New York City Environmental Quality Review (CEQR)

Draft Environmental Assessment Statement (EAS)

3033 AVENUE V REZONING

SHEEPSHEAD BAY, BROOKLYN

ULURP NUMBERS:
CEQR NUMBER: **24DCP052K**



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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* Avenue V Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
24DCP052K	
ULURP REFERENCE NUMBER (if applicable)	**OTHER REFERENCE NUMBER(S) (if applicable)** (*e.g.*, legislative intro, CAPA)
240131ZMK N240132ZRK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Ford Coyle Properties		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe Director, Environmental Assessment and Review Division			Neil Weisbard		
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5. *Project Description*

The Applicant, Ford Coyle Properties, seeks approval of two discretionary land use actions from the City Planning Commission (CPC), including a zoning map amendment and zoning text amendment to allow the construction of a mixed-use development containing residential, commercial, and accessory parking at 3033 Avenue V (Brooklyn Block 7367, Lot 36, the "Project Site") in the Sheepshead Bay neighborhood of Community District 15, Brooklyn. The Proposed Actions consist of:

1. A zoning map amendment to rezone the area bounded by the centerlines of Avenue V, Ford, and Coyle streets and to a depth of 100 feet from Avenue V (the "Proposed Rezoning Area") from an R4/C1-2 district to an R7D/C2-4 district; and
2. A zoning text amendment to modify the New York City Zoning Resolution (ZR) Appendix F to designate the Proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area.

The Proposed Actions would result in the development of a nine-story, 105-foot-tall (95-foot-tall roof height, plus a 10-foot bulkhead), 152,840-gross-square-foot (gsf) building. The mixed-use development (the "Proposed Development") would contain 99,190 gsf of residential area (109 dwelling units [DUs]), 13,650 gsf of ground floor retail area, and 40,000 gsf of below-grade accessory parking (109 spaces).

Project Location

BOROUGH	COMMUNITY DISTRICT(S)	STREET ADDRESS
Brooklyn	15	3033 Avenue V
TAX BLOCK(S) AND LOT(S) Block 7367, Lot 36		ZIP CODE 11229

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

The Project Site is generally bounded by Avenue V to the south, Coyle Street to the east, Lot 46 and 29 to the north, and Ford Street to the west.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
R4/C1-2	29a

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 Rezoning from R4/C1-2 to R7D/C2-4; ZR Appendix F

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

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

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

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

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

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 20,000 sf
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 0
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):
152,840 sf

NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 152,840 sf
HEIGHT OF EACH BUILDING (ft.):
95 ft plus 10 ft mechanical bulkhead = 105 ft
NUMBER OF STORIES OF EACH BUILDING:
9 + mechanical bulkhead

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: 20,000 sf
The total square feet not owned or controlled by the applicant: N/A

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):

AREA OF TEMPORARY DISTURBANCE:
20,000 sq. ft. (width x length)
VOLUME OF DISTURBANCE:
200ft x 100ft x 20ft = 400,000 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE:
20,000 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)				
	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	99,190 sf	13,650 sf	0 sf	0 sf
Type (*e.g.,* retail, office, school)	109 units	General Retail		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 290 NUMBER OF ADDITIONAL WORKERS: 48

Provide a brief explanation of how these numbers were determined: Multiplying the Community 15 District Household Size (2.66) by the proposed dwelling units (109) to get 290 additional residents. The employment was estimated using the retail employee rate of 3 employees per 1,000 sf, 1 employee per 25 dwelling units, and 1 employee per 50 parking spaces.

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): 2027

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Up to 24

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Up to two years for demolition and construction.

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

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: two public facilities/institutions and one open space resource.

Part II: TECHNICAL ANALYSIS

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

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

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

	YES	NO
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 Protection Plan Project Tracking Form, and submit according to its instructions. See Appendix E.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment F.	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☒	☐
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	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): No-Action: 79lbs per retail employee x 38 retail employees = 3,002 lbs With-Action: (109 DUs x 41 lbs/DU) + (79lbs per retail employee x 41 retail employees) = 7,708lbs Increment: 7,708 - 3,002 = 4,706 lbs		
○ 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): No-Action: 12,500 sf x 216.3 MBtu/retail sf = 2,703,750 MBtus per year With-Action: (99,190 sf x 126.7 MBtu/res sf) + (13,650 sf x 216.3 MBtu/retail sf) = 15,519,868 MBtu per year Increment: 15,519868 - 2,703,750 = 12,816,118 MBtu per year		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See Attachment H.	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒

	YES	NO
(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 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.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒

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

The Proposed Development would be constructed and operational with 24 months after construction begins. The construction effects would be typical of new construction of buildings of similar size in Brooklyn.

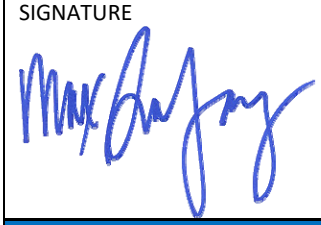
20. *APPLICANT'S CERTIFICATION*

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 Stember-Young	27 October 2023

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
NAME	DATE
SIGNATURE	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

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

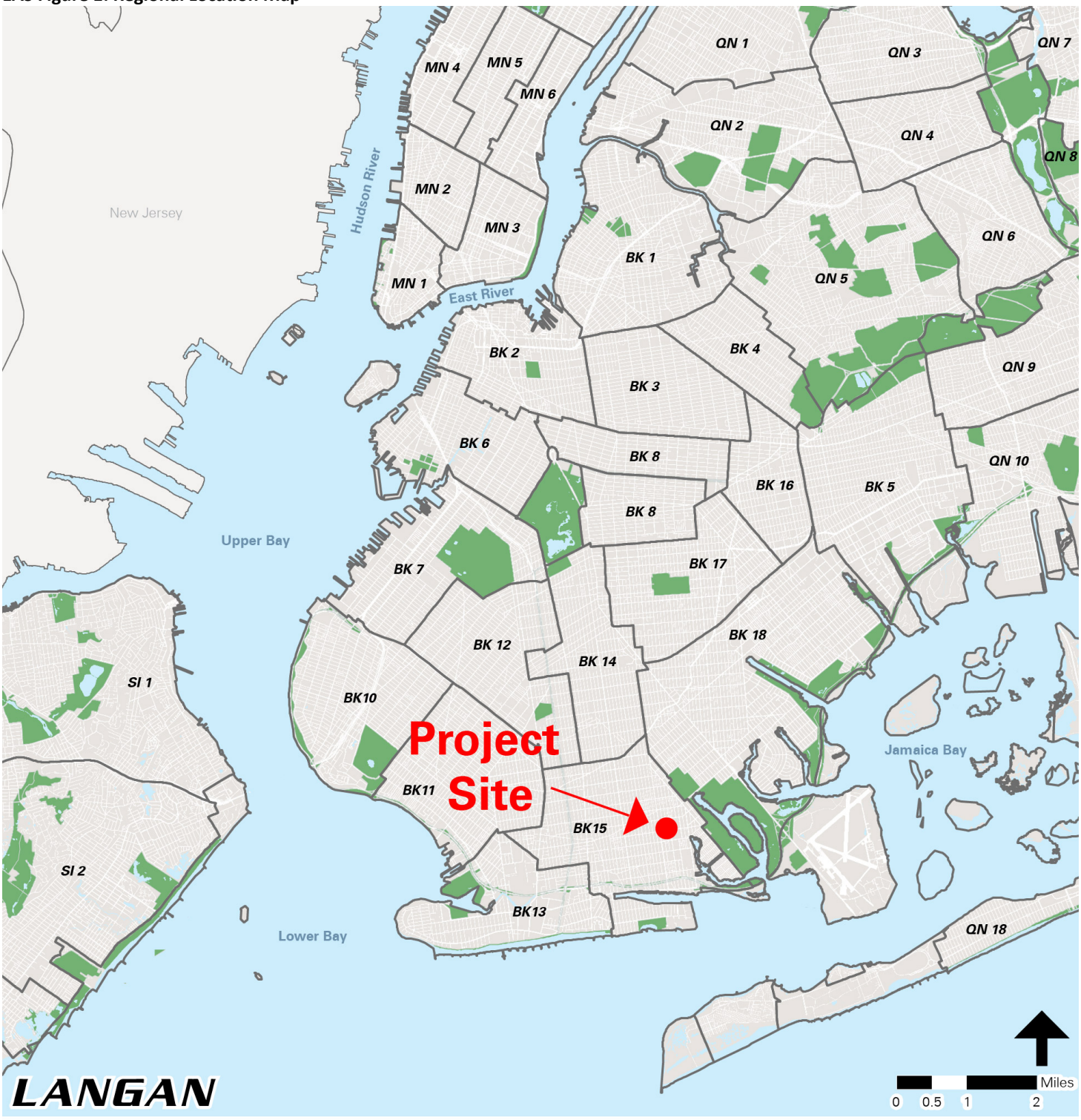
Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project:

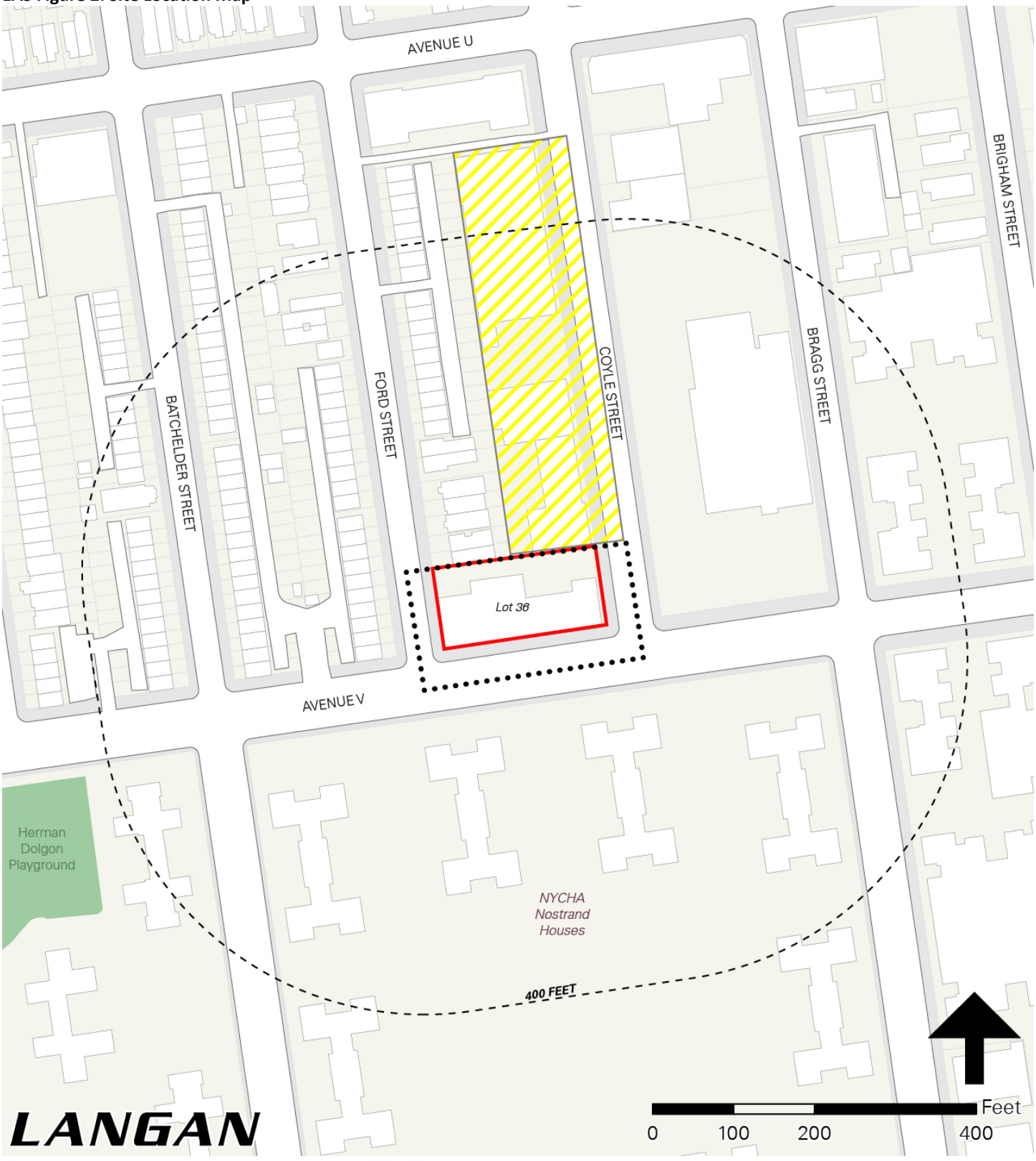
No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

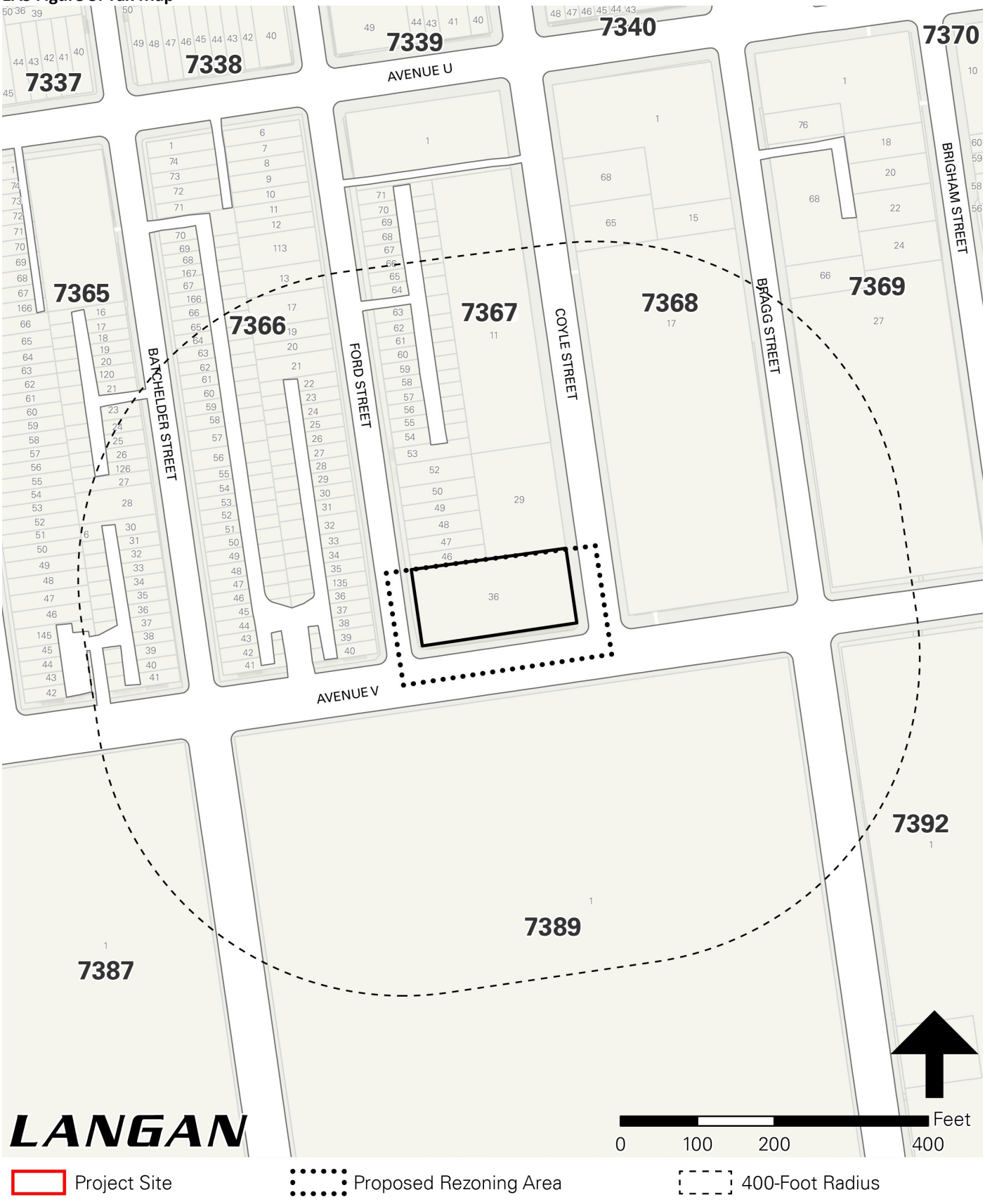
EAS Figure 1: Regional Location Map



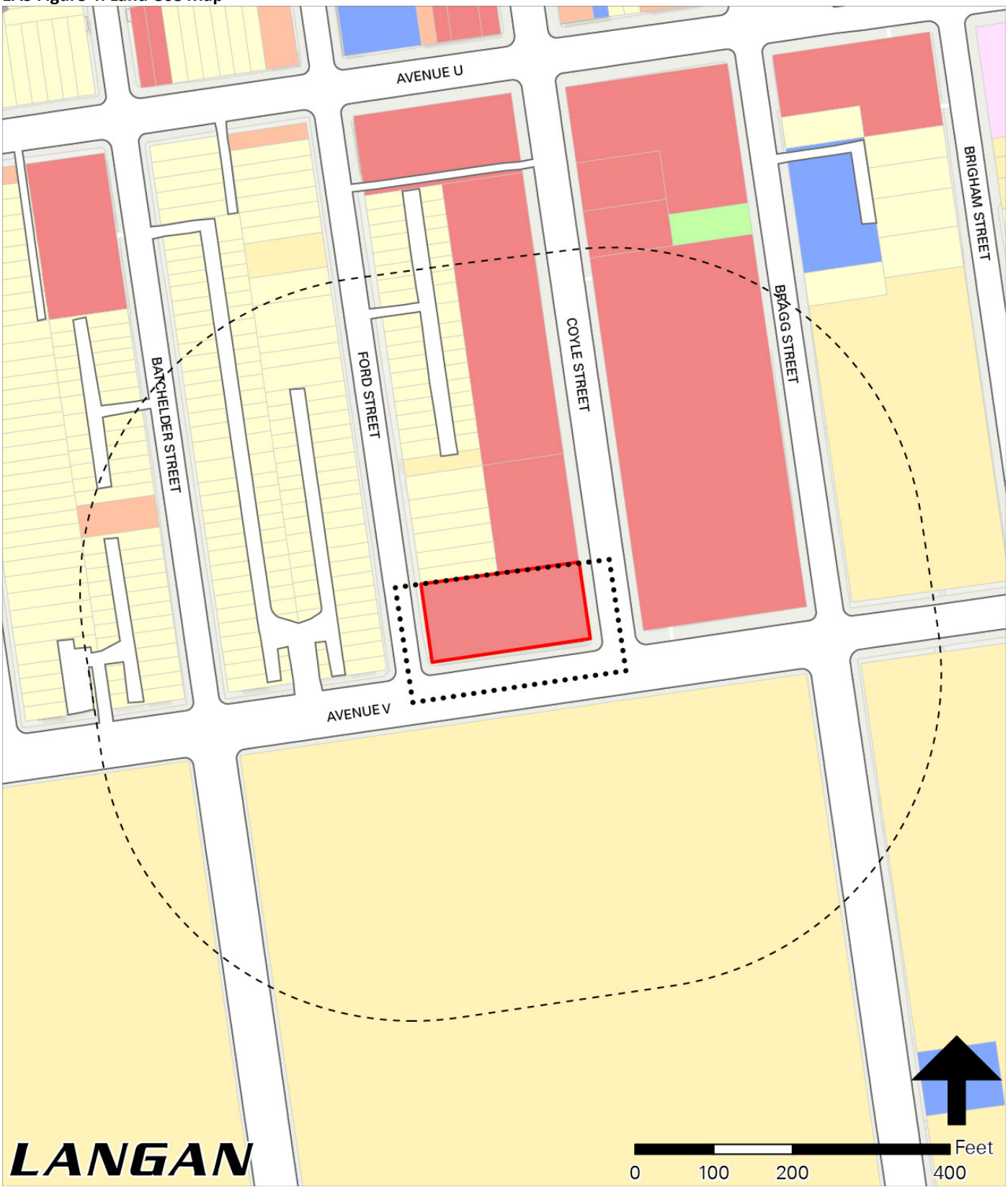
EAS Figure 2: Site Location Map



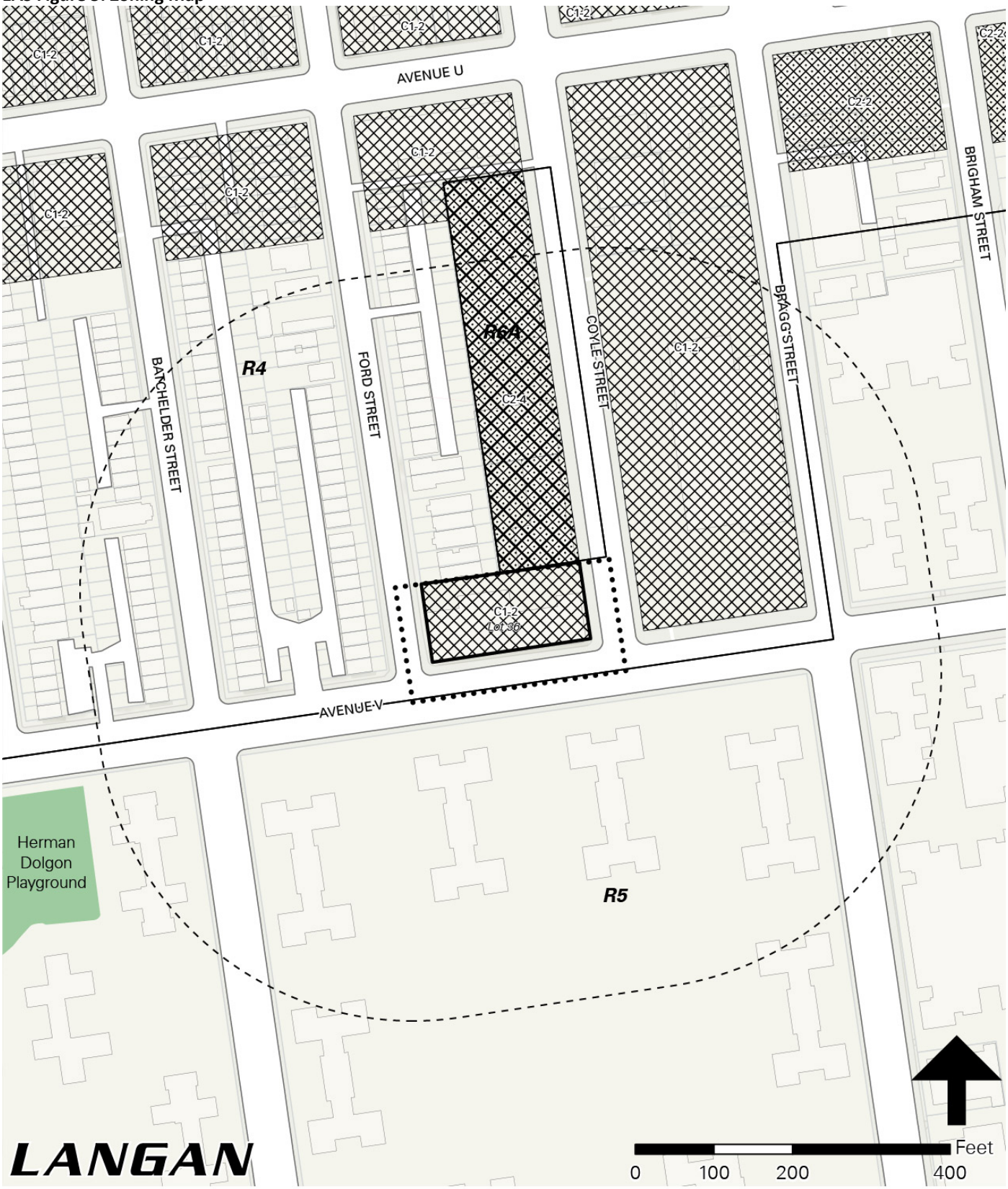
EAS Figure 3: Tax Map



EAS Figure 4: Land Use Map



EAS Figure 5: Zoning Map



EAS Figure 6: Aerial Photograph Map



A PROJECT DESCRIPTION

A1 Introduction

The Applicant, Ford Coyle Properties, seeks approval of two discretionary land use actions from the City Planning Commission (CPC), including a zoning map amendment and zoning text amendment to allow the construction of a mixed-use development containing residential, commercial, and accessory parking at 3033 Avenue V (Brooklyn Block 7367, Lot 36, the "Project Site") in the Sheepshead Bay neighborhood of Community District 15, Brooklyn (see EAS Figures 1 and 2). The Proposed Actions consist of:

1. A zoning map amendment to rezone the area bounded by the centerlines of Avenue V, Ford, and Coyle streets and to a depth of 100 feet from Avenue V (the "Proposed Rezoning Area," see EAS Figures 1 and 2) from an R4/C1-2 district to an R7D/C2-4 district; and
2. A zoning text amendment to modify the New York City Zoning Resolution (ZR) Appendix F to designate the Proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area.

The Proposed Actions would apply only to the Project Site, which is bounded by Avenue V to the south, Ford Street to the west, Lots 29 and 46 to the north, and Coyle Street to the east. The Proposed Actions would result in the demolition of the Project Site's existing one-story-plus-cellar commercial building to allow the development of a nine-story, 105-foot-tall (95-foot-tall roof height, plus a 10-foot bulkhead), 152,840-gross-square-foot (gsf) building. The mixed-use development (the "Proposed Development") would contain 99,190 gsf of residential area, 13,650 gsf of ground floor retail area, and 40,000 gsf of accessory parking (109 spaces) located in two sub-grade levels. Illustrative architectural plans for the Proposed Development are provided in Appendix A.

The Proposed Development would contain approximately 109 dwelling units (DU). Pursuant to the City's Mandatory Inclusionary Housing (MIH) program, the Applicant proposes to map MIH Options 1 and 2. MIH Option 1 requires a minimum of 25 percent of the project-generated DUs be available to households earning an average of 60 percent

of the Area Median Income (AMI). Under MIH Option 1, approximately 27 of the proposed 109 DUs (25 percent) would be permanently affordable households earning an average of up to 60 percent of the Area Median Income (AMI). MIH Option 2 requires that a minimum of 30 percent of new residential units be affordable to households earning an average of 80 percent of the AMI; under MIH Option 2, approximately 33 DUs would be affordable.

A2 Proposed Rezoning Area and Project Site

The Proposed Rezoning Area is bounded by the centerlines of Avenue V, Ford, and Coyle streets and to a depth of 100 feet from Avenue V. The Project Site is the sole lot in the Proposed Rezoning Area.

The Project Site is a 20,000-square foot (sf) rectangular-shaped corner zoning lot with approximately 200 feet of frontage along Avenue V and 100 feet along Coyle and Ford streets. The Project Site occupies the entire block front along Avenue V and is improved with a one-story, approximately 12,500-gross-square-foot (gsf) commercial building with 11 separate retail establishments including a restaurant, deli, pharmacy, and salon. The building is built to the lot line. To the north, the site fronts Lots 29 and 46. Lot 29 is in an R6A/C2-4 district and is improved with a one-story commercial building. Lot 46 is zoned R4 and is improved with a two-family, two-story residence.

Avenue V is a 90-foot-wide mapped street and Coyle Street is an 80-foot-wide mapped street. Both are “wide” streets, as defined by the ZR. Ford Street is a 60-foot-wide mapped street and is a “narrow” street. Avenue V is classified by the New York State Department of Transportation as a Major Collector, while Coyle and Ford streets are classified as local urban streets.

The Project Site is in an area of minimal flood hazard on the adopted Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA) but is partially located within the 0.2 percent chance (1 in 500 years) floodplain on the preliminary FIRM (pFIRM). The nearest flood zone on the pFIRM indicates a base flood elevation (BFE) of approximately nine feet, as measured in the North American Vertical Datum of 1988. The Project Site is also within the NYC Coastal Zone Boundary and is within a FRESH zone, an area where incentives are available for grocery stores that sell fresh produce.

The Project Site is served by New York City Transit (NYCT) buses. The B3 runs east-west along Avenue U (0.15 miles from the Project Site), the B44 and B36 run north-south along Nostrand Avenue (0.23 miles from the Project Site), and the BM4 express and B31 bus lines run north-south along Gerristen Avenue (0.20 miles from the Project Site). The NYCT B and Q subway lines are approximately one mile west at the Avenue U subway station.

The Environmental Resource Mapper maintained by the New York State Department of Environmental Conservation (NYSDEC) indicates that the Project Site is within an area of rare plants and animals based on its proximity to Marine Park – Brooklyn’s largest park. However, the Project Site is fully developed and impervious, and in a mature urban area that is unlikely to provide a habitat for rare plants or animals.

The Project Site is noted in the Cultural Resource Information System (CRIS) maintained by the New York State Historic Preservation Office (SHPO) as “not eligible” for listing on the State/National Register (S/NR) of historic places. However, the Project Site is in an

area denoted by SHPO as an archaeological buffer area, which are areas that are proximate to known or suspected archeological resources. In March 2023, the Landmarks Preservation Commission (LPC) determined that the Project Site has no potential to contain architectural or archaeological historic resources (see LPC correspondence in Appendix B).

The Project Site is in a separately sewered area (municipal separate storm sewer system, or "MS4") where sanitary sewage is transported to the Coney Island Wastewater Resource Recovery Facility (WRRF) for treatment. Stormwater runoff from the Project Site is conveyed to the City's stormwater system and discharged by the New York City Department of Environmental Protection (DEP) via an outfall to Sheepshead Bay. Separate storm and sanitary sewers are present along Coyle Street. Both the 12-inch-wide storm sewer and 10-inch-wide sanitary sewer flow from south to north towards Avenue U.

Block 7367 contains several single-family homes along Ford Street and commercial uses along Avenue U, Avenue V, and Coyle Street. The block is generally low-rise with one and two-story buildings. The block is zoned R4 except for the midblock portion along Coyle Street that is more than 100 feet from avenues U and V. The residences on the block are generally set back from the streetline and commercial properties are built to the street.

The surrounding area is predominately residential, with one- and two-family residences to the north and west, and the New York City Housing Authority (NYCHA) Nostrand Houses to the south. The NYCHA Nostrand Houses contain sixteen 6-story multifamily elevator buildings situated on 23.8-acres in a "tower in the park" setting. The block to the east of the Proposed Rezoning Area is developed entirely with commercial uses, including a grocery store, beverage distributor, and flooring supply store. Further east is a mixture of multifamily residences, one-family residences, a daycare, and a pharmacy.

Project Site History

Historic Sanborn maps indicate that in 1906, the Project Site was part of the grounds of the Coney Island Jockey Club. An aerial photograph from 1924 indicates that the Project Site at this time was undeveloped and located in a sparsely developed area characterized by unpaved roads (gridded roadway network).

The existing commercial building on the Project Site was constructed in 1950, when a Certificate of Occupancy was issued. The Proposed Rezoning Area was mapped with an R4 zoning district in 1961, which briefly made the Project Site a non-conforming use. The Project Site's C1-2 commercial overlay was mapped in 1964, which brought uses on the Project Site into conformance with zoning.

In February 2022, the 2134 Coyle Street Rezoning (CEQR No. 21DCP123K) was adopted, which upzoned Lots 11 and 29 to the north of the Project Site along Coyle Street from an R4/C1-2 district to an R6A/C2-4 district. Like the Proposed Actions, the Coyle Street Rezoning was intended to allow the development of a mixed-use, medium-density building with accessory parking. A review found no past site-specific discretionary approvals at the Project Site by the CPC or the NYC Board of Standards and Appeals.

A3 Proposed Actions

As described above, the Applicant seeks two discretionary land use actions to redevelop the Project Site: a zoning map amendment to rezone the Proposed Rezoning Area from a

R4/C1-2 district to R7D/C2-4 district and a zoning text amendment to modify ZR Appendix F to designate the Proposed Rezoning Area as an MIH area. The Applicant proposes to map MIH Options 1 and 2.

The Proposed Actions are classified as "Unlisted" discretionary actions pursuant to Part 617 of the New York Codes, Rules, and Regulations. Unlisted actions require an environmental review per the State Environmental Quality Review Act (SEQRA) to enable the lead agency to make an informed decision regarding the potential consequences of approving discretionary land use actions. For the Proposed Actions, the NYC Department of City Planning (DCP) is the Lead Agency on behalf of the CPC. For projects requesting discretionary actions from a New York City agency, an environmental review is conducted pursuant to City Environmental Quality Review (CEQR), which is New York City's local implementation of SEQRA.

A4 Proposed Development

The Proposed Actions would allow the "Proposed Development," a nine-story, 105-foot-tall (95-foot-tall roof height plus a 10-foot bulkhead), 152,840-gsf building containing 99,190 gsf of residential area, 13,650 gsf of ground floor retail, and 40,000 gsf of accessory parking (109 spaces) located in two sub-grade levels.

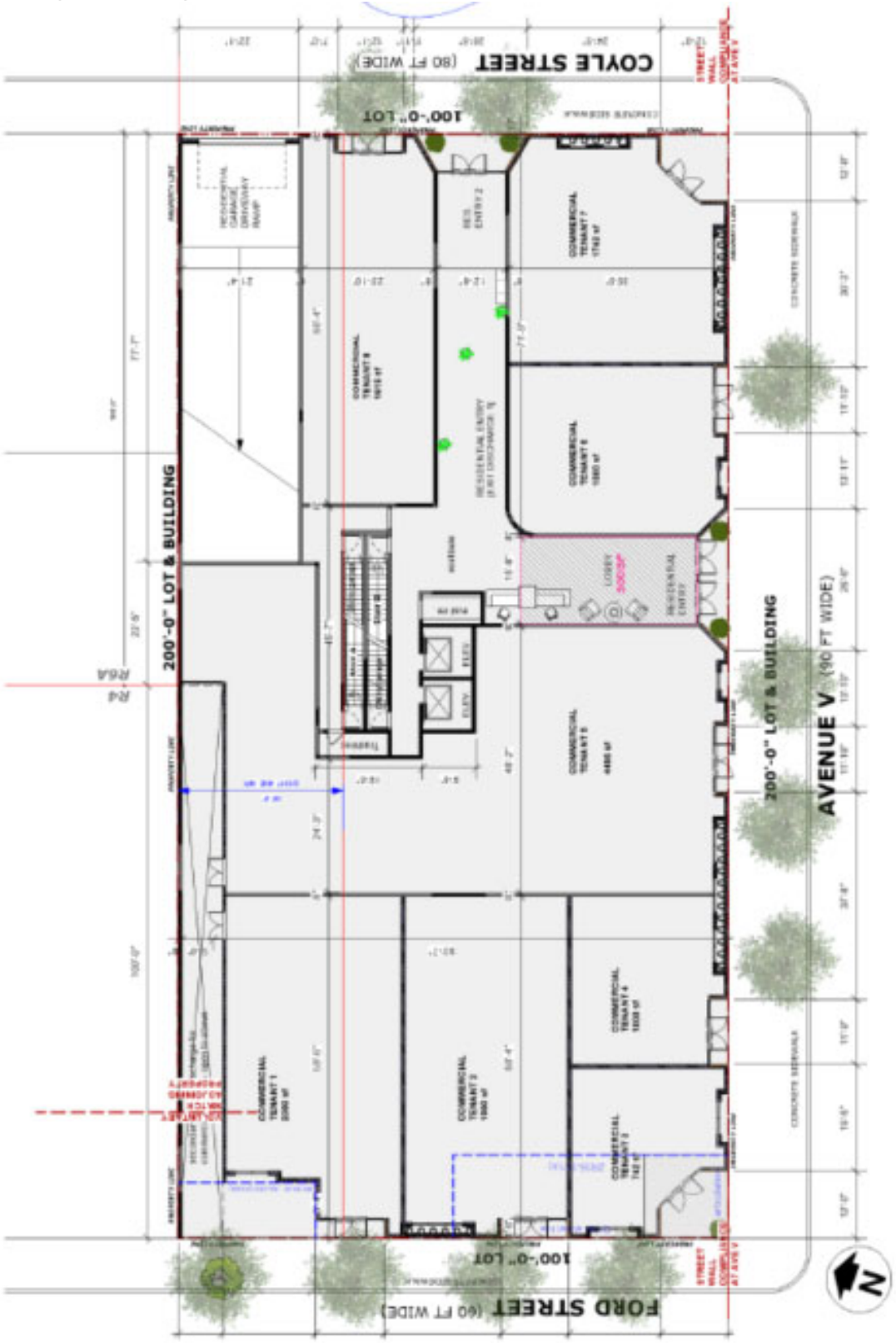
The building would be constructed up to the streetline without setbacks along the three street frontages. The proposed below-grade accessory parking facility would be accessed from a 27-foot-wide curb cut (24 feet plus 1.5-foot splays) along Coyle Street. The curb cut would be more than 50 feet from Avenue V. At the 15-foot-tall ground floor, the residential lobby would be accessed from both Coyle Street and Avenue V, and retail would wrap the building's three frontages to activate the streets at the ground floor.

