200 Kent Avenue Rezoning

Environmental Assessment Statement

CEQR No.: 26DCP047K

Prepared for:
206 Kent LLC & 206 Kent Investor LLC

Prepared by:
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February 26, 2026

200 KENT AVENUE REZONING

Environmental Assessment Statement

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ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

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

Part I: GENERAL INFORMATION

PROJECT NAME 200 Kent Avenue Rezoning EAS

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
26DCP047K	N/A
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable)
260149ZMK, 260150ZRK	(*e.g.*, legislative intro, CAPA) N/A

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning (DCP)			206 Kent LLC & 206 Kent Investor LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe, AICP, Director EARD			Jeremy Kozin		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 1 New York Plaza, 23rd Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10004
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 212-859-8316	EMAIL Jeremy.Kozin@friedfrank.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **NYCRR §617.4(b)(9)**

Action Type (refer to CEQR Technical Manual Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

Project Description

The Applicant, 206 Kent LLC & 206 Kent Investor LLC, is seeking (1) a zoning map amendment to change the existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area") to a M1-4A/R7X (MX-8) district; and (2) a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish Block 2356, Lot 1 as a Mandatory Inclusionary Housing (MIH) area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert the existing 5-story commercial building into an approximately 202,552-gross square foot ("gsf") mixed-use residential and commercial building with up to 14-stories (193.75-feet-tall excluding a rooftop mechanical bulkhead) at 200 Kent Avenue (Block 2356, Lot 1; the "Proposed Development Site") in the Williamsburg neighborhood of Brooklyn Community District (CD) 1 (refer to **Figure 1**). Under the Reasonable Worst Case Development Scenario, the Proposed Development would include approximately 64,049-gsf of commercial retail space and 121,572-gsf of residential space, comprised of approximately 143 dwelling units [DUs], of which approximately 29 to 43 would be affordable depending on the MIH option selected. The Proposed Development would also retain the existing 43 below grade accessory parking spaces located at the cellar level (16,930-sf). The Proposed Development would have an average DU size of approximately 850-gsf and would maximize the permitted FAR (6.0 FAR) under the proposed M1-4A/R7X zoning.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 200 Kent Avenue
TAX BLOCK(S) AND LOT(S) Block 2356, Lot 1		ZIP CODE 11249
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Kent Avenue between North 3rd Street and Metropolitan Avenue		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-4		ZONING SECTIONAL MAP NUMBER 12c

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

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

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE

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

***Board of Standards and Appeals*:** ☐ YES ☒ NO
☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

Other City Approvals Subject to CEQR (check all that apply)
☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)
☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

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

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

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

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

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): 22,585.2 sf
Waterbody area (sq. ft.) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 22,585.2 sf
Other, describe (sq. ft.): N/A

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 202,552 gsf
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 202,552 gsf
HEIGHT OF EACH BUILDING (ft.): 193.75 ft
NUMBER OF STORIES OF EACH BUILDING: 14

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

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) N/A
VOLUME OF DISTURBANCE: N/A
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length) N/A

8. *Analysis Year* CEQR Technical Manual Chapter 2

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

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Construction of the Applicant's Proposed Development is expected to occur in a single phase over an approximately 12-month period.

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)
☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	multi-unit, rental building	N/A
No. of dwelling units	N/A	N/A	143	143
No. of low- to moderate-income units	N/A	N/A	29-43	29-43
Gross floor area (sq. ft.)	N/A	N/A	121,572 gsf	121,572 gsf
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Office, local retail, grocery store	Office, local retail, grocery store	Local retail, grocery store, gym	N/A
Gross floor area (sq. ft.)	81,382 gsf	79,080 gsf	64,049 gsf	-15,031 gsf
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any unenclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	N/A	Medical office	N/A	
Gross floor area (sq. ft.)	N/A	20,816 gsf	0 gsf	- 20,816 gsf
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	N/A
No. of accessory spaces	176	43	43	N/A
Operating hours	Business hours	Business hours	Business Hours	N/A
Attended or non-attended	Non-Attended	Non-Attended	Non-Attended	N/A
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify number:	0	0	310	310

