA). In accordance with *US Code of Federal Regulations Title 40 - Protection of Environment, Chapter I - Environmental Protection Agency, Subchapter R - Toxic Substance Control Act (TSCA), Part 761 - Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions*, the owner of a transformer or

other PCB-containing equipment is responsible for equipment maintenance and remediation in the event of a leak or release.

Based upon the absence of transformers and absence of hydraulic equipment or other oil-containing equipment, no potential PCB-containing equipment was identified at the Subject Property.

5.6 ADDITIONAL SITE CONDITIONS

The following is a summary of visual and/or physical observations of the Subject Property on the day of the site visit. Photographs of pertinent Subject Property features are presented in Appendix A.

ADDITIONAL SITE CONDITIONS	
Condition	**Identified**
Interior Drains, Trenches, or Sumps	No
Interior Stains or Corrosion	No
Unusual Odors	No
Interior Pools of Liquid	No
Stained Soil or Pavement	No
Stressed Vegetation	No
Indications of Solid Waste Disposal	No
Exterior Pits, Ponds, or Lagoons	No
Wastewater or Stormwater Discharge/Disposal	No
Oil-Water Separators or Clarifiers	No
Septic Systems or Cesspools	No
Wells (Drinking Water Wells, Monitoring Wells, Agricultural/Irrigation Wells, or Process Water Wells)	No
Petroleum or Natural Gas Pipelines/Easements	No

6.0 INTERVIEWS

The following persons were interviewed to obtain information regarding recognized environmental conditions in connection with the property. Additionally, a Pre-Survey Questionnaire was forwarded to the designated Subject Property contact. The Pre-Survey Questionnaire has not been completed and returned to our offices. The information requested in the Pre-Survey Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property.

INTERVIEWS			
Contact / Affiliation	**Date of Communication**	**Years Associated with Subject Property**	**Telephone No.**
David Manheimer Potential Buyer Brooklyn Standard Properties	04/17/2015	Less than one	(917)-763-5217

Pertinent information from the interviews is presented in applicable sections of this report.

7.0 CONDITIONS OUTSIDE THE SCOPE OF ASTM PRACTICE E 1527-13

The following sections address environmental issues or conditions at the Subject Property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM Practice E 1527-13 (non-scope considerations).

7.1 ASBESTOS-CONTAINING MATERIAL (ACM)

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals. Asbestos has excellent thermal stability, a high degree of tensile strength, and has been used extensively in the textile, insulation, and building industries, particularly as a component in fireproofing, decorative coatings, insulation materials, and as reinforcement for plaster binders in building products. Asbestos-containing building materials are generally classified as friable or non-friable. Friable materials are those which can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

EBI conducted a limited visual screening survey for the presence of ACM at the Subject Property. EBI identified friable suspect ACM in the form of textured ceiling and wall surfacing materials, sheetrock/joint compound composite material, boiler insulation and non-friable suspect ACM in the form of various construction mastics and roofing materials. These materials were observed to be undamaged and in good condition at the time of assessment. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems.

It should be noted that the limited visual screening survey conducted under the scope of work for this assessment does not constitute a full asbestos inspection, in which all areas of the building would have been thoroughly surveyed and sampled. The possibility exists for ACM to be present in areas of the building not accessed or sampled by EBI personnel. Based on the limited scope of this assessment, additional suspect ACM may also be present in areas of the buildings that were accessed as part of this assessment.

Due to the continued distribution of a wide variety of asbestos-containing building materials, asbestos may be present in some of the roofing, flooring, wall and ceiling materials, caulking/putties, adhesives, spackling compounds, and insulation materials, as well as other building materials that may be used at the Subject Property. Sampling many of these materials requires techniques that may be destructive to subject facilities, and in the case of roofing material, may void warranties. It is recommended that an asbestos inspection be performed in accordance with all applicable federal, state, and local regulatory requirements prior to renovation, demolition, or other activities that could cause a material disturbance. Any removal or disturbance of ACM or suspect ACM should be performed by properly trained personnel and in compliance with federal, state, and local regulations.

7.2 RADON

Radon is a naturally-occurring, colorless and odorless radioactive gas that is generated primarily in granitic rocks. The United States Surgeon General has published information that radon is a cause of lung cancer. Radon usually enters a building through openings in the foundation, and therefore is a potential health concern to residents of the lowest level of a building with inadequate ventilation.

The EPA Map of Radon Zones indicates that Kings County is located within a Zone 3 radon area. Zone 3 is defined as an area that has a low potential for radon gas, with a predicted average indoor radon screening level less than 2.0 picoCuries per liter (pCi/L). The EPA recommended Action Level for radon is 4.0 pCi/L.

Based upon the low potential for radon gas and in accordance with the scope of work for this assessment, EBI did not conduct a limited short-term radon screening at the Subject Property.

7.3 LEAD-BASED PAINT (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January 1, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead-based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm^2) or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

Based on the original date of construction, there is the potential that LBP is present in the Subject Building. Painted surfaces consisting of walls, trim and ceilings were noted to be in generally good condition and appeared to have had new paint applied within the past 10 years. In accordance with the scope of work of this assessment, a lead-based paint (LBP) sampling survey was not conducted at the Subject Property.

7.4 LEAD IN DRINKING WATER

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing systems such as lead solder, brass, bronze, and other lead containing alloys. The EPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg /L).

Municipal water service is provided to the Subject Property by the NYC DEP. Potable water is reportedly obtained from upstate reservoirs. Based upon review of the 2013 Drinking Water Supply and Water Quality Report, the municipal water supply meets all current criteria established by the Safe Drinking Water Act (SDWA) and local municipal drinking water standards, including those for lead.

7.5 VAPOR MIGRATION

EBI conducted a vapor migration screening survey of the Subject Property. EBI's site observations and review of the environmental database report (cited in Section 4.1) did not identify any conditions on the Subject Property or on adjoining properties that would indicate a REC relative to vapor migration exists at the Subject Property.

This vapor migration screening was conducted in accordance with ASTM E1527-13 and is not intended to satisfy the requirements of ASTM E2600-10. The scope of this screening was limited to visual observations and review of the environmental database report and did not include the collection and laboratory analysis of air samples to confirm the presence of airborne contaminants by vapor intrusion.

8.0 FINDINGS AND OPINIONS

EBI has performed this Phase I Environmental Site Assessment of the Subject Property in conformance with the scope and limitations of ASTM Standard E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has identified no evidence of *recognized environmental conditions (RECs)* in connection with the Subject Property. The following *conditions outside the scope of ASTM Practice E 1527-13* were identified:

- EBI conducted a limited visual screening survey for the presence of ACM at the Subject Property. EBI identified friable suspect ACM in the form of textured ceiling and wall surfacing materials, sheetrock/joint compound composite material, boiler insulation and non-friable suspect ACM in the form of various construction mastics and roofing materials. These materials were observed to be undamaged and in good condition at the time of assessment. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems. Based on the condition of suspect ACM, these materials do not currently pose a significant environmental threat to the occupants of the Subject Property. Suspect ACM do not present a problem when maintained in good condition. However, additional sampling, removal, and disposal arrangements may be necessary should building construction or renovation activities be conducted. Asbestos is a condition outside the scope of ASTM E 1527-13 and is not considered a recognized environmental condition (REC).

- Based on the date of construction, there is a potential for lead-based paint to be present on the Subject Property. The painted surfaces were observed to be in good condition, and areas of chipping or peeling paint were not observed at the time of assessment. LBP is a condition outside the scope of ASTM Practice E 1527-13 and is not considered a recognized environmental condition (REC).

9.0 RECOMMENDATIONS

Based upon the findings of this investigation, EBI offers the following recommendations:

- EBI recommends the development and implementation of an Asbestos Operations and Maintenance (O&M) Plan for the Subject Property. This O&M Plan provides the procedures and guidelines that, when used during facility cleaning, maintenance, and general operations, will minimize human exposure to asbestos fibers and minimize release of asbestos fibers to the environment. This O&M Plan is a long term management approach. Estimated cost: $500. EBI additionally recommends that a comprehensive asbestos inspection be conducted prior to significant renovation or demolition of the building.

- EBI recommends the development and implementation of a Lead-Based Paint Operations and Maintenance (O&M) Plan for the Subject Property. This O&M Plan provides the procedures and guidelines that, when used during facility cleaning, maintenance, and general operations, will minimize human exposure to lead and minimize release of lead to the environment. This O&M Plan is a long term management approach. Estimated cost: $500.

10.0 REFERENCES

PHASE I ENVIRONMENTAL SITE ASSESSMENT REFERENCES

ASTM Designation E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Environmental Data Resources, Inc., EDR Historical Topographic Map report; Inquiry Number 4265218.4, dated April 15, 2015.

Environmental Data Resources, Inc., The EDR Radius Report with GeoCheck®; Inquiry Number 4265218.2r, dated April 15, 2015.

Environmental Data Resources, Inc., The EDR-City Directory Abstract; Inquiry Number 4265218.5, dated April 15, 2015.

USGS Topographic Map, Brooklyn, New York Quadrangle, 7.5-Minute Series, dated 1995.