Above the ground floor, the building would be set back approximately 22.8 feet from Ford Street to match the front setback of the adjacent property to north along Ford Street (Lot 46), as required by ZR 23-661. At the second story, the building would also be set back 14.1 feet from Lot 46 (and an R4 zoning district) and approximately 14 feet from Lot 29 (and an R6A/C2-4 district). The building would then rise from the second floor to the fifth floor, to a height of 55 feet. Above this height, the building would be set back an additional 10.7 feet from Lot 46 to form a 25-foot setback from an existing R4 zoning district along Ford Street, as required by ZR 23-693. Along Coyle Street, the building would rise an additional story (10 feet) to a height of 65 feet before the Proposed Development would be set back at least 25 feet from Lot 29. The building would then rise two floors to a height of 85 feet before a 10-foot setback would be provided from Avenue V. The building would rise one additional story to a maximum roof height of 95 feet. Including a 10-foot-tall mechanical bulkhead, the Proposed Development would have a building height of 105 feet. Architectural plans for the Proposed Development are provided in Appendix A.

Pursuant to MIH Option 1, at least 25 percent (27 DUs) of the 109 proposed DUs would be permanently affordable to low-income households earning an average of up to 60 percent of the AMI. The proposed 109 accessory parking spaces would support the proposed residential uses with a parking rate of one accessory space per DU.

The proposed retail spaces would be offered to the retail tenants currently occupying the existing one-story building.

Figure A-1: Proposed Development Ground Floor Site Plan



Source: Corporate Design of America

A5 Purpose and Need

The Project Site's one-story approximately 12,500-gsf building was constructed in 1950 and has operated as a multi-tenant commercial establishment for over 70 years. The Proposed Actions would redevelop the Project Site into a mixed-use, midrise, multifamily development with affordable DUs and ground-floor retail consistent with the recent Coyle Street Rezoning. It would also provide housing in accordance with public policies such as *OneNYC 2050*.

The Project Site is situated near a mixture of residential and commercial uses of varying heights. The proposed building would be similar in height to other surrounding buildings. The Nostrand Houses, located across Avenue V from the Project Site, rise to a height of 6 stories. Planned developments, including 2134 and 2185 Coyle Street, will rise to a height of up to 9 stories. The Proposed Development seeks to provide a similar building height along Avenue V as proposed at 2185 Coyle Street.

Additionally, pursuant to MIH, the Proposed Development would be required to dedicate a minimum of 20 percent of new housing units as permanently affordable dwelling units. The Proposed Project would support the vision set forth in *Housing New York 2.0* to create and preserve affordable housing. The MIH program requires that a certain percent of new housing be permanently affordable when discretionary actions seek to increase the permissible residential floor area. With the adoption of the Proposed Actions, the Applicant would construct the Proposed Development on the Project Site. The Applicant proposes a dwelling unit factor of approximately 898 gross square feet (and 890 zoning square feet) per DU.

A6 Analysis Framework

The 2021 *CEQR Technical Manual* will serve as guidance on the methodologies and impact criteria to evaluate the potential environmental effects of the Proposed Actions. Consistent with the guidelines set forth in the *CEQR Technical Manual,* existing conditions will be described. Conditions will then be forecast to the future analysis year absent the Proposed Actions (the "No-Action Condition"). The "With-Action Condition" assumes that the Proposed Actions would be adopted, and the Projected Development would be complete and fully occupied by the analysis (build) year.

The With-Action Condition will be compared to the No-Action Condition to determine whether the incremental effects of the Proposed Actions have the potential to result in significant adverse impacts, as defined in the *CEQR Technical Manual* (and pursuant to both Title 62 of the Rules of the City of New York and Part 617 of the New York Codes, Rules, and Regulations). Collectively, the existing, No-Action, and With-Action conditions are referred to as the Reasonable Worst-Case Development Scenario (RWCDS). The RWCDS established for this project is provided in Appendix C.

No-Action Condition

Project Site

In the No-Action Condition, the Project Site's approximately 12,500-gsf commercial building with 11 separate retail establishments would continue as existing conditions.

Study Area

Within 400 feet of the Project Site, a 207,408-gsf mixed-use development would be constructed at 2134 Coyle Street (Block 7367, Lot 11), as projected by the *2134 Coyle Street Rezoning Environmental Assessment Statement* (CEQR No. 21DCP123K).

Across Coyle Street from the Project Site, the proposed rezoning of 2185 Coyle Street is expected to be adopted in the No-Action Condition. 2185 Coyle Street would be developed with a building up to a 160-foot-tall mixed-use residential and commercial building. The Draft *2185 Coyle Street Environmental Assessment Statement (EAS)* (CEQR No. 23DCP131K) indicates this project will be operational in 2028.[1]

With-Action Condition

In the With-Action Condition, the Proposed Actions would be adopted, and the Applicant would construct the Proposed Development. The Proposed Development would nearly maximize the allowable FAR of the proposed R7D/C2-4 zoning within a nine-story, 105-foot-tall (95 feet plus a 10-foot bulkhead), 152,840-gsf building containing 99,190 gsf of residential area, 13,650 gsf of ground floor retail, and 40,000 gsf (109 spaces) of accessory parking located in two sub-grade levels. Pursuant to MIH Option 1, at least 25 percent of the project-generated DUs developed would be permanently affordable units, with approximately 27 DUs that would be made available to households earning an average of 60 percent of the AMI.

The Project Site is a rectangular-shaped corner lot and able to fit the permitted floor area of R7D/C2-4 districts within a nine-story, 95-foot-tall (plus 10-foot mechanical bulkhead) building. However, the proposed zoning envelope of R7D/C2-4 would allow a building with a roof height of up to 105 feet tall. The Proposed Development would also contain 109 parking spaces, 46 accessory spaces more than would be required by the proposed zoning district.

Where appropriate, this EAS considers the worst-case condition that could arise from these discrepancies between the Proposed Development and what is allowed by zoning. Therefore, the With-Action Condition considers the following, as appropriate, to analyze the "worst case" conditions that could reasonably be expected to occur with adoption of the Proposed Actions:

- The maximum allowable building envelope (a building with a 115-foot-tall roof height) that would be allowed within the proposed R7D/C2-4 zoning;
- MIH Option 2 could be adopted, which may allow a greater number of affordable units (at a higher average AMI); and
- The minimum parking that would be required for the proposed development (63 accessory parking spaces).

Increment

Compared to the No-Action Condition, the With-Action Condition would result in the development of a mixed-use building with residential units above ground floor retail and

[1] Per most recent filed EAS shown on DCP's Zoning Application Portal: https://zap.planning.nyc.gov/projects/2022K0167

an increment of 140,340 gsf. The increment by use established in the RWCDS is shown in Table A-1.

Table A-1: Project Increment by Use

Condition	DU	Parking Spaces	Parking gsf	Residential gsf	Retail gsf	Total gsf
No-Action	0	0	0	0	12,500	12,500
With-Action	109	109	40,000	99,190	13,650	152,840
Increment	**109[1]**	**109[2]**	**40,000**	**99,190**	**1,150**	**140,340**

1. The With-Action Condition would result in 27 affordable DUs that would be made available to low-income households an average of 60 percent of the AMI and 82 market-rate units. No affordable DUs would be developed in the No-Action Condition.
2. R7D/C2-4 zoning requires accessory parking at a rate of 15 percent of affordable DUs affordable to low-income households and 50 percent of other DUs. Accessory commercial parking is not required pursuant ZR Section 36-232; however, the Applicant proposes 1 parking space per dwelling unit. Under worst-case conditions, only the 63 accessory spaces required by zoning would be developed.

Analysis Year

The analysis year established for this project is 2027, the year when new development generated by the Proposed Actions would be complete and fully occupied. Construction of the Proposed Development would begin after the Proposed Actions have been approved and required permits obtained. The analysis year assumes the Proposed Actions would be adopted in early 2024, construction documentation would last approximately six months, and construction would commence soon after and last approximately two years. A 2027 build year conservatively accounts for unanticipated delays in the development timeline.

B LAND USE, ZONING, AND PUBLIC POLICY

B1 Introduction

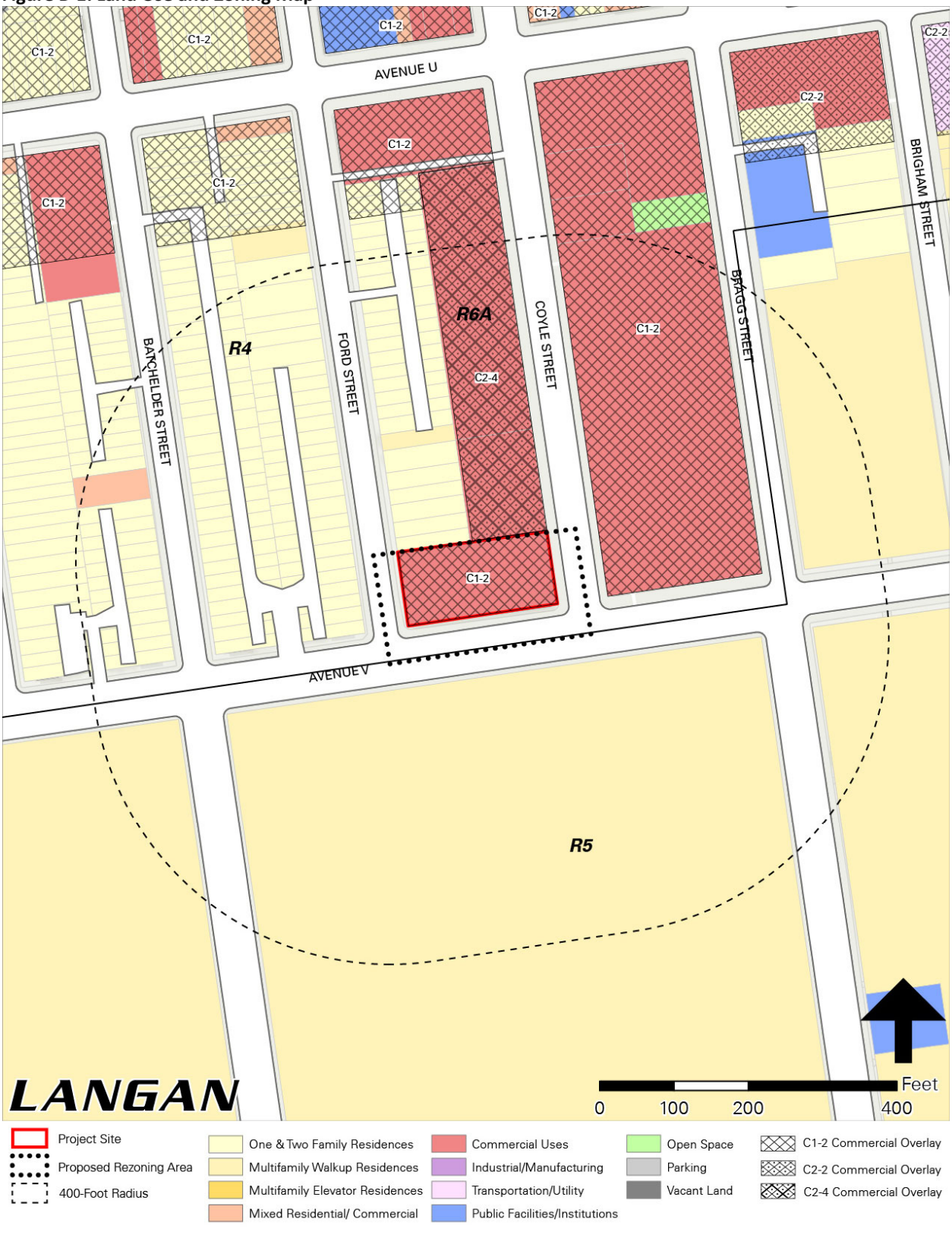
A land use, zoning, and public policy assessment analyzes a project's compatibility and consistency with the land use patterns and development trends in the area and determines whether a project would generate land use changes. Similarly, the analysis considers the project's compliance with, and effect on, the area's zoning and other applicable public policies. This analysis follows the guidelines set forth in the 2021 *CEQR Technical Manual.*

The Applicant, Ford Coyle Properties, seeks approval of a zoning map amendment and zoning text amendment to allow the construction of a mixed-use development containing residential and commercial uses at 3033 Avenue V (Brooklyn Block 7367, Lot 36, the "Project Site") in the Sheepshead Bay neighborhood of Community District 15, Brooklyn. Specifically, the Proposed Actions comprise:

1. A zoning map amendment to rezone the area bounded by the centerlines of Avenue V, Ford, and Coyle streets and to a depth of 100 feet from Avenue V (the "Proposed Rezoning Area") from an R4/C1-2 district to an R7D/C2-4 district; and
2. A zoning text amendment to modify ZR Appendix F to designate the Proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area.

The Proposed Actions would result in the demolition of the existing one-story commercial building on the Project Site and allow a development with a roof height up to 95-foot-tall (105 feet including a 10-foot-tall mechanical bulkhead), 152,840-gross-square-foot (gsf) building. The proposed mixed-use building would contain 99,190 gsf of residential area, 13,650 gsf of ground floor retail area, and 40,000 gsf (up to 109 spaces) of accessory parking located in two sub-grade levels. Figure B-1 shows the Project Site and the surrounding zoning and land use.

Figure B-1: Land Use and Zoning Map



B2 Methodology

This land use, zoning, and public policy assessment follows the guidance set forth in the *CEQR Technical Manual*. The analysis assesses the Proposed Actions' consistency with local land use patterns, development trends, zoning regulations, and applicable polices. The Proposed Actions include discretionary land use actions, and therefore a preliminary land use, zoning, and public policy assessment is warranted. The Study Area for this land use, zoning, and public policy assessment is a 400-foot radius around the Proposed Rezoning Area (see Figure B-1).

Existing conditions within the Study Area were identified through field reconnaissance and research using resources such as the Zoning Application Portal (ZAP) maintained by the Department of City Planning (DCP), the Primary Land Use Tax Lot Output (PLUTO™) data files, DCP's Zoning and Land Use Map (ZoLa), the NYC Mayor's Office of Environmental Coordination's (MOEC) CEQR Access, the NYC Department of Finance's Automated City Register Information System (ACRIS), and the Brooklyn Community District 15 website. Relevant public policy documents were also reviewed to identify and describe existing public policies that have the potential to affect both the Proposed Rezoning Area and Study Area.

B3 Land Use and Zoning

Existing Conditions

Proposed Rezoning Area

Figure B-1 shows the Proposed Rezoning Area is bounded by the centerline of Avenue V and Ford and Coyle streets, at a depth of 100 feet of the centerline of Avenue V. The Project Site is Applicant-owned and is the sole zoning lot in the Proposed Rezoning Area.

The 20,000-square foot (sf) rectangular-shaped Project Site is a corner zoning lot with approximately 225 feet of frontage along Avenue V and 100 feet along both Coyle and Ford streets. Avenue V is a 90-foot-wide mapped street and Coyle Street is an 80-foot-wide mapped street; both are defined as "wide" streets per the New York City Zoning Resolution (ZR). Ford Street is a 60-foot mapped street and is a "narrow" street. The Project Site occupies the entire block front along Avenue V and is improved with a one-story, approximately 12,500-gross-square-foot (gsf) commercial building with 11 retail establishments including a restaurant, deli, pharmacy, and salon. The building is built to the street (front lot line).

The Proposed Rezoning Area is within an R4 zoning district, with a C1-2 commercial overlay mapped on the Project Site within 100 feet of Avenue V. The Proposed Rezoning Area is also within the City's Coastal Zone boundary, Jamaica Bay Watershed, and a New York City Food Retail Expansion to Support Health Program (FRESH) Zone.

R4 districts are low-density non-contextual residential districts that allow residential uses (Use Groups 1 and 2) and community facilities (Use Groups 3 and 4) at a maximum floor area ratio (FAR) of 0.75, and 2.0, respectively. Residential uses are permitted with a maximum lot coverage of 45 percent of the lot area. The maximum permissible building height in an R4 district is 35 feet for residential uses. Residential buildings must provide a minimum front yard of 10 feet and may have a perimeter wall up to 25 feet tall. Above a

height of 25 feet, buildings are subject to setback regulations guided by a sky exposure plane. Accessory parking is required at a rate of one space per dwelling unit (DU).

C1-2 overlay districts are local retail and service districts that allow commercial uses (Use Groups 5 and 6) at an FAR of 1.0 when mapped in an R4 district. These overlays are typically found in lower and medium-density districts. Commercial uses must be located below residential units and are limited to the first floor of mixed-use buildings. No front yard is required for mixed-use buildings in C1-2 commercial overlay districts (including R4/C1-2 districts). Accessory parking is required for retail uses at a rate of one space per 300 square feet; however, pursuant to ZR 36-231, the parking requirement is waived if 15 or fewer spaces are required.

Study Area

The Study Area predominately comprises residential and commercial land uses, with one- and two-family residences to the north and west, the New York City Housing Authority (NYCHA) Nostrand Houses to the south, and commercial uses to the east. The NYCHA Nostrand Houses contain sixteen 6-story multifamily elevator residential buildings across 23.8-acres. The block to the east of the Proposed Rezoning Area is developed entirely with commercial uses, including a grocery store, beverage distributor, and flooring supply store. Farther east is a mixture of multifamily residences, one-family residences, a daycare, and a pharmacy. Other than commercial uses along Coyle Street, the areas to the north and west of the Proposed Rezoning Area are almost exclusively residential uses with a mix of one-and two- family residences.

The Study Area is predominately zoned R4 and R5, with commercial overlays mainly along Avenue U and to the east of the Proposed Rezoning Area. An R4 district is mapped at the northern and western portions of the Proposed Rezoning Area. R5 districts are mapped at the eastern and southern edges of the Study Area, south of Avenue V, and to the east of Bragg Street. Similar to R4 districts, R5 districts are low-density non-contextual residential districts. R5 districts allow residential uses (Use Groups 1 and 2) and community facilities (Use Groups 3 and 4) at a maximum floor area ratio (FAR) of 1.25, and 2.0, respectively. Residential uses are permitted with a maximum lot coverage of 55 percent of the lot area.

North of the Proposed Rezoning Area, Lots 11 and 29 on the project block were rezoned from R4/C1-2 to R6A/C2-4 in February 2022 by the 2134 Coyle Street Rezoning. R6A districts are medium-density contextual residential districts. When paired with a C2-4 commercial overlay district, the R6A zoning allows residential (Use Groups 1 and 2), community facilities (Use Groups 3 and 4) and commercial (Use Groups 5-9, and 14) uses at a maximum FAR of 3.6, 3.0, and 2.0. In R6A districts, new buildings containing residential uses must comply with Quality Housing regulations, which require base heights to be between 40 and 65 feet. Above the base, a setback must be provided to a depth that is dependent on distance from a wide street (defined as a street mapped to a width of 75 feet or greater). Within 100 feet of a wide street such as Coyle Street, a setback of at least 10 feet is required above the building base before a building may rise to its maximum permitted height of 85 feet. Permitted obstructions such as mechanical equipment and elevator bulkheads are allowed above the maximum roof height. Accessory parking is required a rate of one space per 1,000 square feet for commercial uses, 25 percent of affordable DUs available to low-income households, and 50 percent of other DU types.

No-Action Condition

Proposed Rezoning Area

In the No-Action Condition, the Proposed Rezoning Area would remain as existing conditions, and no changes would occur to zoning or land use in the Proposed Rezoning Area.

Study Area

A review of new building applications and the New York City (NYC) Zoning Application Portal (ZAP) within 400 feet of the Proposed Rezoning Area indicates there would be two "No-Build" projects independent of the Proposed Actions. An eight-story, 85-foot-tall, 207,408-gsf mixed-use development containing 148 DUs (including affordable DUs) would be constructed at 2134 Coyle Street (Block 7367, Lot 11), as projected by *the 2134 Coyle Street Rezoning Environmental Assessment Statement* (CEQR No. 21DCP123K).

Across Coyle Street from the Project Site, the proposed rezoning of 2185 Coyle Street (proposed by 2185 Coyle Street Associates LLC) would be adopted. 2185 Coyle Street would be developed by 2027 with a 9-story, 92-foot-tall, mixed-use building with 423,965 zoning square feet (zsf). The building would contain approximately 45,083-gsf of commercial uses below residential units. 2185 Coyle Street would contain 435 DUs, of which approximately 109 would be permanently affordable pursuant to MIH Option 1.

With-Action Condition

Proposed Rezoning Area

In the With-Action Condition, the Proposed Actions would be adopted, and the Proposed Rezoning Area would be mapped as an MIH area and rezoned to an R7D/C2-4 zoning district.

R7D districts are medium-density contextual residential districts. When paired with a C2-4 commercial overlay district, the zoning would permit residential (Use Groups 1 and 2), community facilities (Use Groups 3 and 4) and commercial (Use Groups 5-9, and 14) uses at maximum FARs of 5.6, 4.2, and 2.0. Mixed-use buildings would be allowed up to an FAR of 5.6 with a maximum commercial FAR of 2.0. In R7D/C2-4 districts, new buildings must comply with Quality Housing regulations. Accordingly, the base heights in R7D districts must be between 60 and 85 feet, with a maximum building height (excluding bulkhead and other permitted obstructions) of 115 feet.

Above the building's base, a setback must be provided to a depth that is dependent on distance from a wide street (defined as a street mapped to a width of 75 feet or greater). Avenue V is mapped to a width of 90 feet and is a wide street. Within 100 feet of a wide street such as Avenue V and Coyle Street, a minimum 10-foot raised setback is required above the building's base. Per ZR 23-693, a maximum building height of 55 feet is allowed within 25 feet of an R4 district. A minimum 15-foot setback from Ford Street would be required above the building's base because Ford Street is classified as a narrow street. Above these base heights, a new building may rise to its maximum permitted roof height of 115 feet.

In the proposed R7D/C2-4 district, accessory parking would be required a rate of one space per 1,000 square feet for commercial uses, 15 percent of affordable DUs available to low-income households, and 50 percent of other DUs.

The Applicant proposes to demolish the one-story commercial building on the Project Site and develop a nine-story, 95-foot-tall (105 feet plus a 10-foot-tall bulkhead), 152,840-gross-square-foot (gsf) building. The mixed-use development would contain 99,190 gsf of residential area, 13,650 gsf of ground floor retail area, and 40,000 gsf (109 spaces) of accessory parking located in two sub-grade levels. The Proposed Development would be within the zoning envelope of the proposed R7D/C2-4 district.

In the With-Action Condition, the Project Site would contain approximately 109 dwelling units (DUs), of which approximately 27 would be designed as permanently affordable to low-income households earning an average of 60 percent of the Area Median Income (AMI).

The proposed residential lobby would be located on the ground floor and would be accessed from both Avenue V and Coyle Street. Retail would wrap around all three street frontages of the Project Site. The proposed retail spaces would be offered to the site's existing tenants. The proposed below-grade parking for residents would be accessed via a new curb cut along Coyle Street. Residential units would be developed above the retail uses, beginning on the second floor. The proposed local retail spaces would support other uses in the Study Area in a manner similar to the site's existing retail uses.

Study Area

Similar to the No-Action Condition, in the With-Action Condition, two No-Build projects would be constructed independent of the Proposed Actions by the analysis year established for this project. A five-story, 70-foot-tall, 207,408-gsf mixed-use development would be constructed at 2134 Coyle Street (Block 7367, Lot 11), as projected by the *Coyle Street Rezoning Environmental Assessment Statement* (CEQR No. 21DCP123K). 2134 Coyle Street would contain ground floor retail below 148 new dwelling units (DUs).

Across Coyle Street from the Project Site, the rezoning of 2185 Coyle Street proposed by others would be adopted. 2185 Coyle Street would be developed with a 9-story, 92-foot-tall, mixed-use building with 423,965 zoning square feet (zsf). The building would contain approximately 45,083-gsf of commercial uses below residential units and would have a floor area ratio (FAR) of 4.42. This new development would include approximately 435 new DUs, of which approximately 109 would be permanently affordable pursuant to MIH Option 1.[2]

Land Use and Zoning Conclusion

The Proposed Actions would allow a new mixed-use building to be developed in the Proposed Rezoning Area that would contain residential, retail, and accessory parking. These uses are already as-of-right uses in the site's existing R4/C1-2 zoning. The proposed change in the commercial overlay district from C1-2 to C2-4 would allow a slightly larger range of commercial uses than currently allowed as-of-right in the Proposed Rezoning Area, as well as reduced parking requirements for commercial uses.

[2] Per the most recent documents available on DCP's Zoning Application Portal: https://zap.planning.nyc.gov/projects/2022K0167

The proposed R7D/C2-4 zoning district would require new development be built near the street lines along Avenue V and Coyle Street. The proposed district would limit buildings to a roof height of 115 feet, although buildings would be required to step down to a maximum height of 55 feet within 25 feet of the R4 on Lot 46, per the requirements of ZR 23-693. The proposed zoning would allow uses consistent with the mix of multifamily, one- and two-family residences, and commercial uses in the Study Area and allow the block's tallest buildings along Avenue V. Accordingly, the Proposed Actions would not result in a significant adverse land use and zoning impact, and no further analysis is warranted.

B4 Public Policy

Per the *CEQR Technical Manual*, a proposed project located in areas governed by public policies controlling land use – or that has the potential to substantially affect land use regulation or policy – requires an analysis of the actions' consistency with public policies that pertain to a project's study area. If the proposed actions could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

OneNYC 2050

OneNYC 2050, originally released as PlaNYC in 2007, is a policy document designed to address New York City's long-term challenges, such as accommodating a projected population of more than 9 million residents by 2050, decreasing reliance on fossil fuels, encouraging new modes of transportation, increasing neighborhood safety, improving access to education, and addressing aging infrastructure. *OneNYC 2050* builds upon PlaNYC and focuses on eight goals comprised of 30 initiatives. The eight goals consist of a vibrant democracy, an inclusive economy, thriving neighborhoods, healthy lives, equity and excellent in education, a livable climate, efficient mobility, and modern infrastructure.

Thriving Neighborhoods (Volume 4)

Initiative 9 of 30: Ensure all New Yorkers have access to safe, secure, and affordable housing.

It is critically important to capitalize on opportunities for housing wherever large, appropriately located, underutilized parcels of land present an opportunity. Sites in all five boroughs include obsolete facilities; large, low-rise commercial sites; and even infrastructure that can support overbuilds, such as rail yards and tracks.

The Project Site is a one-story commercial building that was constructed more than 70 years ago and is not a historic resource. The Proposed Actions would allow the Project Site to be redeveloped with 109 DUs, of which 27 would be permanently affordable and reserved for households earning an average of 60 percent of the AMI (or, under MIH Option 2, 33 DUs would be reserved for households earning an average of 80 percent of the AMI). The site's existing retail tenants would be offered space in the Proposed Development's ground floor retail spaces.

Housing New York 2.0

Housing New York 2.0 is an extension of the City's comprehensive housing development policy that includes a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. *Housing New York 2.0* builds on the foundation laid with *Housing New York: A Five-Borough, Ten-Year Plan*, and was developed in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in *Housing New York*, the City Council adopted an amendment to the ZR to establish the MIH program in March 2016 that requires a percent of new housing be permanently affordable when an increase in permissible residential floor area is requested via discretionary land use action (i.e., an upzoning).

The primary components of *Housing New York 2.0* include the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

The Proposed Actions would support the policies and goals of *Housing New York 2.0*. The Proposed Actions would create approximately 27 permanently affordable dwelling units in Sheepshead Bay, Brooklyn under MIH Option 1. The Proposed Actions would therefore provide the Sheepshead Bay neighborhood with additional supply of permanently affordable housing, which would support the City's effort to increase the overall supply of affordable housing.

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

A Blueprint for New York City's Economic Recovery is a plan to accelerate the recovery of New York City's economy after the 2019 COVID-19 pandemic. The plan is intended to propel job creation back to pre-pandemic employment levels and create equitable economic opportunities for all. The core principles of the plan are to focus on people, build on existing strengths, tap into New York City's innovators and entrepreneurs, break down government silos, promote equity and economic opportunity, and call New York businesses and organizations to work together. The plan includes a myriad of strategies to support economic growth and equitable opportunity for all.

The COVID-19 pandemic unveiled the inequities across New York City's neighborhoods, including unsafe and overcrowded housing, disparities in access to open space, and disproportionate commute times for many of the city's most vulnerable populations. The plan includes an initiative to "Plan and Build for an Inclusive Future," which includes equitable investment in neighborhood infrastructure. Necessary resources for neighborhood infrastructure include parks and open spaces, schools, healthcare resources, and cultural amenities, among other assets required for a thriving community.

The With-Action Condition would enable construction of a mixed-use residential and commercial building, which would generate temporary construction jobs and permanent jobs related to the building's commercial uses and maintenance. Therefore, the Proposed Actions would support the economic recovery after the COVID-19 pandemic and provide new economic opportunities.

Where We Live NYC (Fair Housing Together)

The *Where We Live NYC* plan is the culmination of a two-year process led by HPD to identify goals, strategies, and actions that can be undertaken by the City of New York to advance fair housing through 2025. *Where We Live* was completed in collaboration with fair housing stakeholder groups, community-based organizations, and government partners. The plan was formulated through data analysis and community outreach and public participation and seeks to understand challenges to fair housing such as segregation, discrimination, and lack of access to thriving neighborhoods in an effort to eliminate these barriers.

Where We Live NYC seeks to address a wide range of housing challenges including an affordability crisis, a housing shortage, unequal access between neighborhoods to resources and opportunities, and the ongoing discrimination in the housing market. As a result, the city will focus its affirmative fair housing work on six goals and complementary strategies and actions. These goals are:

1. Combat persistent, complex discrimination with expanded resources and protections;
2. Facilitate equitable housing development in New York City and the region;
3. Preserve affordable housing and prevent displacement of long-standing residents;
4. Enable more effective use of rental assistance benefits, especially in amenity-rich areas;
5. Create more independent and integrated living options for people with disabilities; and
6. Make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty.

The Proposed Actions would support the goals and strategies of *Where We Live NYC* by allowing a mixed-use residential and commercial building with approximately 27 affordable DUs on a site that currently does not have residential units or affordable housing. The Proposed Actions would expand the supply of affordable housing opportunities in Sheepshead Bay, Brooklyn.

The Proposed Actions would provide greater access to housing in an area with access to public transit and local retail options, thereby improving equity for both existing and future users in the neighborhood. With the creation of affordable housing and the Proposed Rezoning Area's proximity to transit, the Proposed Actions would support the City's fair housing plan and help relieve the City's housing challenges.

New York City Food Retail Expansion to Support Health Program (FRESH)

New York City's Food Retail Expansion to Support Health Program (FRESH) promotes the establishment of grocery stores in underserved communities by lowering the costs of owning, developing, and renovating retail space. The Proposed Rezoning Area is in an area where discretionary tax incentives are available through the FRESH program. FRESH financial incentives are available to grocery store operators renovating existing retail space or developers looking to construct or renovate retail space to be leased to a full-line grocery store operator. Grocery store operators and developers can receive stabilized

building taxes, fully-abated land taxes, waived city and state tax, and a reduce mortgage recording tax. Additionally, developers can receive additional zoning rights, a reduction in required parking, and larger as-of-right stores in manufacturing districts.

The FRESH program is administered by the New York City Industrial Development Agency (NYCIDA) and DCP with support from the Department of Health and Mental Hygiene (DOHMH) and the Mayor's Office of Food Policy. Facilities eligible for the program must be located in the eligible FRESH area and must provide:

- A minimum of 5,000 square feet of retail space for a general line of food and nonfood grocery products intended for home preparation, consumption, and utilization;
- At least 30 percent of retail space dedicated to perishable goods that may include dairy, fresh produce, fresh meats, poultry, fish, and frozen foods; and
- At least 500 square feet of retail space for fresh produce.

Since 2009, the FRESH program has incentivized the opening of 30 FRESH stores within walking distance to 1.2 million previously underserved New Yorkers. Collectively, these stores account for 884,215 sf of grocery store space provided to communities in high need. Approximately 450,000 Brooklyn residents now live within a one-half mile of a FRESH store.

The With-Action Condition would contain ground floor commercial uses and would be subject to market conditions. The Proposed Actions would not preclude participation in the FRESH program and would create new commercial spaces that could be used by a supermarket or grocery store operator.

Waterfront Revitalization Program (WRP)

The management tool for New York City's Coastal Zone is the Waterfront Revitalization Program (WRP), which was adopted in 1982. Projects with discretionary actions that are within the designated boundaries of New York City's Coastal Zone must be assessed for inconsistencies with the policies of the WRP. The City Planning Commission – acting as the City Coastal Commission – and the Department of City Planning administer the WRP. Authorized by New York State's Waterfront Revitalization of Coastal Areas and Inland Waterway Act, the WRP looks to maximize environmental conservation, public use of the waterfront and economic development, while minimizing conflicts among these goals. The WRP is designed to review activities and decisions that may affect development on the coastal zones. The framework to evaluate the policies is provided in the WRP. Supporting designated areas such as the Coastal Zone Boundary, Special Natural Waterfront Areas, and Significant Maritime and Industrial Areas were created to provide aid in analysis.

The WRP establishes ten policies for the development and use of the waterfront, and each policy contains a list of related goals.

1. Support and facilitate commercial and residential redevelopment in areas well-suited to such development;
2. Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation;
3. Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation;

4. Protect and restore the quality and function of ecological systems within the New York City coastal area;
5. Protect and improve water quality in the New York City coastal area;
6. Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change;
7. Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety;
8. Provide public access to, from, and along New York City's coastal waters;
9. Protect scenic resources that contribute to the visual quality of the New York City coastal area; and
10. Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.

The Proposed Rezoning Area is within the City's Coastal Zone and the Proposed Actions are therefore subject to review for consistency with the policies of the WRP. The WRP Consistency Assessment Form (CAF) provided at Appendix D lists the WRP policies and indicates whether the With-Action Condition would promote or hinder that policy, or if that policy would not be applicable. The Proposed Actions would promote WRP policies by allowing development that would incorporate adaptive strategies and manage the release of stormwater generated on the Proposed Rezoning Area. The WRP prepared in support of the Proposed Actions (WRP# 22-139) was reviewed by the Department of City Planning (in their capacity as the City Coastal Commission), who determined that the Proposed Actions would not substantially hinder the achievement of a WRP policy.

Jamaica Bay Watershed Protection Plan

The Proposed Rezoning Area is a developed urban area that is within the Jamaica Bay Watershed. The Proposed Rezoning Area is developed with a one one-story commercial building and public streets. The Project Site is fully impervious with building rooftop and pavement. The Proposed Actions would not increase the impervious area of the Project Site, as there is no existing pervious area on the Project Site.

As described in Chapter G, "Water and Sewer Infrastructure," the Proposed Development would connect to the City's water supply network and would be required to adhere to NYC Department of Environmental Protection (DEP) stormwater runoff regulations, including the City's Unified Stormwater Rule. The Jamaica Bay Watershed Protection Plan Form provided in Appendix E shows the Proposed Actions do not have the potential to conflict with the Jamaica Bay Watershed Protection Plan.

Public Policy Conclusion

The Proposed Actions would allow the Proposed Development, a mixed-use residential and commercial building on the Project Site. In the With-Action Condition, 109 new DUs would be constructed on the Project Site, approximately 27 of which would be permanently affordable under the proposed MIH Option 1. The Proposed Actions would not conflict with and would support public policies including: *OneNYC 2050; Housing New*

York 2.0; Rebuild, Renew, Reinvent; *Where We Live NYC*; FRESH; the WRP; and the Jamaica Bay Watershed Protection Plan. The Proposed Actions would not result in a significant adverse public policy impact and no further analysis is warranted.