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:	Assumes 850 gsf per dwelling unit and an average household size of 2.17 persons, based on Williamsburg NTA average HH size according to 2020 Census.			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Grocery Store, local retail	Local retail, grocery store, medical office, office	Local retail, grocery store, gym, residential building workers	
No. and type of workers by business	90 grocery store workers, 62 local retail workers; 152 total workers.	90 grocery store workers, 143 office workers, 62 local retail workers, 52 medical office workers; 347 total workers.	90 grocery store workers, 62 local retail workers, 23 gym workers, 6 residential building workers; 181 total workers.	Net loss of 166 workers (including a loss of 143 office workers, loss of 52 community facility workers, a net increase of 6 residential workers and increase of 23 gym workers)
No. and type of non-residents who are not workers	N/A	N/A	N/A	N/A
Briefly explain how the number of businesses was calculated:	Estimated workers for RWCDS calculated as follows: 1 employee per 25 DUs, 1 employee per 333 sf of local retail, 1 employee per 400 sf of medical office, 1 employee per 250 sf of grocery store, 1 employee per 900 sf of gym space, 1 employee per 250 sf of office. Parking is assumed to be unattended. Assumptions aligned with CEQR #19DCP157K, Gowanus Neighborhood Rezoning EIS.			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:	N/A	N/A	N/A	N/A
Briefly explain how the number was calculated:	N/A			
ZONING				
Zoning classification	M1-4	M1-4	M1-4A/R7X (MX8)	
Maximum amount of floor area that can be developed	2.0 Commercial, 6.5 Community Facility, 2.0 Manufacturing	2.0 Commercial, 6.5 Community Facility, 2.0 Manufacturing	6.0 Residential, 2.0 Commercial, 5.0 Commercial Facility, 2.0 Manufacturing	Incremental change: +6.00 residential FAR and -1.5 Community Facility FAR
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	The surrounding area is mapped within the following districts: M3-1, M1-4/R6A, C6-2, R8/C2-4, R6/C2-4, M1-2/R6B, M1-2/R6 and R6. It generally includes residential, community facility and commercial uses within 1- to 5-story buildings, often with ground floor retail or eating/drinking establishments. In M districts paired with a R district, existing land uses include taller residential buildings with ground floor offices, retail and light manufacturing spaces.	The surrounding area is mapped within the following districts: M3-1, M1-4/R6A, C6-2, R8/C2-4, R6/C2-4, M1-2/R6B, M1-2/R6 and R6. It generally includes residential, community facility and commercial uses within 1- to 5-story buildings, often with ground floor retail or eating/drinking establishments. In M districts paired with a R district, existing land uses include taller residential buildings with ground floor offices, retail and light manufacturing spaces.	The surrounding area is mapped within the following districts: M3-1, M1-4/R6A, C6-2, R8/C2-4, R6/C2-4, M1-2/R6B, M1-2/R6 and R6. It generally includes residential, community facility and commercial uses within 1- to 5-story buildings, often with ground floor retail or eating/drinking establishments. In M districts paired with a R district, existing land uses include taller residential buildings with ground floor offices, retail and light manufacturing spaces.	N/A
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See **Attachment C, "Land Use, Zoning, and Public Policy"**		
(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 I.**		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☒	☐
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement See **Attachment B, "Supplemental Screening"**		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☒
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☒

	YES	NO
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. 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)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. 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)	☐	☒
○ If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate?	☐	☐
○ If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iii. 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)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees? See **Attachment D, "Open Space"**.	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See **Attachment E, "Shadows"**.		

	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. See **Attachment F, "Historic and Cultural 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?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. See **Attachment G, "Urban Design and Visual Resources".**		
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 project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified	☐	☐
(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 that listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. N/A		
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): -1,541 pounds/week (compared to No-Action conditions)		
○ 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?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 6,933,424 btu (compared to No-Action conditions)		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ 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, bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☐	☒
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☐	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐

	YES	NO
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See **Attachment I, "Noise"**.		
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. The Proposed Actions are not expected to result in any significant adverse impacts in any of the technical areas related to public health (air quality/hazardous materials/noise). Therefore, the Proposed Actions would not result in a significant adverse impact to public health, and further analysis is not warranted.		
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; Open Space; Shadows; Historic and Cultural Resources; Urban Design and Visual Resources; 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. See **Attachment B "Supplemental Screening"**		
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. See **Attachment B "Supplemental Screening"**		

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Abir Sabet, AICP		2/26/2026

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

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy

The Applicant, 206 Kent LLC & 206 Kent Investor LLC, is seeking a zoning map amendment to rezone an existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area") to an M1-4A/R7X (MX-8) district and a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert the existing 5-story commercial building into an approximately 202,552-gross-square-foot ("gsf"), 14-story (193.75-foot-tall) mixed-use residential and commercial building. The Proposed Development would include approximately 64,049-gsf of commercial retail space and 121,572-gsf of residential space, comprised of approximately 143 dwelling units (DUs), of which approximately 29 to 43 would be affordable at 40 to 80 percent of AMI pursuant to MIH Options 1, 2, or 3. The existing 43 below grade accessory parking spaces located at the cellar level (16,930-sf) would be retained. The Proposed Actions would not alter development trends or patterns in the study area and would not result in significant adverse impacts to land use. The study area, which includes a diverse assortment of existing land uses, would not undergo any direct land use changes as a result of the Proposed Actions; the proposed changes would be limited to the Project Area and would introduce residential uses complementary to existing study area land uses. As such, the Proposed Actions would support existing land use trends in the study area and would not introduce any new land uses that would be incompatible with their surroundings. While the Proposed Actions would result in a change to zoning, mapping a special mixed-use district (M1-4A/R7X) on Block 2356, Lot 1 would result in the enlargement and conversion of the existing building to be consistent with existing and planned development surrounding it. As such, the Proposed Actions would not result in significant adverse zoning impacts. The Proposed Actions would be consistent with the City's Housing New York and Housing our Neighbors: A New York City Blueprint for Housing and Homelessness plans, as they would result in new affordable housing units and would support the city's efforts to increase the overall amount of permanently affordable housing. The Proposed Actions would also be consistent with the Williamsburg Waterfront 197-a Plan, as they would capitalize on development opportunities near the waterfront, supporting new demand for residential and commercial uses in the area. The Project Area is located within New York City's coastal zone and, is subject to review for its consistency with the City's Waterfront Revitalization Program ("WRP"). An assessment was conducted, and the development facilitated by the Proposed Actions was found to be consistent with the policies outlined in the WRP (#25-030). Therefore, the Proposed Actions would not result in significant adverse impacts to land use, zoning or public policy, and no further analysis is warranted.