Web Soil Survey, NRCS, U.S. Department of Agriculture, April 24, 2015, On-line: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

APPENDIX D – PHASE II ENVIRONMENTAL SITE ASSESSMENT (ESA)

NYC Environmental Protection

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June 13, 2017

Robert Dobruskin
Director, Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway 31st Floor
New York, New York 10271

Re: 116 Bedford Avenue
Block 2297, Lot 16 (applicant owned)
Block 2297, Lots 13, 14, 15, 17, 18, 19, 20 & 120
CEQR # 17DCP021K

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the April 2017 Phase II Environmental Site Assessment Report (Phase II), the May 2017 Remedial Action Plan (RAP) and the May 2017 Site-Specific Construction Health and Safety Plan (CHASP) prepared by EBI Consulting (EBI) on behalf of Brooklyn Standard Properties, LLC., (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to change a R6A zoning district to a R6A/C1-4 zoning district. This proposed action would facilitate the change of use and expansion of the ground floor of an existing four-story residential building, located on Block 2297, Lot 16, as well as legalize existing non-conforming commercial uses at three properties, located on Block 2297, Lots 13, 18 & 20 within the proposed rezoning area (Block 2297, Lots 13 through 20 and Lot 120). The development site, Block 2297, Lot 16, is located at 116 Bedford Avenue in the Williamsburg neighborhood of Brooklyn Community District 1. It should be noted that the subject property is currently improved with a vacant eight-unit, four-story multi-family residential building.

During the February 2017 fieldwork, Core Down Drilling of Brewster New York and EBI installed two soil borings (SB-1 and SB-2), two soil vapor probes (SV-1 and SV-2), one groundwater monitoring well, one outdoor air monitor and two indoor air monitors at the project site. Four soil samples and one groundwater sample were collected and analyzed for Target Compound List (TCL) volatile organic compounds (VOCs) via United States Environmental Agency (EPA) Method 8260, TCL semi-volatile organic compounds (SVOCs) via EPA Method 8270, pesticides via EPA Method 8081, polychlorinated biphenyls (PCBs) via EPA Method 8082 and Target Analyte List metals (filtered and unfiltered for groundwater). Two soil vapor samples, one outdoor air sample and two indoor air samples were also collected and analyzed for VOCs via EPA Method TO-15.

The soil analytical results revealed VOCs, SVOCs, pesticides and PCBs were either non-detect (ND) or below New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Four metals (arsenic, iron, lead and mercury) were detected above NYSDEC Unrestricted Use and/or Commercial Use SCOs. The groundwater

analytical results revealed VOC, SVOCs, pesticides and PCBs were either ND or below NYSDEC Division of Water Technical Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations for Class GA standards. Three metals (manganese, sodium and iron) were detected above NYSDEC Water Quality Guideline Values. The soil vapor, indoor air and outdoor air analytical results revealed several VOCs (acetone, benzene, chloromethane, carbon disulfide, dichlorodifluoromethane, ethanol, ethylbenzene, ethyl acetate, heptane, hexane, isopropyl alcohol, methylene chloride, methyl ethyl ketone, propylene, styrene, 2,2,4-trimethylpentane, tetrachloroethylene, toluene, trichlorofluoromethane, m/p-xylene and o-xylene) were detected. It should be noted that the ethylbenzene concentration found in one of the soil vapor samples and the benzene concentration found in the indoor air samples were above EPA Vapor Intrusion Screening Levels (VISL) for Commercial Settings per the EPA Solid Waste and Emergency Response (OSWER) VISL Calculator Version 3.4, November 2015 and EPA OSWER Publication 9200.2-154, Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air (November 2015).

The May 2017 RAP proposes proper handling, transportation and disposal of excavated materials from the site in accordance with applicable NYSDEC regulations; dust control procedures; air monitoring procedures; excavated soils that are temporarily stockpiled will be placed on double layers of 8-mil sheeting, covered and anchored with plastic tarps; if dewatering is necessary, prior approval will be obtained from the New York City Department of Environmental Protection; the installation of a minimum 6-mil vapor barrier system beneath the building's foundation slab, as well as the application of a vapor barrier coating, consisting of a two-part epoxy coating or equivalent, to the existing concrete basement slab.

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

RAP

- DCP should instruct the applicant that the manufacturer's specifications (with thickness information) of the proposed vapor barrier system and vapor barrier coating should be included in the RAP and submitted to DEP for review and approval prior to installation.

- DCP should inform the applicant that the proposed development site (Block 2297, Lot 16) is not under the oversight of the Mayor's Office of Environmental Remediation (OER) therefore, any statements regarding submittals to OER should be revised.

CHASP

- DCP should instruct the applicant to include the names and phone numbers of the Project Manager, Site Supervisor, Site Health and Safety Officer and an alternate Site Health and Safety Officer in the CHASP.

- DCP should instruct the applicant to include an Accident and Injury Report Form in the CHASP.

DEP finds the May 2017 RAP and CHASP, which addresses worker and community health and safety during development, acceptable as long as the aforementioned information is incorporated into the RAP and CHASP and the manufacturer's specifications (with thickness information) of the proposed vapor barrier system and vapor barrier coating is submitted to DEP for review and

approval. DCP should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted to DEP for review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., proper transportation/disposal manifests and certificates from impacted soils removed and properly disposed of in accordance with all NYSDEC regulations; proof of installation of engineering control system, etc.).

Future correspondence related to this project should include the following CEQR # **17DCP021K.** If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595- 6756.

Sincerely,

Wei Yu
Acting Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
M. Wimbish
C. Scantlebury
S. Nourieli (DCP)
O. Abinader (DCP)

116 BEDFORD AVENUE

BROOKLYN, NEW YORK

Phase II Environmental Site Assessment Report

NYC DCP Site Number: CEQR # 17DCP021K

Prepared for:

Brooklyn Standard Properties, LLC

265 Canal Street, Suite 209

New York, New York 10013

Prepared by:

EBI Consulting

21 B Street

Burlington, MA 01803

Tel: (781) 273-2500

April 7, 2017

Phase II Environmental Site Assessment Report

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- Laboratory Analytical Results: Soil Samples
- Laboratory Analytical Results: Groundwater Sample

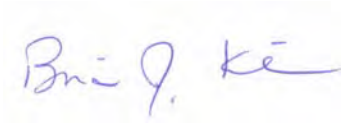
- Laboratory Analytical Results: Soil Gas Samples
- Laboratory Analytical Results: Indoor Air Quality Samples

LIST OF ACRONYMS

Acronym	Definition
AOC	Area of Concern
CAMP	Community Air Monitoring Plan
COC	Contaminant of Concern
CPP	Citizen Participation Plan
CSM	Conceptual Site Model
DER-10	New York State Department of Environmental Conservation Technical Guide 10
FID	Flame Ionization Detector
GPS	Global Positioning System
HASP	Health and Safety Plan
HAZWOPER	Hazardous Waste Operations and Emergency Response
IRM	Interim Remedial Measure
NAPL	Non-aqueous Phase Liquid
NYC VCP	New York City Voluntary Cleanup Program
NYC DOHMH	New York City Department of Health and Mental Hygiene
NYC OER	New York City Office of Environmental Remediation
NYS DOH ELAP	New York State Department of Health Environmental Laboratory Accreditation Program
OSHA	Occupational Safety and Health Administration
PID	Photoionization Detector
QEP	Qualified Environmental Professional
RI	Remedial Investigation
RIR	Remedial Investigation Report
SCO	Soil Cleanup Objective
SPEED	Searchable Property Environmental Electronic Database

CERTIFICATION

I, Brian Kilcoyne, am a Qualified Environmental Professional, as defined in RCNY § 43-1402(ar). I have primary direct responsibility for implementation of the Remedial Investigation for the 116 Bedford Avenue, (NYC DCP Site No. CEQR # 17DCP021K). I am responsible for the content of this Remedial Investigation Report (RIR), have reviewed its contents and certify that this RIR is accurate to the best of my knowledge and contains all available environmental information and data regarding the property.



Brian Kilcoyne 4/7/2017

Qualified Environmental Professional Date Signature

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

1.0 SITE BACKGROUND

Brooklyn Standard Properties LLC is seeking a zoning map amendment for the property located at 116 Bedford Avenue, Brooklyn, New York (herein referred to as the "Site") The Site is located in an area currently and historically occupied with residential use and limited commercial use. The Phase II Environmental Site Assessment (Phase II ESA) work was performed on February 22, 2017. The primary objective of this Phase II ESA is to evaluate potential impact to the Site from off-site sources identified in the Phase I ESA prepared by EBI (dated April 25, 2015) for the purpose of providing sufficient information regarding the absence/presence and the nature/extent of contamination.

1.1 Site Location and Current Usage

The Site is located at 116 Bedford Avenue in the Williamsburg section in Brooklyn, New York. The Site includes one rectangular-shaped parcel, identified by the Department of Finance as Block 2298, Lot 5, totaling approximately 0.05 acre. The Site is located approximately 100 feet south of the intersection of Bedford Avenue and North 11th Street. Figure 1 - Location Map depicts the location of the Site on a street map of Brooklyn, New York. Figure 2 - Locus Map depicts the location of the Site on the Brooklyn, New York United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle.

1.2 Proposed Redevelopment Plan

The proposed future use of the Site will consist of that will change a R6A zoning district to a R6A/C1-4 zoning district. This proposed action would facilitate the change of use and expansion of the ground floor of the existing four-story residential building.

1.3 Description of Surrounding Property

Property use in the vicinity of the Site is primarily characterized by residential and retail/commercial development.

ADJOINING PROPERTIES	
North	The Site is bound to the north by a multi-family residential building (114 Bedford Avenue).
South	The Site is bound to the south by a mixed-use residential building with a street-level restaurant that is currently vacant (118 Bedford Avenue).
East	The Site is bound to the east by mixed-use residential building with a street-level restaurant occupied by The Bedford Restaurant (144 North 11th Street).
West	The Site is bound to the west by a multi-family residential building (117 Bedford Avenue).

2.0 SITE HISTORY

2.1 Past Uses and Ownership

Based on a review of Historical aerial photographs, for historical fire insurance maps historical topographic maps and historical street directories, the Site was vacant land from at least 1887 to 1904. The existing building was reportedly constructed in 1905 and was occupied by two unspecified retail stores until 1940. From 1940 to present the Site has been occupied by its current residential use. Additionally, the property card for the Site was reviewed at the New York City Department of Finance website. The property card identifies the current owner as FAO Corp., which acquired the Site in 1998. A listing of the former Site owners and property transfer dates is presented below.