C OPEN SPACE

C1 Introduction

This chapter assesses the potential of the Proposed Actions to result in a significant adverse impact on open space resources. Per the 2021 *CEQR Technical Manual,* an open space assessment determines whether a proposed project would have a direct impact resulting from the elimination or alteration of open space or would have an indirect impact resulting from burdening available open space by the introduction of a new residential or worker population. The *CEQR Technical Manual* defines open space as publicly or privately owned land that is publicly accessible and available for leisure, play, or sport, or is set aside for the protection or enhancement of the natural environment.

In addition to the analysis provided in this section, Attachment D, "Shadows," provides an assessment of the Proposed Actions' potential shadow effects on open space resources.

C2 Methodology

Direct Effects

A proposed project would directly affect an open space resource if it would encroach upon, limit public access to, or cause a loss of public open space. Direct effects may also occur if the resource would be so changed that the open space no longer serves the same user population, or if a proposed project would result in increased noise or air pollutant emissions, odor, or shadows that would temporarily or permanently affect the usefulness of a public open space.

The Proposed Actions would not directly alter or displace an open space. As detailed in Attachment D, "Shadows," Attachment H, "Air Quality," and Attachment I, "Noise." The Proposed Actions would not result in noise, air pollutant emissions, odors, or shadows that would directly affect the usefulness of a public open space. Therefore, an assessment of the Proposed Actions' direct effects on open space was not warranted.

Indirect Effects

Open space can be indirectly affected by a proposed action if a project would add sufficient population, either residential or non-residential, to substantively diminish the capacity of open space in the area to serve the future population. An assessment is conducted if a proposed project would generate more than 200 residents or 500 or more non-residents.

Per *CEQR Technical Manual* guidelines, a residential open space analysis is based on the incremental residents generated by the Proposed Actions. The With-Action Condition would result in 290 residents and 48 employees over the No-Action Condition. Because the Proposed Actions would result in more than 200 incremental residents, an indirect open space assessment was warranted for the residential population. A non-residential assessment is not warranted because the 48 project-generated employees would be fewer than the CEQR screening criteria of 500 incremental non-residential population.

Information on publicly accessible open space resources within the Open Space Study Area, including names and acreages, were found on the New York City Department of Parks and Recreation's (NYC Parks) website.

Study Area

The first step to assess potential open space effects is to define the study area for the population that would be generated by a proposed project – in this case a residential population. Per the *CEQR Technical Manual*, an open space study area is defined by a reasonable walking distance that users would travel to reach local open space and recreation areas – typically a 0.50-mile radius for projects that require a residential indirect open space assessment. Therefore, consistent with the guidelines of the *CEQR Technical Manual,* a 0.50-mile radius was used to determine the census tracts that have more than 50 percent of their areas within a 0.50-mile of the Proposed Rezoning Area.

The Study Area shown in Figure C-1 includes Brooklyn 2020 Census Tracts 566, 568, 570, 572, 574, 594.02, 626, 632, and 638, the tracts with at least 50 percent of their areas within the 0.50-mile boundary. Additionally, the Proposed Rezoning Area is less than 0.3 miles from Marine Park – Brooklyn's largest park. While the nearest portions of the park are within the 0.50-mile radius, the large census tract containing Marine Park does not have more than 50 percent of its area within 0.5-miles of the Proposed Rezoning Area. Due to the proximity of the Proposed Rezoning Area to Marine Park, the approximately 91 acres of the park within 0.50 miles of the Proposed Rezoning Area was included as part of the Study Area; the areas of Marine Park beyond 0.5 miles were excluded in the quantitative assessment.

Walk to a Park Service Area

The *CEQR Technical Manual* requires that a preliminary open space analysis identify whether the affected area is located within a "Walk to a Park Service Area" – areas defined by the *CEQR Technical Manual* that are within walking distance of a park. Affected areas that are located outside of a Walk to Park Service Area – known as walk gap areas – require a detailed analysis to identify whether the projected development further exacerbates a condition of residents living in areas of the city with inadequate park access. The Proposed Rezoning Area is located within a Walk to a Park Service Area, as shown in Figure C-2.

Figure C-1: Open Space Resource Map

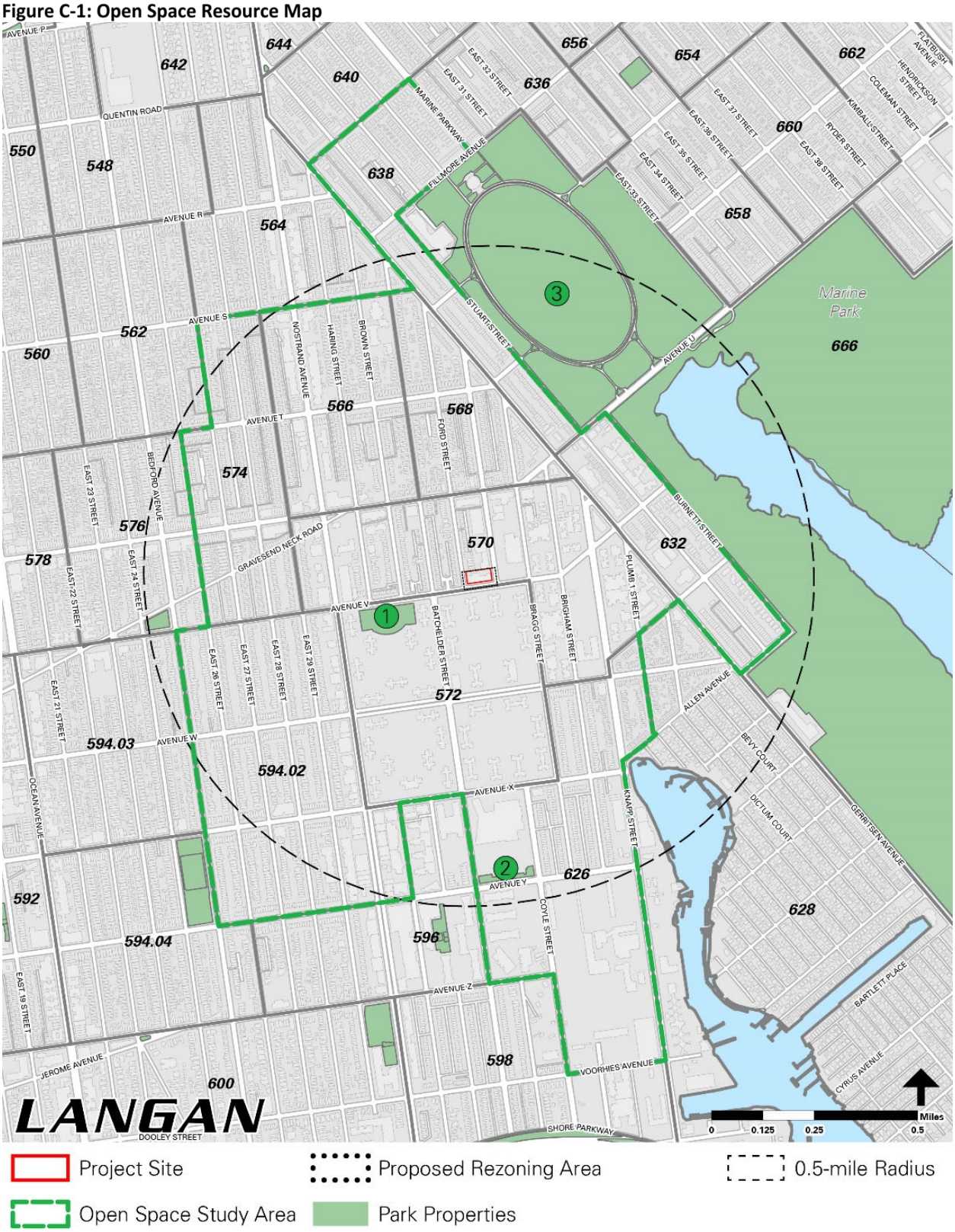
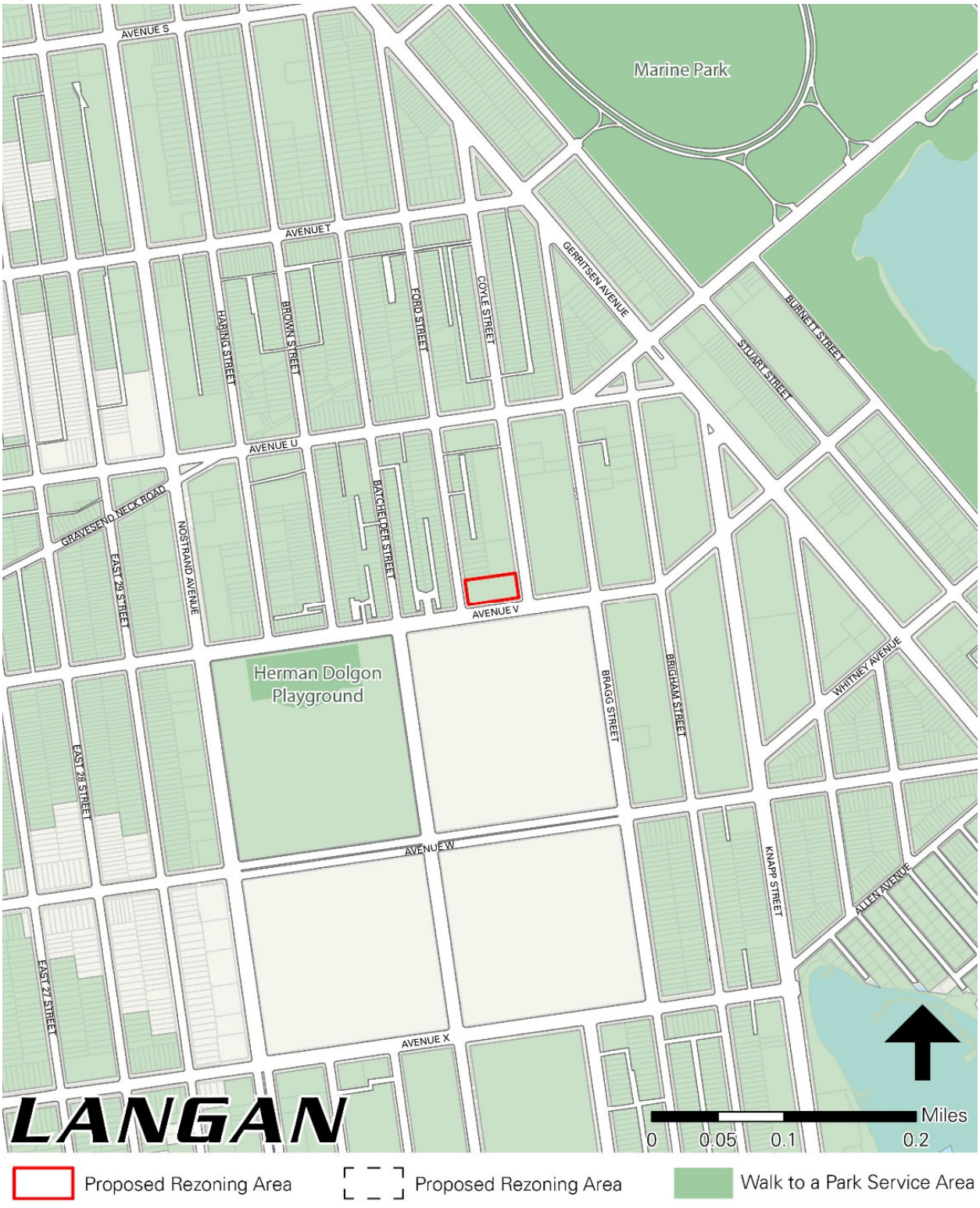


Figure C-2: Walk to a Park Service Area



Passive and Active Open Space

The *CEQR Technical Manual* classifies open space resources as having either passive or active open space.

Open space that is used for sports, exercise, or active play is classified as "active open space." Active open space may consist of recreational facilities such as playgrounds, fields (baseball, soccer, football, track), courts (basketball, handball, tennis), outdoor fitness equipment, pools, greenways, and esplanades (running, biking, rollerblading, or other active recreation), multi-purpose areas (open lawns and paved areas for active recreation, such as running games, informal ballgames, skipping rope, etc.), and shore public walkways.

Open space that is used for relaxation, such as sitting or strolling, is classified as "passive open space." Passive open space may include plazas, beach seating, picnic areas, esplanades (sitting, strolling), greenways, walking paths, lawns reserved for passive use, gardens, and publicly accessible natural areas used for activities such as strolling, dog walking, or bird watching.

Open Space Ratio

An open space ratio (OSR) is the acreage of open space per 1,000 residents. Because local OSRs vary widely in New York City, as a planning goal, an OSR of 2.5 acres per 1,000 residents represents an area well-served by open space. This ratio is consequently used as an optimal benchmark for residential populations.

For projects in study areas where the OSR is not near the City's optimal 2.5 OSR, the percentage decrease in OSR is weighted against how the OSR of the study area compares to the City's optimal OSR. If a project results in a percentage change greater than the OSR guideline in Table C-1, then a detailed analysis may be warranted.

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

Open Space Ratio Range	Change in Open Space Ratio
2.01 to 2.50* or greater	5%
1.51 to 2.00	4%
1.01 to 1.50	3%
0.51 to 1.00	2%
0.50 or Less	1%

*2.5 is the OSR planning goal in NYC.
Source: *CEQR Technical Manual* Table 7-1.

As described below, the OSR would not decrease by more than five percent between the No-Action and With-Action conditions; therefore, a detailed assessment was not warranted.

C3 Assessment

Existing Conditions

Inventory of Publicly-Accessible Open Spaces

The publicly accessible open space resources wholly in the Study Area are Herman Dolgon and Yak playgrounds. Marine Park is an 800-acre regional park and provides a wide variety of recreational facilities that serve many users. While the census tract containing Marine Park is a very large tract and does not have more than 50 percent of its area within 0.5 miles of the Proposed Rezoning Area, the portions of Marine Park within 0.5 miles of the Proposed Rezoning Area were included in the Study Area's OSR calculations. Approximately 65 percent of the 91 acres of Marine Park in the Study Area is attributable to active recreation, and 35 percent to passive recreation.

In total, the Study Area contains 93.33 acres of publicly accessible open space, which consists of both passive and active recreational space (Table C-2). All open space resources within the Study Area were determined to be in acceptable condition.[3]

Table C-2: Open Space Resources

Map No.	Open Space Resource	Owner/ Agency	Amenities	Total Acres	Passive Acres	Passive %	Active Acres	Active %	Category
1	Herman Dolgon Playground	NYC Parks	Basketball courts, handball courts, playgrounds, bathrooms, and spray showers	1.89	0	0	1.89	100	Active
2	Yak Playground	NYC Parks/ DOE	Basketball courts, handball courts, and bathrooms	0.44	0	0	0.44	100	Active
3	Marine Park*	NYC Parks	Baseball fields, basketball courts, bathrooms, bicycling and greenways, bocce courts, cricket fields, football fields, handball courts, hiking trails, nature center, playgrounds, soccer fields, spray showers, tennis courts	91.00	32.00	35	59.00	65	Active/ Passive
			Total	**93.33**	**32.00**	**34%**	**61.33**	**66%**	

*Portions within 0.5 miles of the Proposed Rezoning Area.

Herman Dolgon Playground is a 1.89-acre neighborhood park on Avenue V between Nostrand Avenue and Batchelder Street. The playground contains basketball courts, handball courts, playgrounds, bathrooms, and spray showers.

Yak Playground is a 0.44-acre playground on Avenue Y between Batchelder and Coyle streets. The playground is jointly operated by NYC Parks and the New York City Department of Education. The playground contains handball courts, basketball courts, and bathrooms.

Marine Park is an 800-acre regional park that spans along Shore Parkway, Avenue U, and Filmore Avenue between Brigham Street, Gerritsen Avenue, and Flatbush Avenue. Marine Park is the largest park in Brooklyn. The park contains approximately 530 acres of grassland and salt marsh protected as a Forever Wild preserve. Environmental education is provided in the Salt Marsh Nature Center and opportunities for active recreation through amenities such as bocce courts, a skate park, baseball and football fields, and playgrounds. The park offers bicycle and greenways as well as a launch and landing site for canoes and kayaks at Gerritsen Inlet. The portions of Marine Park within 0.50 miles of the Proposed Rezoning Area contain a variety of passive and active amenities such as

[3] Conditions of open spaces were derived from inspection summaries performed by NYC Parks in 2022.

baseball fields, basketball courts, bathrooms, bicycling and greenways, bocce courts, cricket fields, football fields, handball courts, hiking trails, nature center, playgrounds, soccer fields, spray showers, and tennis courts.

OSR in the Study Area

Data derived from the 2020 Census indicates the Study Area has a residential population of 26,523 people.[4] Table C-3 shows 93.33 acres of open space within the Study Area, including 32.00 acres of passive space and 61.33 acres of active space. Accordingly, the Study Area has an OSR of 3.52 acres per 1,000 residents, which includes a passive OSR of 1.21 and an active OSR of 2.31 acres per 1,000 residents.

Table C-3: Adequacy of Open Space Resources – Existing Conditions

	Open Space Acreage			OSR per 1,000 Residents			*CEQR Technical Manual* Guidelines		
Pop.	**Total**	**Passive**	**Active**	**Total**	**Passive**	**Active**	**Total**	**Passive**	**Active**
26,523	93.33	32.00	61.33	3.52	1.21	2.31	2.50	0.50	2.00

No-Action Condition

In the No-Action Condition, the Project Site would remain the same as the existing conditions. While there would be no changes to the Project Site, two "No-Build" projects would be constructed independent of the Proposed Actions. At 2134 Coyle Street (Block 7367, Lot 11), an eight-story, 85-foot-tall, 207,408-gsf mixed-use development would be constructed, as projected by the C*oyle Street Rezoning Environmental Assessment Statement* (CEQR No. 21DCP123K). This development would contain approximately 148 dwelling units (DUs), which could generate up to 394 new residents.

Across Coyle Street from the Project Site, the proposed rezoning of 2185 Coyle Street would be adopted. 2185 Coyle Street would be developed with approximately 435 new DUs, which would generate up to 1,158 new residents within the Study Area.

These two No-Build projects would increase the Study Area's population by 1,552 persons over existing conditions. Because there would continue to be 93.33 acres of open space in the No-Action Condition in the Study Area, the No-Action Study Area OSR would decrease to 3.32 acres per 1,000 residents.

Table C-4: Adequacy of Open Space Resources – No-Action Condition

	Open Space Acreage			No-Action OSR per 1,000 Residents			CEQR OSR Guidelines		
Population	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**	**Total**	**Active**	**Passive**
28,075	93.33	61.33	32.00	3.32	2.18	1.14	2.50	2.00	0.50

Table C-4 shows that the No-Action Condition's overall OSR would continue to be greater than the optimal 2.5 acres per 1,000 residents guideline set forth in the *CEQR Technical Manual*. With an active OSR of 2.18, the active OSR would be nine percent greater than the *CEQR Technical Manual* guideline of the recommended 2.0 acres per 1,000 residents. The No-Action passive OSR of 1.14 would be more than double the *CEQR Technical Manual* guideline of the recommended 0.5 acres of passive space per 1,000 residents.

[4] Residential population data within the Study Area per the 2020 Census.

With-Action Condition

Proposed Rezoning Area

The With-Action Condition would introduce a mixed-use residential and commercial building on the Project Site that would contain 109 dwelling units. These 109 DUs would introduce 290 additional residents to the Study Area over the No-Action Condition.[5] Table C-5 shows the change in residential OSR in the Study Area with the addition of 290 project-generated residents.

Table C-5: Percent Change in Open Space Ratio

Residential Population	Type	Acreage	OSR[1]	OSR Planning Goal
No-Action Condition				
28,075	Active	61.33	2.18	2.00
	Passive	32.00	1.14	0.50
	Total	**93.33**	**3.32**	**2.50**
With-Action Condition				
28,365	Active	61.33	2.16	2.00
	Passive	32.00	1.13	0.50
	Total	**93.33**	**3.29**	**2.50**
Increment				
235	Active	0.00	-0.02	
	Passive	0.00	-0.01	
	Total	**0.00**	**-0.03**	
Percent Change				
	Active (%)	0.00	-1.02	
	Passive (%)	0.00	-1.02	
	Total (%)	**0.00**	**-1.02**	

[1] Open Space Ratio = Acres of Open Space/ residential population * 1,000.
Note: Numbers are rounded to the nearest one hundredth and may not add due to rounding.

Based on the With-Action Condition population of 28,365 residents in the Study Area, the overall OSR in the With-Action Condition would be 3.29 acres per 1,000 residents, which would be 32 percent more than the City's planning goal of 2.5 acres per 1,000 residents. The With-Action Condition would result in an active open space ratio of 2.16 acres per 1,000 residents, which will continue to be above the City's planning goal of 2.0 acres of active open space per 1,000 residents. The passive open space ratio would be 1.13 acres per 1,000 residents in the With-Action Condition and continue to be more than double the City's planning goal of 0.5 acres of passive open space per 1,000 residents.

The Proposed Actions would result in an OSR decrease of 1.02 percent from the No-Action Condition, less than the five percent reduction that would warrant a detailed open space assessment.

[5] The Project Area is in Brooklyn Community District 15, which has an average household size of a renter-occupied unit of 2.66, based on the 2020 Census.

C4 Conclusion

The Proposed Actions would not result in a significant adverse open space impact. The Proposed Actions would not result in a direct effect to an open space resource but would introduce a residential population that warranted an assessment of the project's indirect effects on open spaces.

A preliminary indirect open space analysis found that 290 project-generated residents would reduce the No-Action OSR of 3.32 by 1.02 percent to 3.29. The Proposed Actions would result in less than a five percent decrease to the OSR that would warrant a detailed open space assessment. In the With-Action Condition, the Study Area's overall OSR of 3.29 acres per 1,000 residents would be 32 percent more than the City's open space planning goal of 2.5 acres per 1,000 residents. Therefore, the Proposed Actions would not result in significant adverse open space impacts, and no further analysis is warranted.

D SHADOWS

D1 Introduction

A CEQR shadow assessment is warranted when a proposed project would result in a new structure 50 feet or taller or is adjacent to a sunlight-sensitive resource. Incremental shadows occur when a shadow from a proposed project would be cast on a publicly accessible open space, historic landscape, or other historic resource that relies on sunlight for its enjoyment by the public, or its architectural and historic integrity (e.g., stained glass windows). A significant adverse shadows impact may occur if shadow falls on a natural feature and adversely affects its use or landscaping and vegetation. Shadows on features such as city streets, sidewalks, buildings, and privately-owned open space, or that occur within 1.5 hours of sunrise or sunset, generally are not considered significant by CEQR.

In the No-Action Condition, the existing one-story building would remain as existing conditions. In the With-Action Condition, the Applicant proposes to develop the Project Site with a nine-story, 105-foot-tall (95 feet plus a 10-foot-tall mechanical bulkhead) building. This shadows analysis considers the shadowing effects of a building that maximizes the allowable height of the R7D district – a 125-foot-tall (115-foot roof height plus a 10-foot-tall mechanical bulkhead) building.

D2 Methodology

The Proposed Development would result in a new structure 50 feet or taller. Therefore, this analysis includes a preliminary assessment per 2021 *CEQR Technical Manual* guidelines to determine whether shadows resulting from the Proposed Development could reach a sunlight-sensitive resource.

Tier 1 and Tier 2 Screening

A CEQR Tier 1 screening assessment identifies a study area based on the With-Action building height and the longest shadow a structure can cast, which in New York City is 4.3

times its height. If a sunlight-sensitive resource is in the study area, a Tier 2 screening assessment is warranted.

Because of the path the sun travels across the sky in the northern hemisphere, shadow can only be cast between -108 and +108 degrees from true north in New York City. If the Tier 2 screening shows that the sunlight-sensitive resources are within an angle of 108 degrees from true north at the Project Site's southern-most point, a Tier 3 screening assessment is required.

Study Area

The Proposed Action would allow a building with a bulkhead height of up to 125 feet; therefore, a Study Area of 538 feet, 4.3 times the 125-foot maximum building height, was established around the Project Site. The Study Area is generally bound by Avenue V to the south, Batchelder Street to the west, Avenue U to the north, and Bragg Street to the east.

D3 Preliminary Assessment

Tier 1 Screening

The Tier 1 screening in Figure D-1 shows there is one sunlight-sensitive resource of concern within the Study Area: Herman Dolgon Playground. Since a sunlight-sensitive resource was within the Study Area, a Tier 2 analysis was warranted.

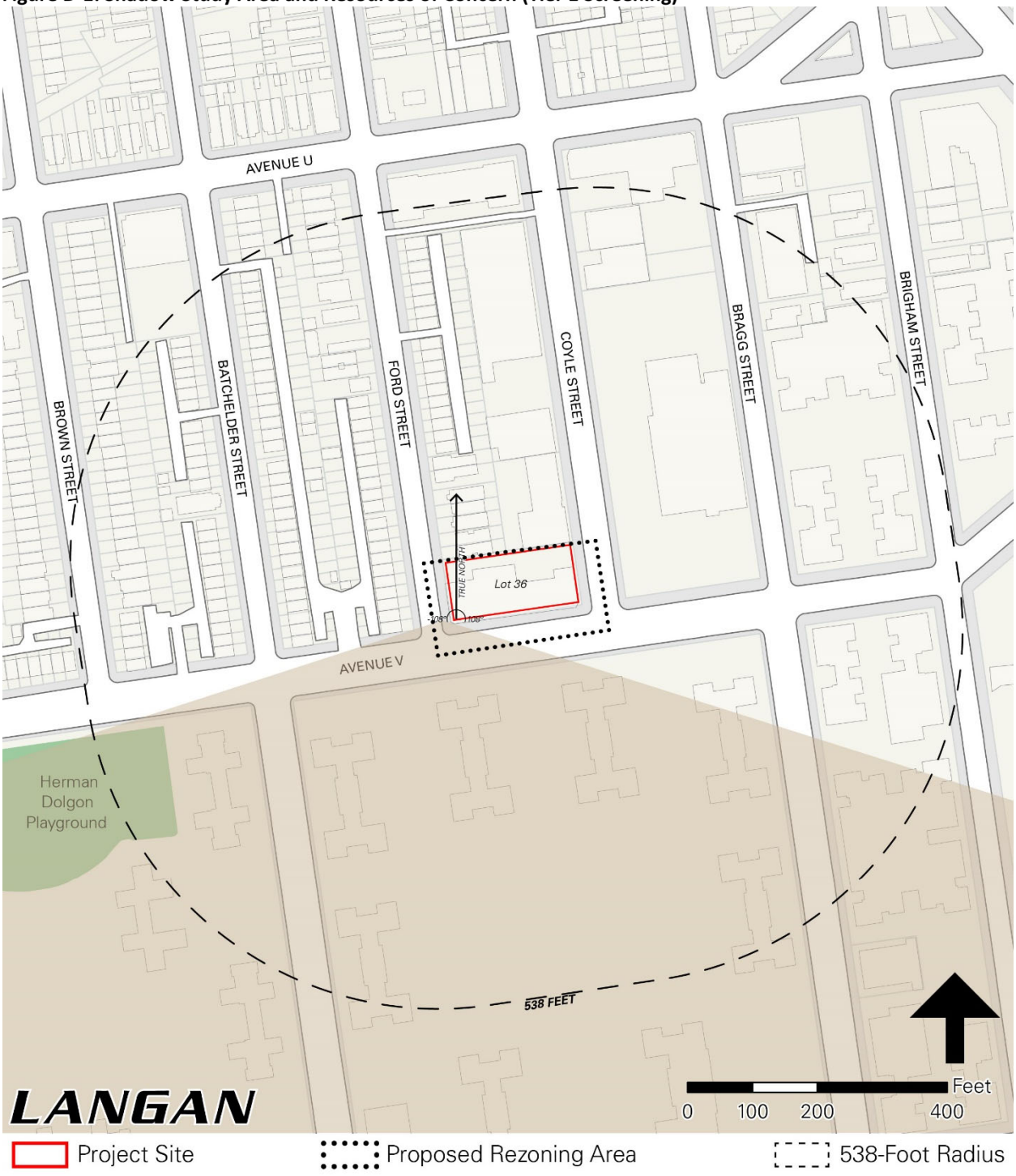
Tier 2 Screening

The Tier 2 screening highlights the area that cannot be shaded by the Proposed Development because of the movement of the sun in the sky throughout the year. As shown in Figure D-1, the Study Area's sole sunlight-sensitive resource – Herman Dolgon Playground – is within the area that cannot be shaded by new development on the Project Site. Accordingly, the Proposed Actions would not result in a significant adverse shadows impact and further analysis is not warranted.

D4 Conclusion

The Tier 1 screening shows there is one sunlight-sensitive resource in the Study Area: Herman Dolgon Playground. A Tier 2 analysis found that Herman Dolgon Playground cannot be shaded by the Proposed Development. Therefore, the Proposed Actions do not have the potential to result in a significant adverse shadows impact, and no further analysis is warranted.

Figure D-1: Shadow Study Area and Resources of Concern (Tier 1 Screening)



E URBAN DESIGN AND VISUAL RESOURCES

E1 Introduction

This section assesses the potential for the Proposed Actions to result in significant adverse urban design and visual resources impacts. Per the 2021 *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from street level, a physical alteration beyond that allowed by the existing zoning, including projects that permit the modification of yard, height, and setback requirements or projects that result in an increase in built floor area beyond what would be allowed as-of-right or in the No-Action Condition. A detailed analysis may be warranted for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Rezoning Area is bounded by the centerlines of Avenue V and Ford and Coyle streets, to a depth of 100 feet from Avenue V in a mature urban area of Brooklyn. The Project Site, located at Block 7367, Lot 36, is a corner zoning lot containing a 12,500-gsf commercial building with 11 retail establishments. The building is built to the street lines of Ford Street, Coyle Street, and Avenue V. A side yard is located behind the building on the north edge of the Project Site.

In the No-Action Condition, the Proposed Rezoning Area would continue as existing conditions with a one-story 12,500-gsf building with 11 retail establishments on the Project Site. The remainder of the Proposed Rezoning Area would remain as public right-of-way sidewalk and roadway.

In the With-Action Condition, the existing one-story commercial building would be replaced with a building up to 125 feet tall.

The With-Action Condition would alter the arrangement, appearance, and functionality of the built environment, and consequently change the experience of a pedestrian at the street level. An urban design and visual resources assessment is therefore warranted.

E2 Methodology

Based on the guidelines and definitions in the *CEQR Technical Manual*, this assessment of urban design and visual resources considers the Proposed Actions' potential effect on the following elements:

- **Streets** refers to the arrangement and orientation of streets (the "street grid") that defines the location and flow of activity in an area, sets street views, and creates the blocks on which buildings and open spaces are organized. Streetscape elements are physical features that make up a streetscape, such as building street walls, building entrances, building fenestration, sidewalks, street trees, street furniture, and other permanent fixtures, including plantings, streetlights, fire hydrants, curb cuts, or newsstands that are critical to making a successful streetscape.
- **Buildings** support the street grid and the streetscape by conveying a sense of the overall form and design of a block or a larger area. A building's street wall forms the most common backdrop for public space and includes a building's size, shape, setbacks, lot coverage, and placement on the zoning lot and block. Active uses and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape.
- **Visual Resources** are the connections from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.
- **Open Space** includes public and private areas such as parks, yards, parking lots, and privately-owned public spaces.
- **Natural Features** include vegetation, geologic, topographic, and aquatic features that may help define the overall visual character of the area.
- **Wind** is channelized pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that affect pedestrian comfort and safety.

The Proposed Actions would not result in parallel tall buildings and therefore a wind analysis is not warranted. For this project, a preliminary urban design and visual resources analysis was warranted.

Study Area

According to the guidelines set forth in the *CEQR Technical Manual*, the study area for an urban design assessment is generally consistent with that used for the land use, zoning, and public policy assessment. Consistent with the land use, zoning, and public policy assessment, the urban design and visual resources Study Area is defined as a 400-foot radius around the Proposed Rezoning Area. The Study Area is generally bound by Avenue U to the north, Batchelder Street to the west, Bragg Street to the east, and Avenue V to the south.

E3 Assessment

Existing Conditions

Proposed Rezoning Area and Project Site

The Proposed Rezoning Area is bounded by a one-story commercial retail building and associated rear yard and a three-story retail building to the north, Coyle Street on the east, Avenue V to the south, and Ford Street to the west.

The 20,000-sf Project Site sits within the Proposed Rezoning Area, extending 100 feet north on Ford and Coyle Streets and 200-ft on Avenue V. The Project Site occupies the entire block front along Avenue V and is improved with a one-story, 12,500-gsf commercial building with 11 separate retail establishments. On Avenue V, the building façade is a mixture of brick and glazing. The doorways to the building are recessed from the street line approximately two feet. Awnings with commercial signage for each retail establishment are present on the Avenue V façade.

Study Area

The Study Area includes a mix of building types and urban design conditions. With a mix of building types, heights, uses, and setbacks, there is no uniform urban design pattern across the Study Area.

Existing conditions in the Study Area are shown in Photographs E-1 through E-8, and a key map of the Study Area showing the location of these photographs is provided in Figure E-1.[6] Figure E-2 shows the building heights in the Study Area.

[6] All photographs were captured on 4 September 2020.

Figure E-1: Urban Design Photograph Location Map

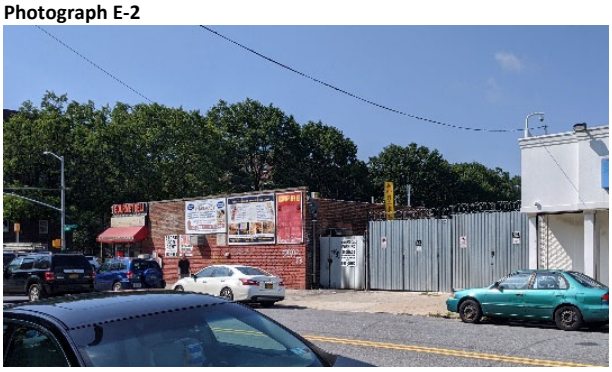


Photograph E-1



View north along Coyle Street from Avenue V towards the Proposed Rezoning Area. The Project Site (one-story retail buildings) is shown in the far left of the frame.

Photograph E-2



View southwest across Coyle Street towards the Project Site, shown in the left of the frame. The one-story commercial building would be replaced by the Proposed Development.

Photograph E-3



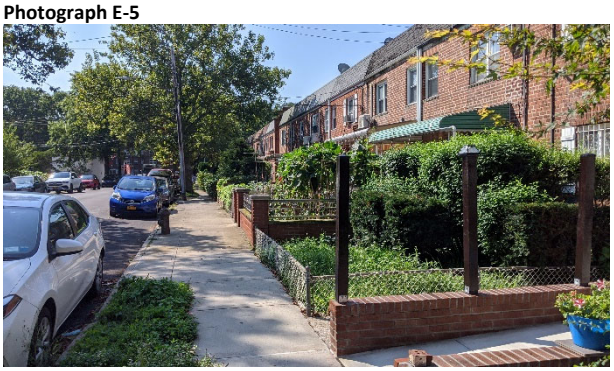
View north across Avenue V between Ford and Coyle streets towards the Project Site. The existing one-story commercial building has multiple retail businesses opposite the NYCHA Nostrand Houses.

Photograph E-4



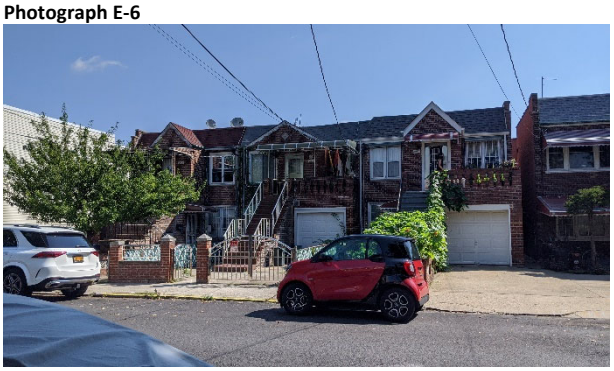
View east along Avenue V between Ford and Batchelder streets towards the Proposed Rezoning Area. The Project Site (one-story retail buildings) is shown in the center of the frame, on the north side of Avenue V.