Shadows

A detailed analysis related to shadows is included in this EAS. The Proposed Actions would cast incremental shadows of limited extent and duration on two sunlight-sensitive resources: the East River and the proposed open space at River Ring. Incremental shadow durations on the River Ring open space would range from 1 hour and 54 minutes (March 21/Sept. 21) to 2 hours and 42 minutes (May 6/August 6). The duration of incremental shadows on the East River would range from 24 minutes (May 6/August 6) to 1 hour and 31 minutes (March 21/Sept. 21). Incremental shadow coverage would be limited to the early morning hours on both resources. During the growing season, incremental shadows would not be cast on any part of the resources for an extended period of time. As a result, the resources' sunlight-sensitive features would continue to receive adequate direct sunlight throughout the day (at least six-to eight-hour minimum). The extent and duration of the incremental shadows would not significantly reduce or completely eliminate direct sunlight exposure on any of the sunlight-sensitive resources and would not significantly alter the public's use of the passive seating areas or threaten the viability of vegetation or other resources located within the resources. Therefore, the Proposed Actions would not result in significant adverse impacts to shadows.

Disadvantaged Community Assessment

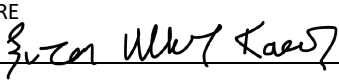
The Proposed Actions are located within the ½ mile to a disadvantaged community according to the New York State Department of Environmental Conservation Disadvantaged Community Assessment Tool (DACAT) and an assessment of the Proposed Actions' potential effects on disadvantaged communities is included in the EAS. The Proposed Actions would not result in significant adverse impacts on the following technical areas analyzed in the EAS: land use, zoning, and public policy; socioeconomic; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; air quality; noise; neighborhood character; or construction. As such, the Proposed Actions would not disproportionately affect any disadvantaged communities, nor would it cause or increase a disproportionate pollution burden.

Air Quality

An (E) designation (E-887) related to air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The air quality analysis concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to air quality.

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

Project Name: 200 Kent Avenue Rezoning
CEQR # 26DCP047K
SEQRA Classification: Type I

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 2/26/2026
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 3/2/2026
SIGNATURE	

Project Name: 200 Kent Avenue Rezoning
CEQR # 26DCP047K
SEQRA Classification: Type I

Determination of Significance Appendix

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

Development Site	Borough	Block and Lot
Proposed Development Site	Brooklyn	Block 2356, Lot 1

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-887**) would be established as part of approval of the proposed actions on **Proposed Development Site** as described below:

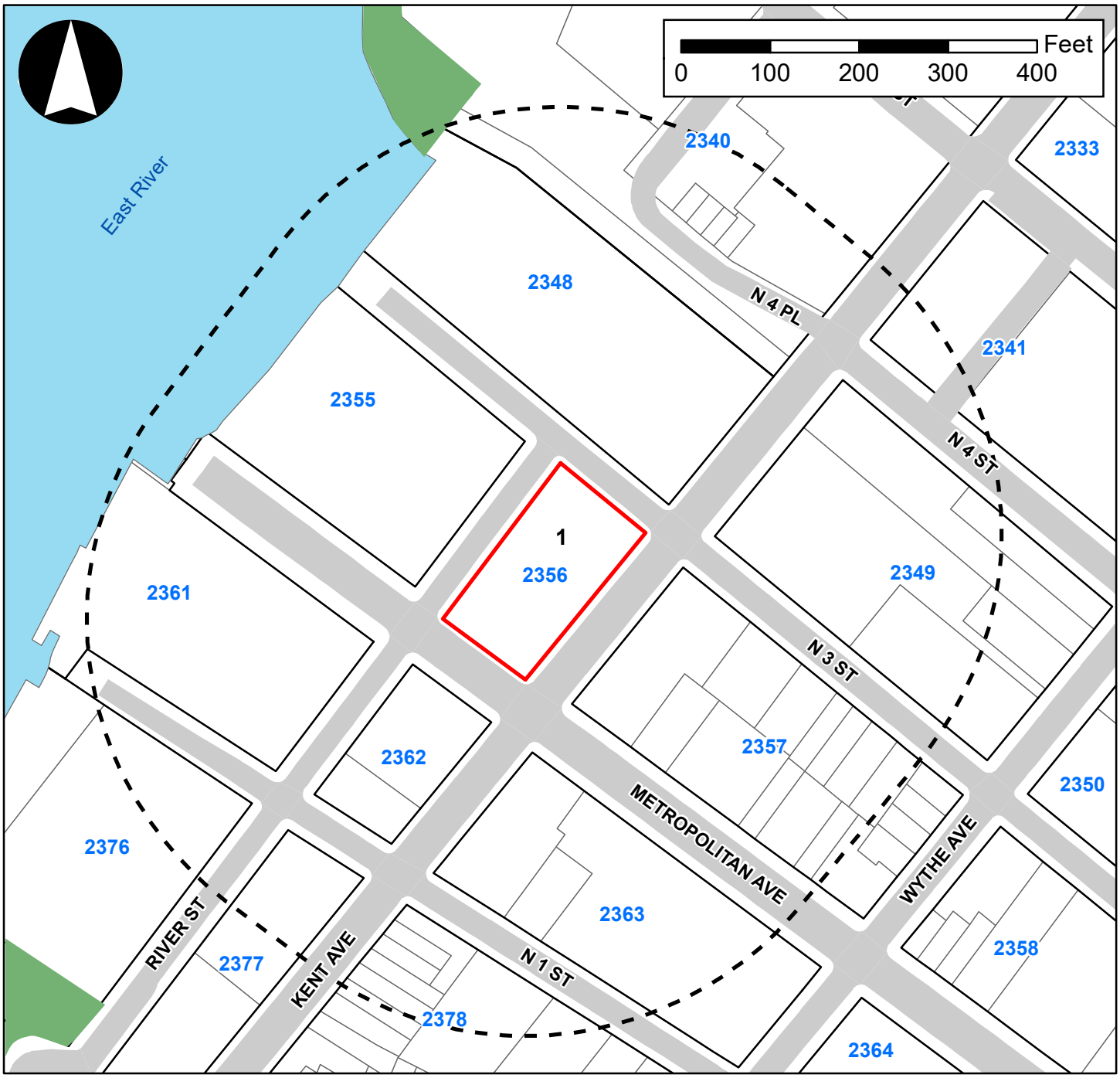
Development Site	Hazardous Materials	Air Quality	Noise
Proposed Development Site		X	