PROPERTY TAX RECORDS		
Transfer Date	**Issues Noted**	**Owner**
1969	No	Walter Bogusiwski
1971	No	William Murray

2.2 Previous Investigations

With the exception of the aforementioned Phase I ESA dated April 28, 2015, EBI was not provided with or made aware of previous environmental assessments or other documentation regarding environmental investigations performed for the Site. EBI did not identify previous environmental reports for the Site at local agencies or other sources contacted during this assessment.

3.0 PROJECT MANAGEMENT

3.1 Project Organization

The Qualified Environmental Professionals (QEP) responsible for preparation of this Phase II ESA are Bryan Shaw and Brian Kilcoyne.

3.2 Health and Safety

All work described in this Phase II ESA was performed in full compliance with applicable laws and regulations, including Site and OSHA worker safety requirements and HAZWOPER requirements.

3.3 Materials Management

All material encountered during the RI was managed in accordance with applicable laws and regulations.

4.0 PHASE II ENVIRONMENTAL SITE ASSESMENT ACTIVITIES

In order to achieve the objectives of this investigation, EBI performed the following tasks in accordance with the scope of work outlined in the January 19, 2017 Revised Phase II Environmental Site Assessment Work Plan:

- Core Down Drilling requested Dig Safely New York (Ticket # 170452401) prior to undertaking subsurface explorations on-site.

- Advanced two borings by direct-push geoprobe to depths of 14-feet below ground surface (bgs), one located in the courtyard area (designated SB-1) and one located in the central portion of the existing four story building (designated SB-1).

- Collected continuous soil samples every four feet, field screened the vapor headspace of the soil samples for total ionizable volatile organic compounds (VOCs) using a photoionization detector (PID), and described the physical characteristics of the soil samples on boring logs.

- Selected two soil samples per boring, prepared, and submitted the samples under chain-of-custody documentation to a certified independent laboratory for analysis of volatile organic compound. (VOCs) by EPA Method 8260, EPA Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and Target Analyte List Metals.

- Collected groundwater samples from temporary small-diameter PVC monitoring well inserted into the boring located at SB-2 using a peristaltic pump and disposable polyethylene tubing, prepared, and submitted the samples to a New York state-certified independent laboratory for analysis of VOCs via EPA Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and Target Analyte List Metals (filtered and unfiltered).

- Collected two sub-slab soil vapor samples, one from the courtyard area (designated SV-1), one from the area beneath the existing four story building (designated SV-2) and prepared and submitted the samples to a state-certified laboratory for analysis of VOCs via EPA Method TO-15.

- Based on the results of the soil vapor testing (as described in Section 5.4), indoor air quality testing, which was not originally proposed in the Work Plan, was conducted to evaluate whether a vapor intrusion concern is present. Two indoor air and one outdoor air samples were collected and submitted to a state-certified laboratory for analysis of VOCs via EPA Method TO-15.

- Prepared this summary of pertinent information obtained during this investigation including accompanying illustrations and appendices, along with EBI's findings and preliminary conclusions regarding the presence or absence of contamination in soils and soil gas beneath the Site in the areas investigated.

4.1 Pre-Drilling Activities and Geophysical Investigation

4.1.1 Pre-Drilling Activities

Core Down Drilling requested Dig Safely New York to mark-out the location of Site utilities on February 14, 2017. Clearance for drilling at the Site was granted for after 7:00 a.m. on February 21, 2017.

Personal health and safety precautions were followed in accordance with applicable federal and state law or local equivalents and any requirements imposed by the owner, occupant, or field personnel. EBI prepared a site-specific health and safety plan (HASP) and conducted a health and safety meeting with the onsite personnel prior to the drilling activities. No additional pre-drilling activities were performed as part of this investigation.

4.1.2 Geophysical Investigation

EBI contracted Ground Penetrating Radar Systems to conduct a ground penetrating radar (GPR) survey of accessible areas at the Site. The GPR survey was conducted at the Site on February 22, 2017. GPR equipment was used in an attempt to locate potential obstructions prior to advancing subsurface sampling equipment. GPR is a geophysical technique, which uses electromagnetic waves for shallow subsurface reconnaissance and exploration. An electromagnetic impulse in the form of ultra high-frequency radio waves is emitted into the ground by the transmitting antenna, and the resulting reflection of transfer of waves from contamination plumes, boundary layers, or buried objects is detected by a receiving antenna. The presence of buried objects or significant changes in conductivity of the layers will cause the electromagnetic wave to be reflected. These images provide direct information concerning subsurface conditions. EBI notes that due to surface conditions and subsurface content, the GPR signal penetration was estimated at 2 to 4 feet in the majority of the survey area. This penetration was reduced in areas of concrete cover. In addition, due to the dielectric properties of the subsurface, plastic polymer and fiberglass utilities may not have been detected. All field services were conducted in compliance with the general industry standard practices.

4.2 Soil Borings, Groundwater Sampling and Soil Gas Sampling

Sampling performed as part of the field investigation was conducted for all Areas of Concern and also considered other means for bias of sampling based on professional judgment, area history, discolored soil, stressed vegetation, drainage patterns, field instrument measurements, odor, or other field indicators. All media including soil, groundwater and soil vapor have been sampled and evaluated in the Phase II ESA. Discrete (grab) samples have been used for determining the absence/presence and delineation of the nature and extent of contamination and to determine the impact of contaminants on public health and the environment.

4.2.1 Soil Borings

A total of two borings were advanced at the Site. The soil boring designated SB-1 was advanced in the courtyard area and the soil boring designated SB-2 was advanced in the central portion of the existing four-story buildings basement. All of the soil borings were advanced using a direct-push geoprobe rig operated by Core Down Drilling of Brewster New York. Two-foot soil samples were collected continuously during the advancement of the borings. EBI recorded soil

sampling information and the physical characteristics of each soil sample onto boring logs presented in Appendix B. Boring locations are illustrated on Figure 3, Boring Location Map.

4.2.2 Field Screening

The vapor headspace of each soil sample was field-screened using a photoionization detector (PID). The PID provides a reading of total ionizable VOCs. The PID was calibrated with an isobutylene standard, to measure total VOCs as isobutylene equivalents. The PID has a practical sensitivity of approximately one part per million by volume (ppmV). PID readings should not be considered as exact measurements, but as relative readings of VOCs between locations. The soil samples were placed in a ziplock bag approximately three-quarters full with the soil to be analyzed, which was sealed for approximately 10 minutes in a warm (>60˚ F) location for equilibration. The headspace analysis was conducted by inserting the probe of the PID through an opening in the zip-lock bag and into the space above the soil sample.

With the exception of fill material, no visual or olfactory evidence of contamination or elevated PID readings above background was observed in any of the soil samples collected with the exception of fill material. The PID results are noted in the Boring Logs provided in Appendix B.

4.2.3 Soil Sampling and Analysis

Selected "grab" soil samples (of approximate 6" intervals, where possible) were collected in laboratory-provided sample containers. Each sample was labeled/logged onto a chain-of-custody form, and placed in a cooler with ice for preservation in accordance with current Federal EPA SW-846 (3rd ed.). The samples were submitted to an independent qualified laboratory SGS Accutest for analyses. The samples were analyzed for the following target analytes: VOCs by EPA Method 8260, EPA Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and Target Analyte List Metals.

In order to ensure that no cross-contamination between samples occurred, all non-dedicated sampling equipment was decontaminated after the collection of each sample. Sampling equipment was scrubbed with a brush to remove loose material and then washed thoroughly with a laboratory grade detergent and water to remove all particulate matter and surface film. After washing, each piece and brush was rinsed with clean distilled water. Dedicated sampling equipment such as sampling liners and latex gloves were properly disposed of after the handling of each sample was complete. Samples were then collected using clean disposable gloves and laboratory-provided glassware appropriate for the specified analysis. A summary of field sampling and analytical information is present in Appendix C, Table 4.2.3.

4.2.4 Groundwater Sampling and Analysis

Grab groundwater samples were collected from a temporary small-diameter PVC well screen installed within soil boring SB-2 using a peristaltic pump and disposable polyethylene tubing. The temporary well was purged for a minimum of three well volumes prior to the collection of groundwater samples.

The groundwater samples were collected in clean laboratory-provided containers. Samples collected for VOC analysis were preserved with hydrochloric acid to a pH less than 2. Each sample was labeled/logged onto a chain-of-custody form, and placed in a cooler with ice for

preservation in accordance with current Federal EPA SW-846 (3rd ed.). After collection, the samples were submitted to an independent qualified laboratory (SGS Accutest Laboratories) for analyses. The samples were analyzed for the target analytes VOCs via EPA Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and Target Analyte List Metals (filtered and unfiltered).

4.2.5 Soil Vapor Sampling

Prior to the advancement of Borings SB-1 and SB-2, soil vapor sampling points were installed in the ground floor slab using a hand-held hammer drill to a depth of 0.5 feet below the surface of the floor slab. The soil vapor point installed prior to the advancement of soil borings SB-1 and SB-2 was designated SV-1 and SV-2.

Prior to sample collection, the soil vapor sampling points were purged of a minimum of three volumes to remove existing ambient air from sampling tube and to ensure that a representative sample was collected from the sub slab vapor. Additionally, a "Shut in Check" and helium tracer gas leak checking was conducted at each location prior to sampling and post sampling.

Each soil vapor sample was collected in a 1.4-liter summa canister with a flow rate of approximately 100 ml per minute provided by the laboratory. The samples were labeled/logged onto a chain-of-custody form and submitted to an independent qualified laboratory (SGS Accutest Laboratories) for analyses of VOCs by EPA Method TO-15. The sampling start time, sampling end time, initial pressure, and final pressure readings for the Summa canisters were recorded on forms provided by the laboratory.