Photograph E-5



View south along Ford Street between avenues U and V. The buildings along Ford Street are predominately two-story one- and two-family residences with sloped roofs. These residences are set back from the street, allowing a mix of vegetated front yards and off-street parking in the front yard.

Photograph E-6



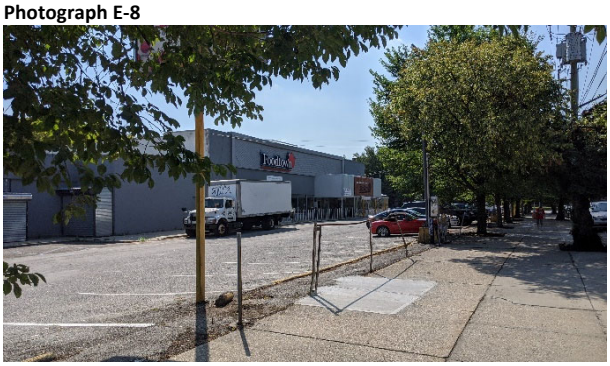
View across Ford Street facing east, north of the Proposed Rezoning Area. These two-story residences have off-street accessory parking in the front yard and a garage at the ground floor. Above the second floor, the one- and two-family residences have sloped roofs.

Photograph E-7



View of one of the 16 six-story residential buildings that comprise the NYCHA Nostrand Houses. The NYCHA campus is between avenues V and W in the south of the Study Area.

Photograph E-8



View south along the east side of Coyle Street towards the one-story grocery store (former Foodtown) across from the Proposed Rezoning Area.

Figure E-2: Study Area Building Heights



Streets

The Study Area is generally characterized by narrow streets running north-south and wide avenues running east-west – the typical grid street pattern found in south Brooklyn.

Coyle Street is built to a width of 80 feet, making it unique in that it is the only wide (defined by the NYC Zoning Resolution as a street wider than 75 feet) north-south street between avenues U and V, Knapp, and Nostrand streets. On each side of the street's centerline, Coyle Street has one lane of travel in each direction, parallel parking, and sidewalks (see Photograph E-1 and Photograph E-2). The grid street pattern allows for views along the streets.

Avenue V is a 90-foot-wide east-west street through the Study Area that provides connections to arterial streets such as Knapp Street and Gerritsen and Nostrand avenues. Avenue V fronts the south side of the Proposed Rezoning Area (see Photograph E-3). The south side of Avenue V fronts the NYCHA Nostrand Houses (see Photograph E-7), a public housing campus consisting of 16 six-story multifamily buildings. The street has two-way traffic, parallel parking, and sidewalks on both sides of the street.

Ford Street is a 60-foot-wide northbound narrow street through the Study Area that connects the east-west avenues. Ford Street fronts the west side of the Proposed Rezoning Area (see Photograph E-5and Photograph E-6). The west side of Ford Street contains two-story one- and two-family residences with sloped roofs. The street is one-way traffic (northbound) with parallel parking and sidewalks on both sides of the street.

Buildings

The Study Area includes a mix of building types, including one-story retail establishments, multistory multifamily buildings, attached two-story single-family residences, and mixed-use residential and retail buildings. The tallest buildings in the Study Area are the six-story NYCHA Nostrand Houses, the Brigham Park Cooperative buildings at 2170-2190 Brigham Street (on the east side of Bragg Street in the very east of the Study Area), and 2211 Bragg Street (in the southeast of the Study Area).

The west side of Coyle Street is largely one-story retail buildings, including the existing commercial building located on the Project Site. On the east side of Coyle Street, opposite the Proposed Rezoning Area, is a vacant one-story grocery store that is set back approximately 60 feet from Coyle Street and Avenue V (see Photograph E-8).

The west of the Study Area is predominantly one- and two-family residential buildings. Ford and Batchelder streets are largely lined with two-story (plus attic) attached one- or two-family houses. These houses are predominately brick houses setback from the street with sloping gabled roofs. The 10-foot front yards generally are improved with vegetation or accessory off-street parking. This pattern is interrupted in discrete locations along Ford Street by newer multifamily buildings up to three stories tall.

South of Avenue V is the NYCHA Nostrand Houses, which are set back from the street to create a "tower-in-the-park" setting across the campus's 16 six-story buildings. The campus is situated on a superblock with interior pedestrian walkways and vegetated areas.

Visual Resources, Open Spaces, and Natural Features

There are no visual resources, open spaces, or natural features in the Study Area.

No-Action Condition

In the No-Action Condition, the existing urban design conditions would remain in the Proposed Rezoning Area. The Project Site would continue to contain a one-story 12,500-gsf one-story retail building. No modifications would be made to the existing street grid system or the views along the street grid.

2134 Coyle Street

Independent of the Proposed Actions, a new eight-story mixed-use residential and commercial building would be constructed north of the Proposed Rezoning Area at 2134 Coyle Street (Block 7367, Lot 11). The lot was recently rezoned from an R4/C1-2 district to an R6A/C2-4 district. Independent of the Proposed Actions, the site's existing three buildings would be demolished. As projected in the *2134 Coyle Street Rezoning EAS*, a new building would be built up to the street and rise to a height to a base height of up to 65 feet before a minimum 10-foot setback from Coyle Street. The building would then rise to a maximum roof height of up to 85 feet. Including a 15-foot-tall bulkhead, the building would have a total height of up to 100 feet. The building would have a maximum of 129,464 zoning square feet for a total floor area ratio (FAR) of 3.6.

The ground floor would cover the entirety of the lot (100 percent lot coverage) and be developed with retail, residential lobby, and accessory parking uses. Above the ground floor, the residential units on floors two through eight would be set back at least 30 feet from the rear lot line. The accessory parking would be developed in the cellar level and would be accessed from via a ramp and curb cut to Coyle Street in the southern portion of the site. The new building would be constructed with modern construction materials and would introduce a new building into the streetscape along Coyle Street.

2185 Coyle Street

Across Coyle Street from the Project Site, the proposed rezoning of 2185 Coyle Street is expected to be adopted in the No-Action Condition. 2185 Coyle Street would be developed with a 9-story, 92-foot-tall, mixed-use building with 423,965 zoning square feet (zsf). The building would contain approximately 45,083-gsf of commercial uses below residential units and would have a floor area ratio (FAR) of 4.42. This new development would include approximately 435 DUs, of which approximately 109 would be permanently affordable pursuant to MIH Option 1. The Draft *2185 Coyle Street Environmental Assessment Statement (EAS)* (CEQR No. 23DCP131K) indicates this project will be operational in 2028.[7]

With-Action Condition

Proposed Rezoning Area

In the With-Action Condition, the existing one-story commercial building on the Project Site would be demolished. The proposed zoning would allow the Applicant to develop a nine-story mixed-use residential and commercial building on the Project Site. The proposed building would be constructed up to the streetline without setback along all three street frontages. The proposed below-grade accessory parking facility would be accessed from a 27-foot-wide curb cut (24 feet plus 1.5-foot splays) along Coyle Street. At

[7] Per most recent filed EAS shown on DCP Zoning Application Portal: https://zap.planning.nyc.gov/projects/2022K0167

the 15-foot-tall ground floor, the residential lobby would be accessed from both Coyle Street and Avenue V, and retail would wrap the building's three frontages to provide active uses. Above the ground floor, the building would be set back approximately 22.8 feet from Ford Street, as required by ZR 23-661. The building would then rise from the second floor to a height of up to 85 feet (ninth floor) where the building would set back an additional 6.7 feet. Along the northern lot line, the first floor would rise to a height of 15 feet before a 14.7-foot setback. The building would rise to a height of 65 feet before an additional 15-foot setback from Lot 29. Within 25 feet of the R4 district (Lot 46) to the north, the Proposed Development would rise to a height of 55 feet before a required 25-foot setback from the R4 district, as required by ZR 23-693. On the eighth through ninth floors, a 10-foot setback would be provided from Avenue V and Coyle Street as required by ZR 23-662.

The buildings would be constructed with modern construction materials to a roof height of up to 95-feet. Including a 10-foot-tall mechanical bulkhead, the building would rise to a height of up to 105 feet; however, the proposed R7D/C2-4 district would allow a building height of up to 115 feet plus a 10-foot-tall mechanical bulkhead. Therefore, under worst-case conditions that would be allowed in the proposed R7D/C2-4 district, the Project Site could rise to a height up to five stories taller than the Study Area's existing multifamily buildings, such as the NYCHA Nostrand Houses, Brigham Park Cooperative Buildings, and 2211 Bragg Street. Figure E-3 and Figure E-4 show the With-Action Condition, including both the Proposed Development and the zoning envelope that would be allowed in the proposed R7D/C2-4 zoning district.

As described in the *2134 Coyle Street EAS*, new buildings up to 95 feet tall (85 feet plus a 10-foot-tall mechanical bulkhead) are projected on the project block's Coyle Street frontage in the No-Action Condition. Across Coyle Street from the Project Site, a new mixed-use building up to 155 feet (145 feet plus a 10-foot-tall mechanical bulkhead) would also be developed in the No-Action Condition at 2185 Coyle Street, as projected in the *2185 Coyle Street EAS*. The Proposed Development would be between the maximum heights of these two projects being undertaken independent of the Proposed Actions.

The Proposed Development would conform to the bulk requirements of the proposed R7D/C2-4 district. The building would be setback and step down to the buildings along Ford Street, which would add visual variety and would not disrupt the uniform character of the three-story residential buildings along this street. The buildings at 2134 and 2185 Coyle Street would have roof heights similar or greater height than the Proposed Development. The Proposed Actions do not involve realigning streets and would not obstruct views along the street grid network.

Similar to the No-Action condition, the Proposed Development would have ground floor commercial uses along Avenue V. The With-Action condition maintains similar street frontage and building heights to other properties in the Study Area, while improving the urban design conditions of the Rezoning Area.

Figure E-3: View South along Coyle Street at the Intersection of Avenue U and Coyle Street (Photograph E-1)

No-Action Condition



With-Action Condition



In the With-Action Condition, the existing 12,500-gsf building with 11 retail establishments would be demolished and replaced with a proposed nine-story mixed-use residential and retail building. Ground floor retail space would be maintained along Avenue V in the With-Action Condition. The zoning envelope of the proposed R7D/C2-4 district is shown in yellow.

Figure E-4: View east along Avenue V to its Intersection with Ford Street (Photograph E-4)

No-Action Condition



With-Action Condition



Study Area

Similar to the No-Action Condition and independent of the Proposed Actions, two new mixed-use buildings would be constructed in the Study Area at 2134 Coyle Street and 2185 Coyle Street. The new buildings would rise eight and nine stories, respectively. There would be no changes to the existing grid street network and views would continue to be provided. There is no prevailing existing building type in the surrounding Study Area. The Proposed Development aligns with the building types of future developments in the Study Area.

Overall, the Proposed Actions would allow a building up to 125 feet tall (115-foot-tall roof height plus a 10-foot-tall mechanical bulkhead). The Applicant proposes a new building within the zoning envelope of the proposed zoning district; the Proposed Development would have a roof height of up to 95 feet with a 10-foot-tall mechanical bulkhead. The proposed 95-foot-tall building would be smaller than proposed developments in the Study Area. Typical of new development in mature urban areas, the With-Action Condition would introduce new buildings that would modify the context of some views along the street network by introducing new buildings to the streetscape.

E4 Conclusion

The Proposed Actions would allow the Applicant to develop a new 152,840-gsf mixed-use building within the Proposed Rezoning Area. In the With-Action Condition, the existing one-story 12,500-gsf commercial building with 11 retail establishments would be demolished and the Proposed Development would be constructed on the Project Site and in the Rezoning Area. The proposed zoning would allow a building with a roof height of up to 115 feet.

Over the No-Action Condition, the With-Action Condition would allow a taller and larger building. The height of the Proposed Development would be similar to other proposed developments in the area, including the development proposed by others at 2185 Coyle Street.

In the With-Action Condition, the Proposed Development would meet the required setbacks of R7D/C2-4 Districts, including the 55-foot height limit within 25 feet of a R4 zoning district. Views of the uniform character of residential buildings would be preserved on Ford Street and ground floor retail would be maintained on Avenue V. The Proposed Development meets the varied urban form in the Study Area.

The Proposed Actions are limited to the Proposed Rezoning Area, which is bounded by the centerlines of Avenue V and Ford and Coyle streets and to a depth of 100 feet from Avenue V. The Proposed Actions would not have the potential to affect existing views along the surrounding mapped street network; however, typical of new development in mature urban areas, the With-Action Condition would have the potential to affect views of the streetscape in the Study Area. The Proposed Development would be constructed with modern building materials and result in an improvement to the urban design of the Study Area.

Overall, the urban design and visual resources effects of the Proposed Development is typical of new mixed-use projects within mature urban areas in the city's outer boroughs. Because views within the Study Area would not be substantially altered in the With-Action Condition and the Proposed Development would improve the overall urban design

conditions of the Study Area, the Proposed Development would not result in a significant adverse urban design and visual resources impact, and no further analysis is warranted.

F HAZARDOUS MATERIALS

F1 Introduction

The 2021 *CEQR Technical Manual* defines hazardous materials as substances that pose a threat to human health or the environment. Substances of concern include, but are not limited to, heavy metals, volatile and semi volatile organic compounds (VOCs, including petroleum constituents and chlorinated solvents, and SVOCs), methane, polychlorinated biphenyls (PCBs), and hazardous wastes (defined as substances that are chemically active, ignitable, corrosive, or toxic).

The potential for significant impacts from hazardous materials occurs when hazardous materials exist on a site and an action would increase pathways to their exposure to humans and the environment, or an action would introduce new activities or processes using hazardous materials. Potential routes of exposure to hazardous materials can include direct contact, such as contact between contaminated soil and skin (dermal contact), breathing of VOCs or chemicals associated with suspended soil particles (inhalation), or swallowing soil or water (ingestion). Per the *CEQR Technical Manual,* public health may also be threatened when soil vapors migrate through the subsurface or along preferential pathways (such as a building foundation, utility conduit, or duct) and accumulate beneath a concrete slab or inside a basement, resulting in an explosive, oxygen-deficient, or hazardous atmosphere.

F2 Methodology

Per the guidelines of the *CEQR Technical Manual*, the first step to evaluate the potential presence of hazardous materials on the Proposed Rezoning Area is to conduct a Phase I Environmental Site Assessment (ESA). The Proposed Actions would affect Brooklyn Block 7367, Lot 36 (the "Project Site"), which is bounded by Avenue V to the south, Coyle Street to the east, Ford Street to the west and Lots 29 and 46 to the north.

The objective of a Phase I ESA is to identify the presence or likely presence, use, or release of hazardous substances or petroleum products, as defined in American Society for Testing and Materials (ASTM) E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) as a Recognized Environmental Condition (REC). A Phase I ESA also identifies historical recognized environmental concerns (HREC), controlled RECs (CREC), business environmental risks (BER), non-ASTM considerations, and *de minimis* conditions. Typically, a Phase I ESA qualitatively evaluates environmental conditions within a particular area.

An HREC is defined by ASTM E1527-13 as a past release of hazardous substance or petroleum product that has occurred in connection with the property. An HREC has been addressed to the satisfaction of the applicable regulatory authority or meets unrestricted use criteria established by a regulatory authority without subjecting the property to any regulatory controls. A CREC is a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls. A BER is defined as a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate not necessarily limited to those environmental issues required to be investigated in this practice. A non-ASTM consideration is identified as an environmental issue or condition at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527-13. A *de minimis* condition is a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This hazardous materials assessment summarizes the findings of ESAs available for the Project Site. In February 2023, a Phase I ESA was prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C. (Langan) for Project Site. The Project Site is under control of the Applicant and the information in the most recent Phase I ESA is summarized in this assessment.

F3 Project Site

Phase I ESA (February 2023)

The Phase I ESA for the Project Site was conducted in accordance with the ASTM Practice E1527-13 and the U.S. Environmental Protection Agency's All Appropriate Inquiry Rule. While the Phase I ESA did not identify HRECs or controlled recognized environmental conditions (CRECs), three RECs, one Business Environmental Risk (BER), one non-ASTM consideration, and one *de minimis* condition were identified on the Project Site:

Recognized Environmental Conditions (RECs)

1. **Historical Use of the Subject Property:** The Project Site was occupied by various dry cleaning operations from as early as 1968 through 2008. The Project Site is also identified in the Resource Conservation and Recovery Act (RCRA) database as a generator of hazardous wastes including tetrachloroethene (PCE) and trichloroethene (TCE), and in the New Jersey and New York manifests datasets for disposal of these wastes. Undocumented releases of solvents, and/or hazardous

substances associated with historical dry-cleaning operations may have adversely affected soil, groundwater and/or soil vapor beneath the subject property.

2. **Historical Use of the North-Adjoining Property:** The facility is listed as a RCRA hazardous waste generator of PCE, TCE and other halogenated solvent wastes, and in the NJ and NY manifests databases for disposal of these wastes/ Undocumented spills or releases of solvents, chemicals, and/or other hazardous substances associated with this historical operation may have affected groundwater, and/or soil vapor beneath the Project Site.

3. **Active Groundwater Remediation at East-Adjoining Property:** A petroleum spill was reported at the east-adjoining property, 2171 Coyle Street, on August 25, 2000, when petroleum-impacted soil and groundwater were identified in association with a leaking 5,000-gallon No. 2 fuel oil underground storage tank (UST). After the removal and closure of the UST on November 15, 2000, free product was observed in groundwater monitoring wells placed within the vicinity of the former UST. According to a New York State Department of Environmental Conservation (NYSDEC) spill memo (2021), free product remains in off-site monitoring wells and remediation is on-going. Based on the proximity of the spill to the Subject Property, presence of free product in off-site down gradient monitoring wells, lack of reported up-gradient investigation or delineation, and active remediation status, this listing is considered a REC.

Business Environmental Risk (BER)

1. **Likely presence of historic fill.** Historic fill found in urban environments typically contains ash, demolition debris, or municipal waste products, and may contain contaminants (e.g., semi-volatile organic compounds [SVOCs] or metals) at concentrations above applicable regulatory standards.

Non-ASTM Considerations

Based on the age of the existing buildings (constructed circa the 1950s and 1970s), asbestos-containing material (ACM0, lead based paint (LBP), and/or PCB-containing materials may be present.

De Minimis Condition

Petroleum-like staining was observed in the northern asphalt and concrete-paved parking lot and storage area of the Project Site. Surficial, cosmetic cracks in the concrete and asphalt were present; however, no evidence of a release to the subsurface was observed.

F4 Proposed E-Designation (E-XXX)

Based on the findings presented above, an E-Designation (E-XXX) for hazardous materials would be incorporated into the Proposed Actions for the Project Site. The E-Designation would place certain hazardous materials requirements for the Project Site if contamination exists, thereby precluding the potential for significant adverse hazardous materials impacts. If contamination is confirmed, a remedial action plan would require approval from New York City Mayor's Office of Environmental Remediation (OER) before construction permits can be issued by the Department of Buildings. The specific requirements of the E-Designation (E-XXX) would be as follows:

Project Site (Brooklyn Block 7367, Lot 36)

Task 1:

The applicant shall submit 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, OER shall determine whether remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER and no further action shall be required.

If OER determines remediation is necessary, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation in accordance with the OER approved remediation plan. 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 excavation and construction 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.

With this E-Designation in place, the Proposed Actions would not have the potential to result in a significant adverse hazardous materials impact, and no further analysis is warranted.

F5 Conclusion

The February 2023 Phase I ESA identified three RECs, one BER, one Non-ATSM Consideration, and one *de minimis* Condition on the Project Site. An E-Designation (E-XXX) for hazardous materials would be incorporated into the Proposed Actions. With the proposed E-Designation (E-XXX) in place, the Proposed Actions would not result in a significant adverse hazardous materials impact, and no further analysis is warranted.

G WATER AND SEWER INFRASTRUCTURE

G1 Introduction

Per the 2021 *CEQR Technical Manual*, New York City's water and sewer network is fundamental to the operation, health, safety, and quality of life of the city and its surrounding environment. Therefore, it must be sized to fit the users and surface conditions to function adequately. Ensuring these systems have adequate capacity to accommodate land use or density changes via new development is critical to avoid environmental and health problems, such as sewer back-ups, street flooding, or pressure reductions.

The purpose of a water and sewer infrastructure analysis is to determine whether a proposed action may adversely impact the City's water distribution or sewer system and whether the impact will be significant. As described in Attachment A, "Project Description," in the No-Action Condition the existing conditions would remain on the Project Site, which include a 12,500 gross-square-foot (gsf) commercial building with 11 separate retail establishments. In the With-Action Condition, a 152,840-gsf mixed-use residential and commercial building with 109 dwelling units (DUs), 13,650 gsf of ground floor retail. The Proposed Development is projected to generate a net increase of 10 employees over the No-Action Condition.

G2 Methodology

This chapter assesses the potential effects of the Proposed Actions on the City's water supply, wastewater treatment, and stormwater management in accordance with the guidelines of the 2021 *CEQR Technical Manual*.

Water Supply

Per the *CEQR Technical Manual*, if the proposed development results in an exceptionally large demand for water (more than one million gallons per day [MGD]) or is located in an area of low water pressure, a preliminary analysis of water supply is necessary. The Project Site is not within an area that experiences low water pressure. The With-Action Condition's 109 DUs and would demand 34,660 gallons per day (GPD) of water supply, which would be 29,535 GPD more than the No-Action Condition. The projected incremental and With-Action water demand are less than the CEQR threshold of one MGD, and a water supply assessment is therefore not warranted. The Proposed Actions do not have the potential to result in a significant adverse water supply impact and a preliminary water supply assessment is not warranted.

Wastewater and Stormwater Conveyance and Treatment

In New York City, the sewer system collects sanitary and stormwater via connections from buildings, sites, or within streets. The majority of New York City is managed by combined sewers; however, portions of Brooklyn, Queens, and Staten Island are managed by separate storm sewers or are unsewered. In a separate sewer system, the sanitary discharge is collected and then transported to the Wastewater Resource Recovery Facility (WRRF) by an interceptor sewer. Stormwater may be treated and then released through an outfall. When a new development requires a connection to a city sewer, the New York City (NYC) Department of Environmental Protection (DEP) must certify that the sewer can accept the storm or sanitary discharge through the site connection approval process. A sewer certification is required for any new connection to a city sewer, a private sewer, a private drain, or a septic system.

Certain development has the potential to adversely affect sewer infrastructure and water quality. City sewers are designed with specific capacities based on an area's zoning, population density, and land use coverage. Developments that alter the system's characteristics could overburden existing sewer infrastructure. As part of the site connection approval process, sanitary and storm flows from a proposed project must be considered and compared to existing conditions to assess if the sewer system is properly sized for the new development.

The following thresholds were analyzed to determine if a preliminary infrastructure analysis is necessary:

1. Population density and residential units;
2. Location in partially sewered or unsewered area;
3. Proposed impervious surface area;
4. Location in specified watersheds or drainage areas; and
5. Construction of new Stormwater outfall.

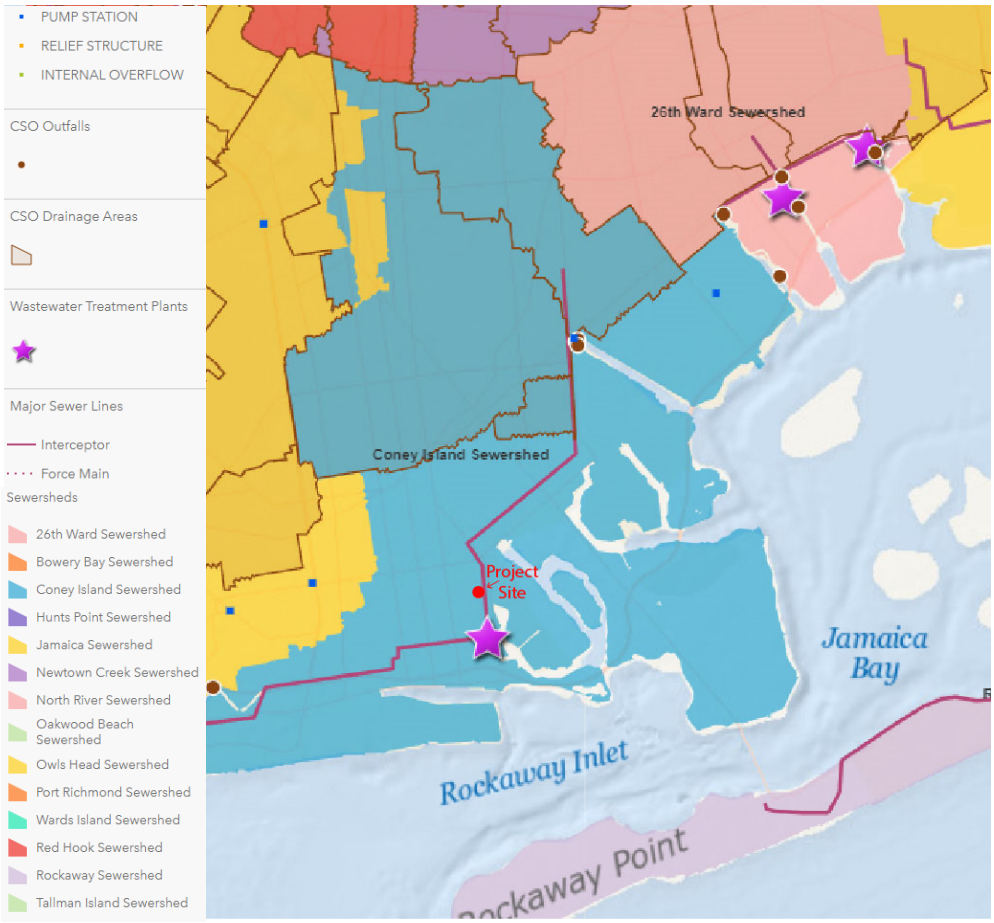
There would be no increase in impervious area in the With-Action Condition over the No-Action Condition, as the entire site would remain impervious, as existing and No-Action conditions. The Project Site is in a sewered area and is not located in a specified watershed or drainage area. The project does not entail the construction of a new stormwater outfall.

The Proposed Actions would allow the Proposed Rezoning Area to be rezoned from an R4/C1-2 district to an R7D/C2-4 district. This would allow the Proposed Development on the Project Site, which would include 109 DUs and 13,650 gsf of retail space. A preliminary wastewater and stormwater conveyance and treatment analysis is therefore warranted because the Proposed Actions would result in the construction of over 50 residential units in an existing R4 zoning district.

Data Sources

This CEQR water and sewer analysis uses data from the records provided by the New York City Department of Environmental Protection (DEP), DEP monthly flow data, and information provided in the *CEQR Technical Manual*.

Figure G-1: Image of DEP Sewer Atlas



Source: NYCDEP Sewer Atlas. https://openseweratlas.tumblr.com/map

G3 Existing Condition

Water Supply

The Project Site is currently improved with a 12,500 gsf commercial building with 11 separate retail establishments and an open concrete rear yard. Based on rates published

in Table 13-2 of the *CEQR Technical Manual*, the existing water demand at the Project Site is estimated to be 5,125 GPD from the City's water supply.

Wastewater and Stormwater Conveyance and Treatment

Wastewater Resource Recovery and Collection Facilities

Per DEP records, the Project Site is served by a separate sewer system, where sanitary discharge is transported for treatment to the Coney Island WRRF. The plant has been in operation since 1935 and has a design capacity to treat 110 MGD of wastewater.[8] In 2020, Coney Island received an average monthly flow of 87.9 MGD as shown in Table G-1. Based on this average monthly flow, the WRRF has an excess capacity of 22.2 MGD, and operates at approximately 80 percent of its total capacity.

Table G-1: 2019-2020 Monthly Average Dry Weather Flows to Coney Island WRRF

Month	Flows at Coney Island WRRF (MGD)[1]
2019	
August	94
September	89
October	92
November	83
December	102
2020	
January	88
February	91
March	90
April	90
May	82
June	77
July	82
August	82
Average	**87.9**

Source: NYC Department of Environmental Protection.

Per DEP records, an existing 10-inch Vitrified Clay Pipe (VCP) sanitary sewer is constructed along Coyle Street east of the Project Site. The sewer flows south to Avenue V, where it meets a manhole and upsizes to a 12" Extra Strength Vitrified Clay Pipe (ESVP) sanitary sewer flowing east in Avenue V. There is a 10" existing sanitary sewer fronting the site along Ford Street as well. The capacity of the existing sewers would be confirmed during DEP's site connection approval process.

Sanitary and Storm Drainage and Management

The volume of stormwater discharged from a site varies depending on land cover and rainfall intensity. DEP defines runoff coefficients to correlate permeability with the type of land cover. Per the *CEQR Technical Manual*, grass and softscape have a runoff coefficient of 0.20 due to their ability to infiltrate rainfall. Roof area and pavement have much higher runoff coefficients of 1.00 and 0.85 because of the inability of these materials to absorb or sequester rainfall.

[8] New York City's Wastewater Treatment System Report.

The Project Site is predominantly impervious with a 12,500-gsf commercial building and 7,500-sf concrete rear yard. A portion of the Project Site contains mostly vegetated areas and a small area of broken asphalt. Table G-2 shows the existing weighted runoff coefficient at the Project Site is 0.94, as calculated per CEQR methodologies.

Table G-2: Existing Condition Surface Areas and Runoff Coefficients

Site Area		Pavement (Concrete)	Roof	Landscape	Total
Existing Condition	Surface Area (sf)	7,500	12,500	0	20,000
	Area (%)	37.5	62.5	0	100
	Runoff Coefficient[1]	0.85	1.00	0.20	-
			Weighted Runoff Coefficient		**0.94**

[1] Runoff coefficients for each surface type per NYC Department of Environmental Protection and *CEQR Technical Manual*.
Source: Map Change Proposal, 3033 Avenue V – Brooklyn, NY 11229 prepared by Corporate Design of America, P.C. dated November 1st, 2021.

Standard DEP runoff coefficients were used to determine the stormwater runoff generated during a variety of rainfall events over specified periods ranging from 3.8 to 19.5 hours. During storm events with up to 2.5 inches of rainfall, the Project Site may discharge up to 0.03 MG of stormwater and 0.008 MG of sanitary flow to Coney Island WRRF per CEQR methodologies. Table G-3 shows the existing stormwater and sanitary discharges during representative storm events.

Table G-3: Existing Runoff and Wastewater Generation for Projected Project Site

Rainfall (in)	Duration (hrs)	Total Area (acres)	Weighted Runoff Coefficient[1]	Stormwater Runoff (MG)[2]	Sanitary Flow (MG)
0.00	3.80	0.46	0.94	0.00	0.002
0.40	3.80			0.00	0.002
1.20	11.30			0.01	0.005
2.50	19.50			0.03	0.008

[1] Refer to Table G-2
Source: *CEQR Technical Manual*

G4 No-Action Condition

Water Supply

In the No-Action Condition, the Project Site's approximately 12,500 gsf commercial building with 11 separate retail establishments would remain. The No-Action water consumption demand would be the same as in the existing conditions.

Wastewater and Stormwater Conveyance and Treatment

Wastewater Resource Recovery and Collection Facilities

Wastewater generated in the No-Action Condition would be the same as in the existing conditions.

Sanitary and Storm Drainage and Management

Stormwater runoff and sanitary flows would be the same as in the existing conditions.

G5 With-Action Condition

Water Supply

In the With-Action Condition, the Project Site would be developed with the Proposed Development, which would include a 152,840-gsf building containing 99,190 gsf of residential area, 13,650 gsf of ground floor retail, and 40,000 gsf (109 spaces) of accessory parking located in two subgrade levels. Table G-4 shows the With-Action Condition water consumption demand would be 34,591 GPD and the wastewater generation would be 28,994 GPD.

Table G-4: With-Action and No-Action Water Consumption and Wastewater Generation

Condition	Land Use	Water Consumption and WW Generation Rates	Area/Dwelling Units	Domestic Water/ WW Generation (GPD)[1]	A/C (GPD)
No-Action	Retail	Domestic 0.24 GPD/sf A/C 0.17 GPD/sf	12,500 gsf	3,000	2,125
With-Action	Retail	Domestic 0.24 GPD/sf A/C 0.17 GPD/sf	13,650 gsf	3,276	2,321
	Residential	266 GPD/DU[1]	109 DUs	28,994	-
Increment				**29,270**	**196**
			Total Water Demand (GPD)	No Action	5,125
				With-Action	34,591
				Increment	**29,466**

[1] Approximately 2.66 residents per dwelling unit (DU) for residential development within Community District 15 taken from the Dept. of City Planning Population FactFinder (100 gpd per resident).
Source: *CEQR Technical Manual*, Table 13-2.

Wastewater and Stormwater Conveyance and Treatment

Wastewater Resource Recovery and Collection Facilities

Similar to the No-Action Condition, wastewater generated in the With-Action Condition would be discharged via a connection the existing sanitary sewer system. The wastewater would be transported via the existing sewer system for treatment at the Coney Island WRRF. Certification from DEP's site connection approval process would be required before the development can connect to the City's sewer system.

Table G-5 shows the incremental wastewater generation in the With-Action Condition. The With-Action Condition would generate 32,270 GPD of wastewater, which is an increase of 29,270 GPD of wastewater over the No-Action Condition.

Table G-5: No-Action and With-Action Wastewater Generation

Condition	Wastewater Generated (GPD)[1]
No-Action Condition	3,000
With-Action Condition	32,270
Increment	**29,270**

Source: *CEQR Technical Manual*, Table 13-2.

The Coney Island WRRF has an operational capacity of approximately 110 MGD and operates with an average dry weather flow of approximately 87.9 MGD (80 percent of capacity), maintaining an average excess capacity of approximately 22.1 MGD (20 percent

of capacity). The incremental 29,270 GPD (0.029 MGD) of wastewater generated by the development in the With-Action Condition would represent less than one percent of the total capacity of the Coney Island WRRF. The additional wastewater conveyed to the Coney Island WRRF in the With-Action Condition would be nominal and would not cause the WRRF to operate over capacity.

Sanitary and Storm Drainage and Management

In the With-Action Condition, impervious cover would not be increased compared to the existing and No-Action conditions. In the With-Action Condition, the Project Site would be improved with a new mixed-use residential and commercial building. The Proposed Development would replace the existing impervious retail building and concrete rear yard. The Proposed Development would be comprised entirely of impervious area (roof). Table G-6 shows that the weighted runoff coefficient for the Projected Project Sites would be 1.0.

Table G-6: With-Action Surface Areas and Runoff Coefficients

Site Area	Surface Type	Grass & Softscape	Roof	Pavement & Walks	Total
With-Action Condition	Surface Area (sf)	0	20,000	0	20,000
	Area (%)	0	100	0	100
	Runoff Coefficient[1]	0.20	1.00	0.85	1.00
				Weighted Runoff Coefficient	**1.00**

[1] Runoff coefficients for each surface type per NYC Department of Environmental Protection (DEP)
Source: Map Change Proposal, 3033 Avenue V – Brooklyn, NY 11229 prepared by Corporate Design of America, P.C. dated November 1st, 2021

Compared to the No-Action Condition, the With-Action Condition would introduce additional roof areas, thereby increasing the runoff coefficient from 0.94 to 1.00. The greater runoff coefficient in the With-Action condition indicates the Project Site would generate an increase in stormwater runoff over the No-Action Condition per CEQR analysis methodologies.

Table G-7 shows the estimated stormwater runoff and the sanitary flows to the storm sewer system. Depending on intensity and continuity during storm events with up to 2.5 inches of rainfall, direct stormwater discharge volumes to the system would range between 0.00 and 0.03 MGD. Sanitary flow from the Project Site would contribute between 0.005 to 0.024 MGD to the Coney Island WRRF.

Table G-7: With-Action Project Sites' Combined Stormwater Runoff and Wastewater Generation

Rainfall (in)	Duration (hrs)	Total Area (acres)	Weighted Runoff Coefficient	Stormwater Runoff (MG)	Sanitary Flow (MG)
0.00	3.80	0.46	1.00	0.00	0.005
0.40	3.80			0.00	0.005
1.20	11.30			0.01	0.014
2.50	19.50			0.03	0.024

Source: *CEQR Technical Manual*

Stormwater flows in the With-Action Condition would represent an increase of 0.029 MG over the No-Action Condition, as calculated per CEQR methodologies.