Air Quality

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

> ***Proposed Development Site:*** *Any new residential and/or commercial development on the above-referenced property must ensure the heating, ventilation and air conditioning (HVAC) system and hot water equipment are powered by electricity only with no venting or stacks, to avoid any potential significant adverse air quality impacts.*

Figure 1
Project Location



Legend

- Project Area
- 400-foot Radius
- Open Space
- 2356 Tax Blocks
- 1 Tax Lots

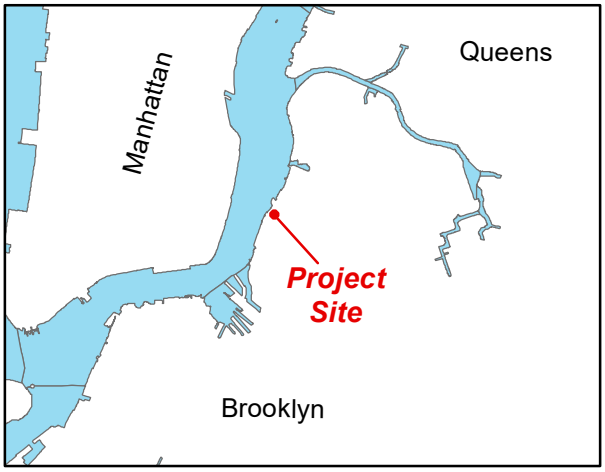
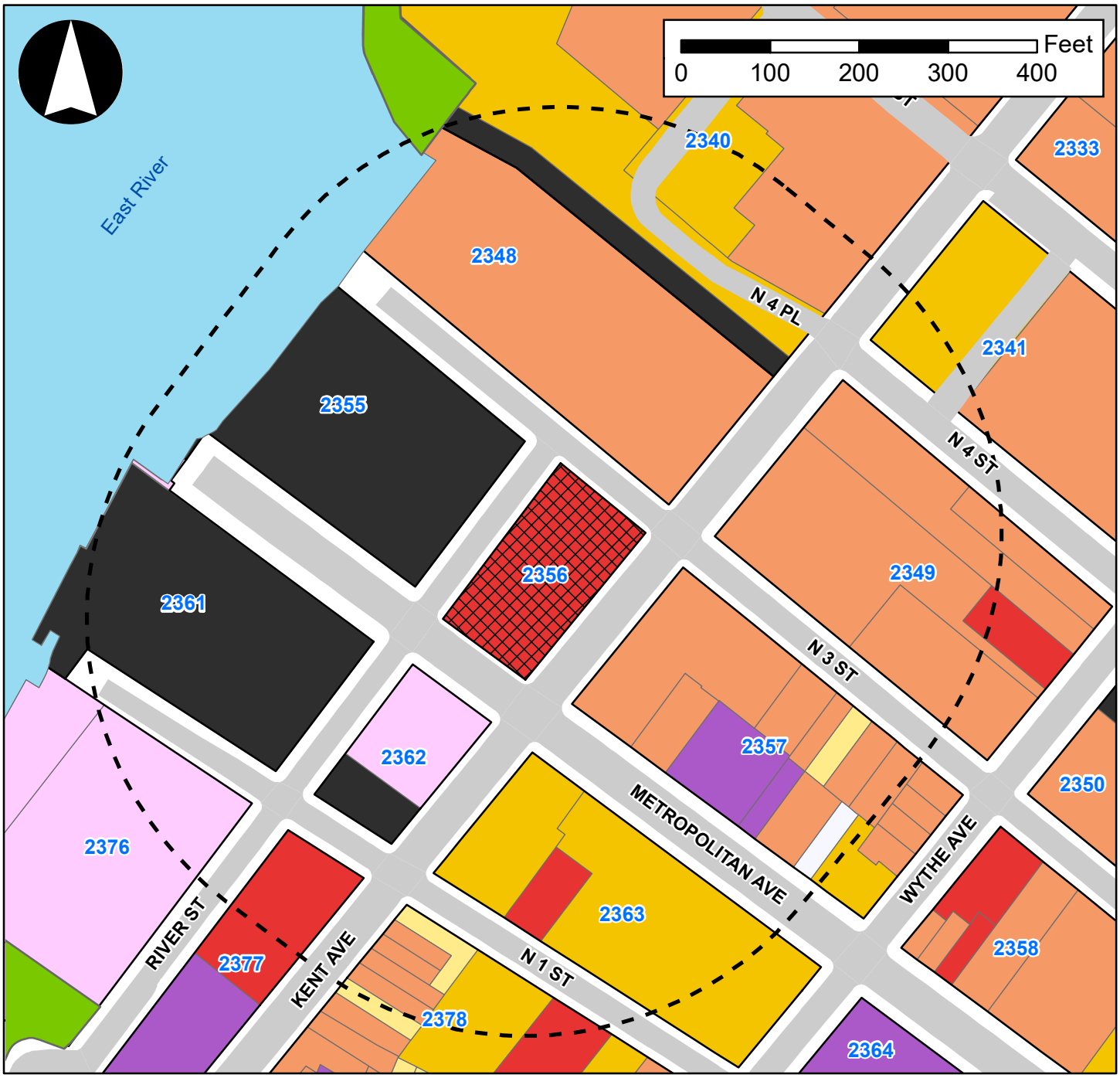