Methodologies used for soil vapor assessment conform to the *NYS DOH Final Guidance on Soil Vapor Intrusion, October 2006.*

4.2.6 Abandonment of Soil Borings

Upon completion of the soil sampling activities, each soil boring was filled with the soil cuttings generated during the sampling activities. The remaining void in each borehole was filled with granular bentonite. The top two to four inches were backfilled with concrete.

4.2.7 Indoor Air Quality Assessment

Based on the presence of ethylbenzene detected in soil vapor in excess of soil vapor screening values (as discussed in Section 5.4), EBI conducted an Indoor Air Quality Assessment at the Subject Property. Field activities associated with this assessment were performed on March 28, 2017. Weather conditions at the time of the investigation are described as raining with medium winds, high humidity, and average temperature of approximately 45º Fahrenheit. General weather conditions encountered in the study area within three days prior to the on-site air sampling activities were reported to consist of the following as summarized below.

General Weather Conditions Reported for Brooklyn, New York			
Date	**Temperatures (Observed)**		**Precipitation (Observed)**
03/25/2016	46º Fahrenheit (Low)	61º Fahrenheit (High)	0.0 Inches

General Weather Conditions Reported for Brooklyn, New York			
Date	**Temperatures (Observed)**		**Precipitation (Observed)**
03/26/2016	39º Fahrenheit (Low)	45º Fahrenheit (High)	0.0 Inches
03/27/2016	39º Fahrenheit (Low)	57º Fahrenheit (High)	0.0 Inches
All weather data referenced from: www.wunderground.com			

EBI collected three air samples utilizing Summa canisters at the Subject Property. The first sample was collected from the first floor and was designated IA-1. The second sample was collected in the basement and was designated IA-2. A third sample was collected as an outdoor sample and was designated OA-1. The Summa canisters were equipped with flow controllers set to draw samples over an eight-hour period. The table below summarizes the locations of the air samples collected as part of this assessment.

Location of Air Samples Collected on March 28, 2017 Brooklyn, New York		
Sample Name	**Sample Location**	**Comments**
IA-1	Located in the southern apartment of the frist floor at the Subject Property building. The sample was collected approximately three feet above the floor.	The first floor was observed to be a vacant area under construction. No chemicals were observed to be stored in that area.
IA-2	Located in the central portion of the basement at the Subject Property building. The sample was collected approximately three feet above the basement slab.	The basement was observed to be vacant. The only chemicals observed within 50-feet of the sampling point were a 1 quart sized can of paint primer and one aersol can of paint.
0A-1	Located at the courtyard, western portion of the Subject Property. The sample was collected approximately three feet above grade.	This area was observed to be a vacant. No chemicals were observed to be stored in that area.

After collection, the samples were labeled/logged onto a chain-of-custody form and submitted to an independent qualified laboratory (SGS Accutest Laboratories) for analyses of VOCs by EPA Method TO-15. The sampling start time, sampling end time, initial pressure, and final pressure readings for the Summa canisters were recorded on forms provided by the laboratory.

The locations of the air sampling equipment are provided in Attachment A.

5.0 ENVIRONMENTAL EVALUATION

5.1 Geological and Hydrogeological Conditions

5.1.1 TOPOGRAPHY

The Site is located at an elevation of approximately 21 feet above mean sea level (msl). The topography of the Site is relatively flat and slopes gently to the north. The Site is located in a relatively flat area, and the general slope of the surrounding region is to the northwest (see Figure 2 - Locus Map, which depicts the location of the Site on the Brooklyn, New York USGS 7.5 Minute Topographic Quadrangle).

5.1.2 GEOLOGY AND SOILS

No bedrock outcroppings were observed at the Site. Information concerning the geology of the Site was obtained from the USGS National Water Summary (1984), New York region. The Site is located within the New England Upland section of the New England physiographic province, which consists of a discontinuous mantle of till and stratified drift underlain by crystalline metamorphic and igneous rocks.

Near-surface geology in heavily developed areas such as the Site and vicinity is considered "urban land" and is characterized by a non-homogeneous distribution of soil and fill types. Excavation and backfilling for building foundations, utility conduits, subway systems and other construction results in a varied subsurface profile. In this setting, estimation of local subsurface parameters such as permeability, moisture content, and organic fraction is not feasible without site-specific testing data.

5.1.3 HYDROGEOLOGY AND HYDROLOGY

No natural surface water bodies were identified on or adjacent to the Site. The nearest downgradient surface water body is the East River, located approximately 0.5 mile west of the Site.

Local groundwater gradient is expected to follow surface topography; therefore, groundwater flow near the Site is expected to flow to the west. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure. Monitoring wells were not observed on the Site.

5.2 Soil Chemistry

Table 5.1 summarizes only the contaminants identified above the laboratory method detection limits and is presented in Appendix C.

The laboratory analytical results revealed the following:

- Concentrations of VOCs were detected above the laboratory method detection limits (MDL) in two of the four samples collected. The detected concentrations of VOCs were well below the New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objectives (SCOs).
- Concentrations of SVOCs were detected above the laboratory MDL in two of the four samples collected. The detected concentrations of SVOCs were well below the New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use Soil Cleanup Objectives (SCOs).
- Concentrations of TAL metals were detected above the laboratory MDL in the samples collected*. The detected concentrations of TAL metals were below the New York NYSDEC Unrestricted Use SCOs with the exception of arsenic, iron, lead and mercury in the shallow sample collected from boring SB-1A. Shallow soils in this boring were observed to consist of fill materials (including brick, concrete and gravel), and the metals detected are considered attributable to the historic urban fill .
- PCBs and Pesticides were not detected above the laboratory MDL in the samples collected.

Laboratory soil analytical results and complete laboratory data sheets and chain-of-custody documentation are presented in Appendix D.

*The shallow sample collected from SB-1 was inadvertently not analyzed for TAL metals, due to a quality assurance error that occurred with the chain of custody/laboratory request form. This deviation from the Phase II ESA work plan is considered unlikely to effect the conclusions of this report. The analysis was being completed at the time of this report and will be forwarded under separate cover.

5.3 Groundwater Chemistry

Table 5.2 summarizes only the contaminants identified above the laboratory method detection limits and is presented in Appendix C.

The laboratory analytical results revealed the following:

- Concentrations of VOCs, SVOCs, Pesticides and PCBs were not detected above the laboratory MDL in the groundwater sample collected.
- Concentrations of TAL metals were detected above the laboratory MDL in both the filtered and unfiltered groundwater sample. The detected concentrations of TAL metals were below the New York NYSDEC TOGS Class GA GW standards with the exception of manganese and sodium in both filtered and unfiltered sample and iron in the unfiltered sample.

Laboratory groundwater analytical results and complete laboratory data sheets and chain-of-custody documentation are presented in Appendix D.

5.4 Soil Vapor Chemistry

Table 5.3 summarizes only the contaminants identified above the laboratory method detection limits and is presented in Appendix B.

Concentrations of VOCs were detected above the laboratory method detection limits (MDL) in the samples collected. For comparison purposes the concentrations of VOCs detected were compared to the US EPA Vapor Intrusion Screening Levels (VISL) for Commercial Settings per the EPA OSWER VISL Calculator Version 3.4, November 2015 and EPA OSWER Publication 9200.2-154, Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air (November 2015). Commercial screening levels were selected based on the proposed future commercial use of the lower levels of the project. The detected concentrations of VOCs were below the USEPA commercial screening levels with the exception of ethylbenzene detected in both SV-1 and SV-2.

EBI notes that soil vapor sample results are a tool used as a screening method to determine if impact to areas not identified by the soil sampling may have occurred. The results of the screening are used to help determine whether additional investigation may be warranted at the site.

Laboratory analytical results and complete laboratory data sheets and chain-of-custody documentation are presented in Appendix D.

5.5 Indoor Air Chemistry

Table 5.5 summarizes only the contaminants identified above the laboratory method detection limits and is presented in Appendix B.

Analytical results were compared to the Target Indoor Air concentrations for residential properties and for commercial properties derived from the USEPA VISL Calculator for a target carcinogen risk of 1 x 10-6 and target hazard quotient of 1.

The laboratory analytical results revealed the following:

- Concentrations of VOCs were detected above the laboratory method detection limits (MDL) in the three samples collected.
- Ethylbenzene (detected in soil vapor) was detected in both indoor samples (IA-1 and IA-2) at concentrations below the USEPA Target Indoor Air Concentration for residential properties and for commercial properties. In addition, the concentrations detected on the first floor and in the basement were virtually identical. As no concentration gradient was observed from the basement to the first floor, and the concentrations were below the most stringent federal screening values, the ethylbenzene detected is not considered to represent a vapor intrusion issue.
- Benzene, (which was ***not*** detected in soil vapor) was detected in all three samples (including the outdoor sample) at concentrations marginally above the USEPA Target Indoor Air Concentration for residential properties, but below the Target Indoor Air Concentrations for

Commercial properties. Based on the absence of benzene in soil vapor and its presence in the outdoor air sample, its presence in indoor air is considered to represent an ambient background condition.

Laboratory analytical results and complete laboratory data sheets and chain-of-custody documentation are presented in Attachment D.

5.6 Findings and Conclusions

We have performed a Phase II ESA at the Site in general conformance with the scope and limitations set forth in the Revised Phase II Environmental Site Assessment Work Plan prepared by EBI dated January 19, 2017.