In New York City, new development must comply with the Unified Stormwater Rule (Chapters 19.1 and 31 of Title 15 of the RCNY). These regulations require that stormwater be released from redeveloped sites at a rate lower than that calculated per CEQR methodologies. The Unified Stormwater Rule allows a release rate of 0.046 cubic feet per second (CFS) or 0.1 CFS per acre, whichever is greater.

The Proposed Development would require a connection to the City's sewer system in the With-Action. The stormwater release requirements of the Unified Stormwater Rule would be achieved through subsurface, roof, or tank detention systems. By adhering to the requirements of the Unified Stormwater Rule, the Proposed Actions would not result in a significant adverse water and sewer infrastructure impact in the area of wastewater and stormwater conveyance.

G6 Conclusion

The Proposed Actions would not result in a significant adverse water and sewer infrastructure impact. The project-generated development would generate demand for less than one MGD of water and the Project Site is not in an area of low water pressure.

Wastewater generated at the Project Site would be conveyed to the Coney Island WRRF, where it would be treated and discharged by DEP. Per CEQR methodologies, the Proposed Actions are projected to generate up to 32,270 GPD of wastewater, which is a net increase of approximately 29,270 GPD over the No-Action Condition. This incremental amount of wastewater represents a nominal increase to the wastewater directed to the Coney Island WRRF. The Coney Island WRRF has an excess capacity of approximately 22.1 MGD and can accommodate the incremental flows without exceeding the WRRF's design capacity. Because project-generated wastewater would not cause the Coney Island WRRF to operate over capacity, the Proposed Actions would not result in significant adverse water and sewer infrastructure impacts in the area of wastewater treatment.

The Proposed Development is within a separately sewered area, where stormwater runoff is directed to an outfall in Sheepshead Bay. In the With-Action Condition, new development would comply with the stormwater detention requirements of the Unified Stormwater Rule. A sewer certification is required from DEP for a new connection to a city sewer, a private sewer, a private drain, a septic system, or an approved outlet. New developments require a connection to a city sewer, and DEP must certify that the sewer can accept the storm or sanitary discharge through the site connection approval process. Through this process, DEP must certify that the sewer can accept the storm or sanitary discharge. DEP's site connection process precludes the potential for significant adverse impacts to New York City stormwater and wastewater infrastructure. The Proposed Actions would therefore not result in significant adverse impacts on the City's wastewater infrastructure or treatment facilities. Accordingly, the Proposed Actions would not result in a significant adverse water and sewer infrastructure impact, and no further analysis is warranted.

H AIR QUALITY

H1 Introduction

Per the 2021 *CEQR Technical Manual*, an air quality analysis is conducted to assess the effect of a proposed action on ambient air quality (i.e., the quality of the surrounding air), or effects on a proposed project because of ambient air quality. Air quality can be affected by mobile sources – such as pollutants produced by motor vehicles – or by stationary sources, such as pollutants produced by fixed facilities. An air quality assessment is conducted when actions have the potential to result in significant adverse impacts from mobile or stationary emissions sources.

The Proposed Actions would result in the demolition of the Project Site's existing one-story-plus-cellar commercial building to allow the development of a nine-story, 105-foot-tall (95 feet roof height plus a 10-foot-tall mechanical bulkhead), 152,840-gross-square-foot (gsf) building. The mixed-use development would contain 112,840 gsf (99,190 gsf of residential area and 13,650 gsf of ground floor retail area) of area that would be served by the building heating, ventilation, and air condition (HVAC) and hot water systems.

The Proposed Actions would allow the Applicant to develop a 95-foot-tall building on the Project Site. However, the proposed zoning would allow a building on the Project Site up to a roof height of 115 feet. This section evaluates the potential for the Proposed Actions to result in significant adverse air quality impacts based on roof heights of 95 feet and 115 feet, as appropriate to analyze worst-case conditions.

H2 Methodology

This air quality analysis follows the guidelines set forth in the *CEQR Technical Manual*. For this project, a preliminary screening in the areas of HVAC, industrial source, mobile source, and large or major sources was able to rule out the potential for significant adverse air quality impacts.

Stationary Sources

A preliminary screening of project-generated stationary emissions evaluates the potential for a significant adverse air quality impact from the Proposed Development's HVAC and hot water systems. The preliminary screening uses a nomograph from the *CEQR Technical Manual* that plots a project's floor area to be served by the proposed HVAC and hot water systems versus the distance from the nearest building of similar or greater height.

Building Code requires that emissions stacks release at least three feet above a building's roof height; the stacks were therefore assumed to release three feet above the proposed building's roof height. This release height was used to identify buildings of similar or greater height within the Study Area. Consistent with Building Code, emissions stacks would be required to be at least ten feet from the edge of a new building's roof. To account for this required setback, a distance of 10 feet was added to the distance between the proposed building and the nearest building of similar or greater height. Setbacks required from a site's lot lines were also considered.

To analyze project-generated stationary emissions, a roof height of 95 feet was assumed as worst-case condition to capture the largest range of buildings of similar or greater height; emissions released at a higher elevation would have similar or fewer effects on the surrounding buildings. Assuming emissions would be released 3 feet above the proposed roof, an emissions height of 98 feet was assumed for the stack release height as a worst-case condition. This release height was used to identify buildings of similar or greater height. The analysis considered three "No-Build" projects, as identified in Chapter B, "Land Use, Zoning, and Public Policy:

- Block 7367, Lots 11 and 29 would each be developed with buildings with roof heights of 85 feet, as analyzed in the *2134 Coyle Street Rezoning EAS* (CEQR No. 21DCP123K); and
- Block 7369, Lot 27 would be developed with a building with a roof height of up to 145 feet, as analyzed in the *2185 Coyle Street Rezoning EAS* (CEQR No. 23DCP131K).

The fuel source for the Proposed Development is not yet known; however, the recent updates to the New York City Energy Conservation Code and Local Law 154 of 2021 highly incentivize the use of electricity as a fuel source. To allow a conservative assessment, natural gas was analyzed as a potential fuel source to represent worst-case conditions.

To determine the nearest receptors of similar or greater height, the building roof heights in the New York City Department of Information Technology and Telecommunications' NYC Planimetric Database were reviewed. Building heights were also surveyed using available aerial imagery of the surrounding area. Using the data from the Planimetric Database and available aerial imagery, the certificates of occupancy issued by the Department of Buildings (DOB) for the nearest receptors of similar or greater height were reviewed on DOB's Building Information System to confirm building heights. For this project, a 400-foot study area was established around the Project Site.

Industrial Source Analysis

Site reconnaissance did not identify a facility with the potential to operate without a permit (such as unpermitted spray-painting facilities) within 400 feet of the Proposed Rezoning Area. Table H-1 shows the sites that have an emissions source registered on DEP's Clean Air Tracking System (CATS).

Table H-1: Clean Air Tracking System (CATS) Search

BI	Lot	Address	Application	Type	Exp. Date
7367	36	3023 AVENUE V	CA270061	Boiler	1/12/2002
7367	36	3023 AVENUE V	PA001693	Industrial	5/5/2002
7367	29	2166 COYLE STREET	CB005905	Boiler	2/14/2023
7369	27	2170 BRIGHAM STREET	CA250598	Boiler	5/12/2026

Per the *CEQR Technical Manual*, boilers for residential or commercial uses that are registered on CATS do not have the potential to result in significant adverse impacts and therefore do not warrant further analysis. The Study Area's sole industrial permit expired more than 20 years ago and was registered to a dry cleaner that vacated the Project Site more than 10 years ago. The Proposed Actions would not introduce a new industrial air emissions source. Therefore, the Proposed Actions would not result in a significant adverse air quality impact from industrial sources, and further analysis is not warranted.

Large or Major Source

The Proposed Actions would not introduce a large or major emissions source. Existing large or major sources within 1,000 feet of the Proposed Rezoning Area were reviewed using the New York State Department of Conservation's DECInfo Locator application. The large or major emissions source nearest to the Proposed Rezoning Area is the Coney Island Wastewater Resource Recovery Facility, which is more than 3,000 feet to the southeast of the Proposed Rezoning Area. Because Proposed Actions would not introduce a new large or major source and there are no large or major sources within 1,000 feet of the Proposed Rezoning Area, a large or major source assessment is not warranted.

Mobile Source Analysis

Using the mobile source screening worksheet provided in the *CEQR Technical Manual*, the Proposed Actions would generate fewer than 12 incremental heavy-duty diesel vehicle (HDDV) equivalents during peak hours. Therefore, a mobile source assessment for particulate matter 2.5 ($PM_{2.5}$) or particulate matter 10 (PM_{10}) was not warranted. Because the Proposed Actions would generate fewer than 170 peak hour trips a mobile assessment for carbon monoxide emissions was not warranted. Additionally, the Proposed Actions would not introduce a new large parking facility, and therefore a parking facilities analysis is not warranted.

H3 Assessment

Stationary Sources – HVAC Screening Analysis

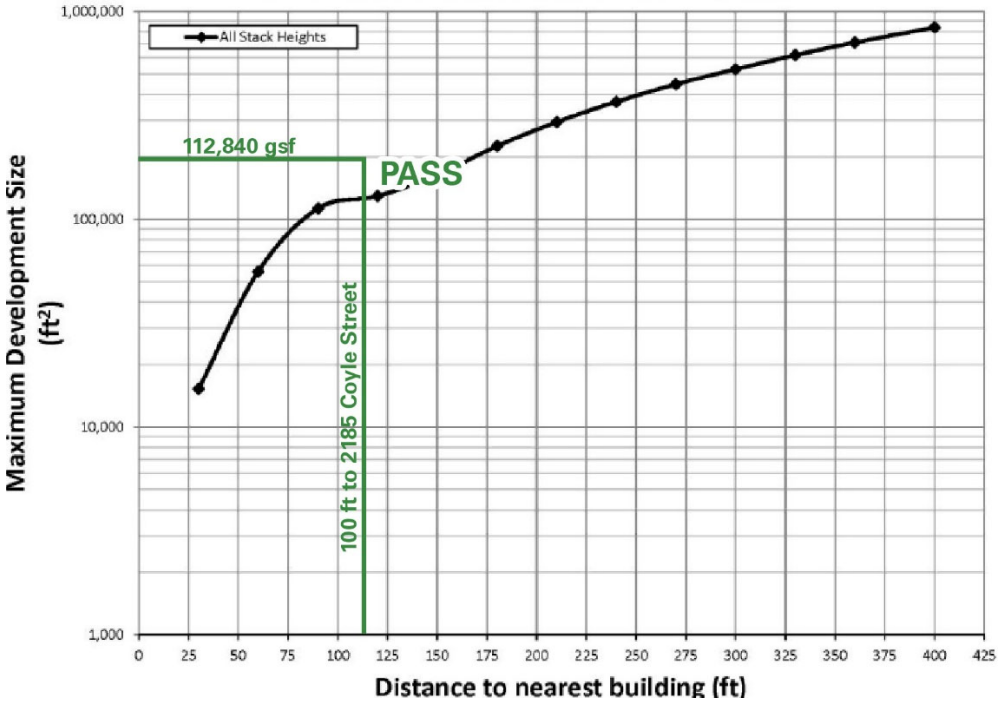
Figure H-1 shows the building heights of existing and "No-Build" projects in the Study Area. The sole building that would be of similar or greater height to the Proposed Development is the development proposed by others at 2185 Coyle Street (Block 7368, Lot 17). The distance between the Project Site and 2185 Coyle Street is 80 feet, the mapped width of Coyle Street. Above a height of 85 feet, the proposed zoning will require new buildings on the Project Site to be set back 10 feet from Avenue V and Coyle Street, and 15 feet from Coyle Street. Per Building Code, the emissions stack must be located at least 10 feet from the roof's edge; therefore, an emissions stack at the Project Site would need to be at least 20 feet from Coyle Street (an 80-foot-wide street) and at least 100 feet from 2185 Coyle Street.

Figure H-1: Receptors 95 Feet or Taller Within 400 Feet of the Project Site



In the With-Action Condition, the Project Site would be developed with 112,840 gross square feet (gsf) of area that would be served by the building's HVAC and hot water systems. The nearest receptor of similar or greater height is the proposed building at 2185 Coyle Street; under worst-case conditions, 2185 Coyle Street would be developed to a roof height of 145 feet. The CEQR natural gas boiler screening is shown in Figure H-2.

Figure H-2: NO2 Boiler Screening for Residential Development - Natural Gas



With the emissions stack on the Project Site located at least 100 feet from the closest receptor of similar or greater height, the Proposed Actions would not have the potential to result in a significant adverse air quality impact from project-generated stationary sources.

In the With-Action Condition, an E-Designation would be mapped on the Project Site to require the emissions stack be placed at the highest tier of the building.

Proposed E-Designation

In the With-Action Condition, an E-Designation would require new development to place the emissions stack at the highest tier of the building:

Proposed E-Designation (E-XXX)

Brooklyn Block 7367, Lot 36: New development on the above-referenced property must either use non-fossil fuel-burning sources or locate the emissions stack for the heating, ventilating and air conditioning (HVAC) or hot water systems at the highest tier to avoid potential significant adverse air quality impacts.

With the E-Designation in place, the Proposed Actions would not have the potential to result in a significant adverse air quality impact from project-generated HVAC or hot water systems.

H4 Conclusion

The Proposed Actions would allow a development with a roof height of 95 feet tall on the Project Site. A preliminary screening was able to rule out significant adverse impacts from industrial, large or major, and mobile sources.

A nomograph screening was warranted for project-generated emissions from new HVAC or hot water systems. The nomograph screening found that significant adverse impacts from project-generated emissions would be precluded by placing the emissions stack at the highest tier of the Proposed Development, where the stack would be at least 100 feet from the nearest receptor of similar or greater height. With this E-Designation in place, the Proposed Actions would not result in a significant adverse air quality impact from project-generated stationary emissions. Accordingly, the Proposed Actions would not result in significant adverse air quality impacts, and further assessment is not warranted.

I NOISE

I1 Introduction

Per the 2021 *CEQR Technical Manual*, the goal of a CEQR noise assessment is to determine both a proposed project's potential effects on sensitive noise receptors – such as residential, commercial, and institutional facilities and open spaces – and the effects of ambient noise levels on new sensitive uses introduced by a proposed project. If significant adverse impacts are identified, CEQR requires such impacts to be mitigated or avoided to the greatest extent practicable.

I1 Methodology

The initial impact screening considers:

- whether a project would generate mobile or stationary sources of noise; or
- would be located in an area with existing high ambient noise levels.

For a mobile source analysis to be warranted, a project must have the potential to affect vehicular traffic noise, aircraft noise, or train noise. An initial noise assessment of a project's effect on vehicular traffic noise is warranted if a proposed project would generate or reroute traffic or introduce a new receptor near a heavily trafficked thoroughfare.

Per the *CEQR Technical Manual*, a mobile source noise assessment is required if a proposed project results in an increase in passenger car equivalent (PCE) values by 100 percent or more, which is the equivalent of a noise increase of 3 dB(A) or more. The Proposed Development would not exceed any of the trip generation thresholds provided in Table 16-1 of the *CEQR Technical Manual*. Therefore, the Proposed Development would generate fewer than 50-peak hour vehicle trips at any intersection and would have nominal effect on the ambient noise conditions; therefore, a mobile source noise analysis is not warranted.

A stationary noise source analysis is warranted if:

- A proposed project would cause a substantial stationary source to be operating within 1,500 feet of a receptor and with direct line of sight to that receptor; or
- A project would introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as manufacturing activities or other loud uses.

The Proposed Actions would introduce new uses sensitive to noise conditions and introduce new mechanical equipment. Therefore, a noise analysis was warranted.

Noise Standards and Criteria

The *CEQR Technical Manual* provides guidance for attenuation values for proposed buildings based on exterior noise levels. Table I-1 shows the recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dB(A) or lower for residential uses and 50 dB(A) or lower for commercial uses; these values are determined based on exterior $L_{10}(1)$ noise levels.

Table I-1: Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise Level with Proposed Action	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation[A]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)$[B] dB(A)

Notes:
(A) The above composite window-wall attenuation values are for residential dwellings. Retail uses would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
(B) Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dB(A).
Source: *CEQR Technical Manual*

Noise Measurements

2134 Coyle Street Rezoning EAS

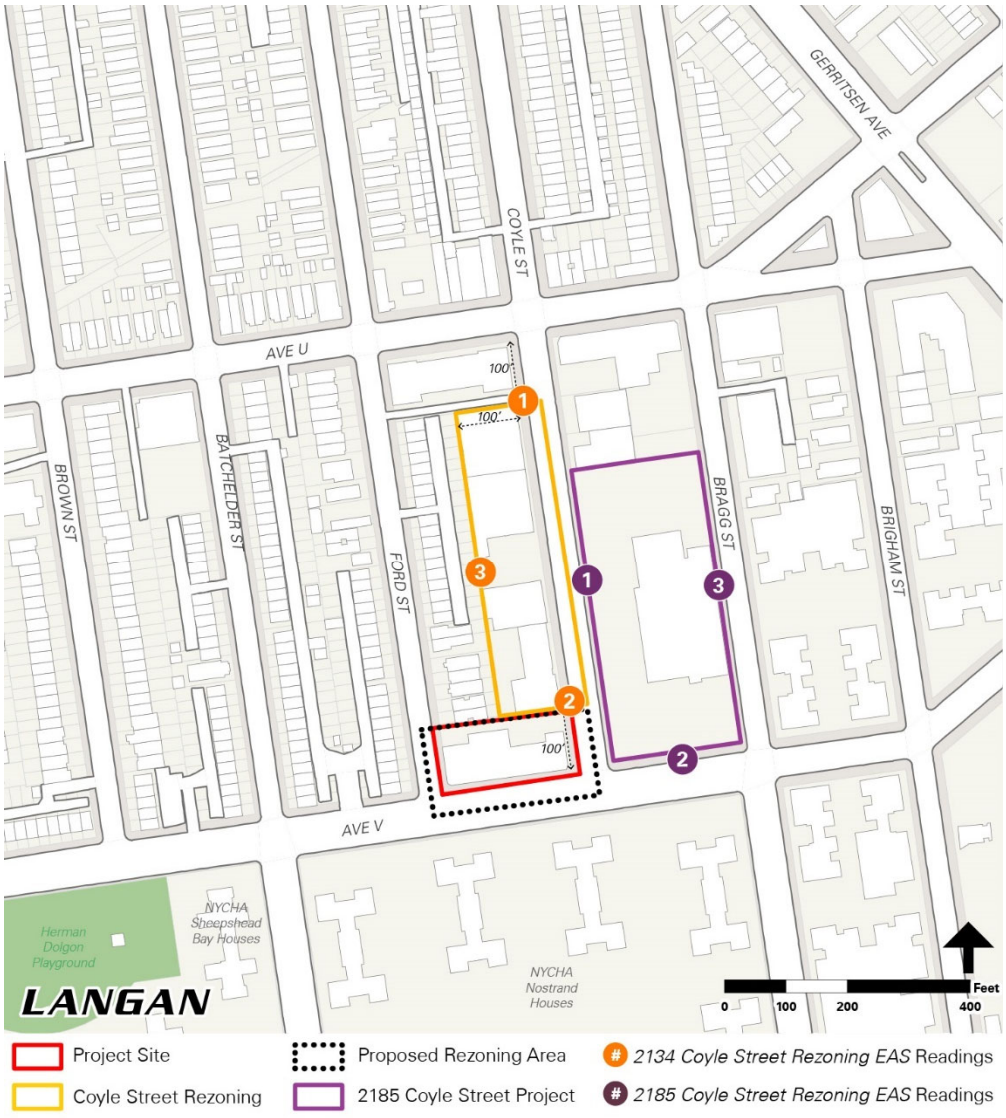
Existing noise levels in the Proposed Rezoning Area were measured using noise readings from the recent *2134 Coyle Street Rezoning Environmental Assessment Statement* (CEQR No. 21DCP123K). As shown in Figure I-1, two noise readings were taken on Coyle Street for the *2134 Coyle Street Rezoning EAS*, and one reading was taken at the interior of the block. Noise levels taken for the *2134 Coyle Street EAS* were measured for three 20-minute periods during a weekday peak period weekday AM (7:30AM – 9:30 AM), midday (11:30AM – 1:30PM), and PM (4:00PM – 6:00PM), as well as a weekend midday period (11:30AM – 1:30PM).[9] These measurements collectively represented the worst-case existing exterior noise levels for the *2134 Coyle Street Rezoning EAS*. The measured noise levels were then used to determine minimum window/wall attenuation requirements needed to satisfy CEQR interior noise level criteria.

2185 Coyle Street Rezoning EAS

The *2185 Coyle Street EAS* reports that three 20-minute spot noise measurements were performed on 15 November 2022 during the weekday AM (7:30 – 8:30 AM), midday (1:00 – 2:00 PM), and PM (4:45 – 5:45 PM) peak periods at the locations shown in Figure I-1.

[9] Measurements were taken on November 14, 2020, and November 18, 2020.

Figure I-1: Recent Noise Measurement Locations



I2 Existing Conditions

2134 Coyle Street Rezoning EAS

Measurements from the *2134 Coyle Street Rezoning EAS* were performed using a NTi XL2 sound level meter (SLM). During the measurements, the microphone was mounted on a tripod at a height of approximately five feet above the street level. Measurements at each location were made on the A-scale (dB(A)). The data was digitally recorded by the SLMs and displayed at the end of the measurement period in units of dB(A). Measured quantities included L_{eq}, L_{MAX}, L_{10}, L_{50}, and L_{90}. A windscreen was used during all sound measurements except for calibration. The noise levels reported in the *2134 Coyle Street EAS* are summarized in Table I-2.

Table I-2: Noise Levels Reported in the *2134 Coyle Street Rezoning EAS* (dB(A))

#	Measurement Location	Day	Time	L_{eq}	L_{MAX}	L_{10}	L_{50}	L_{90}
1	Northeast Corner of the 2134 Coyle Street Rezoning	Weekday	AM	61.4	87.0	61.4	54.1	50.0
			MD	60.4	79.2	**63.1**	57.5	52.2
			PM	59.1	79.3	62.1	54.9	51.6
		Weekend	MD	58.0	73.3	61.2	54.8	52.3
2	Southeast Corner of the 2134 Coyle Street Rezoning	Weekday	AM	68.1	91.8	**68.4**	60.8	55.2
			MD	60.7	77.2	63.1	58.0	55.0
			PM	63.4	87.2	63.6	58.6	54.6
		Weekend	MD	62.5	83.9	62.9	58.5	54.0
3	Western edge of the 2134 Coyle Street Rezoning (Block Interior)	Weekday	AM	53.5	65.1	**55.9**	52.0	49.5
			MD	53.5	63.2	55.7	52.1	50.2
			PM	49.8	63.8	52.9	47.6	44.5
		Weekend	MD	45.5	59.8	48.1	43.2	40.4

Source: *2134 Coyle Street EAS*

At all measurement locations reported in the *2134 Coyle Street EAS*, vehicular traffic from the adjacent roadways was the dominant noise source. As defined in the *CEQR Technical Manual*, the existing exterior noise level at the measurement locations fall within the "marginally acceptable" category because the exterior L_{10} noise level was measured to be less than 70 dB(A).

2185 Coyle Street Rezoning

Measurements for the *2185 Coyle Street Rezoning EAS* were performed using Brüel & Kjær Sound Level Meters (SLM) Type 2250 and 2260, Brüel & Kjær ½-inch microphones Type 4189, and Brüel & Kjær Sound Level Calibrators Type 4231. The Brüel & Kjær SLMs are Type 1 instruments according to ANSI Standard S1.4-1983 (R2006). The SLMs had a laboratory calibration date within one year of the time of use. For the three receptor locations, the microphones were mounted at a height of approximately five feet above the ground surface on a tripod and approximately six feet or more away from any large sound-reflecting surface to avoid major interference with sound propagation. The SLMs were calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator. Measurements at each location were made in dB(A). The data were digitally recorded by the SLMs and displayed at the end of the measurement period in units of dB(A). Measured quantities included the L_{eq}, L_1, L_{10}, L_{50}, and L_{90} values, as well as ⅓-octave bands. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005. The exterior noise levels reported in the *2185 Coyle Street EAS* are summarized in Table I-3.

Table I-3: Existing Noise Levels Reported in the *2185 Coyle Street Rezoning EAS* (dB(A))

#	Measurement Location	Day	Time	L_{eq}	L_{MAX}	L_{10}	L_{50}	L_{90}
1	Midblock on the east side of Coyle Street	Weekday	AM	63.34	72.02	**66.98**	58.59	50.41
			MD	55.43	65.66	58.25	51.42	46.05
			PM	56.69	67.92	59.08	51.27	46.39
2	Midblock on the north side of Avenue V	Weekday	AM	60.43	68.40	**63.86**	57.41	51.90
			MD	58.83	67.34	63.09	54.88	50.71
			PM	57.88	67.42	60.08	54.00	49.14

Source: *2185 Coyle Street Rezoning EAS*

At all measurement locations reported in the *2185 Coyle Street EAS*, vehicular traffic from the adjacent roadways was the dominant noise source. As defined in the *CEQR Technical Manual*, the existing noise level at the receptor location falls within the "marginally acceptable" category because the L_{10} noise level was measured to be less than 70 dB(A).

I3 No-Action Condition

In the No-Action Condition, the Project Site's approximately 12,500-gsf commercial building would continue as existing conditions.

Within 400 feet of the Project Site, a mixed-use development would be constructed at 2134 Coyle Street (Block 7367, Lot 11), as projected by the *2134 Coyle Street Rezoning EAS*. Across from the Project Site, the proposed rezoning of 2185 Coyle Street would be adopted and constructed under worst-case conditions. Table I-4 shows the projected worst-case exterior noise conditions, when 2185 Coyle Street would be constructed and operational.

Table I-4: Projected Future Noise Levels Reported in the *2185 Coyle Street Rezoning EAS*

#	Measurement Location	Day	Time	L_{eq}	L_{10}
1	Midblock on the east side of Coyle Street	Weekday	AM	65.80	**69.44**
			MD	58.39	61.21
			PM	59.42	61.81
2	Midblock on the north side of Avenue V	Weekday	AM	60.99	**64.42**
			MD	59.55	63.81
			PM	58.94	61.14

Source: *2185 Coyle Street Rezoning EAS*

As shown in Table I-4, the No-Action exterior noise levels are projected to be in the "marginally acceptable" category at the receptor locations because the L_{10} exterior noise levels would continue to be below 70 dB(A).

I4 With-Action Condition

As shown in Table I-1, the *CEQR Technical Manual* has set noise attenuation values for building facades, based on exterior $L_{10(1)}$ noise levels. These recommended noise attenuation values are designed to maintain interior noise levels of 45 dB(A) or less for residential uses, and 50 dB(A) or less for commercial uses.

The Proposed Actions would not exceed the CEQR transportation preliminary screening thresholds of the *CEQR Technical Manual's* Table 16-1. Under worst-case conditions, the Proposed Actions would generate fewer than 50 peak-hour vehicular trips and would result in a nominal increase in vehicular traffic on the surrounding network. Therefore, the noise levels in the With-Action Condition would be similar to the noise levels that would occur in the No-Action Condition. Because the projected With-Action exterior noise L_{10} levels would be below 70 dB(A), noise conditions are projected to remain "marginally acceptable" in the With-Action Condition.

A composite structure's attenuation is a function of the attenuation provided by each of its component parts and the area making up each part. A building façade typically consists of a wall, glazing, and vents or louvers associated with the building mechanical systems. These component parts vary in area along a building's façade and have a variety of attenuative properties.

With standard construction materials, new development at the Project Sites would be able to provide an interior noise environment of 45 dB(A) or less for residential uses and 50 dB(A) or less for commercial office uses without the need for additional façade attenuation. Therefore, an E-Designation or other noise controls would not be required

to meet the CEQR requirements for interior noise levels for residential or commercial uses.

Mechanical Systems

The design of and specification for building mechanical systems – such as heating, ventilation, and air conditioning (HVAC) – would be designed to meet the applicable noise regulations (including Subchapter 5, §24-227 of the New York City Noise Control Code and the New York City Department of Buildings Mechanical Code). This underlying requirement would ensure that new equipment does not result in any significant increase in ambient noise levels.

I5 Conclusion

Noise measurements from recent environmental reviews on other projects indicate that the exterior L_{10} noise conditions at the Project Site are projected to remain below 70 dB(A) in the No-Action and With-Action conditions. New mechanical equipment would comply with existing underlying requirements such as the New York City Noise Control Code and the New York City Department of Buildings Mechanical Code. As such, a noise E-Designation is not warranted.

J NEIGHBORHOOD CHARACTER

J1 Introduction

This section assesses the Proposed Actions' potential effects on neighborhood character. As defined in the *CEQR Technical Manual*, neighborhood character is an amalgam of various elements that give a neighborhood its distinct "personality." These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise conditions; however, not all of these elements contribute to neighborhood character in all cases. For a proposed project or action, a neighborhood character assessment pursuant to CEQR should first identify the defining features of the neighborhood and then evaluate whether the project or action has the potential to adversely affect one or more of these defining features.

A project has the potential to affect a neighborhood's character by a combination of moderate effects or significant adverse impacts to any of the defining features of the neighborhood. Therefore, to determine the effects of a proposed action on neighborhood character, the relevant features of neighborhood character are considered cumulatively. In addition, a significant adverse impact identified in one of the technical areas that may contribute to a neighborhood's character is not automatically equivalent to a significant impact on neighborhood character, but rather serves as an indication that neighborhood character should be examined.

The Proposed Actions would result in the demolition of the existing 12,500-gross-square-foot (gsf) commercial building on the Project Site and allow the development of a nine-story, 105-foot-tall (95-foot roof height plus a 10-foot-tall bulkhead), 152,840-gsf building. The mixed-use development would contain 99,190 gsf of residential area, 13,650 gsf of ground floor retail area, and 40,000 gsf (109 spaces) of accessory parking located in two sub-grade levels (the "Proposed Development"). The proposed zoning district would allow building roof heights of up to 115 feet (or a building height of up to 125 feet including a 10-foot-tall mechanical bulkhead).

J2 Methodology

A neighborhood character assessment is generally warranted when a proposed action has the potential to alter the conditions of the technical areas contributing to neighborhood character. A preliminary neighborhood character assessment first identifies the defining features and then evaluates whether the proposed project or action has the potential to adversely impact those defining features, either through the potential for a significant adverse impact in a single relevant technical area or a combination of moderate effects in the relevant technical areas. A "moderate" effect is generally defined as being reasonably close to the significant adverse impact threshold for a particular technical analysis area.

The key elements that define neighborhood character – and their relationships to one another – form the basis of determining impact significance. In general, the more uniform and consistent the existing neighborhood character, the more sensitive it is to change. A neighborhood that has a varied context typically is able to tolerate greater change without experiencing significant impacts. If there is no potential for a proposed project or action to affect the defining features of neighborhood character, a detailed assessment is not warranted.

Study Area

Per the *CEQR Technical Manual*, the study area for a preliminary assessment of neighborhood character is typically consistent with the study areas in other relevant technical areas assessed, such as land use and urban design. Thus, a 400-foot radius was established around the Proposed Rezoning Area to delineate the Study Area. The Study Area is generally bounded by Bragg Street to the east, Avenue V to the south, Avenue U to the north, and Batchelder Street to the west.

J3 Existing Conditions

The Study Area is in the Sheepshead Bay neighborhood of Brooklyn and is characterized as a mature predominately residential urban area of south Brooklyn. Commercial and mixed-uses are generally along the east-west through-streets.

The principal vehicular route through the Study Area is Avenue V, an east-west street with two-way traffic and a mix of residential and commercial uses up to six stories in height. Coyle Street is a north-south two-way street with one travel lane and one parking lane for each travel direction. Ford and Bragg streets are both northbound one-way streets with one travel lane and two parking lanes on each side. Batchelder Street is a southbound one-way street with one travel lane and two parking lanes on each side.

The Study Area has a wide range of building types, uses, and building scales. Across from the Project Site are multifamily elevator buildings on the Nostrand Houses New York City Housing Authority (NYCHA) campus. The Nostrand Houses are arranged in a tower-in-a-park setting with six-story buildings set back from the street line. East of the Rezoning Area across Coyle Street is a one-story commercial building setback from the street with no cohesive urban design pattern. This commercial development contains several rows of parking on-site and is a site that is the subject of a proposed rezoning (the 2185 Coyle Street Rezoning).

North and west of the Proposed Rezoning Area includes one- and two-story residences that are set back from the street line. Many of these residences were built between 1901 and 1950.

At a height of approximately 62 feet, the tallest building in the Study Area is the multifamily elevator building at 2211 Bragg Street, located at the southeast corner of Avenue V and Bragg Street. Overall, the Study Area has a varied context of building types and land uses.

J4 No-Action Condition

In the No-Action Condition, the Project Site's approximately 12,500-gsf commercial building would continue as existing conditions.

Within 400 feet of the Project Site, an eight-story, 85-foot-tall 207,408-gsf mixed-use development would be constructed at 2134 Coyle Street (Block 7367, Lot 11), as projected by the *2134 Coyle Street Rezoning Environmental Assessment Statement* (CEQR No. 21DCP123K).

Across Coyle Street from the Project Site, the proposed rezoning of 2185 Coyle Street would be adopted. The *2185 Coyle Street Environmental Assessment Statement* (CEQR No. 23DCP131K) projected that this site would be developed with a 9-story, 92-foot-tall, mixed-use building.[10] The building would contain approximately 45,083-gsf of commercial uses below residential units and contain approximately 511 new dwelling units (DUs).

J5 With-Action Condition

Land Use, Zoning, and Public Policy

The Proposed Actions would allow the development of a mixed-use building with residential and commercial uses along Avenue V. The proposed R7D/C2-4 zoning district would require new development be built near the street line. The proposed building's 95-foot-tall roof height would be within the proposed zoning district's maximum roof height of 115 feet.

With varied building heights within the Study Area, the Proposed Development would not alter views of existing resources. Additionally, the Proposed Development would create new affordable housing opportunities, consistent with goals of multiple public policies such as *OneNYC 2050*, *Housing New York 2.0*, and *Where We Live NYC*.

The land uses in the With-Action Condition would be similar to the surrounding land uses already found in the Study Area. Additionally, the Proposed Actions would complement the proposed developments along Coyle Street. The Proposed Actions would allow a new mixed-use building on the Project Site with active street frontage along Avenue V and Coyle and Ford streets. Accordingly, the Proposed Actions would not result in any significant adverse impacts on neighborhood character in the area of land use, zoning, and public policy.

[10] The *2185 Coyle Street Rezoning EAS* notes that the proposed zoning at 2185 Coyle Street would allow a building with a roof height up to 145 feet.

Open Space

The Proposed Actions would not result in a direct effect to an existing open space resource. The Open Space Study Area is well-served by open space as calculated per CEQR methodologies.

The Open Space Study Area contains portions of Marine Park, which is an approximately 800-acre regional park and the largest park in Brooklyn. The Project Site's future tenants would be expected to use the range of recreational facilities available at Marine Park, including active and passive recreation options. The Proposed Actions would not affect the character of Marine Park, or any other open space resources in the Study Area. Accordingly, the Proposed Actions would not result in a significant adverse impact on neighborhood character as a result of availability and utilization of open space resources.

Shadows

The Proposed Actions would allow the development of a mixed-use commercial and residential building up to a maximum roof height of 115 feet (up to 125 feet including a 10-foot-tall mechanical bulkhead). The shadow assessment found that there are no sunlight-sensitive resources that can be shaded by project-generated buildings. Accordingly, the Proposed Actions do not have the potential to result in a significant adverse neighborhood character impact in the area of shadows, and no further analysis is warranted.

Urban Design and Visual Resources

The Study Area contains a mix of building types, uses, and scales, and has no uniform urban design pattern. The Proposed Actions would introduce a mixed-use building that fronts along Avenue V, Coyle, and Ford streets. There is no distinct cohesive urban design pattern across these three streets. The Proposed Development would be built to the street line and provide active ground floor uses such as retail space and residential lobbies.

The architectural and urban design elements would introduce additional visual variety to the streetscape in the area near the Project Site. The project would demolish a one-story commercial building and allow a new building that would be constructed with modern construction materials.