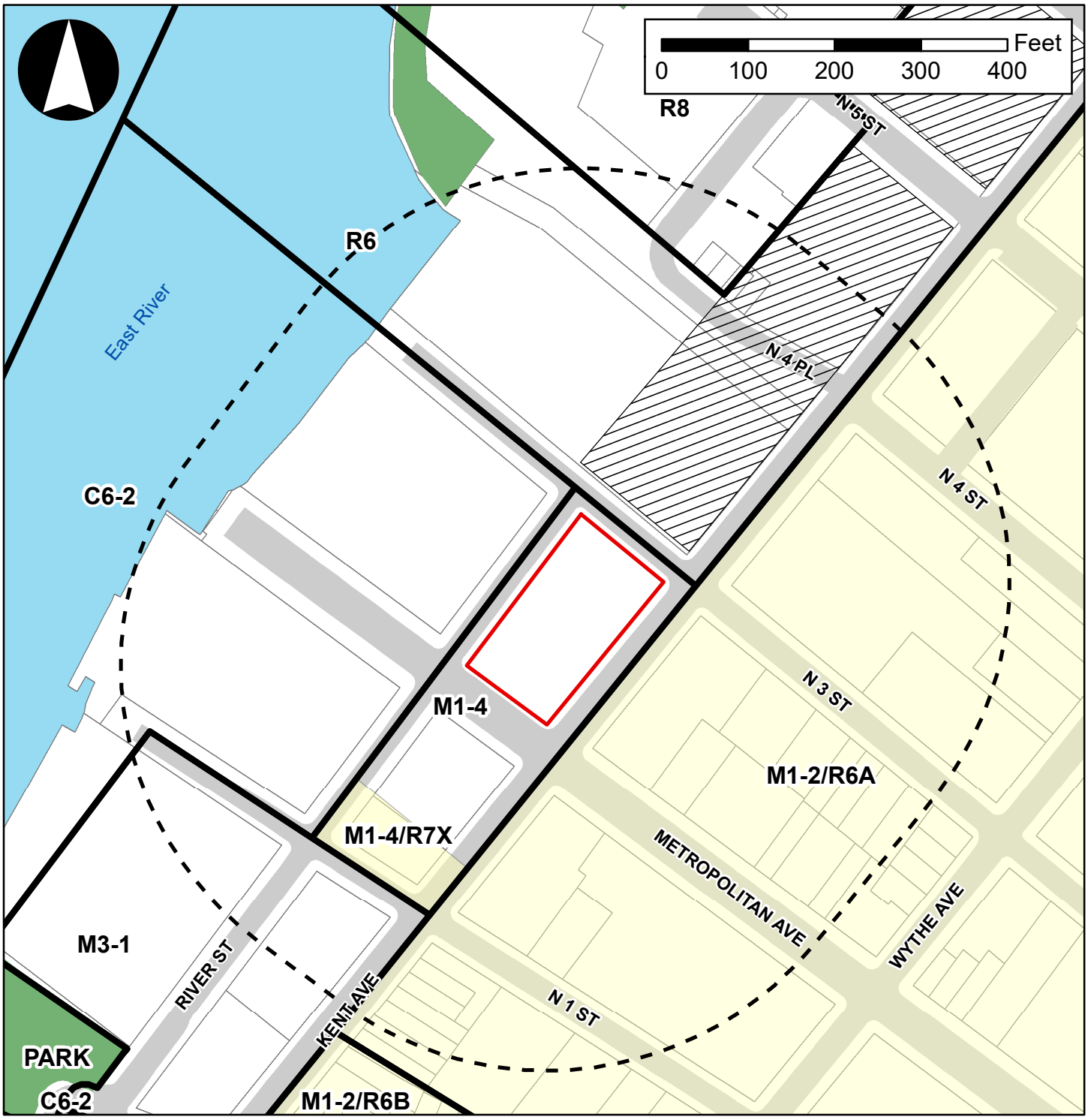
Figure 2
Land Use Map



Legend

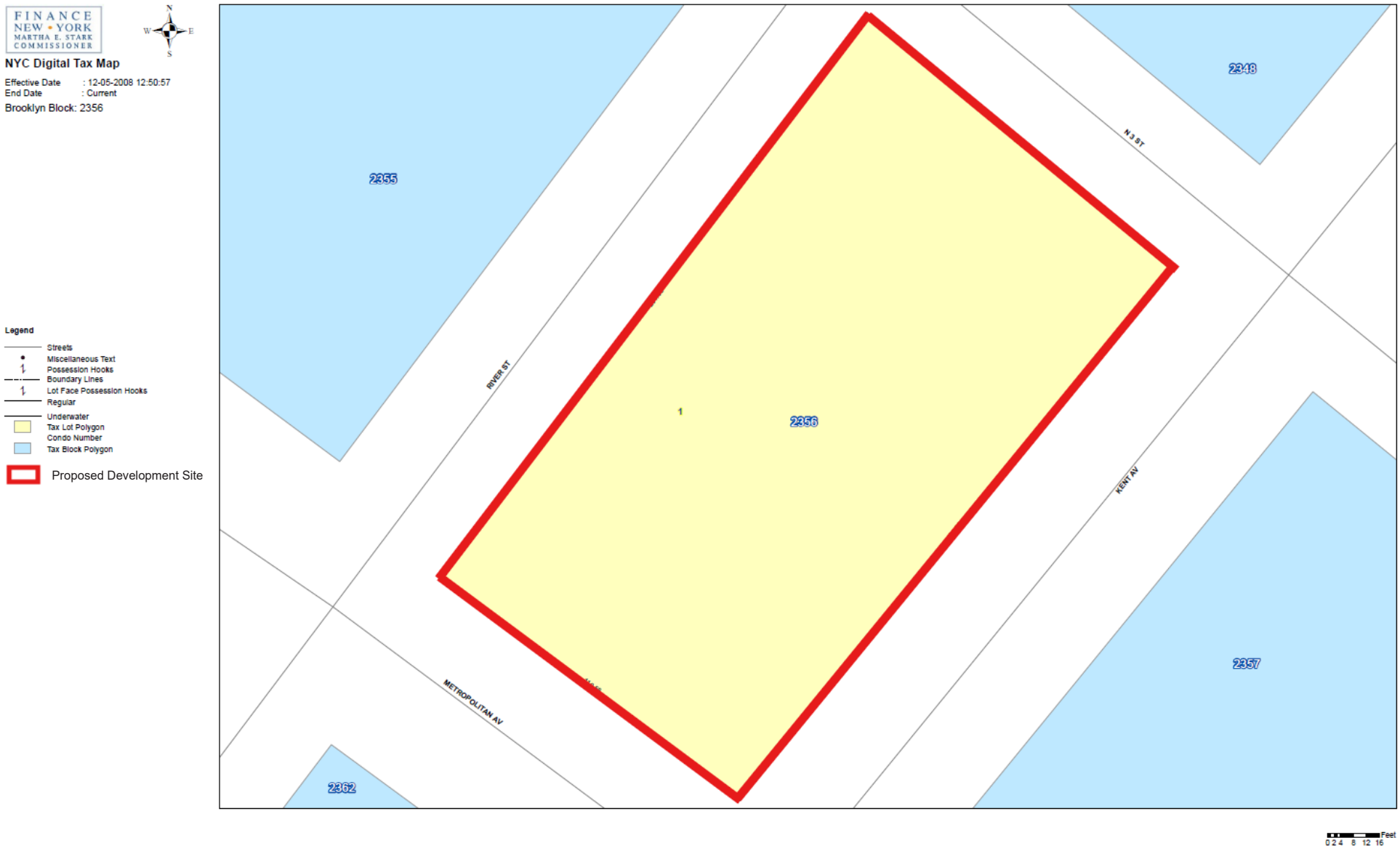
- Project Area
- 400-Foot Radius
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- All Others or No Data
- 2356 Tax Blocks

Existing Zoning



Legend

- Project Area
- Secondary Study Area (400-foot Radius)
- Zoning District
- Special Mixed Use District (MX-8)
- C2-4 Commercial Overlay


FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER
NYC Digital Tax Map
Effective Date : 12-05-2008 12:50:57
End Date : Current
Brooklyn Block: 2356
N
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Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Proposed Development Site
2355
2348
2356
1
2357
2362
RIVER ST
N 3 ST
KENT AV
METROPOLITAN AV
Feet
0 2 4 8 12 16



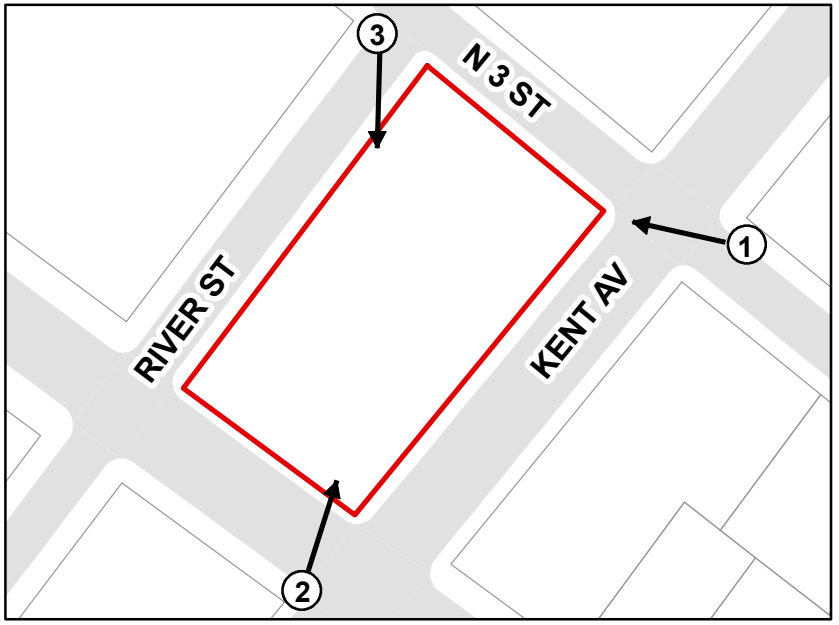
1. Looking west at the Project Area from the corner of North 3rd Street and Kent Avenue.



2. Looking north at the Project Area from the corner of Metropolitan Avenue and Kent Avenue.



3. Looking south at the Project Area from the corner of North 3rd Street and River Street.



Photographs taken on July 11, 2025.

ATTACHMENT A

PROJECT DESCRIPTION

I. INTRODUCTION

The Applicant, 206 Kent LLC & 206 Kent Investor LLC, is seeking (1) a zoning map amendment to change the existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area") to a M1-4A/R7X (MX-8) district; and (2) a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish Block 2356, Lot 1 as a Mandatory Inclusionary Housing (MIH) area (collectively, the "Proposed Actions").

The Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert the existing 5-story commercial building into an approximately 202,552-gross square foot ("gsf") mixed-use residential and commercial building with up to 14-stories (193.75-feet-tall excluding a rooftop mechanical bulkhead) at 200 Kent Avenue (Block 2356, Lot 1; the "Proposed Development Site" and the "Project Area") in the Williamsburg neighborhood of Brooklyn Community District (CD) 1 (refer to **Figure 1** in the EAS Form). The Proposed Development would include approximately 64,049-gsf of commercial retail space and 121,572-gsf of residential space, comprised of approximately 143 dwelling units [DUs], of which approximately 29 to 43 would be affordable depending on the MIH option selected. The Proposed Development would also include 43 below grade accessory parking spaces located at the cellar level (16,930-sf).

The Proposed Development would have an average DU size of approximately 850-gsf and would maximize the permitted FAR (6.0 FAR) under the proposed M1-4A/R7X zoning. This attachment provides a summary and description of the Proposed Actions, including the Project Area, site location, existing conditions, project's purpose and need, the reasonable worst-case development scenario (RWCDS) under future No-Action and future With-Action conditions, and the governmental approvals required. The attached supplemental studies examine the potential for the Proposed Actions to result in impacts in any City Environmental Quality Review (CEQR) technical areas, including separate attachments with detailed analyses of land use, zoning, and public policy, open space, historic and cultural resources, shadows, urban design and visual resources, air quality, noise, and an assessment of disadvantaged communities in **Attachment C** through **Attachment J**, respectively. All other warranted preliminary screening assessments are summarized in **Attachment B, "Supplemental Screening."**

II. EXISTING CONDITIONS

Project Area

The Project Area/ Proposed Development Site is located in the Williamsburg neighborhood of Brooklyn CD 1. It is comprised of one block: Brooklyn Block 2356, which is bounded by North 3rd Street to the north, Kent Avenue to the east, Metropolitan Avenue to the south, and River Street to the west, with a lot area of approximately 22,585 sf[1]. As shown in **Figure 1** in the EAS Form, the Project Area is a rectangular shaped block, consisting of one privately-owned tax lot (Brooklyn Block 2356, Lot 1). The Project Area has

[1] The stated lot size derives from the Applicant's preliminary architectural plans which are based on previously filed New York City Department of Buildings (DOB) plans that included a survey.

approximately 194.92 feet of frontage along Kent Avenue and River Street and 118.58 feet of frontage along North 3rd Street and Metropolitan Avenue. North 3rd Street, River Street and Kent Avenue are defined by zoning as narrow streets with widths of 50 feet, 50 feet, and 60 feet, respectively. Metropolitan Avenue is considered a wide street with a width of 80 feet. Kent Avenue has one moving lane, two parking lanes, and a two-way protected bike path. North 3rd Street and River Street have one moving lane and one parking lane. Metropolitan Avenue has two moving lanes and two parking lanes, one on each side.