5.6.1 FINDINGS

The results of EBI's Phase II ESA revealed:

- On February 22, 2017, two soil borings were installed at the Site to determine the absence/presence of impacted soil, groundwater and soil gas. Soil samples were collected from each of the borings installed at the Subject Property.
- Fill material was observed up to depths ranging from 4-feet bgs to 6-feet bgs. Groundwater was encountered in soil boring SB-2 and a groundwater sample was collected from a temporary monitoring well.
- Concentrations of TAL metals were detected above the laboratory MDL in the soil samples collected. The detected concentrations of TAL metals were below the New York NYSDEC Unrestricted Use SCOs with the exception of arsenic, iron, lead and mercury. The metals detected in shallow soil appear to be attributable to historic urban fill.
- Concentrations of TAL metals were detected above the laboratory MDL in both the filtered and unfiltered groundwater sample. The detected concentrations of TAL metals were below the New York NYSDEC TOGS Class GA GW standards with the exception of manganese and sodium in both filtered and unfiltered sample and iron in the unfiltered sample.
- Concentrations of VOCs were detected above the laboratory method detection limits (MDL) in the soil vapor samples collected. For comparison purposes the concentrations of VOCs detected were compared to the US EPA Vapor Intrusion Screening Levels (VISL) for Commercial Settings per the EPA OSWER VISL Calculator Version 3.4, November 2015 and EPA OSWER Publication 9200.2-154, Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air (November 2015). The detected concentrations of VOCs were below the USEPA commercial screening levels, with the exception of ethylbenzene detected in both SV-1 and SV-2.
- Based on the detection of ethylbenzene in soil vapor, indoor air sampling was conducted to evaluate potential vapor intrusion concerns. For comparison purposes, the indoor analytical results were compared to the Target Indoor Air concentration for commercial and residential properties derived from the USEPA VISL Calculator for a target carcinogen risk of 1 x 10-6 and target hazard quotient of 1. Ethylbenzene was detected at trace concentrations in both

indoor samples (IA-1 and IA-2). The concentrations detected were below the USEPA Target Indoor Air Concentration for commercial properties as wells as for residential properties. In addition, the concentrations detected on the first floor and in the basement were virtually identical. As no concentration gradient was observed from the basement to the first floor, and the concentrations were below the most stringent federal screening values, the ethylbenzene detected is not considered to represent a vapor intrusion issue.

5.6.2 CONCLUSIONS

Based upon the above information EBI concludes the following:

- Fill materials are present at the property at depths ranging from approximately four to six feet below ground surface. Fill materials were observed to contain certain metals at concentrations greater than NYSDEC Unrestricted use SCOs. Limited excavation of soil is currently proposed as part of pile installation associated with the project. It is recommended that fill soils that are generated as part of pile installation be properly characterized and disposed of to an appropriately regulated facility. Soils remaining on site will be isolated beneath the building foundation and will not present a significant risk of exposure to future building occupants.

- Ethylbenzene was detected in soil vapor at concentrations greater than EPA commercial screening criteria. However, results of indoor air sampling indicate that a vapor intrusion condition does not currently exist. No significant concentration of ethylbenzene or other petroleum related compounds were observed in soil, groundwater or indoor air samples collected. Additionally, no on-site source of petroleum has been identified based on review of historical operations at the property. The detected levels of VOCs in soil vapor are considered likely to have originated from an offsite source. Although indoor air testing has indicated that no vapor intrusion pathway currently exists, as a conservative, precautionary measure it is recommended that vapor mitigation activities (i.e. installation of a vapor barrier as part of the new construction, and application of a vapor barrier coating on the basement floor in the existing structure) be included in the project design.

Remedial Action Plan

For

116 BEDFORD AVENUE

BROOKLYN, NEW YORK

Block 2297 Lot 16

NYC DCP Site Number: CEQR # 17DCP021K

Prepared for:

Brooklyn Standard Properties, LLC

265 Canal Street, Suite 209

New York, New York 10013

Prepared by:

EBI Consulting

21 B Street

Burlington, MA 01803

Tel: (781) 273-2500

April 2017

Revised July 2017

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LIST OF ACRONYMS

Acronym	Definition
AST	Aboveground Storage Tank
CAMP	Community Air Monitoring Plan
C&D	Construction & Demolition
CEQR	City Environmental Quality Review
CFR	Code of Federal Regulations
CHASP	Construction Health and Safety Plan
CO	Certificate of Occupancy
CPC	City Planning Commission
DSNY	Department of Sanitation
"E"	E-Designation
EAS	Environmental Assessment Statement
EIS	Environmental Impact Statement
ESA	Environmental Site Assessment
EC/IC	Engineering Control and Institutional Control
ELAP	Environmental Laboratory Accreditation Program
FDNY	New York City Fire Department
GPR	Ground Penetrating Radar
HASP	Health and Safety Plan
HAZWOPER	Hazardous Waste Operations Emergency Response
IDW	Investigation Derived Waste
Notice - NNO	Notice of No Objection
Notice - NTP	Notice To Proceed
Notice - NOS	Notice Of Satisfaction
Notice - FNOS	Final Notice of Satisfaction
NYC BSA	New York City Board of Standards and Appeals
NYC DCP	New York City Department of City Planning
NYC DEP	New York City Department of Environmental Protection
NYC DOB	New York City Department of Buildings
NYC DOF	New York City Department of Finance
NYC HPD	New York City Housing Preservation and Development
NYCRR	New York Codes Rules and Regulations

NYC OER	New York City Office of Environmental Remediation
NYS DEC	New York State Department of Environmental Conservation
NYS DEC DER	New York State Department of Environmental Conservation Division of Environmental Remediation
NYS DEC PBS	New York State Department of Environmental Conservation Petroleum Bulk Storage
NYS DOH	New York State Department of Health
NYS DOT	New York State Department of Transportation
OSHA	United States Occupational Health and Safety Administration
PAHs	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PE	Professional Engineer
PID	Photo Ionization Detector
PM	Particulate Matter
QEP	Qualified Environmental Professional
RA	Register Architect
RAP	Remedial Action Plan
RCA	Recycled Concrete Aggregate
RCR	Remedial Closure Report
RD	Restrictive Declaration
RI	Remedial Investigation
SCOs	Soil Cleanup Objectives
SCG	Standards, Criteria and Guidance
SMP	Site Management Plan
SPDES	State Pollutant Discharge Elimination System
SSDS	Sub-Slab Depressurization System
SVOCs	Semi-Volatile Organic Compounds
USCS	Unified Soil Classification System
USGS	United States Geological Survey
UST	Underground Storage Tank
TAL	Target Analyte List
TCL	Target Compound List
TCO	Temporary Certificate of Occupancy
VB	Vapor Barrier
VOCs	Volatile Organic Compounds

CERTIFICATION

I, Charles Losinger, P.E., am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the 116 Bedford Avenue Site, (NYC DCP Site No. CEQR # 17DCP021K).

I, Brian Kilcoyne, am a Qualified Environmental Professional as defined in §43-140. I have primary direct responsibility for implementation of the remedial action for the 116 Bedford Avenue Site, (NYC DCP Site No. CEQR # 17DCP021K).

I certify that this Remedial Action Plan (RAP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

Charles Losinger
Name

069260
NYS PE License Number

PE Stamp

Signature

May 1, 2017
Date

QEP Name

QEP Signature

Date

EXECUTIVE SUMMARY

Brooklyn Standard Properties, LLC has established this plan to remediate a 0.05 acre site located at 116 Bedford Avenue Brooklyn, New York. A Phase II Subsurface Investigation (Phase II) was performed to compile and evaluate data and information necessary to develop this Remedial Action Plan (RAP). The remedial action described in this document achieves the remedial objectives, complies with applicable environmental standards, criteria and guidance and conforms with applicable laws and regulations.

Site Location and Current Usage

The Site is located at 116 Bedford Avenue in the Williamsburg section in Brooklyn, New York. The Site includes one rectangular-shaped parcel, identified by the Department of Finance as Block 2297 Lot 16, totaling approximately 0.05 acre. The Site is located approximately 100 feet south of the intersection of Bedford Avenue and North 11th Street. Figure 1 - Location Map depicts the location of the Site on a street map of Brooklyn, New York. Figure 2 - Locus Map depicts the location of the Site on the Brooklyn, New York United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle.

Summary of Proposed Redevelopment Plan

The proposed future use of the Site will change a R6A zoning district to a R6A/C1-4 zoning district. This proposed action would facilitate the change of use and expansion of the ground floor of the existing four-story residential building. The proposed construction consists of installation of a new grade-level concrete slab. Soils on the northern portion of the Subject Property will be disturbed/removed during installation of the concrete slab and associated concrete footings and helical piles. The proposed concrete slab will support a single-story addition that will cover the remaining undeveloped portion of the Subject Property.

Summary of the Remedy

The proposed plan achieves all of the remedial action goals established for the project. The proposed remedial action is effective in both the short-term and long-term and reduces mobility,

toxicity and volume of contaminants and uses standard methods that are well established in the industry.

The proposed remedial action will consist of:

1. Proper management and disposal of excess soils, which may contain concentrations of metals exceeding SCOs, that will be generated during installation of the foundations needed for construction of the proposed addition to the existing building.
2. Installation of a vapor barrier system beneath the new building slab and application of a vapor barrier coating to the existing four-story building's concrete basement slab.
3. Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
4. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
5. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
6. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
7. Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAP.

REMEDIAL ACTION PLAN

1.0 SITE BACKGROUND

This Remedial Action Plan (RAP) and site-specific Construction Health and Safety Plan (CHASP) have been developed for 116 Bedford Avenue located at 116 Bedford Avenue in the Williamsburg section of Brooklyn, New York (the Site). This project has been assigned project number # 17DCP021K. This RAP describes the remediation and/or mitigation activities to be implemented at the Site. The site-specific CHASP (Appendix A) addresses site-specific hazards, identified contaminants of concern and safety requirements associated with remediation and mitigation activities in accordance with ASTM and OSHA guidelines.