There are no visual resources, open spaces, or natural resources in the Proposed Rezoning Area or Study Area. New construction on the Project Site would alter certain streetscape views within the Study Area in a manner that is typical of new development in urban areas. Accordingly, the Proposed Actions would not result in any significant adverse impacts on neighborhood character in relation to urban design and visual resources.

Noise

Based on site observations reported in both the *2134 Coyle Street Rezoning EAS* and the *2185 Coyle Street EAS*, traffic is the main contributor to ambient noise levels around the Proposed Rezoning Area. The Proposed Actions would introduce a mixed-use building with uses sensitive to noise conditions, however, exterior noise levels are projected to remain in the "marginally acceptable" category. Mechanical equipment would comply

with New York City Noise Code and would be typical of new construction. Project-generated vehicular traffic would travel along the existing street network and would not significantly alter traffic circulation patterns or volumes in a way that would significantly affect noise conditions. With the projected-generated traffic projected to predominately be residential, the Proposed Actions are not projected introduce a large number of new truck trips. Therefore, the Proposed Actions do not have the potential to result in a significant adverse neighborhood character impact in the area of noise.

J6 Conclusion

As stated in the *CEQR Technical Manual*, if a proposed project would have the potential to affect the defining features of the neighborhood, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical areas, then a detailed neighborhood character assessment would be required.

The Study Area contains a mix of building types, uses, and scales. The Proposed Actions would not cause significant adverse impacts to the technical areas contributing to neighborhood character. In addition, the Proposed Actions would not, either individually or in combination, result in moderate adverse impacts on neighborhood character. Accordingly, there is no potential for the Proposed Actions to result in significant adverse impacts to neighborhood character, and further analysis is not warranted.



Avenue V Rezoning
Architectural Drawings

Prepared by Corporate Design of America, P.C.

LANGAN

MAP CHANGE PROPOSAL

3033 AVENUE V - BROOKLYN, NY 11229

Requesting existing R4 zone to amend to R7D mixed use development



Photo 2021: Existing condition at Avenue V

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

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SHEET TITLE:

Title Sheet

T001.00 — of — 30	Revision A Issue

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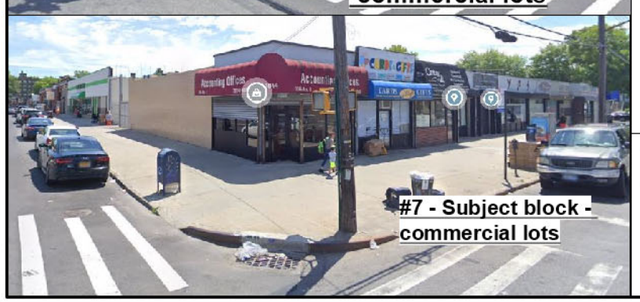

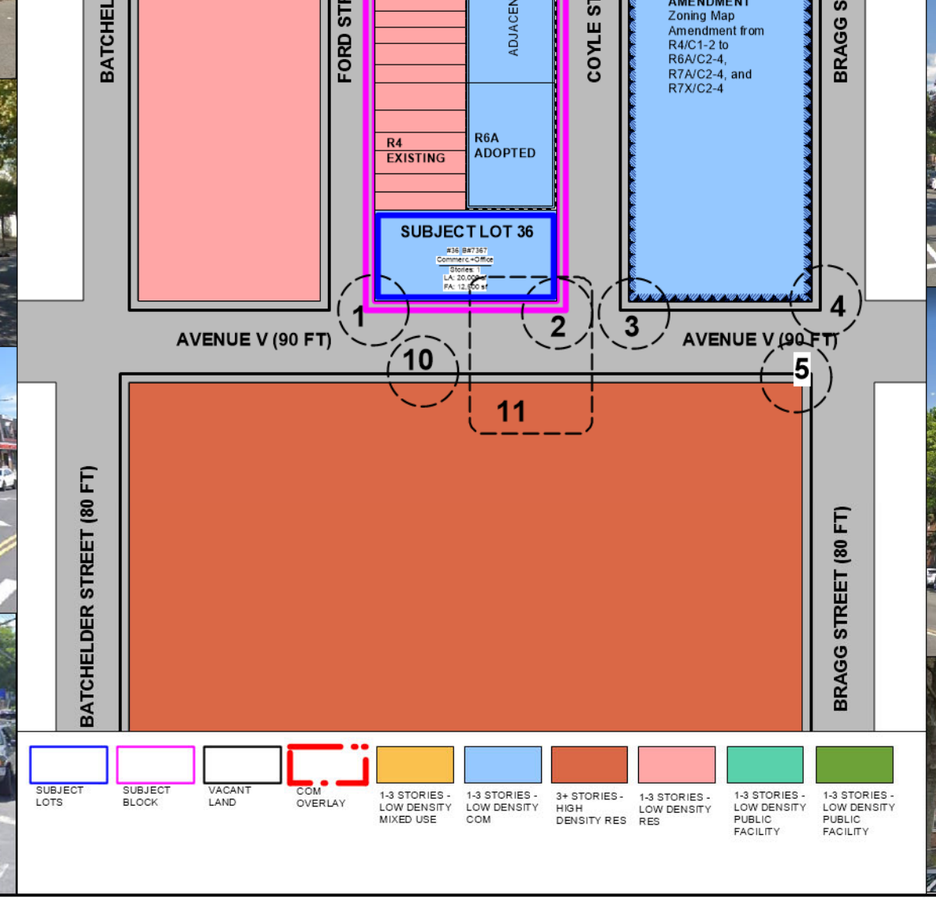



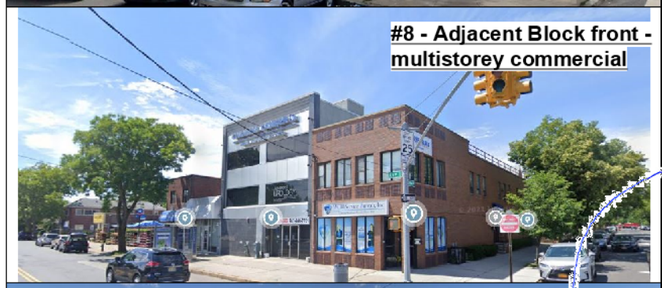

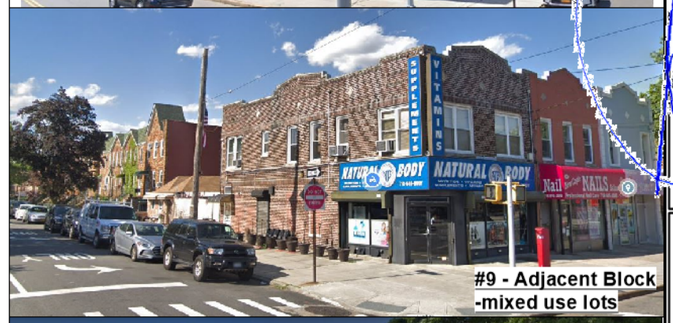





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Block Analysis

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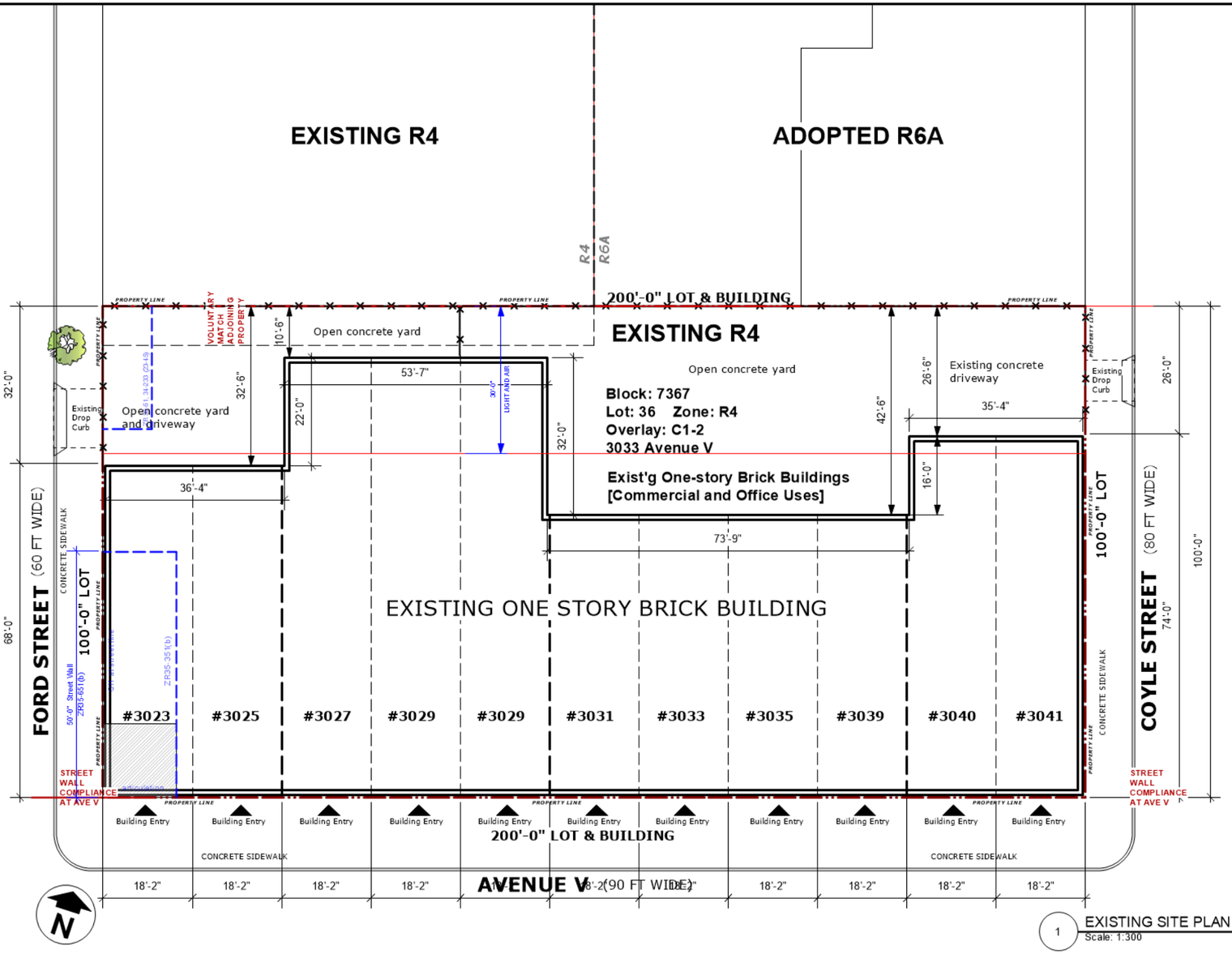


1 EXISTING SITE PLAN
Scale: 1:300

ZONING ANALYSIS: R4 with C1-2 Overlay

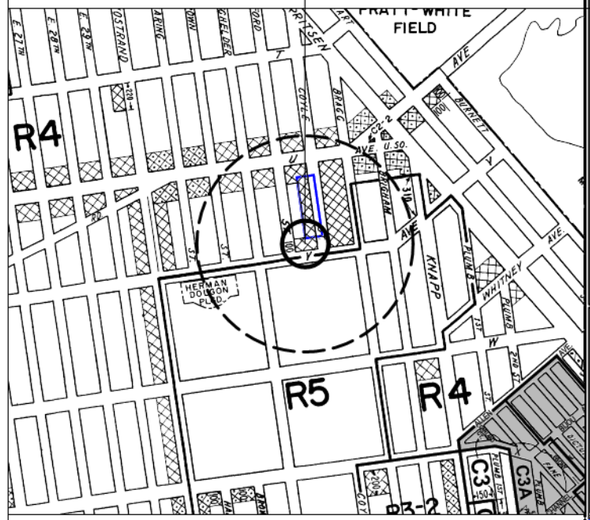
PURSUANT TO EXISTING CONDITIONS (11 RETAIL STORES PER C.O. 1950)

LOT NUMBER		#36 - COMMERCIAL	ZONING REF.
LOT AREA		TOTAL = 20,000 SF (100X200)	
FLOOR AREA		TOTAL = 12,500 SF (approx.)	
FLOOR AREA RATIO		0.63 FAR < 1.00 max	ZR33-121
USE GROUPS		UG 6 (Retail stores, Service)	ZR32-15
LOT COVERAGE		70%	
OPEN SPACE		30%	
EXISTING & REQUIRED YARDS	FRONT YARD	none	
	SIDE YARDS	none	ZR33-25
	REAR YARD	none - corner lot w/in 100ft	ZR33-26, 33-283, 33-301

STREET WALL LOCATION	at street line	ZR33-431
BUILDING HEIGHT	12'-6" FT (from curb)	ZR33-432
ACCESSORY OFF-STREET PARKING SPACES	VIF	ZR36-21
STREET TREES	(1) < 16 min. (1) per 25 LF	ZR33-03

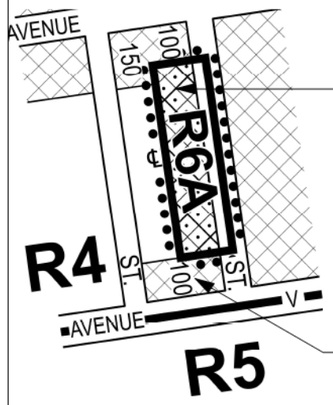
ZONING MAP

SITE LOCATION



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

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



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
29a
BOROUGH OF
BROOKLYN

LOT #36 PROPOSED ZONING MAP CHANGE UNDER CURRENT APPLICATION

NOTE:

Indicates Zoning District Boundary

The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-2 District from within an existing R4 District, by changing an existing R4 District to an R6A District, and by establishing a C2-4 District within the proposed R6A District.

Indicates a C1-2 District

Indicates a C2-4 District

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Existing Zoning Analysis

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ZONING ANALYSIS

GENERAL : 3033 AVENUE V, BROOKLYN NY

PURSUANT TO A RESIDENTIAL AND RETAIL DEVELOPMENT (MIXED-USE)

	HOUSE NUMBER	3033
	BLOCK	7367
	TAX LOT	36
	COMMUNITY DISTRICT	315
	LANDMARKS	N/A
	MAP NO.	29A
	REQUIRED "E" DESIGNATION	NONE
	ZONING LOT AREA	TOTAL ZONING LOT AREA = 20,000 SF

LEGEND

M.I.H. ---MANDATORY INCL. HOUSING
I.H. ------INCLUSIONARY HOUSING
Q.H. ----QUALITY HOUSING
AOR ----AS-OF-RIGHT
C.F. -----COMMUNITY FACILITY
N/A ------NOT APPLICABLE
Base FAR --- ZR23-154 (I.H.)

ZONING TEXT	**USE REGULATIONS**	**PROPOSED OPTION**
		Conclusion: 109 apts, 8 commercial tenants, parking for 109 res. cars
	ZONING DISTRICT	**R7D/ C2-4**
	LOT AREA	20,000 SF
22-00/ 32-00/ 32-15	PERMITTED USE GROUPS	1-4, 5-9,14
	PROPOSED USE GROUPS (INCLUSIONARY)	UG 2 (MULTIPLE DWELLING) UG 6 (RETAIL, OFFICES)
	*INCLUSIONARY HOUSING DESIGNATED AREA DESIGNATED AREA PER 23-933, APP. F	

	F.A.R. DISTRBUTION	**PERMITTED**	**PROPOSED**
23-154(b)IH/ 23-952(b)	RESIDENTIAL	base 4.20/ IH 5.60	**IH 4.92**
24-11(AOR)/ 33-121	COMMUNITY FACILITY	4.20	**0**
33-121	COMMERCIAL	2.00	**0.68**
24-16/ 35-31	TOTAL FOR ALL USES	5.60	**5.60**

MAXIMUM PERMITTED FLOOR AREA	**PERMITTED**
RESIDENTIAL	84,000/ 112,000 sf
COMMUNITY FACILITY	84,000 sf
COMMERCIAL	40,000 sf
TOTAL FOR ALL USES	112,000 sf

PROPOSED FLOOR AREA	**PROPOSED**
RESIDENTIAL	112,000SF > IH 98,350 sf
COMMUNITY FACILITY	(Interchangeable with commercial - TBD) 0 sf
COMMERCIAL	40,000SF >13,650 sf
TOTAL FOR ALL USES	**112,000 sf > 112,000 sf**

CONTINUED

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Proposed Zoning pg.1

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Revision — Issue

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	MAXIMUM PERMITTED LOT COVERAGE	***R7D / C2-4***	
23-142aor/23-153/24-11	CORNER LOT PORTIONS	RES. 100%	COMMER. 100%
23-142aor/23-153/24-11	INTERIOR & THROUGH LOT PORTIONS		Not applicable
24-12	**PROPOSED LOT COVERAGE**		
	CORNER LOT PORTIONS	Determined by yards and setbacks	
	INTERIOR & THROUGH LOT PORTIONS		
	DENSITY REGULATIONS		
23-22/ 23-24	MAXIMUM PERMITTED DWELLING UNITS PER ALLOWABLE FLOOR AREA	FACTOR 680 TOTAL RES F.A./ FACTOR	
	PROPOSED DWELLING UNITS	**Proposed = 109 units**	
23-22/ 23-24	MIN. SIZE OF DWELLING UNITS	300-325 sf FA	
MIH chart	M.I.H. OPTION 1: 25% OF RES. F.A. AFFORDABLE	109 apts. x 25% = 27 Affordable	
	REQUIRED YARDS	**RESIDENTIAL**	**COMMERCIAL**
33-20	FRONT YARDS	NONE	NONE
23-452/ 23-46/ 24-35b/ 33-25/ **23-51**	SIDE YARDS	if existing side ribbon, then 8 ft min	NONE
23-47,-532/ 24-36/ 33-26	REAR YARDS/ REAR YARD EQUIVALENTS	30ft unless Corn/Thru	20ft unless Corner
33-291/ 23-842 (court)/ 23-843 recess/23-861/23-87	**PROPOSED YARDS**		
	FRONT YARDS	**match adjcent 1 side**	**NONE**
	SIDE YARDS	**NONE**	**NONE**
	REAR YARDS/ REAR YARD EQUIVALENTS	**None required ZR23-542**	
23-693	**DISTRICT BOUNDARY SETBACK**	**Up to 55'HT within 25' from R4**	
	STREET TREES	**Up to 65'HT within 25' from R6A**	
23-03/ 23-41	STREET TREE REQUIREMENTS	1 per 25 ft of street frontage	
		total frontage: 400 lf / 25lf	
		total required = 16 trees	
		2 existing trees	
	PROPOSED STREET TREES	14 new trees to be planted on site	
		0 trees to be paid into dpr tree fund	
		total provided = 16 trees	
	HEIGHT AND SETBACK REGULATIONS STREET WALL for *INCLUSIONARY HOUSING*		
23-664/ 35-651/ 23-952IH/ **23-66A.1**	STREET WALL LOCATION	no closer to street line than adjoining buildings (corner lot - 1 street only)	
23-693	REQ'D HT. WITHIN 25FT OF R4/R6A DISTRICT	55FT (@R4)/ 65FT (@R6A)	
23-662/ 23-90	PERMITTED MINIMUM BASE HEIGHT	60 FT	
23-664/ 23-90	PERMITTED MAXIMUM BASE HEIGHT	95 FT	
	PROPOSED BASE HEIGHT	**85 FT**	
23-664 TBL.B,Tbl.2	PERMITTED MAXIMUM BUILDING HEIGHT	110 FT/ QGF 115 FT (11storiesmax)	

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Proposed Zoning pg. 2

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R7D / C2-4

QGF/ 35-24	**PROPOSED MAXIMUM BUILDING HEIGHT**	**QGF 105 FT**
23-662.c	MINIMUM REQUIRED SETBACKS	10' WIDE ST, 15FT NAR. ST.
	PROPOSED REQUIRED SETBACKS	**10' WIDE ST, 15FT NAR. ST.**
23-664/ 24-381 (b)	MINIMUM REQUIRED REAR YARD SETBACK	24-381 (b)
	PROPOSED REAR YARD SETBACKS	**30 FT - RES for windows**
	QUALITY HOUSING REGULATIONS	
23-23	SIZE OF DWELLING UNITS	no less than 400 sf of floor area
		proposed smallest unit = 370sf (OK)
28-14	WINDOWS	double glazed windows to be provided
28-12	REQUIRED REFUSE STORAGE & DISPLOSAL	2.9 cf/ dwel. unit **[2.9 x 12 du= 34.8 cf]**
	PROPOSED REFUSE STORAGE & DISPOSAL	compactor rm in [cellar] [size] deducted from floor area
28-13	REQUIRED LAUNDRY FACILITIES	project is not excluding
		laundry room from floor area
	PROPOSED LAUNDRY FACILITIES (NOT REQ'D)	**individual w/d/ d.u within apartments**
28-20	REQUIRED RECREATION SPACE	3.3% OF RESIDENTIAL FLOOR AREA **98,350 sf x 3.3%= 3,246 SF**
	PROPOSED RECREATION SPACE	**INDOOR/OUTDOOR [FLOOR#] ROOF Outdoor 3,246 SF**
28-31	CORRIDOR DENSITY FLOOR AREA DEDUCTION	50% DISCOUNT IF 11 UNITS OR LESS
	PROPOSED DEDUCTION:	Up to 13 units/fl. Discount varies per floor
	MINIMUM REQUIRED ACCESSORY PARKING SPACES	
25-23 /25-025/ 25-251	RESIDENTIAL USES	50% OF D.U. FOR Q.H 15% OF LOW-INCOME D.U. OF I.H
23-31	COMMERCIAL USES	BASED ON USE (Existing 11 commercial stores per CO prior to 1961)
36-232	**TOTAL PROPOSED ACCESSORY PARKING**	COM. (UG6A,B,C): **66 (33 PRC-B1) + (33 PRC-D) spaces = waived (ZR36-232)**
	MINIMUM REQUIRED RES. PARKING	RES. - 50%x 109apts = 55 spaces 55apts x 15%IH = 8 + 55 = 63; **109 RES spaces provided > 63 min**
36-62	**MINIMUM REQUIRED LOADING BERTHS** COMMERCIAL USES	EXEMPT - PRE-EXIST'G COMMERC. USES PRIOR TO 1961
	MINIMUM REQUIRED BICYCLE PARKING	
25-811/36-711	RESIDENTIAL USES	1 PER 2 D.U.
36-711	COMMERCIAL USES	UG 6B=1/7,500 | UG 6A=1/10,000SF
	PROPOSED BICYCLE PARKING	**55 spaces min; 55 spaces provided**

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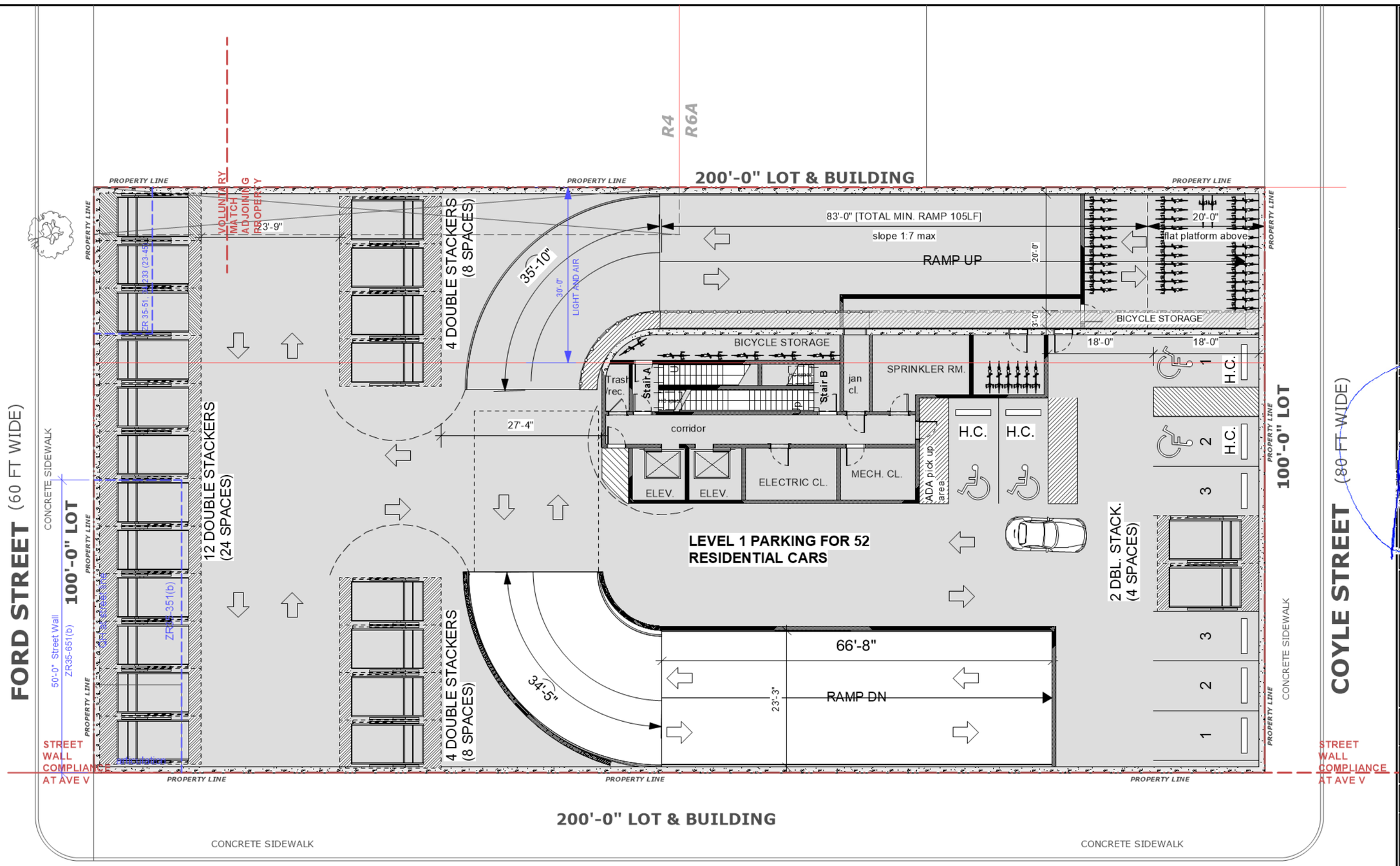

Total area: 20,000sf

NOTE: UNDERGROUND PARKING WITH DOUBLE-STACKER LIFTS - VALET ATTENDED

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Cellar Floor Plan Proposed

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Issue

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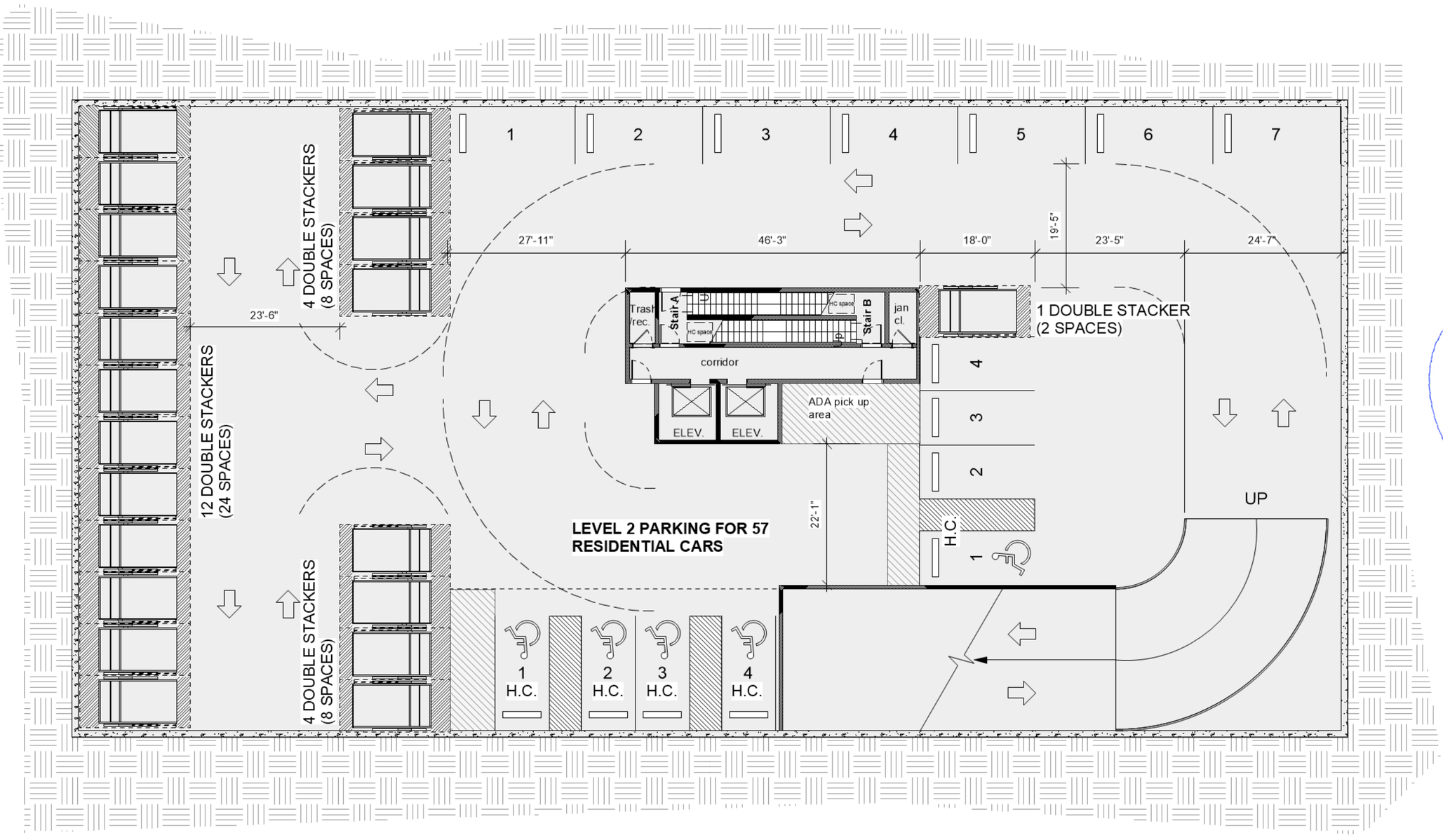

Total area: 20,000sf

NOTE: UNDERGROUND PARKING - LEVEL 2

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Cellar 2 Floor Plan Proposed

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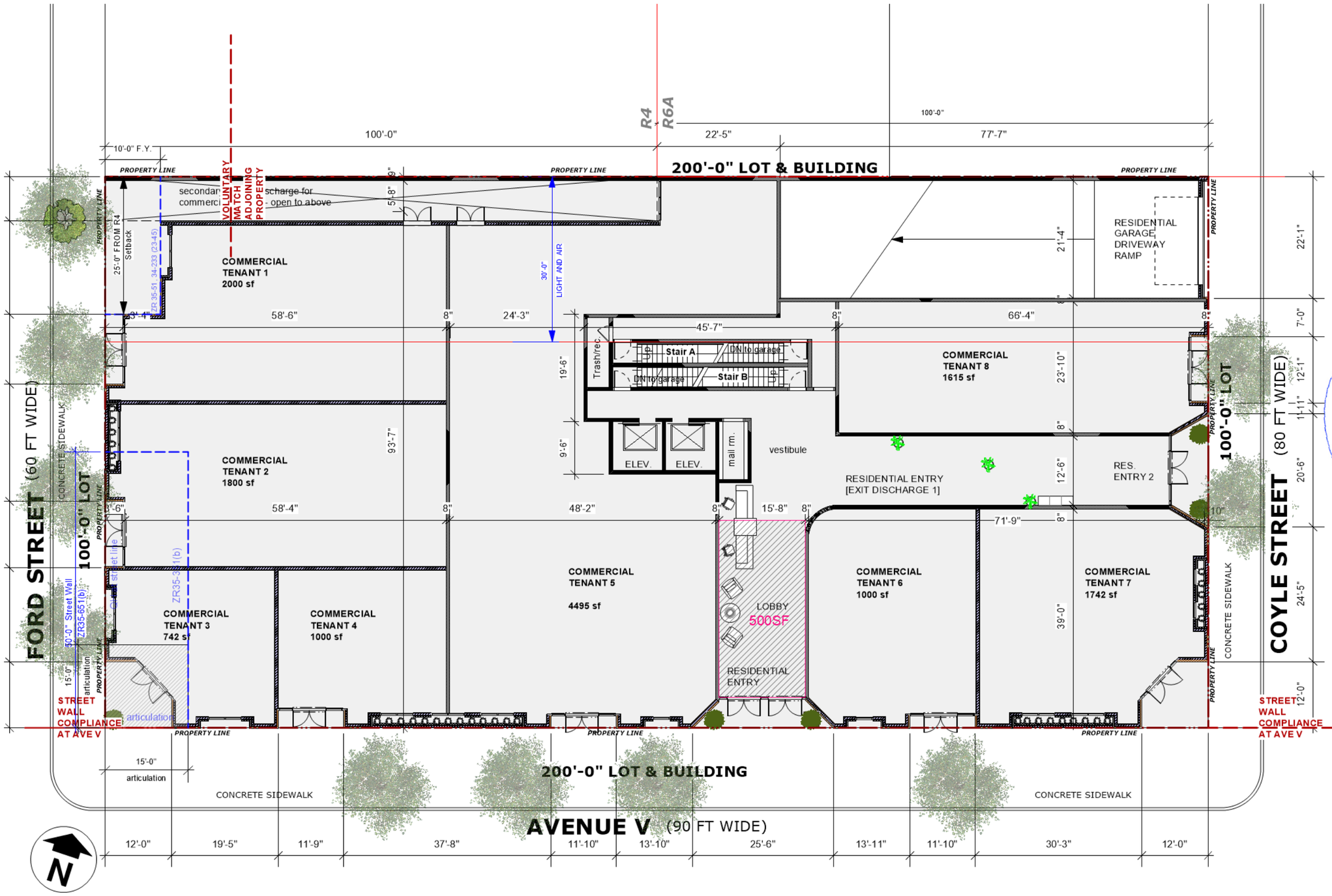

Commercial Area: 13,650SF

Residential Area: 4,520SF - 500sf Lobby deduction = 4,020sf

Total area: 17,670sf

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

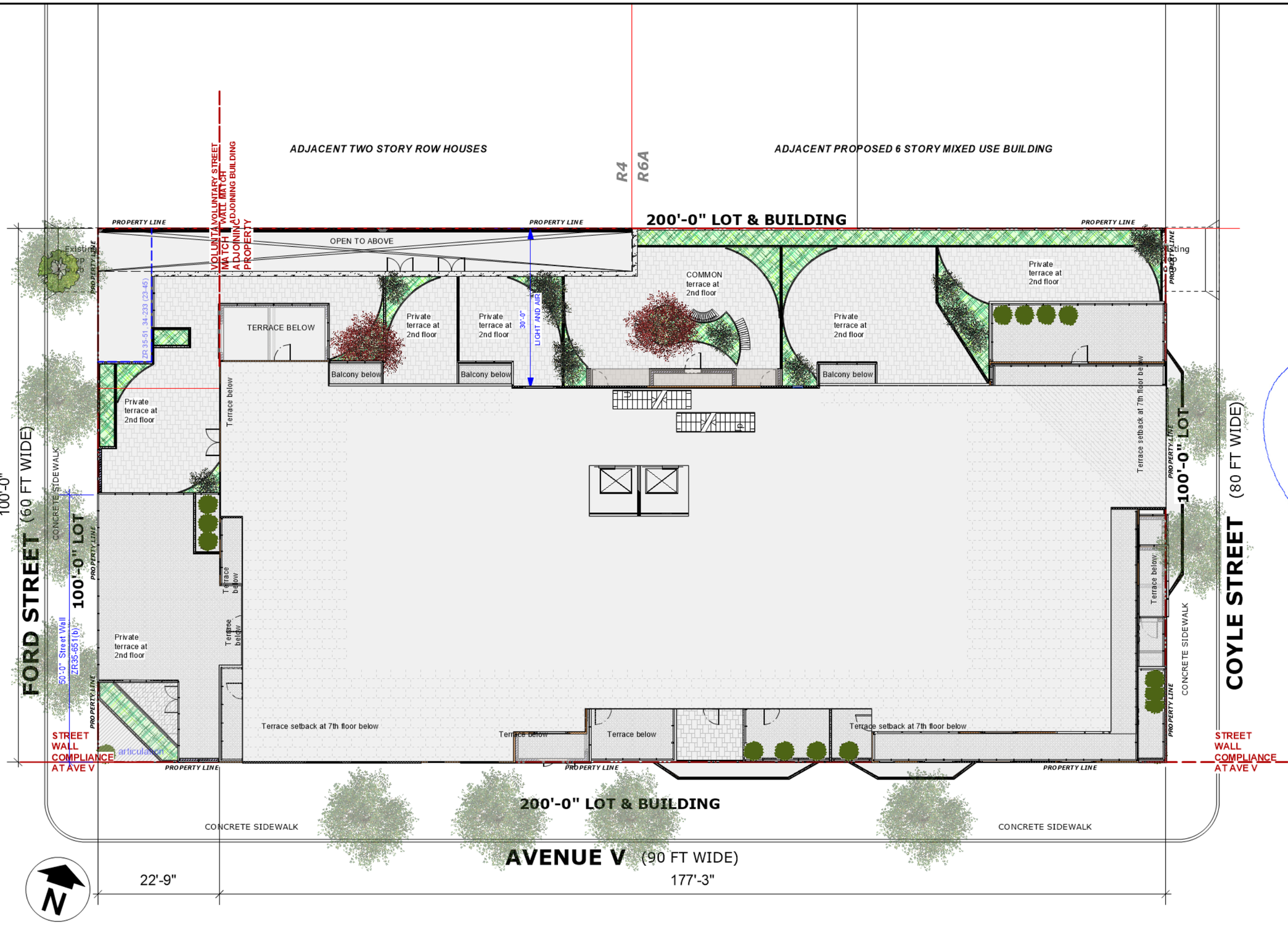
PROJECT NO.: 2021-13	PROJECT DATE: 11/01/2021
DOB Num. : ----	REV DATE: 9/21/17 12:50:44 PM
DRAWN BY: JOR	Checked By: RJP