1.1 Site Location and Current Usage

The Site is located at 116 Bedford Avenue in the Williamsburg section in Brooklyn, New York. The Site includes one rectangular-shaped parcel, identified by the Department of Finance as Block 2297 Lot 16, totaling approximately 0.05 acre. The Site is located approximately 100 feet south of the intersection of Bedford Avenue and North 11th Street. Figure 1 - Location Map depicts the location of the Site on a street map of Brooklyn, New York. Figure 2 - Locus Map depicts the location of the Site on the Brooklyn, New York United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle.

1.2 Proposed Redevelopment Plan

The proposed future use of the Site will change a R6A zoning district to a R6A/C1-4 zoning district. This proposed action would facilitate the change of use and expansion of the ground floor of the existing four-story residential building. The proposed construction consists of installation of a new grade-level concrete slab. Soils on the northern portion of the Subject Property will be disturbed/removed during installation of the concrete slab and associated concrete footings and helical piles. The proposed concrete slab will support a single-story addition that will cover the remaining undeveloped portion of the Subject Property.

1.3 Description of Surrounding Property

Property use in the vicinity of the Site is primarily characterized by residential and retail/commercial development.

ADJOINING PROPERTIES	
North	The Site is bound to the north by a multi-family residential building (114 Bedford Avenue).
South	The Site is bound to the south by a mixed-use residential building with a street-level restaurant that is currently vacant (118 Bedford Avenue).
East	The Site is bound to the east by mixed-use residential building with a street-level restaurant occupied by The Bedford Restaurant (144 North 11th Street).
West	The Site is bound to the west by a multi-family residential building (117 Bedford Avenue).

1.4 Environmental Investigation Reports

The following environmental work plans and reports were developed for the Site:

Phase I Environmental Site Assessment, April, 2015 prepared by EBI Consulting.

Remedial Investigation Work Plan, February, 2017 prepared by EBI Consulting.

Phase II Environmental Site Assessment, April, 2017 prepared by EBI Consulting.

The following work has been performed at the site:

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed two soil borings at the project Site, and collected two soil samples (per boring) for chemical analysis from the soil borings to evaluate soil quality;
3. Installed one temporary groundwater well and collected a groundwater sample for chemical analysis to evaluate groundwater quality;
4. Installed two soil vapor probes around the Site perimeter and collected two samples for chemical analysis.
5. Collected two indoor air and one outdoor air samples for chemical analysis.

Copies of the above referenced environmental work plans and reports have previously been submitted to DEP under separate cover.

1.5 Summary of Regulatory Correspondence

The following is a summary of pertinent regulatory correspondence related to the Site:

Untitled NYCDEP Letter, September 8, 2016, prepared by New York City Department of Environmental Protection, sent to New York City Department of City Planning.

Digital (PDF) copies of the above referenced regulatory correspondence are included as Appendix D.

1.6 Findings of Environmental Investigation

The results of EBI's Phase II ESA revealed:

- On February 22, 2017, two soil borings were installed at the Site to determine the absence/presence of impacted soil, groundwater and soil gas. Soil samples were collected from each of the borings installed at the Subject Property.
- Fill material was observed up to depths ranging from 4-feet bgs to 6-feet bgs. Groundwater was encountered in soil boring SB-2 and a groundwater sample was collected from a temporary monitoring well.
- Concentrations of TAL metals were detected above the laboratory MDL in the soil samples collected. The detected concentrations of TAL metals were below the New York NYSDEC Unrestricted Use SCOs with the exception of arsenic, iron, lead and mercury. The metals detected in shallow soil appear to be attributable to historic urban fill.
- Concentrations of TAL metals were detected above the laboratory MDL in both the filtered and unfiltered groundwater sample. The detected concentrations of TAL metals were below the New York NYSDEC TOGS Class GA GW standards with the exception of manganese and sodium in both filtered and unfiltered sample and iron in the unfiltered sample.

- Concentrations of VOCs were detected above the laboratory method detection limits (MDL) in the soil vapor samples collected. For comparison purposes the concentrations of VOCs detected were compared to the US EPA Vapor Intrusion Screening Levels (VISL) for Commercial Settings per the EPA OSWER VISL Calculator Version 3.4, November 2015 and EPA OSWER Publication 9200.2-154, Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air (November 2015). The detected concentrations of VOCs were below the USEPA commercial screening levels, with the exception of ethylbenzene detected in both SV-1 and SV-2.
- Based on the detection of ethylbenzene in soil vapor, indoor air sampling was conducted to evaluate potential vapor intrusion concerns. For comparison purposes, the indoor analytical results were compared to the Target Indoor Air concentration for commercial and residential properties derived from the USEPA VISL Calculator for a target carcinogen risk of 1 x 10-6 and target hazard quotient of 1. Ethylbenzene was detected at trace concentrations in both indoor samples (IA-1 and IA-2). The concentrations detected were below the USEPA Target Indoor Air Concentration for commercial properties as wells as for residential properties. In addition, the concentrations detected on the first floor and in the basement were virtually identical. As no concentration gradient was observed from the basement to the first floor, and the concentrations were below the most stringent federal screening values, the ethylbenzene detected is not considered to represent a vapor intrusion issue.

Based upon the above information EBI concludes the following:

- Fill materials are present at the property at depths ranging from approximately four to six feet below ground surface. Fill materials were observed to contain certain metals at concentrations greater than NYSDEC Unrestricted use SCOs. Limited excavation of soil is currently proposed as part of pile installation associated with the project. It is recommended that fill soils that are generated as part of pile installation be properly characterized and disposed of to an appropriately regulated facility. Soils remaining on site will be isolated beneath the building foundation and will not present a significant risk of exposure to future building occupants.

- Ethylbenzene was detected in soil vapor at concentrations greater than EPA commercial screening criteria. However, results of indoor air sampling indicate that a vapor intrusion

condition does not currently exist. No significant concentration of ethylbenzene or other petroleum related compounds were observed in soil, groundwater or indoor air samples collected. Additionally, no on-site source of petroleum has been identified based on review of historical operations at the property. The detected levels of VOCs in soil vapor are considered likely to have originated from an offsite source. Although indoor air testing has indicated that no vapor intrusion pathway currently exists, as a conservative, precautionary measure it is recommended that vapor mitigation activities (i.e. installation of a vapor barrier as part of the new construction, and application of a vapor barrier coating on the basement floor in the existing structure) be included in the project design.

2.0 DESCRIPTION OF REMEDIATION

2.1 Objectives

The Site remediation and mitigation objectives are:

Soil

- Prevent direct contact with contaminated soil.

Soil Vapor

- Prevent exposure to contaminants in soil vapor.
- Prevent migration of soil vapor into dwelling and other occupied structures.

Remedial and mitigation measures described herein will be performed in accordance with applicable laws and regulations, and the site-specific CHASP. This remedy is protective of public health and/or the environment for the intended use.

2.2 Summary of Remedial Action

The proposed plan achieves all of the remedial action goals established for the project. The proposed remedial action is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants and uses standard methods that are well established in the industry.

The proposed remedial action will consist of:

1. Proper management and disposal of excess soils, which may contain concentrations of metals exceeding SCOs, that will be generated during installation of the foundations needed for construction of the proposed addition to the existing building.
2. Installation of a vapor barrier system beneath the new building slab.
3. Application of a vapor barrier coating to the existing four-story building's concrete basement slab.

4. Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.

5. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.

6. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

7. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.

8. Submission of a Remedial Closure Report (RCR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAP.

2.3 Soil/Fill Management

Soil and materials management on-Site and off-Site, including excavation, handling and disposal, will be conducted in accordance with the Soil/Materials Management Plan in Appendix A. The development plans and locations of planned excavations are shown in Appendix C.

Estimated Soil/Fill Removal Quantities

The total quantity of soil/fill expected to be excavated and disposed off-site is 115 to 130 tons. The proposed disposal locations for Site-derived impacted materials are listed below.

Disposal Facility	**Waste Type**	**Estimated Quantities**
To Be Determined	Historic fill and metals impacted soils.	115 to 130 tons

2.4 Engineering Controls

Engineering Controls will be employed in the remedial action to address the potential vapor intrusion condition at the property. The Site has two primary Engineering Control Systems (ECS). These are:

(1) Soil Vapor Barrier System

(2) Composite Cover System

The composite cover system and vapor barrier system are further described below.

Vapor Barrier System

A vapor barrier will be installed as part of the proposed new construction. The barrier will rest on a compacted gravel base and consist of 6 mil polyethylene below a concrete slab reinforced with a woven wire mesh. This vapor barrier shall mitigate potential intrusion vapors. Specifically, the sub slab vapor barrier will be a minimum 6-mil vapor barrier (HDX polyethylene sheeting) that is ASTME 1745 Class A compliant, resistant to puncturing and has high tensile strength. The vapor barrier will not deteriorate, decompose, or degrade below concrete slabs when buried and has an indefinite life expectancy. The vapor barrier will extend throughout the area occupied by the footprint of the new building and will be installed in accordance with the manufacturer's specifications, including those for sealing penetrations through the foundations.

Composite Cover System

Exposure to soil/fill beneath the existing building will be prevented by an engineered, composite cover system to be installed on the Site. This composite cover system is comprised of a vapor intrusion coating (consisting Newlook HydroHalt ™ vapor barrier membrane) applied to the existing four-story building's concrete slab. The vapor intrusion coating shall consist of chemically resistant materials. Sealing of the existing floor slab with the vapor barrier coating will be sufficient to mitigate the low-levels of VOCs identified beneath the existing building.

A plan view the proposed vapor barrier system and the composite coating system and typical design details are provided in Appendix C. The Remedial Action Report will include record drawings and diagrams; manufacturer documentation; and photographs.