SHEET TITLE:
1st Floor Plan Proposed

A011.00 of 30

Revision
Issue

DOB Job Sticker



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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. : ----	REV DATE: 8/29/2023 2:13:59 PM
DRAWN BY: JOR	Checked By: RJP

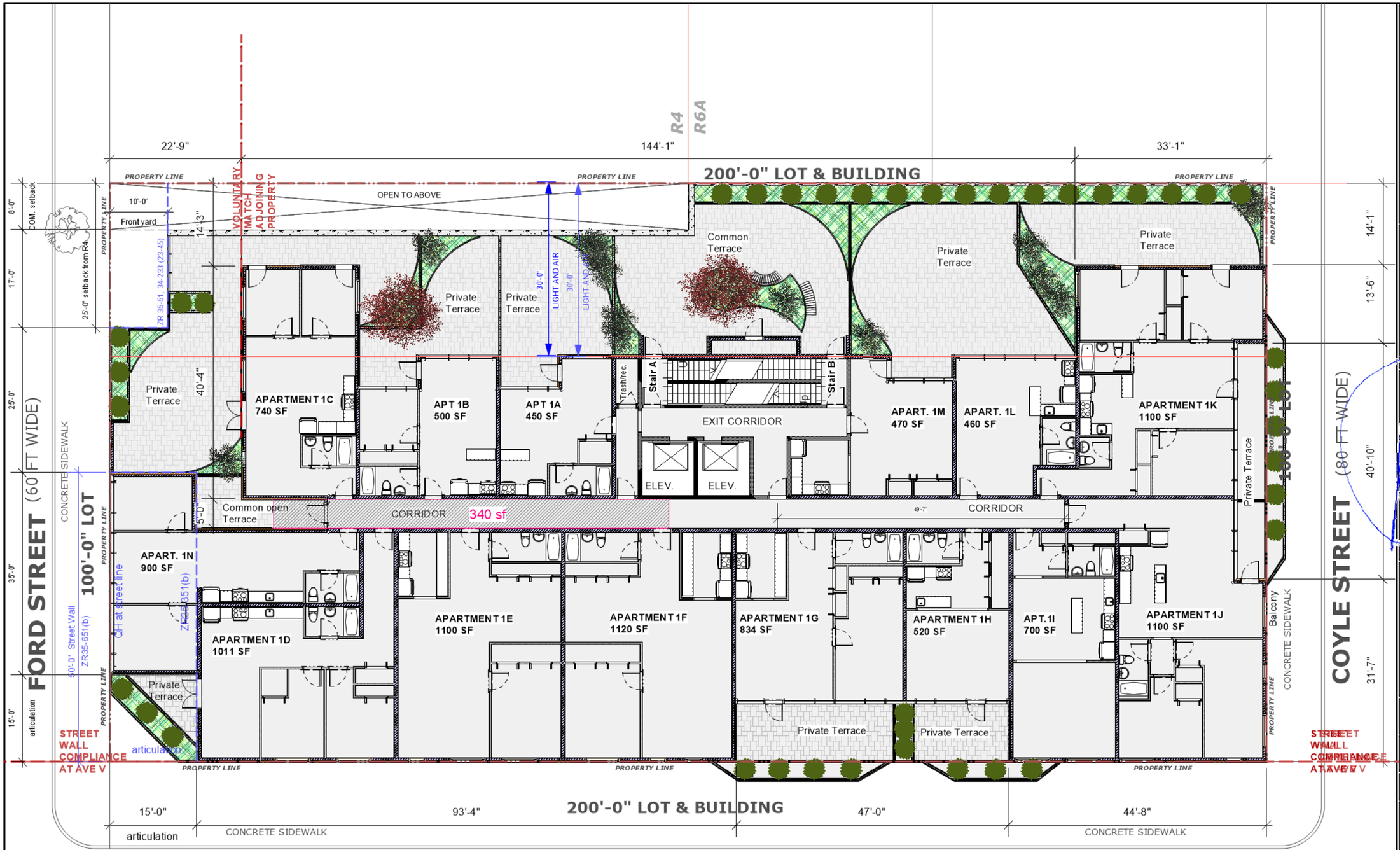
SHEET TITLE:

Site Plan Proposed

A011.01 of 30

Revision Issue

DOB Job Sticker



TOTAL 14 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,350sf - 340sf (50% corridor deduct. light and air) = 13,010sf
Total area: 30,680sf

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

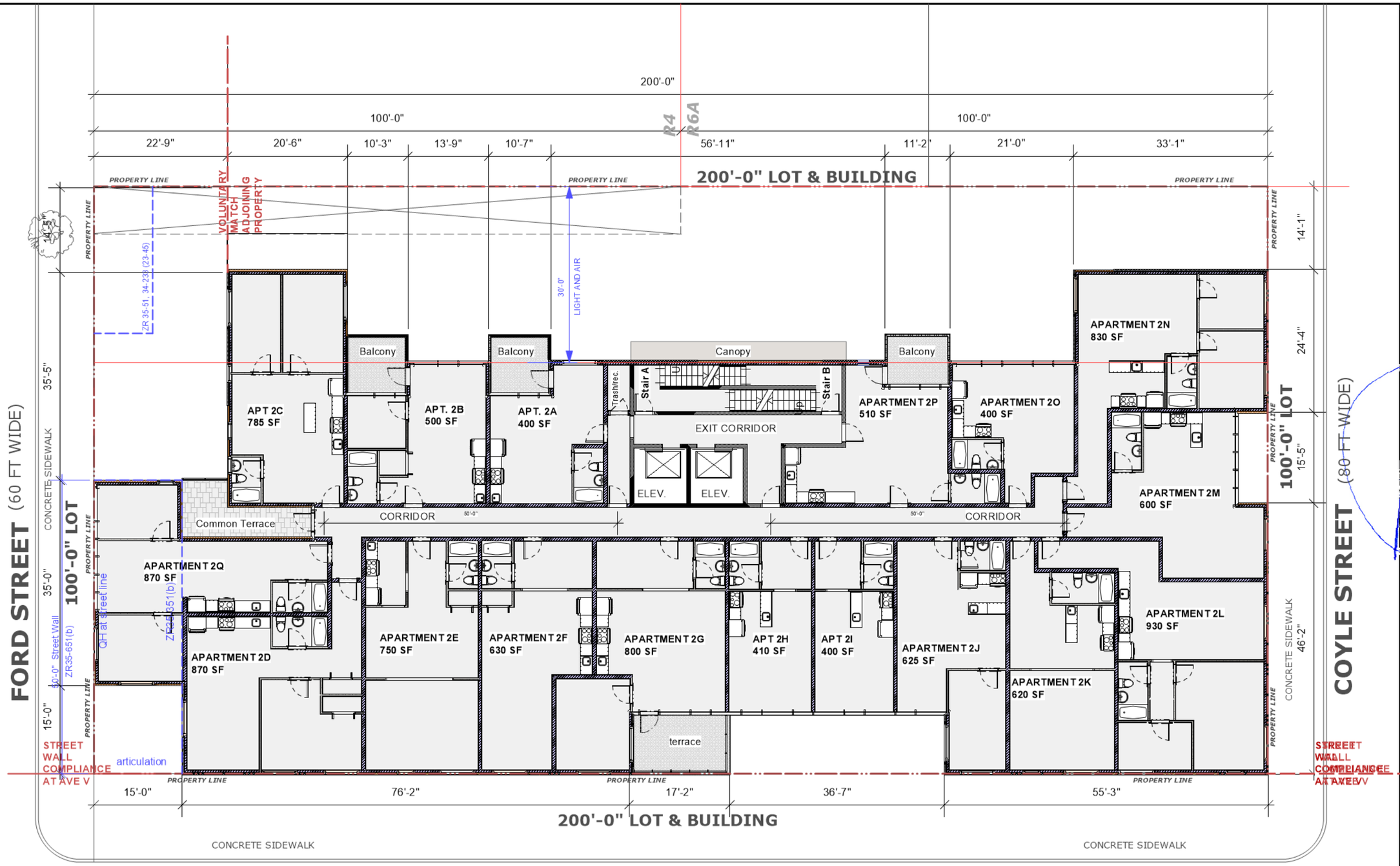
PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. : ----	REV DATE: 9/21/17 12:50:44 PM
DRAWN BY: JOR	Checked BY: RJP

SHEET TITLE:
2nd Floor Plan Proposed

A012.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 17 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,400sf
Total area: 44,080sf

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

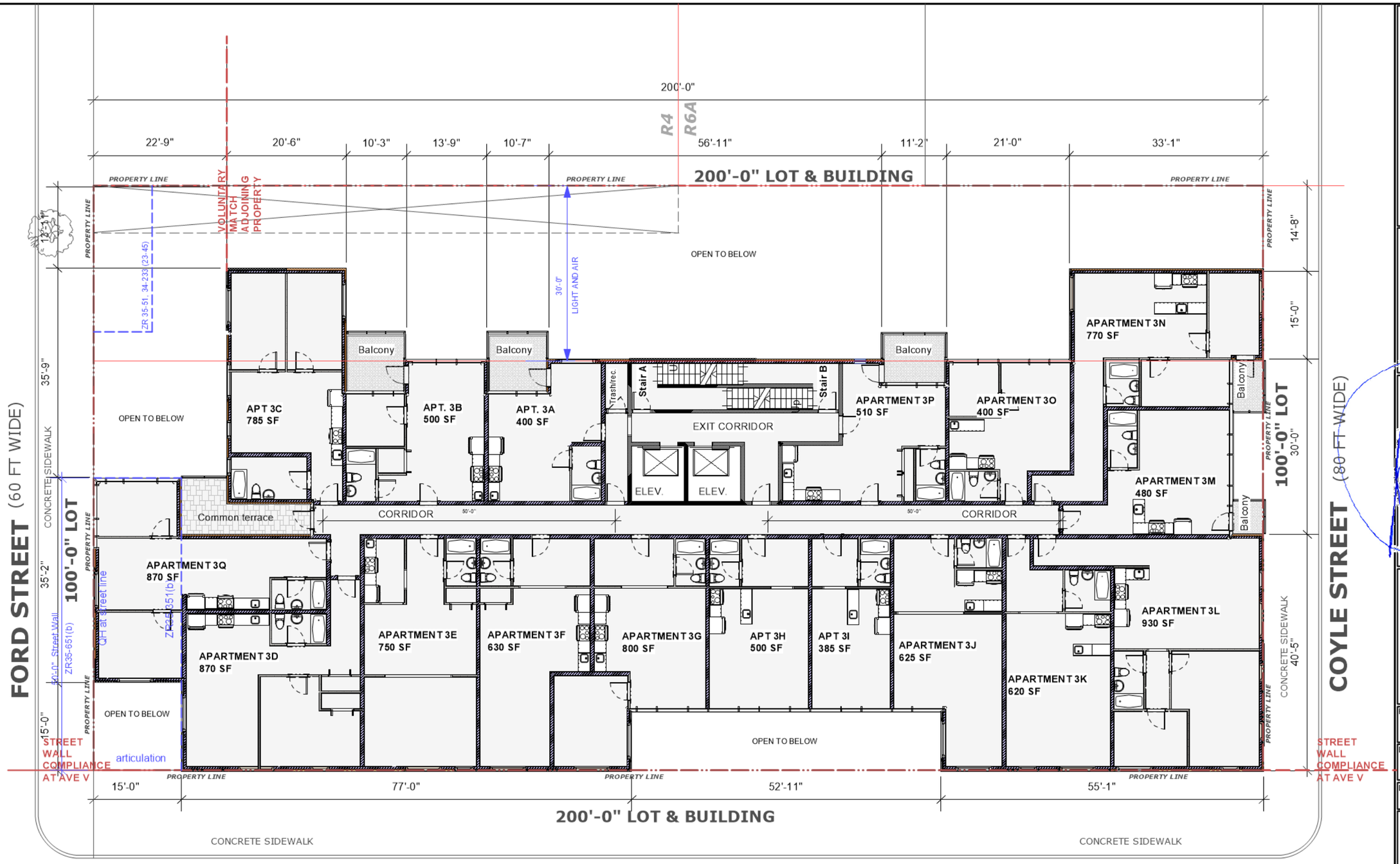
PROJECT NO.: 2021-13	PROJECT DATE: 11/01/2021
DOB Num. : ----	REV DATE: 9/21/17 12:50:44 PM
DRAWN BY: JOR	Checked By: RJP

SHEET TITLE:
3rd Floor Plans Proposed

A013.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 17 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,340sf
Total area: 57,420sf

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Map Change for 3033 Avenue V

3033 Avenue V
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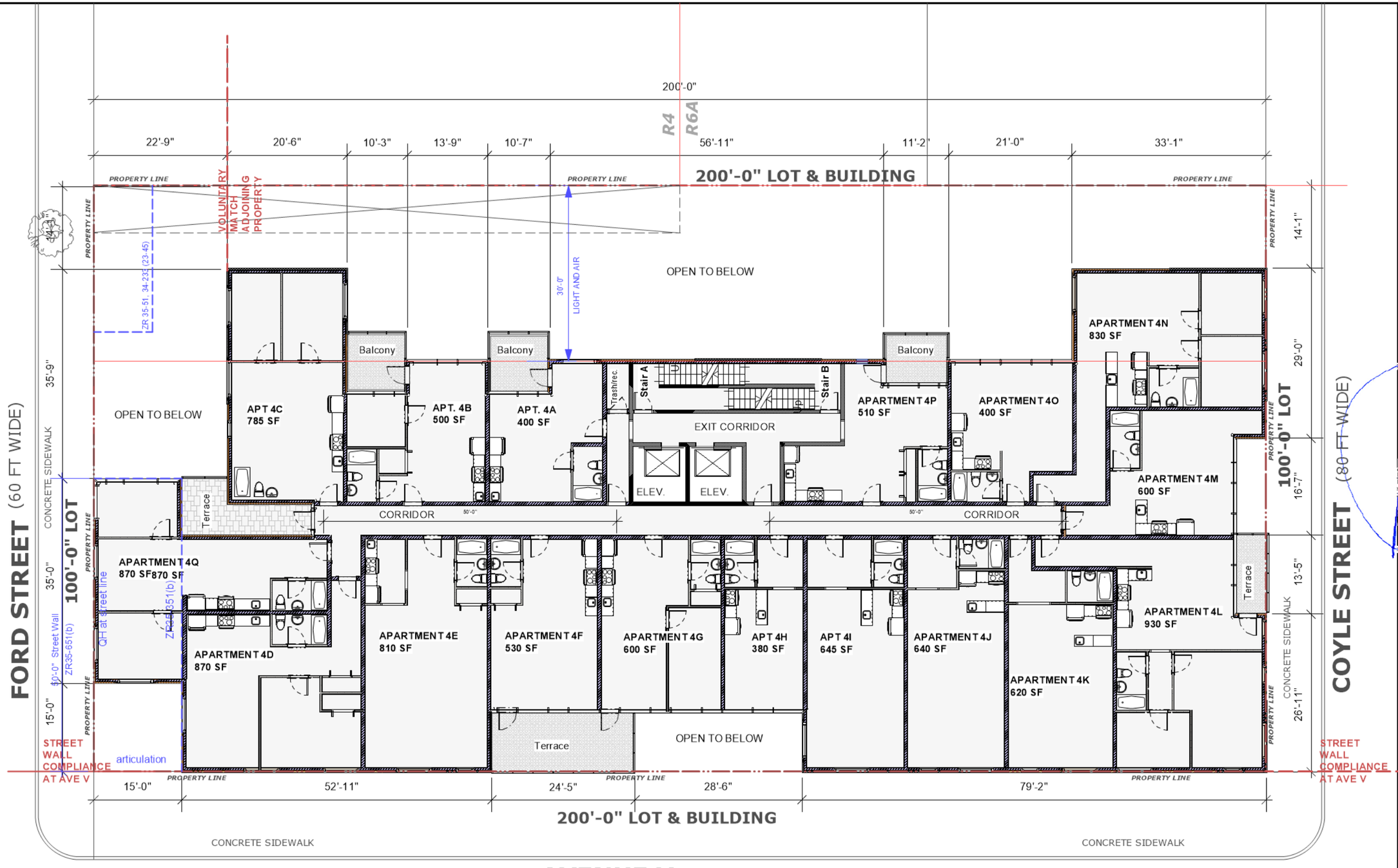
SHEET TITLE:
4th Floor Plans Proposed

A014.00 — of — 30

Revision
Issue

DOB Job Sticker



TOTAL 17 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,340sf
Total area: 70,760sf

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Map Change for 3033 Avenue V

3033 Avenue V
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PROJECT NO.:	PROJECT DATE:
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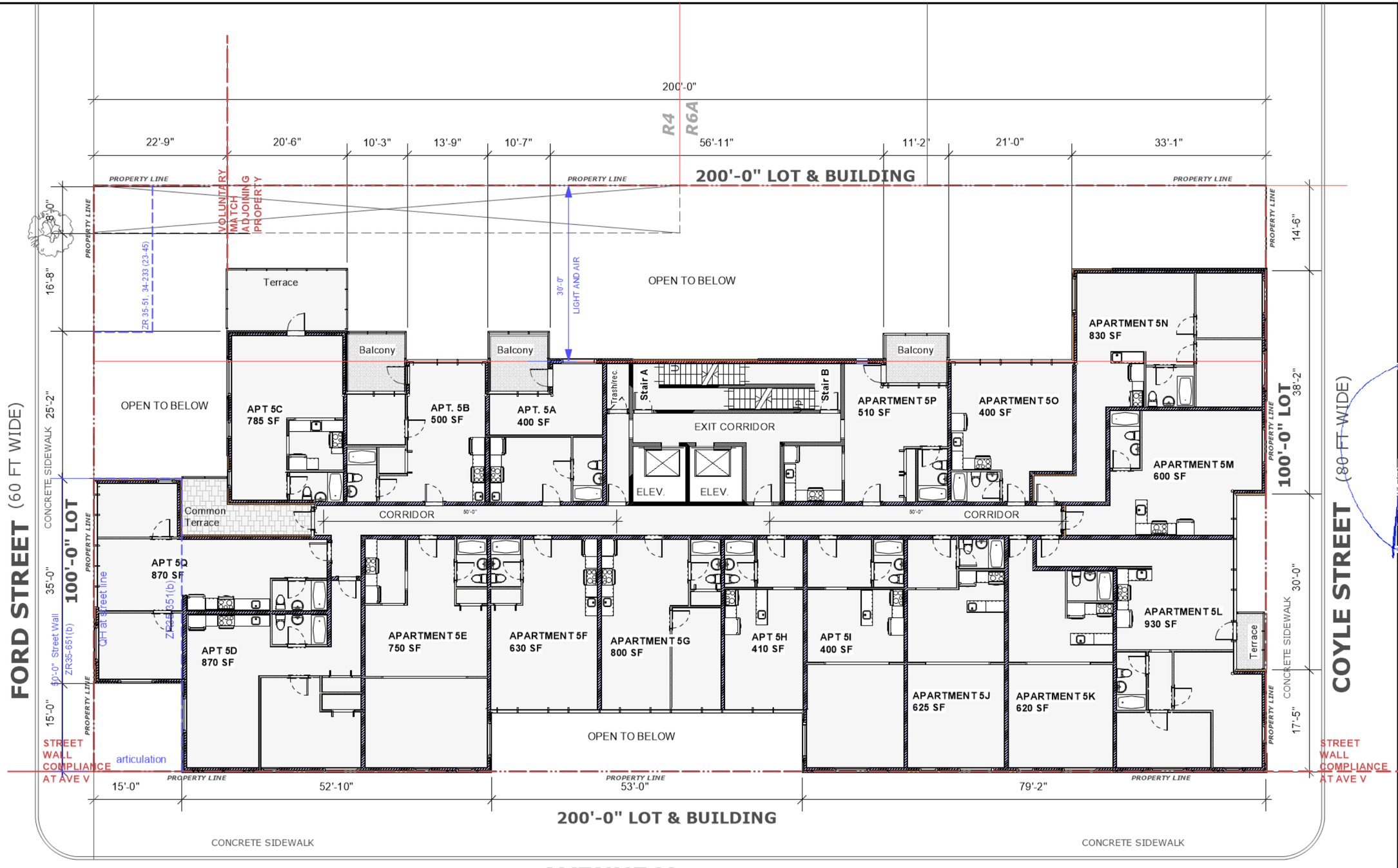
SHEET TITLE:
5th Floor Plan Proposed

A015.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 17 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,130sf
Total area: 83,890sf

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

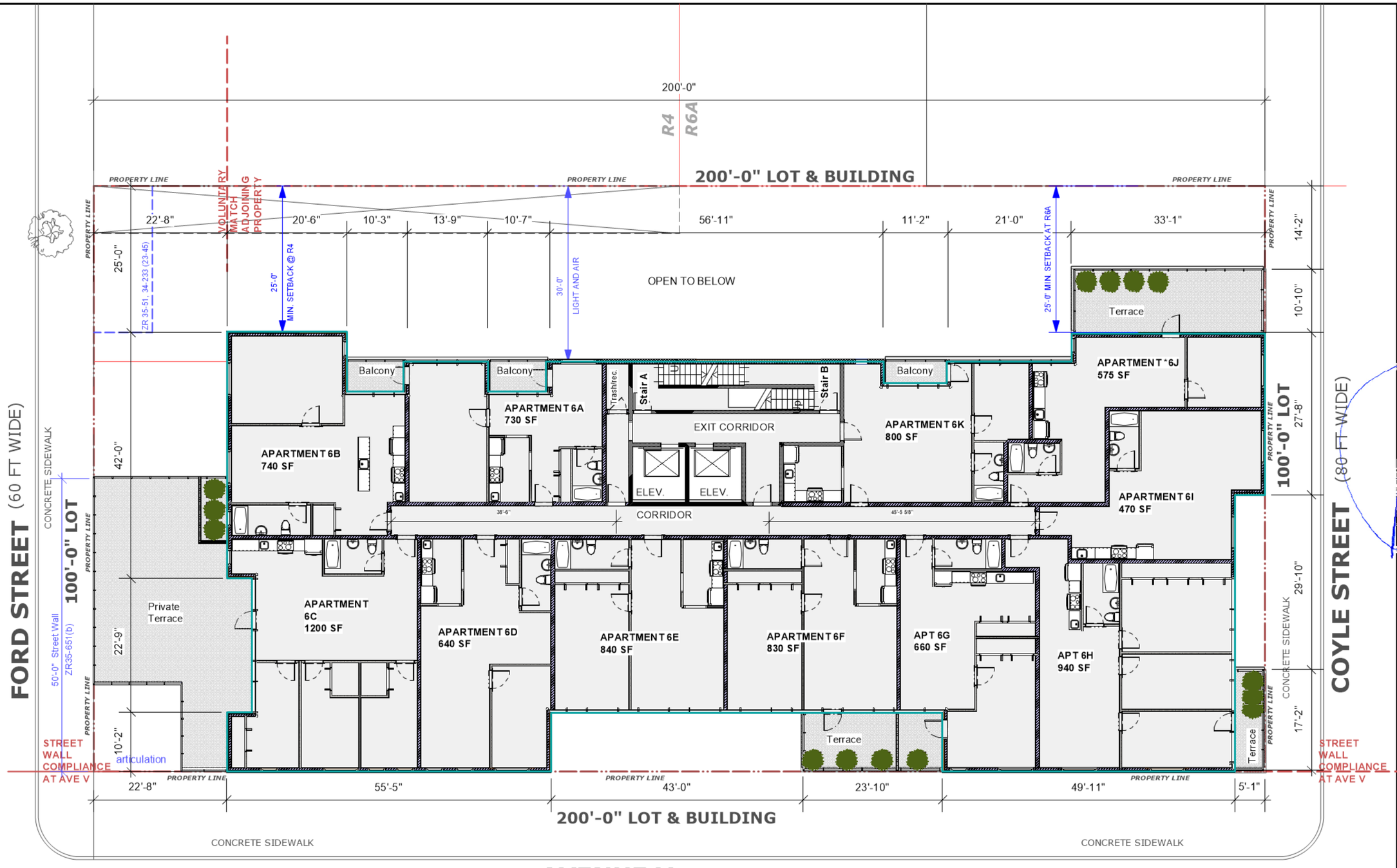
PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. : ----	REV DATE: 9/21/17 12:50:44 PM
DRAWN BY: JOR	Checked BY: RJP

SHEET TITLE:
6th Floor Plan Proposed

A016.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 11 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 11,535*sf
Total area: 95,425sf

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Map Change for 3033 Avenue V

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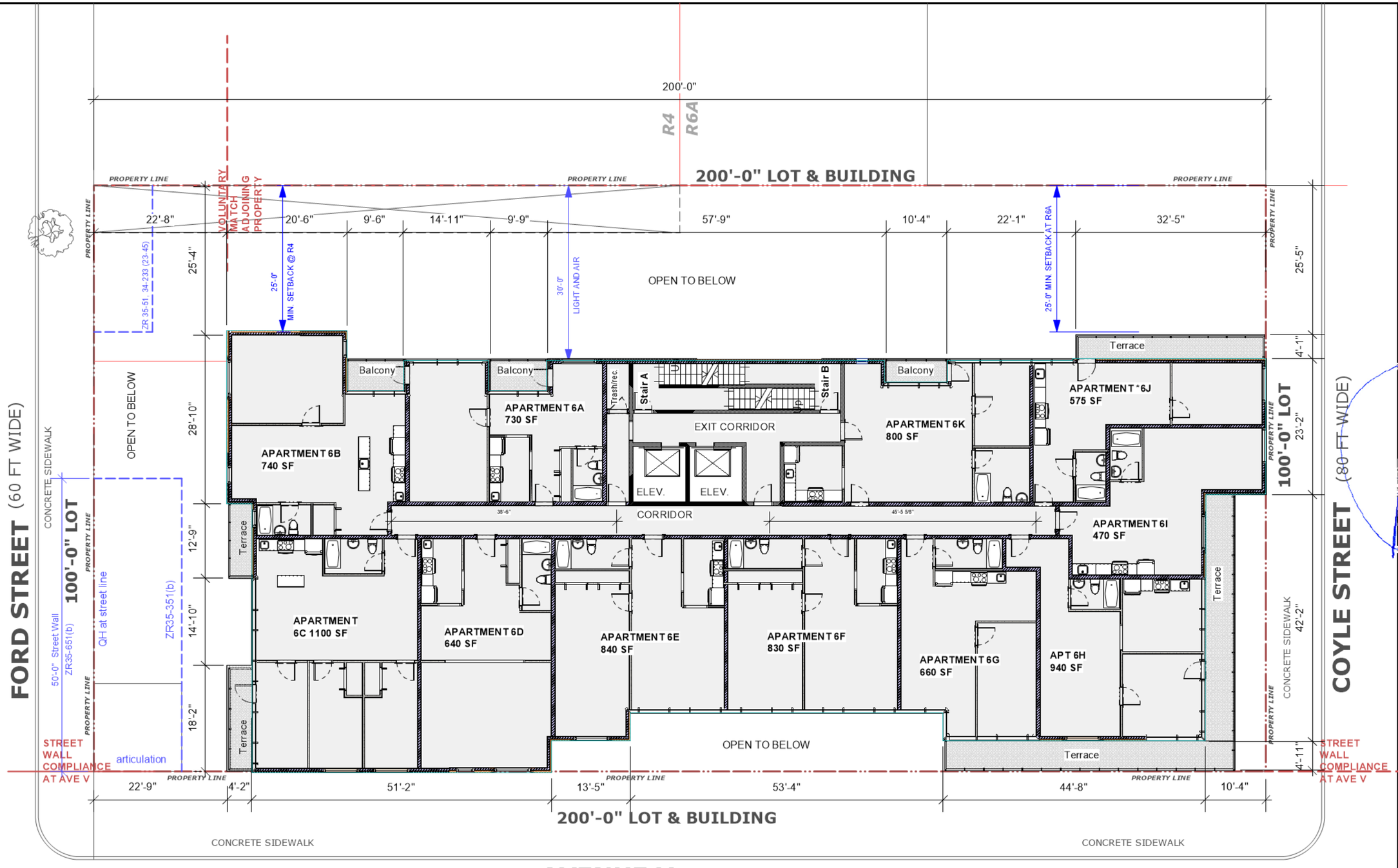
SHEET TITLE:
7th Floor Plan Proposed

A017.00 of 30	Revision / Issue

DOB Job Sticker



TOTAL 11 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 10,900sf
Total area: 106,325sf.

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Map Change for 3033 Avenue V

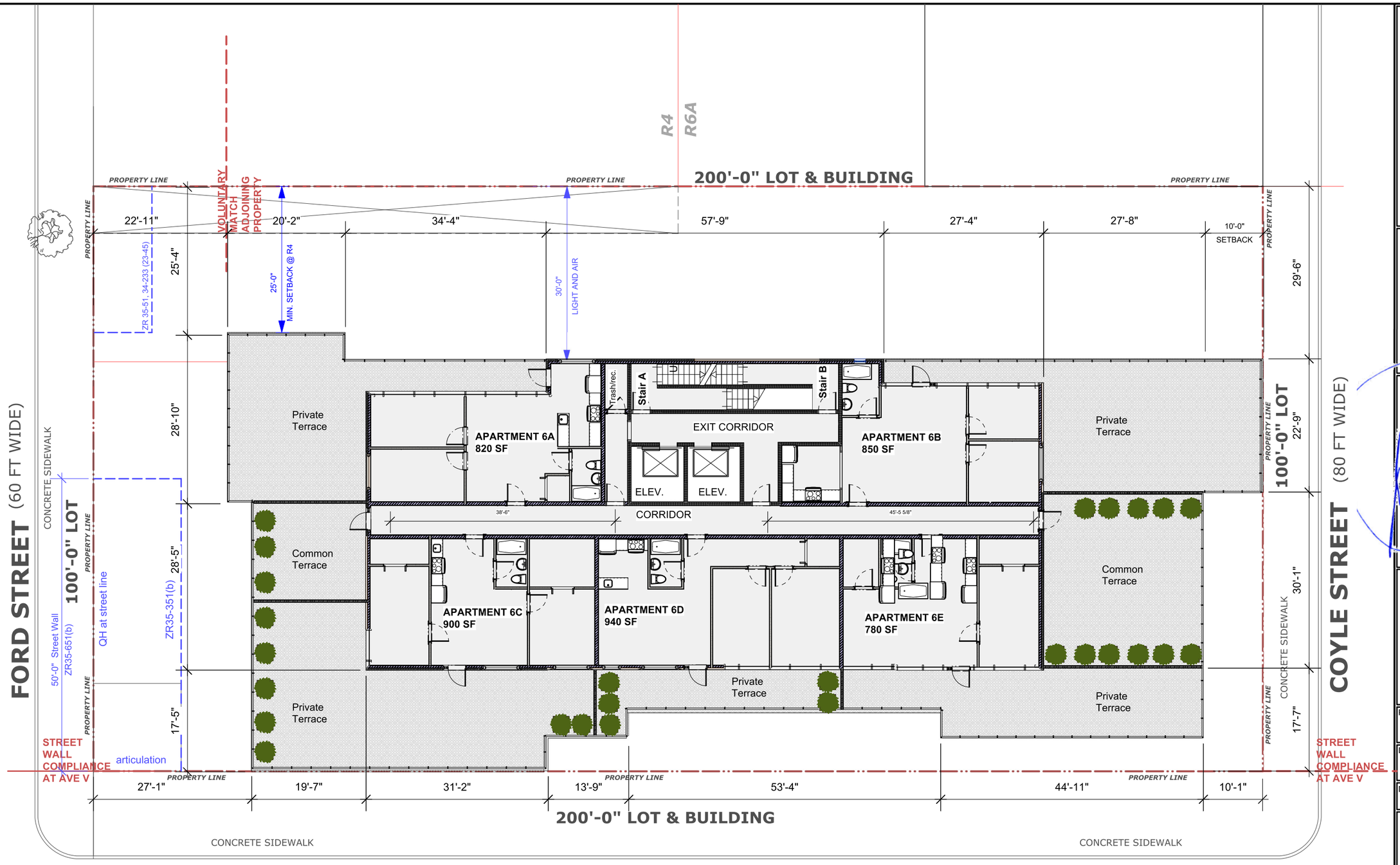
3033 Avenue V
Brooklyn, NY 11235

PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. : ----	REV DATE: 9/21/17 12:50:44 PM
DRAWN BY: JOR	Checked BY: RJP

SHEET TITLE:
8th Floor Plan - Proposed

A018.00 of 30	Revision ____ Issue

DOB Job Sticker



TOTAL 5 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 5,675sf
Total area: 112,000sf. < 112,000SF MAX

Total 109 apartments

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

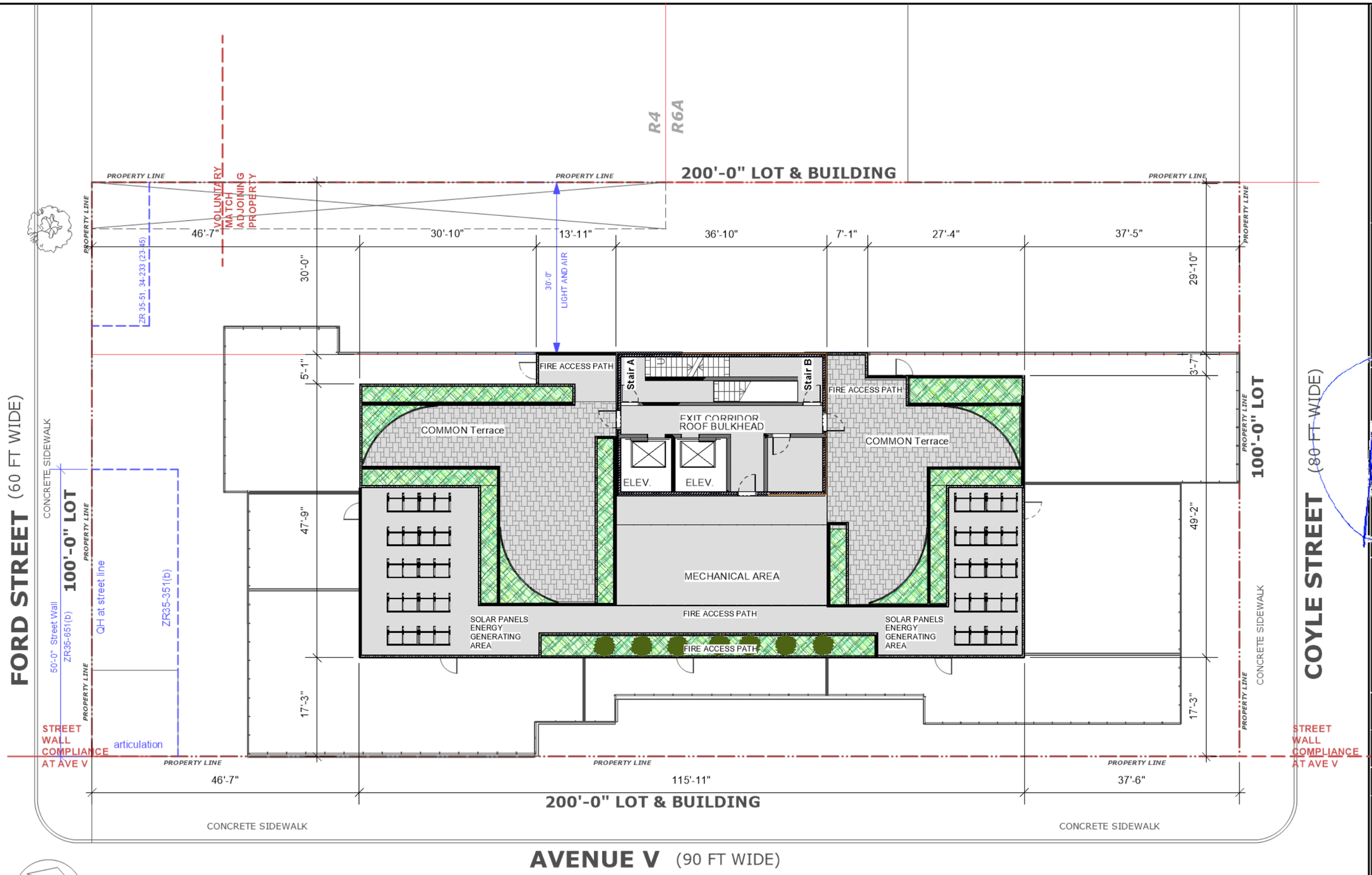
PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. :	REV DATE:
----	9/21/17 12:50:44 PM
DRAWN BY:	Checked BY:
JOR	RJP

SHEET TITLE:

9th Floor Plan - Proposed

A019.00 of 30	Revision / Issue

DOB Job Sticker



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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. :	REV DATE:
----	9/21/17 12:50:44 PM
DRAWN BY:	Checked BY:
JOR	RJP

SHEET TITLE:

Bulkhead Proposed

A020.00 of 30	Revision / Issue

DOB Job Sticker



1 Proposed Building Elevation at Avenue V
Scale: 1:200

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
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DRAWN BY: JOR	Checked BY: RJP

SHEET TITLE:
Ave V Elevation

A021.00 of 30

Revision
Issue

DOB Job Sticker



1 Proposed Buidlding Elevation at Rear
Scale: 1:200

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

PROJECT NO.: 2021-13	PROJECT DATE: 11/01/2021
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SHEET TITLE:

Rear Elevation

A022.00 — of — 30

Revision — Issue

DOB Job Sticker



1 Proposed Building Section at Coyle St.
Scale: 1:150

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Map Change for 3033 Avenue V

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Brooklyn, NY 11235

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DRAWN BY: JOR	Checked By: RJP

SHEET TITLE:
Coyle St Elevation

A023.00 of 30

Revision
Issue

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2 Proposed Building Elevation at Ford Street
Scale: 1:150

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SHEET TITLE:
Ford St Elevation

A024.00 of 30
Revision
Issue

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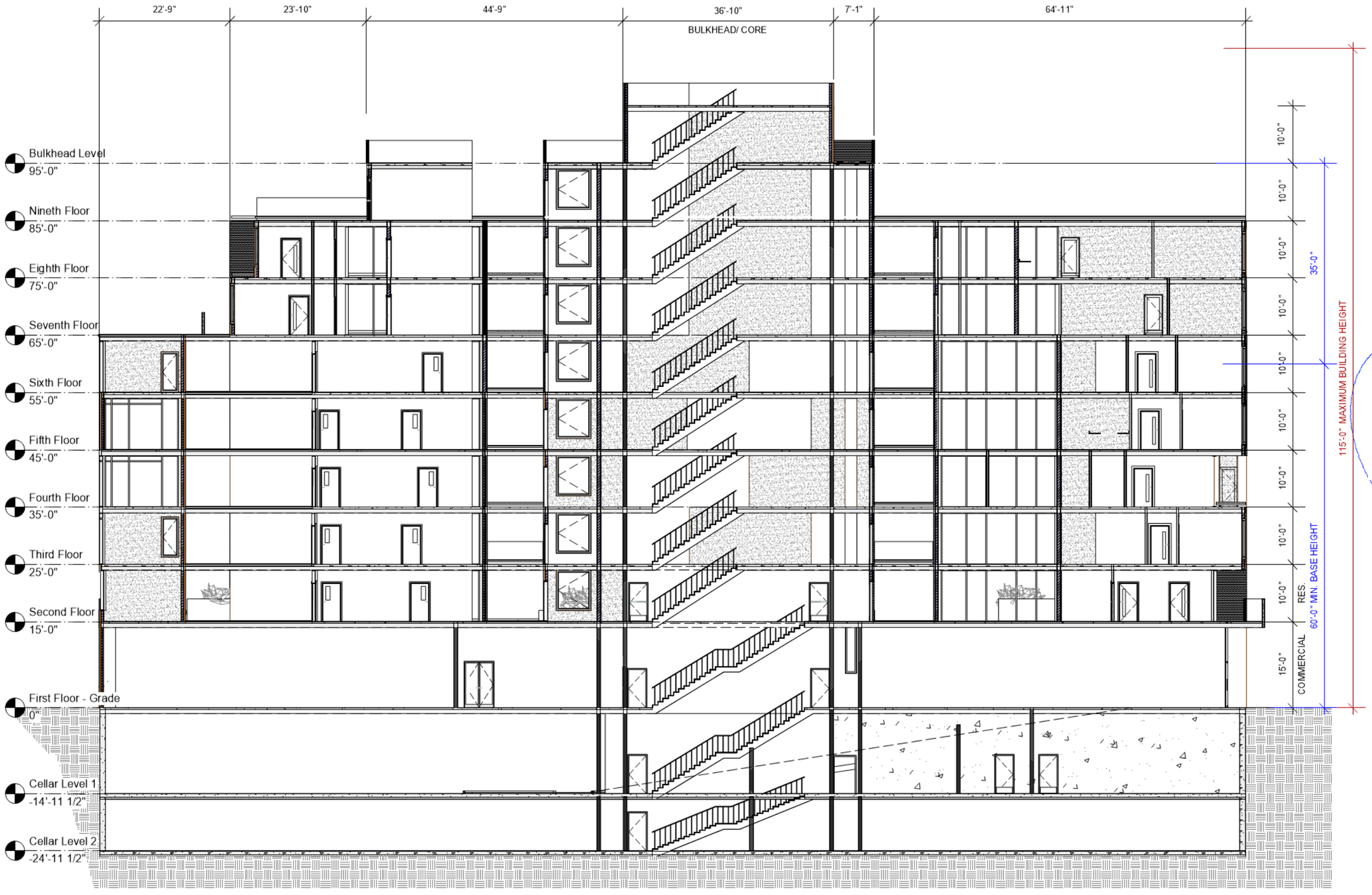

1 Proposed Longitudinal Section Parallel to Avenue V
Scale: 1:215

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NY State License
No. 013124

Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. :	REV DATE:
---	9/21/17 12:50:44 PM
DRAWN BY: JOR	Checked BY: RJP

SHEET TITLE:
Proposed Longitudinal Section

A025.00 of 30

Revision
Issue

DOB Job Sticker

B

Avenue V Rezoning
LPC Correspondence

LANGAN

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

Final Sign-Off (Single Site)

Project number: LA-CEQR-K (DEPARTMENT OF CITY PLANNING)
Project: 3033 AVENUE V
Address: 3021 AVENUE V BBL: 3073670036
Date Received: 3/2/2023

[X**] No architectural significance**

[X**] No archaeological significance**

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Gina Santucci 3/13/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 36945_FSO_DNP_03132023.docx

C

Avenue V Rezoning
Reasonable Worst Case
Development Scenario

LANGAN

Part III - RWCDS Analysis Framework Spreadsheet (Projected Sites)

Existing

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Project Site	3033 Avenue V	7367	36	20,000	20,000	R4/C1-2		0.6	2.0	0.0	0.8	0.6	1.0	0.0	2.0	0.0	0.0	1	3	13.5	35	12,500	12,500	0	0	12,500	12,500	0	0	0	0	0	0	0	0	0	0	0
TOTAL				20,000	20,000																	12,500	12,500	0	0	12,500	12,500	0	0	0	0	0	0	0	0	0	0

No-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Project Site	3033 Avenue V	7367	36	20,000	20,000	R4/C1-2		0.6	2.0	0.0	0.8	0.6	1.0	0.0	2.0	0.0	0.0	1	3	13.5	35	12,500	12,500	0	0	12,500	12,500	0	0	0	0	0	0	0	0	0	0	0
TOTAL				20,000	20,000																	12,500	12,500	0	0	12,500	12,500	0	0	0	0	0	0	0	0	0	0

With-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	Proposed Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU (100% per HPD)	Affordable DU (@ 80% AMI)	Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Project Site	3033 Avenue V	7367	36	20,000	20,000	R4/C1-2	R7D/C2-4	5.54	5.60	4.85	5.60	0.69	2.00	0.00	4.20	0.00	0.00	9	11	105	115	151,705	110,865	97,885	97,045	13,820	13,820	0	0	0	0	40,000	109		27	82	109	0	0
TOTAL				20,000	20,000																	151,705	110,865	97,885	97,045	13,820	13,820	0	0	0	0	40,000	109	0	27	82	109	0	0
INCREMENT				0	0																	139,205	98,365	97,885	97,045	1,320	1,320	0	0	0	0	40,000	109	0	27	82	109	0	0

GSF DU Factor: 898.028
ZSF DU Factor: 890.321

Other Sites Not Expected To Be Affected By The Proposed Actions

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Rationale for Exclusion
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	
Other Site 1																															In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
Other Site 2																															In this box, please provide a rationale for the exclusion of this "Other" Site. As a general starting point, please refer to the CEQR Tech Manual Analysis Framework (Excluded Sites, Pg. 2-7) at: http://www.nyc.gov/html/oec/downloads/pdf/2014_ceqr_tm/02_Establishing_the_Analysis_Framework_2014.pdf. As a reminder, please also consider neighborhood trends in the surrounding area as these trends often tell us more about which sites (including smaller sites) are likely to be developed once the Proposed Actions are approved.
TOTAL				0	0																	0	0	0	0	0	0	0	0	0	0						

D

Avenue V Rezoning
Waterfront Revitalization Program
Consistency Assessment

LANGAN

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Ford Coyle Properties

Name of Applicant Representative: Max Stember-Young, Langan

Address: 360 West 31st Street, 8th Floor, New York, NY 10001

Telephone: 212-479-5594 Email: mstemberyoung@langan.com

Project site owner (if different than above): Ford Coyle Properties

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant seeks approval of two discretionary land use actions from the City Planning Commission - a zoning map amendment and zoning text amendment - to allow the development a mixed-use residential and commercial building in the Sheepshead Bay neighborhood of Community District 15, Brooklyn. The Applicant intends to rezone the Project Site from an R4/C1-2 zoning district to an R7D/C2-4. The Proposed Development would maximize the allowable Floor Area Ratio (FAR) of the proposed R7D/C2-4 zoning within a nine-story (95 feet plus a 10-foot bulkhead), 152,840-gsf building containing 99,190 gsf of residential area, 13,650 gsf of ground floor retail, and 40,000 gsf (109 spaces) of accessory parking located in two sub-grade levels.

2. Purpose of activity

The Project Site's one-story approximately 12,500-gsf building was constructed in 1950 and has operated as a multi-tenant commercial establishment for over 70 years. The Proposed Actions would redevelop the Project Site into a mixed-use, midrise, multifamily development with affordable DUs and ground-floor retail consistent with the recent Coyle Street Rezoning. It would also provide housing in accordance with public policies such as OneNYC 2050.

The Project Site is near a mixture of residential and commercial uses of varying heights. The proposed building would be similar in height to other surrounding buildings. The Nostrand Houses, located across Avenue V from the Project Site, rise to a height of 6 stories. Planned developments, including 2134 and 2185 Coyle Street, will rise to a height of up to 9 stories. The Proposed Development seeks to provide a similar building height along Avenue V as proposed at 2185 Coyle Street.

Additionally, pursuant to MIH, the Proposed Development would be required to dedicate a minimum of 20 percent of new housing units as permanently affordable dwelling units. The Proposed Project would support the vision set forth in Housing New York 2.0 to create and preserve affordable housing. The MIH program requires that a certain percent of new housing be permanently affordable when discretionary actions seek to increase the permissible residential floor area. With the adoption of the Proposed Actions, the Applicant would construct the Proposed Development on the Project Site. The Applicant proposes a dwelling unit factor of approximately 910 gross square feet (and 902 zoning square feet) per DU.

C. PROJECT LOCATION

Borough: Brooklyn Tax Block/Lot(s): Block 7367, Lot 36

Street Address: 3033 Avenue V, Brooklyn, NY 11229

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☑ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☐ Yes ☑ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☐ Yes ☑ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☐ Yes ☑ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☑ Yes ☐ No
6. Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☐ Yes ☑ No

   ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)

   ☐ Special Natural Waterfront Area (SNWA) (*4.1*)

   ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)

   ☐ Recognized Ecological Complex (REC) (*4.4*)

   ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☐	☐	☑

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☐
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☐
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☐
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☐
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☐
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☐
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☐
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☐
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☐
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☐
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☐
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☐
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☐
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☐
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☐
4.8	Maintain and protect living aquatic resources.	☐	☐	☐

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☑	☐	☐
5.1	Manage direct or indirect discharges to waterbodies.	☑	☐	☐
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☑	☐	☐
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☑	☐	☐
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☑	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☑	☐	☐
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☑	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☐

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☐
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☐
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☐
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☐
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☐

G. CERTIFICATION

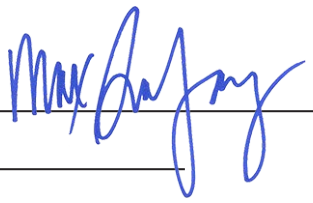
The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Max Stember-Young, Langan

Address: 360 West 31st Street, 8th Floor, New York, NY 10001

Telephone: 212-479-5594 Email: mstemberyoung@langan.com

Applicant/Agent's Signature: 

Date: 10/27/23

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☑ Copy of original signed NYC Consistency Assessment Form
- ☑ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☑ Environmental Review documents
- ☑ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☑ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

WRP ASSESSMENT

The Applicant, Ford Coyle Properties, seeks approval of two discretionary land use actions from the City Planning Commission, including a zoning map amendment and zoning text amendment to allow the construction of a mixed-use development at 3033 Avenue V (Brooklyn Block 3767, Lot 36) (see Figure 1).

Figure 1: Aerial Map



The Project Site, located in the Sheepshead Bay neighborhood of the Brooklyn Community District 15, is Lot 36 of Brooklyn Block 7367. The Proposed Actions would enable the Applicant to demolish the Project Site's existing one-story commercial building and develop an approximately 152,840-gross-square-foot (gsf) mixed-use building (the "Proposed Development"). The Proposed Development would have 99,190 gsf of residential area, 13,650 gsf of ground floor retail area, and 40,000 gsf (109 spaces) of accessory parking located in two sub-grade levels.

The Project Site does not front along a waterbody but is within the City's Coastal Zone; accordingly, the Proposed Actions are subject to review for consistency with the policies of the New York City Waterfront Revitalization Program (WRP). The WRP outlines policies designed to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront while minimizing the conflicts among those objectives.

The WRP Consistency Form lists the WRP policies and indicates in a checklist whether the Proposed Actions would "promote," "hinder," or not apply to each WRP policy. This section provides additional information for how the Proposed Actions would promote or hinder the policies noted in the WRP Consistency Assessment Form in accordance with the guidance established in the November 2018 update of New York City's WRP policies.

Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development

Policy 1.1: Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.

The Project Site is a 20,000-square foot (sf) rectangular-shaped corner zoning lot with 200 feet of frontage along Avenue V and 100 feet along Coyle and Ford streets. The Project Site occupies the entire block front along Avenue V and is improved with a one-story, approximately 12,500-gsf commercial building with 11 separate retail establishments including a restaurant, deli, pharmacy, and salon. The building is built to the lot lines along Avenue V, Ford, and Coyle streets.

The project block is developed with residential and commercial uses. The block is bounded by public streets and is served by existing water and sewer lines. The Proposed Actions would enable the development of a mixed-use building containing residential, commercial, and accessory parking uses on an urbanized block. The Project Site is proximate to essential retail, community services, and parks.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

The Project Site is on a developed urban block and improved with a one-story commercial building. The site is served by existing police, fire, and libraries. Five MTA New York City Transit (NYCT) bus lines and two NYCT subway lines are accessible from the Project Site, including the B and Q train at the Avenue U subway station located approximately one mile to the west.

New development on the Project Site would connect to existing water, sewer, and utility lines within the surrounding streets. Project-generated sanitary flows would continue to be directed to the Coney Island Wastewater Resource Recovery Facility (WRRF) via existing sewer connections.

The Project Site is also proximate to existing schools, essential retail, community services, and parks.

Policy 5: Protect and improve water quality in the New York Coastal area

Policy 5.1: Manage direct or indirect discharges to waterbodies.

The Project Site is in a combined sewer area and the nearest overflow outfall discharges to Coney Island Creek (OH-021). Sanitary wastewater would be directed to the City's combined sewer system (CSS) and conveyed to the Coney Island WRRF, where the water would be treated and discharged by the New York City Department of Environmental Protection (NYCDEP).

For sites that would disturb 20,000 sf or more of lot area, a Stormwater Pollution Prevention Plan (SWPPP) is required. The Proposed Project would disturb the entirety of the 20,000-sf lot, thereby requiring a SWPPP. The goal of a SWPPP is to protect the quality of the City's waterbodies and sewer infrastructure by ensuring that pollutants in stormwater discharges are minimized and that the rate and quantity of post-construction stormwater runoff are reduced or properly managed.

There are four basic components to a SWPPP:

- A project description or narrative report including a pre- and post-development description of the site;
- An erosion and sediment control plan that describes methods for controlling runoff during construction;
- A post-construction stormwater management plan that describes permanent measures to capture and treat runoff from a development site; and
- An operation and maintenance plan that details long-term inspection and maintenance protocols.

Where a SWPPP is required, a monitoring program documents that construction meets the requirements of the SWPPP approved by the New York State Department of Environmental Conservation (NYSDEC) or by NYCDEP.

Section 2.3 of the New York City Stormwater Manual requires erosion and sediment controls (ESCs) during construction. ESCs would be implemented during construction of the Proposed Project to minimize the discharge of pollutants through runoff. Post-construction, the project must comply with detention-volume requirements and water-quality requirements before being released into the city's sewer system. The project will employ Stormwater Management Practices (SMPs) to meet these requirements. A combination of detention and green infrastructure practices would be used to meet these goals and the requirements of the Unified Stormwater Rule. Examples of green infrastructure include stormwater reuse (e.g., cooling-tower makeup), green roof, and water-quality treatment units.

The Project Site is not a waterfront site and would not have the potential to result in direct discharges to a waterbody. Shell Bank Creek, the nearest open waterbody, is approximately 1,800 feet to the southeast of the Project Site. The Proposed Development would be required to prepare and implement a NYCDEP-approved SWPPP in conjunction with new development, thereby managing indirect discharges to waterbodies.

Policy 5.4: Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.

With the Proposed Actions, a hazardous materials E-Designation would be placed on the Project Site. This E-Designation would require coordination with the New York City Mayor's Office of Environmental Remediation (NYCOER) to investigate the subsurface conditions of the area to be disturbed by the Proposed Development. If warranted, site-specific remedial actions would be developed for the Project Site in coordination with NYCOER. Remedial actions, if warranted, would provide additional protections for groundwater over existing conditions.

New development on the Project Site would also be designed and constructed to meet current standards for stormwater discharge.

Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change

Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

The Project Site is located several blocks upland from the nearest open waterbody, outside of areas subject to coastal erosion, and is wholly outside of a "high-risk flood zone" (defined in the New York City Zoning Resolution as an area that has a one percent change of flooding in a year) because it is outside within the one-in-100-year floodplain as shown on the preliminary Flood Insurance Rate Map (pFIRM) published by the Federal Emergency Management Agency (FEMA). As part of the Proposed Project, a vapor barrier would be installed to protect the Proposed Development below the ground floor and the Proposed Development would employ structural measures needed to floodproof the building from coastal flooding.

The Applicant would include a vapor barrier to dry floodproof up to the ground floor. Anchored pilings or columns would prevent floatation, collapse, or lateral movement that results from simultaneous wind and flood loads. The Proposed Actions would not preclude the ability to floodproof new development on the site to a higher elevation as flood conditions change with sea level rise (SLR), nor preclude the implementation of adaptive solutions in the future, including any technological advancements not yet developed.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the City's Coastal Zone.

Coastal floodplains are influenced by astronomic tide and meteorological forces and not by fluvial (river) flooding. As such, costal floodplains are not affected by obstructions placed within the floodplain. Therefore, the Proposed Actions would not exacerbate future projected flooding conditions.

The Project Site is within the 0.2 percent (1-in-500-year) annual chance floodplain, as identified on the pFIRM. These maps indicate that the nearest one percent annual flood hazard chance area has a Base Flood Elevation (BFE) of 10 feet as measured in North American Vertical Datum of 1988 (NAVD88). As shown in Figure 2, the central portion of

the Project Site is within the 0.2 percent annual chance flood hazard, while the rest of the site is outside of any annual chance flood hazard. Much of the area surrounding the Project Site is also within the 0.2 percent annual chance floodplain. FEMA does not assign a BFE to areas in the 0.2 percent annual chance floodplain.

Figure 2: Effective and Preliminary Flood Hazard Comparison



Source: FEMA

Per New York City Department of City Planning (DCP) Climate Change Adaptation Guidance, the three-step process below assesses the Proposed Actions' consistency with Policy 6.2. Step 1 identifies the vulnerabilities and consequences, Step 2 identifies adaptive strategies, and Step 3 assesses policy consistency.

Project Features

The Proposed Development would have project features that are categorized as "vulnerable" and "critical." The Proposed Development is projected to have lifespan to at least 2100.

Of the analyzed features, the lowest "vulnerable" feature contemplated is the proposed parking garage, which would be in the building's cellar and subcellar. At its lowest elevation, the parking garage would be at an elevation of approximately -17 feet NAVD88. The commercial and residential lobby space at the ground floor would be at an elevation of approximately 13 feet NAVD88. The lowest residential units would be sited on the second floor, at an elevation of approximately 28 feet NAVD88.

The lowest "critical" feature is anticipated to be electrical and mechanical systems in the building's cellar, at an elevation of approximately -2 feet NAVD88.

With no FEMA-designated BFE in the 0.2 percent annual chance flood hazard area, new development would not be required to have a design flood elevation (DFE), as defined in Appendix G of the 2014 New York City Building Code. However, the proposed below-grade spaces would be dry floodproofed up to the ground floor. Figure 3 shows the elevation of the Proposed Development's floors on a sectional drawing.

Figure 3: Sectional Drawing of Proposed Development

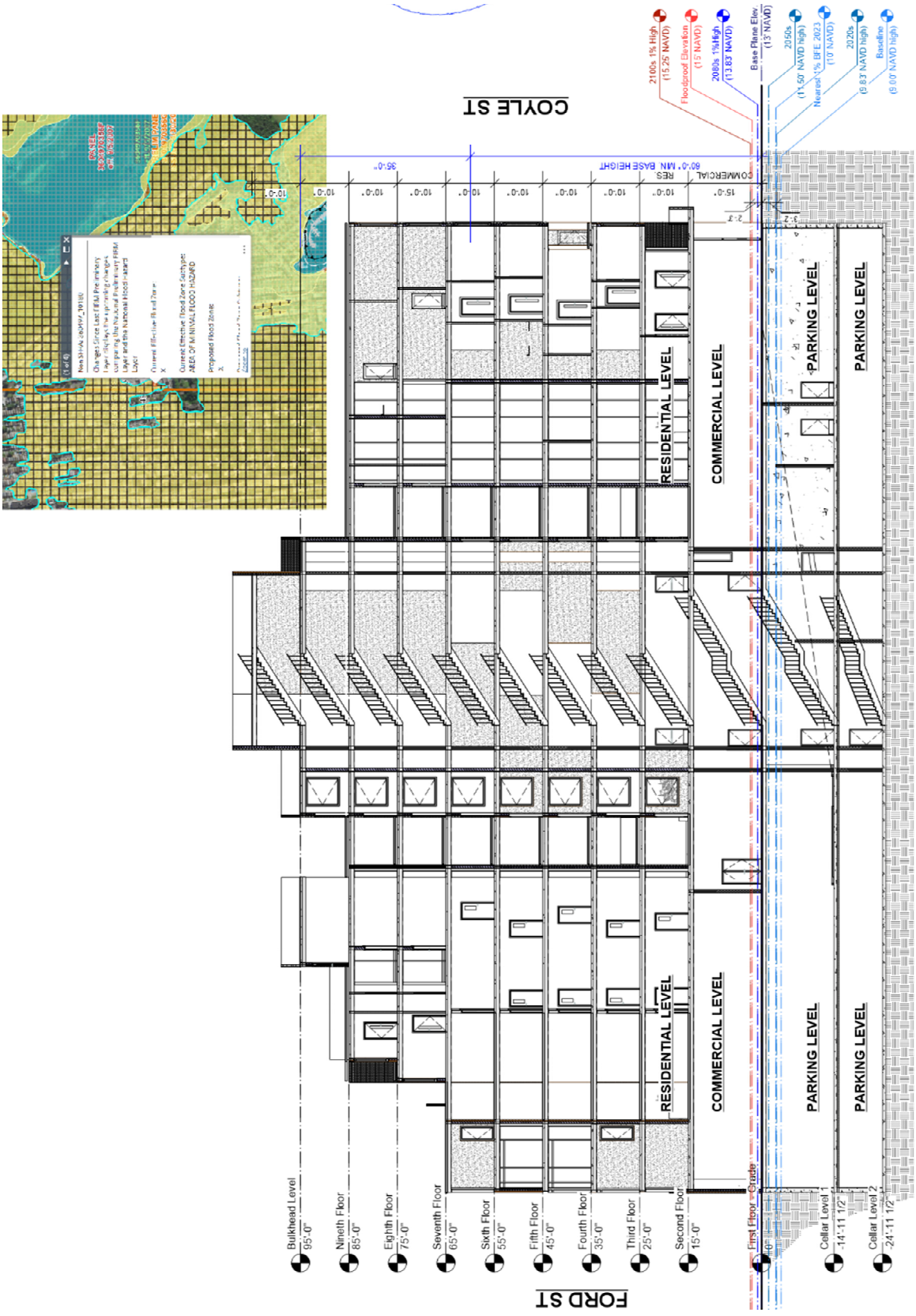


Figure 4 shows the proposed elevation of the project's features in comparison to the projected future Mean Higher High Water (MHHW) levels when accounting for DCP's projected SLR scenarios, and Figure 5 shows the projected changes to the one percent annual flood hazard chance elevations under the projected SLR scenarios.

Figure 4: Mean Higher High Water + Sea Level Rise Projections

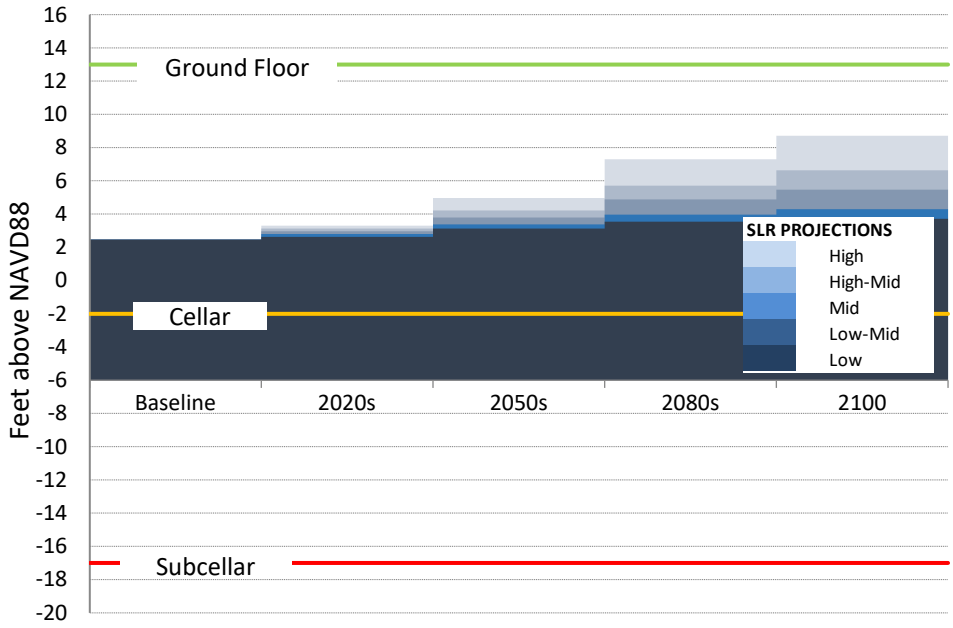
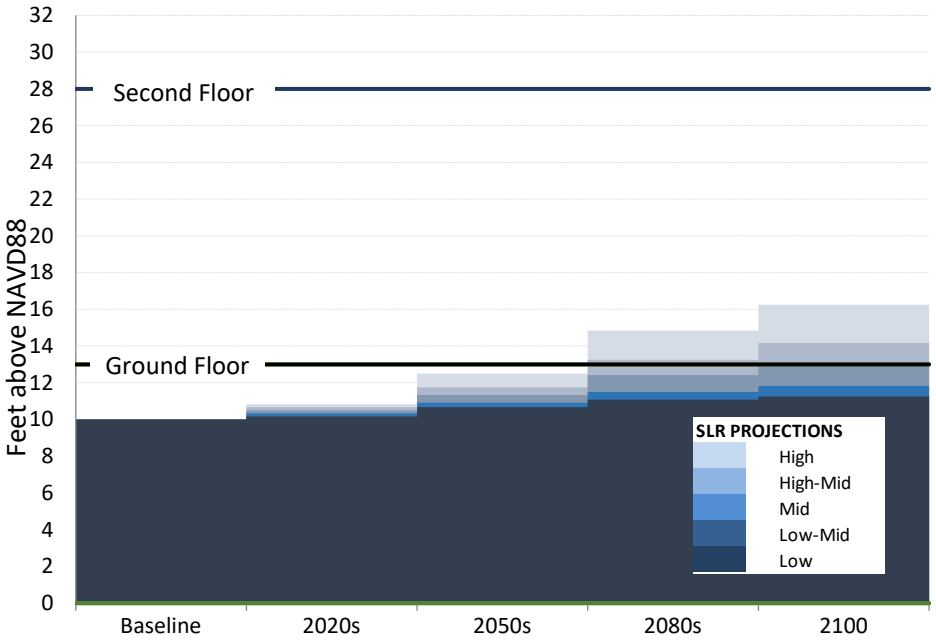


Figure 5: One Percent Flood Elevation + Sea Level Rise



Mean Higher High Water (MHHW)

The residential and commercial features are projected to be outside the MHHW through the 2100s. Both the cellar and subcellar would be within the MHHW under all SLR projections. Critical electrical and mechanical systems are proposed in the cellar at an elevation of approximately -2 feet. The cellar and subcellar would be dry floodproofed, including all perimeter walls and enclosures to each of the mechanical/equipment rooms to protect these critical systems. The lowest floor would be elevated on anchored pilings or columns to prevent flood damage, and only flood-resistant materials and finishes would be utilized below the base plane. A vapor barrier would also be installed to protect the Proposed Development from coastal flooding below the ground floor. At an elevation of approximately 13 feet, the ground floor (commercial space, residential lobby, and parking garage entrance) is projected to be above the MHHW level under all SLR projections.

One Percent Annual Chance Flood Hazard Area

At an elevation of approximately 13 feet, the proposed ground floor would be within the one percent annual flood hazard area by the 2080s under high-mid SLR projections, and by 2100 under mid SLR projections. Figure 6 shows the projected future floodplain in 2100.

Figure 6: 2100 Projection 1% Annual Chance Floodplain



Source: Flood Hazard Mapper maintained by the NYC Department of City Planning

Features below the ground floor would be dry floodproofed via a vapor barrier, thereby protecting the critical and vulnerable features in the cellar levels. At an elevation of 28

feet, the proposed residential units would be wholly outside the one percent annual flood hazard under all SLR projections.

Potential Future Adaptive Solutions

Project-generated development would only occur on the Project Site and would not increase the potential for flooding or flooding severity. The proposed cellar and subcellar would be dry floodproofed with a vapor barrier to prevent flooding below the ground floor. The building's dry floodproofing would extend above an elevation of at least 13 feet, more than 4 feet above the maximum projected MHHW elevation under high SLR projections. At an elevation of approximately 13 feet, the minimum proposed dry floodproof elevation would be in the one percent annual chance flood hazard area by the 2080s under mid-high projections.

The Proposed Actions would not preclude the ability to floodproof the Applicant's building to a higher elevation as flood conditions change. Potential site-specific solutions could include installing above-ground floor barriers at the Project Site to dry floodproof the building to a higher elevation than 13 feet. These barriers could be installed to provide dry floodproofing above the ground floor before the 2080s, when the ground floor is projected to be in the one percent annual flood hazard chance area by the under mid-high SLR projections.

Other potential flood solutions to reduce flood risk at the Project Site may also include implementing technological advancements that have not yet been developed, or neighborhood-wide solutions that could be implemented by a government agency in the future. As such, the Proposed Actions would not conflict with Policy 6.2.

Policy 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutant, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety

Policy 7.1: Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.

As described in Chapter 10, "Hazardous Materials," previous environmental investigations on the Project Site identified the presence of three Recognized Environmental Conditions (RECs) and other items of environmental concern: historic use of subject property, historic use of the north-adjoining property, and active groundwater remediation at east-adjoining property. Additionally, the likely presence of historic fill was identified as a Business Environmental Risk (BER). As such, an E-Designation is proposed to be mapped on the Project Site.

Solid waste material, hazardous wastes, toxic pollutants, and other substances hazardous to the environment would be managed through the E-Designation program. This program would protect public health, control pollution, and prevent degradation of coastal ecosystems during and after construction. The E-Designation program requires applicants to submit to the New York City Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase I of the site along with a soil and groundwater testing protocol, including a description of methods and site map with all sampling locations clearly and precisely represented. Additionally, a written report with findings and a

summary of the data must be submitted to OER after the testing phase for review and approval.

With an E-Designation in place and oversight from OER, the Proposed Development would be consistent with this policy.

Policy 7.2: Prevent and remediate discharge of petroleum products.

The Phase I Environmental Site Assessment (ESA) for the Applicant's site identified undocumented releases of solvents, and/or hazardous substances associated with historic dry cleaning operations that may have adversely affected soil, groundwater and soil vapor beneath the subject property and north-adjoining property. A petroleum spill was reported at the east-adjoining property in association with a leaking 5,000-gallon No.2 fuel oil underground storage tank (UST). After the removal and closure of the UST on November 15, 2000, contamination was observed in groundwater monitoring wells near the UST. According to a NYSDEC spill memorandum, contamination remains in off-site monitoring wells and remediation is on-going.

The E-Designation would require the Applicant to investigate whether the spill may have migrated to the Project Site. The investigation would be conducted in coordination and with oversight from with NYCOER. If petroleum or other regulated material is found to exceed *de minimis* criteria, remedial actions would be required to be developed and implemented under the oversight of NYCOER.

Policy 7.3: Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.

The Project Site is in a highly urbanized area and approximately 1,800 feet northwest of Shell Bank Creek, the nearest open waterbody. Project-generated solid waste and hazardous materials would be transported per all applicable underlying regulations. Chapter 4, Part 364 of Title 6 of the Codes, Rules, and Regulations of the State of New York (6 CRR-NY) sets forth operating requirements for the transport of hazardous materials. Adhering to these guidelines and regulations would minimize the potential degradation of the surroundings, including coastal resources.