3.0 REMEDIAL ACTION MANAGEMENT

3.1 Project Organization and Oversight

Principal personnel who will participate in the remedial action include Bryan Shaw. The Professional Engineer (PE) and Qualified Environmental Professionals (QEP) for this project are Charles Losinger P.E. and Brian Kilcoyne, project manager as QEP.

3.2 Site Security

Site access will be controlled by construction supervisor/manager as there is one public entrance to the Subject Property building.

3.3 Work Hours

The hours for operation of construction will comply with the NYC Department of Buildings construction code requirements or according to specific variances issued by that agency.

3.4 Construction Health and Safety Plan

The site-specific Construction Health and Safety Plan (CHASP) is included in Appendix B. The Site Safety Coordinator will be Bryan Shaw. Remedial work performed under this RAP will be in full compliance with applicable health and safety laws and regulations, including Site and OSHA worker safety requirements and HAZWOPER requirements. Confined space entry, if any, will comply with OSHA requirements and industry standards and will address potential risks. The parties performing the remedial construction work will ensure that performance of work is in compliance with the CHASP and applicable laws and regulations. The CHASP pertains to remedial and invasive work performed at the Site until the issuance of the Notice Of Satisfaction.

All field personnel involved in remedial activities will participate in training required under 29 CFR 1910.120, including 40-hour hazardous waste operator training and annual 8-hour refresher training. Site Safety Officer will be responsible for maintaining workers training records.

Personnel entering any exclusion zone will be trained in the provisions of the CHASP and be required to sign a CHASP acknowledgment. Site-specific training will be provided to field

personnel. Additional safety training may be added depending on the tasks performed. Emergency telephone numbers will be posted at the site location before any remedial work begins. A safety meeting will be conducted before each shift begins. Topics to be discussed include task hazards and protective measures (physical, chemical, environmental); emergency procedures; PPE levels and other relevant safety topics. Meetings will be documented in a log book or specific form.

An emergency contact sheet with names and phone numbers is included in the CHASP. That document will define the specific project contacts for use in case of emergency.

3.5 Agency Approvals

All permits or government approvals required for remediation and construction have been or will be obtained prior to the start of remediation and construction. Acceptance of this RAP by DEP does not constitute satisfaction of these requirements and will not be a substitute for any required permit.

3.6 Site Preparation

Pre-Construction Meeting

A pre-construction meeting at the Site with all parties involved in the remedial process will be conducted prior to the start of remedial construction activities.

Mobilization

Mobilization will be conducted as necessary for each phase of work at the Site. Mobilization includes field personnel orientation, equipment mobilization (including securing all sampling equipment needed for the field investigation), marking/staking sampling locations and utility mark-outs. Each field team member will attend an orientation meeting to become familiar with the general operation of the Site, health and safety requirements, and field procedures.

Utility Marker Layouts, Easement Layouts

The presence of utilities and easements on the Site will be fully investigated prior to the performance of invasive work such as excavation or drilling under this plan by using, at a

minimum, the One-Call System (811). Underground utilities may pose an electrocution, explosion, or other hazard during excavation or drilling activities. All invasive activities will be performed incompliance with applicable laws and regulations to assure safety. Utility companies and other responsible authorities will be contacted to locate and mark the locations, and a copy of the Markout Ticket will be retained by the contractor prior to the start of drilling, excavation or other invasive subsurface operations. Overhead utilities may also be present within the anticipated work zones. Electrical hazards associated with drilling in the vicinity of overhead utilities will be prevented by maintaining a safe distance between overhead power lines and drill rig masts.

Proper safety and protective measures pertaining to utilities and easements, and compliance with all laws and regulations will be employed during invasive and other work contemplated under this RAP. The integrity and safety of on-Site and off-Site structures will be maintained during all invasive, excavation or other remedial activity performed under the RAP.

Equipment and Material Staging

Equipment and materials will be stored and staged in a manner that complies with applicable laws and regulations.

3.9 Reporting and Record Keeping

Daily Reports

Daily reports providing a general summary of activities for each day of *active remedial work* will be prepared. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);

- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with DEP project manager based on planned project tasks. Emergency conditions and changes to the RAP will be communicated directly to the DEP project manager by personal communication.

Record Keeping and Photo-Documentation

Job-site record keeping for all remedial work will be performed. These records will be maintained on-Site during the project and will be available for inspection. Representative photographs will be taken of the Site prior to any remedial activities and during major remedial activities to illustrate remedial program elements and contaminant source areas. Photographs will be submitted at the completion of the project in the RCR in digital format (i.e. jpeg files).

3.11 Complaint Management

All complaints from citizens will be promptly reported to DEP. Complaints will be addressed and outcomes will also be reported in daily reports. Notices to DEP will include the nature of the complaint, the party providing the complaint, and the actions taken to resolve any problems.

3.12 Deviations from the Remedial Action Plan

All changes to the RAP will be reported to DEP and will be documented in daily reports and reported in the RCR. The process to be followed if there are any deviations from the RAP will include a request for approval for the change from DEP noting the following:

- Reasons for deviating from the approved RAP;
- Effect of the deviations on overall remedy; and
- Determination that the remedial action with the deviation(s) is protective of public health and the environment.

4.0 REMEDIAL CLOSURE REPORT

A Remedial Closure Report (RCR) will be submitted to DEP following implementation of the remedial action defined in this RAP. The RCR will document that the remedial work required under this RAP has been completed and has been performed in compliance with this plan. The RCR will include:

- Information required by this RAP;
- As-built drawings for all constructed remedial elements, required certifications, manifests and other written and photographic documentation of remedial work performed under this remedy;
- Site Management Plan;
- Description of any changes in the remedial action from the elements provided in this RAP and associated design documents;
- Tabular summary of any sampling and chemical analysis performed as part of the remedial action;
- Test results or other evidence demonstrating that remedial systems are functioning properly;
- Account of the disposal destination of all contaminated material removed from the Site. Documentation associated with disposal of all material will include transportation and disposal records, and letters approving receipt of the material.
- Reports and supporting material will be submitted in digital form.

Remedial Closure Report Certification

The following certification will appear in front of the Executive Summary of the Remedial Closure Report. The certification will include the following statements:

I, Charles Losinger, P.E. am currently a professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program for the 116 Bedford Avenue Site, Site number CEQR # 17DCP021K.

I, Brian Kilcoyne, am a qualified Environmental Professional. I had primary direct responsibility for implementation remedial program for the 116 Bedford Avenue Site, Site number CEQR # 17DCP021K.

I certify that the DEP-approved Remedial Action Plan dated April 2017 and Stipulations in a letter dated month day, year; if any were implemented and that all requirements in those documents have been substantively complied with. I certify that contaminated soil, fill, liquids or other material from the property were taken to facilities licensed to accept this material in full compliance with applicable laws and regulations.

5.0 SCHEDULE

The table below presents a schedule for the proposed remedial action and reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to DEP. Currently, a four month remediation period is anticipated.

Schedule Milestone	Weeks from Remedial Action Start	Duration (weeks)
DEP Approval of RAP	0	-
Mobilization	4	1
Remedial Construction	8	4
Demobilization	12	1
Submit Remedial Closure Report	16	4

APPENDIX E- DEP CORRESPONDENCE

NYC Environmental Protection

Vincent Sapienza, P.E.
Acting Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4479
alicata@dep.nyc.gov

June 13, 2017

Robert Dobruskin
Director, Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway 31st Floor
New York, New York 10271

Re: 116 Bedford Avenue
Block 2297, Lot 16 (applicant owned)
Block 2297, Lots 13, 14, 15, 17, 18, 19, 20 & 120
CEQR # 17DCP021K

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the April 2017 Phase II Environmental Site Assessment Report (Phase II), the May 2017 Remedial Action Plan (RAP) and the May 2017 Site-Specific Construction Health and Safety Plan (CHASP) prepared by EBI Consulting (EBI) on behalf of Brooklyn Standard Properties, LLC., (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to change a R6A zoning district to a R6A/C1-4 zoning district. This proposed action would facilitate the change of use and expansion of the ground floor of an existing four-story residential building, located on Block 2297, Lot 16, as well as legalize existing non-conforming commercial uses at three properties, located on Block 2297, Lots 13, 18 & 20 within the proposed rezoning area (Block 2297, Lots 13 through 20 and Lot 120). The development site, Block 2297, Lot 16, is located at 116 Bedford Avenue in the Williamsburg neighborhood of Brooklyn Community District 1. It should be noted that the subject property is currently improved with a vacant eight-unit, four-story multi-family residential building.

During the February 2017 fieldwork, Core Down Drilling of Brewster New York and EBI installed two soil borings (SB-1 and SB-2), two soil vapor probes (SV-1 and SV-2), one groundwater monitoring well, one outdoor air monitor and two indoor air monitors at the project site. Four soil samples and one groundwater sample were collected and analyzed for Target Compound List (TCL) volatile organic compounds (VOCs) via United States Environmental Agency (EPA) Method 8260, TCL semi-volatile organic compounds (SVOCs) via EPA Method 8270, pesticides via EPA Method 8081, polychlorinated biphenyls (PCBs) via EPA Method 8082 and Target Analyte List metals (filtered and unfiltered for groundwater). Two soil vapor samples, one outdoor air sample and two indoor air samples were also collected and analyzed for VOCs via EPA Method TO-15.

The soil analytical results revealed VOCs, SVOCs, pesticides and PCBs were either non-detect (ND) or below New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Four metals (arsenic, iron, lead and mercury) were detected above NYSDEC Unrestricted Use and/or Commercial Use SCOs. The groundwater

analytical results revealed VOC, SVOCs, pesticides and PCBs were either ND or below NYSDEC Division of Water Technical Operational Guidance Series 1.1.1 Ambient Water Quality Standards and Guidance Values and Groundwater Effluent Limitations for Class GA standards. Three metals (manganese, sodium and iron) were detected above NYSDEC Water Quality Guideline Values. The soil vapor, indoor air and outdoor air analytical results revealed several VOCs (acetone, benzene, chloromethane, carbon disulfide, dichlorodifluoromethane, ethanol, ethylbenzene, ethyl acetate, heptane, hexane, isopropyl alcohol, methylene chloride, methyl ethyl ketone, propylene, styrene, 2,2,4-trimethylpentane, tetrachloroethylene, toluene, trichlorofluoromethane, m/p-xylene and o-xylene) were detected. It should be noted that the ethylbenzene concentration found in one of the soil vapor samples and the benzene concentration found in the indoor air samples were above EPA Vapor Intrusion Screening Levels (VISL) for Commercial Settings per the EPA Solid Waste and Emergency Response (OSWER) VISL Calculator Version 3.4, November 2015 and EPA OSWER Publication 9200.2-154, Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air (November 2015).

The May 2017 RAP proposes proper handling, transportation and disposal of excavated materials from the site in accordance with applicable NYSDEC regulations; dust control procedures; air monitoring procedures; excavated soils that are temporarily stockpiled will be placed on double layers of 8-mil sheeting, covered and anchored with plastic tarps; if dewatering is necessary, prior approval will be obtained from the New York City Department of Environmental Protection; the installation of a minimum 6-mil vapor barrier system beneath the building's foundation slab, as well as the application of a vapor barrier coating, consisting of a two-part epoxy coating or equivalent, to the existing concrete basement slab.

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

RAP

- DCP should instruct the applicant that the manufacturer's specifications (with thickness information) of the proposed vapor barrier system and vapor barrier coating should be included in the RAP and submitted to DEP for review and approval prior to installation.

- DCP should inform the applicant that the proposed development site (Block 2297, Lot 16) is not under the oversight of the Mayor's Office of Environmental Remediation (OER) therefore, any statements regarding submittals to OER should be revised.

CHASP

- DCP should instruct the applicant to include the names and phone numbers of the Project Manager, Site Supervisor, Site Health and Safety Officer and an alternate Site Health and Safety Officer in the CHASP.

- DCP should instruct the applicant to include an Accident and Injury Report Form in the CHASP.

DEP finds the May 2017 RAP and CHASP, which addresses worker and community health and safety during development, acceptable as long as the aforementioned information is incorporated into the RAP and CHASP and the manufacturer's specifications (with thickness information) of the proposed vapor barrier system and vapor barrier coating is submitted to DEP for review and

approval. DCP should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted to DEP for review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., proper transportation/disposal manifests and certificates from impacted soils removed and properly disposed of in accordance with all NYSDEC regulations; proof of installation of engineering control system, etc.).

Future correspondence related to this project should include the following CEQR # **17DCP021K.** If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595- 6756.

Sincerely,

Wei Yu
Acting Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
M. Wimbish
C. Scantlebury
S. Nourieli (DCP)
O. Abinader (DCP)

APPENDIX F- BUILDING CODE ANALYSIS

CROWN
ARCHITECTURE AND CONSULTING, D.P.C.

80 Maiden Lane, Suite 503
New York NY 10038

Phone: 212.888.8334
Fax: 646.360.5989

Re:
116 Bedford Avenue
Brooklyn, NY 11249
Block: 2297 Lot: 16

August 4, 2017

New York City Fuel Gas Code Section 503.5.4 Chimney Termination, Equation 5-1

(1)Chimneys serving appliances less than 600°F (316°C) shall extend at least 3 feet (914 mm) above the highest construction, such as a roof ridge, parapetwall, or penthouse, within 10 feet (3048 mm) of the chimney outlet, whether the construction is on the same building as the chimney or on another building. However, such constructions do not include other chimneys, vents, or open structural framing. Any chimney located beyond 10 feet (3048 mm) from such construction, but not more than the distance determined by Equation 5-1 shall be at least as high as the construction.
(2)Chimneys serving appliances between 600°F (316°C) and 1000°F (538°C) shall extend at least 10 feet (3048 mm) above the highest construction, such as a roof ridge, orparapet wall or penthouse within 20 feet (6096 mm) of the chimney outlet, whether the construction is on the same building as the chimney or on another building. However, such constructions do not include other chimneys, and vents or open structural framing. Any chimney located beyond 20 feet (6096 mm) from such construction but not more than the distance determined by Equation 5-1 shall be at least as high as the construction.

Formula. -The following formula shall be used for determining the distances referred to in this section:

$$D = F(\sqrt{A})$$

Where:

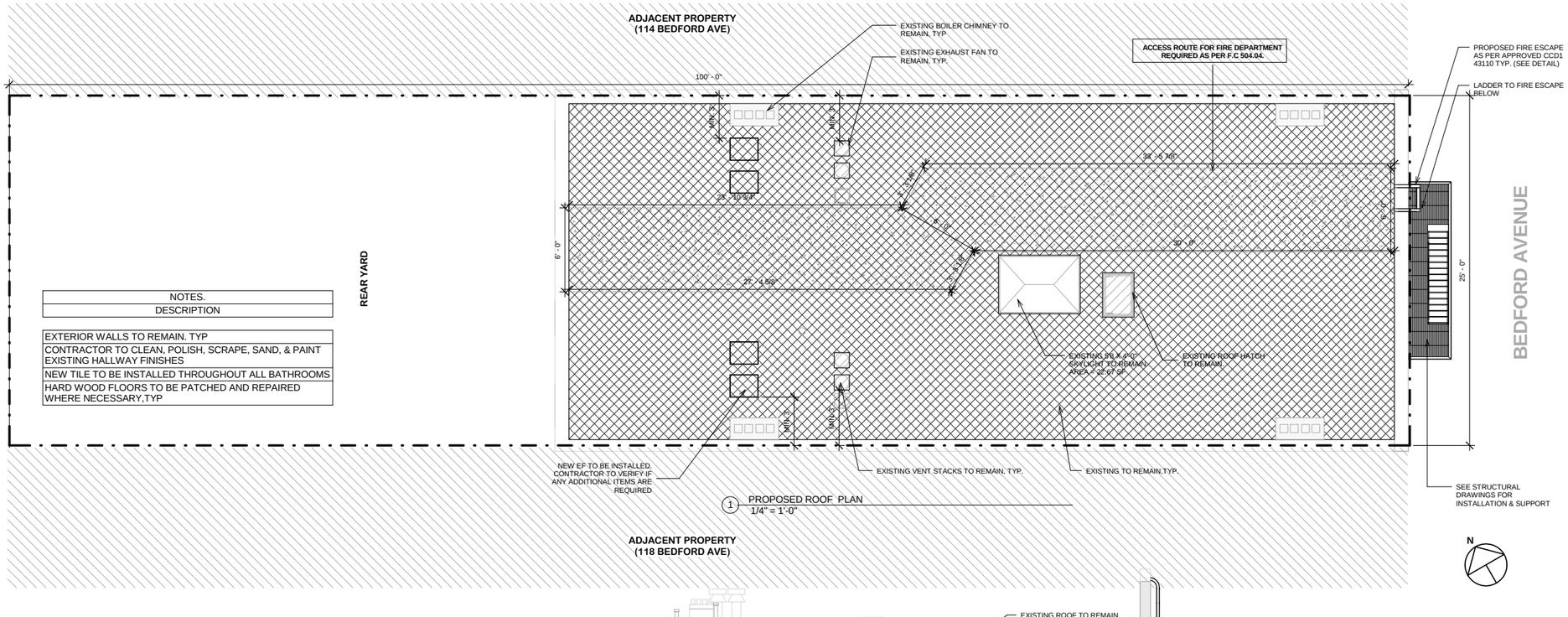
D = Distance, in ft., measured from the center of the chimney outlet to the nearest edge of the construction.
F = Value determined from Type of Fuel (2 for Appliances under 1000°F (538°C)
A = Free area, in sq. in., of chimney flue space.

As can be found in the equation, the larger the chimney flue space is, the more distance is required from the chimney outlet to the edge of the construction. Since the lots within the rezoning area are 100 feet deep, 25 feet wide, according to tax map, the largest estimated stack diameter would be a maximum of 6 inch stack located centered to the lot, which is 12.5 feet to either left or right side.

Thank you,



William A. Alcea, RA



CROWN
ARCHITECTURE AND CONSULTING, D.P.C.

80 MAIDEN LANE 5TH FLOOR,
NEW YORK NY 10038
PHONE: 212-888-8334
FAX: 646-360-5989

PROJECT INFORMATION

BROOKLYN STANDARD

116 BEDFORD AVENUE
BROOKLYN, NY 11249

ISSUED FOR: PERMITS & APPROVAL

ALT. TYPE 1			
USE GROUP:	4A/2	HEIGHT/STORIES:	40'/4
CONST CLASS:	3	LOT:	16
COM BOARD:	301	ZONING DIST.:	R6A
SPECIAL DIST:	N/A	BLOCK:	2297
BIN #:	3061607	MAP:	13A

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MARK	DATE	DESCRIPTION

PROJECT NUMBER:	CDC-360-15-01
DRAWN BY:	TCM
CHECKED BY:	MJL

CAC DPC
CROWN ARCHITECTURE & CONSULTING 2016 ©

AFFIX NYC DOB BSSCAN STICKER HERE	DATE: 8/1/17
	SCALE: AS NOTED

CONSULTANT INFORMATION

REGISTERED ARCHITECT
WILLIAM A ALCEA
018095
STATE OF NEW YORK

SHEET TITLE

PROPOSED ROOF PLAN

NOTE: ALL SPRINKLER WORK FOR COMMUNITY FACILITY TO BE FILED UNDER SEPARATE APPLICATION

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PAGE 1 OF TOTAL 1

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