The Applicant's Proposed Development Site (the Project Area) is zoned M1-4 and improved with a five-story predominantly vacant commercial building that covers the entirety of the site. Existing uses in the building comprise of approximately 116,826-gsf (approximately 44,814 zoning square feet ("zsf")), with approximately 81,382-gsf of commercial office and retail space and 35,444-gsf of parking space located at the cellar level. A portion of the existing ground floor and sub-cellar space is tenanted with a national grocery store chain (Trader Joe's) and other smaller retail spaces. The third through fifth floors are mostly vacant office space. The cellar is primarily used for accessory parking spaces, and the second floor, while originally constructed for additional accessory parking, remains vacant. At the time of construction, the existing building was designed to structurally support additional development on top of its podium.

Surrounding Area and Context

The Project Area is in the Williamsburg neighborhood of Brooklyn. Land uses near the Project Area are varied, and consist of a dense mix of residential, commercial, mixed-use commercial and residential, as well as some light industrial and manufacturing (refer to **Figure 2** in the EAS Form). In 2021, as part of the "River Ring" project (CEQR No. 21DCP157K), the Project Area was rezoned from M3-1 to an M1-4 district. Following this rezoning, the maximum permitted commercial and manufacturing FAR on the Project Area remained at 2.0, while parking requirements were reduced and the permitted uses in the Project Area were expanded to include certain community facility uses at a maximum permitted FAR of 6.5, including medical office.

Buildings directly adjacent to the Project Area range from small, three-to-five-story, residential and mixed-use buildings with rear yards to larger residential developments (including mixed-use, predominately residential towers) that feature high lot coverage on large lots. The historically industrial character of the surrounding area is reflected in the double-height ground floors, high ceilings, and large windows found throughout the surrounding area. East of the Project Area features a mix of residential and mixed-use buildings with several commercial and office buildings scattered throughout. These residential and mixed-use buildings generally range from small walk-ups with commercial ground floor uses along Kent Avenue and Metropolitan Avenue to the east and south of the Project Area, to larger and typically newer construction residential and mixed-use buildings located along River Street.

The Project Area is located within the Inner Transit Zone. The nearest subway station is the Bedford Avenue station located approximately 0.5 miles from the Project Area. The station is serviced by the L subway line and provides service from Chelsea in Manhattan to Brownsville in Brooklyn, every day. The Project Area is also served by the J, M, and Z lines from the Marcy Avenue station located approximately 1 mile from the Project Area and the G Line from the Nassau Avenue station, also located approximately 1 mile from the Project Area. The East River line of the NYC Ferry network stops approximately three blocks north of the Project Area at North 6th Street, providing service to Lower Manhattan, and points along the East River in Brooklyn and Queens. Additionally, a bus stop for the B32 is located directly

adjacent to the Project Area on Kent Avenue. The B32 travels from Long Island City in Queens to Williamsburg in Brooklyn.

Zoning

As shown in **Figure 3** in the EAS Form, the surrounding area is zoned for residential, mixed-use commercial and manufacturing uses and contains several commercial overlays. As mentioned above, M1-4 is mapped in the Project Area and on the block directly south of the Project Area (Block 2362). M1-4 is a light industrial district that permits manufacturing and commercial uses at a maximum FAR of 2.0, as well as some community facility uses at a maximum FAR of 6.5. Residential uses are not permitted. Typical M1-4 uses include woodworking shops, repair shops, storage facilities and wholesale service.

An R6 zoning district is mapped in the area northwest of the Project Area between North 3rd Street and North 4th Street, west of Kent Avenue. R6 zoning districts are medium-density residential districts ranging from large-scale "tower in the park" developments to neighborhoods with a diverse mix of building types. R6 districts have a maximum FAR of 2.20 for standard residences and 3.90 for qualifying affordable housing. C6-2 districts are mapped directly to the west and southwest of the Project Area. These districts are high-density commercial districts that permit a maximum commercial FAR of 6.0. C6-2 districts have an R8 equivalent and permit a maximum residential FAR of 7.20 for buildings providing quality affordable housing along a narrow street and up to 8.64 for buildings providing qualifying affordable housing along a wide street. C6-2 districts also have a maximum community facility FAR of 6.5. M3-1 districts are mapped further to the south of the Project Area. M3-1 districts are heavy manufacturing districts that allow for power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. M3-1 districts have a maximum manufacturing and commercial FAR of 2.0.

Additionally, several special mixed-use districts (MX-8) are mapped to the east and south of the Project Area. These districts, including M1-2/R6A and M1-2/R6B, were established as a result of CEQR application #04DCP003K which rezoned upland portions of the Williamsburg and Greenpoint neighborhoods. As a result, new residential and non-residential uses (commercial, community facility, and light industrial) including Use Groups IV, VI, and IX, with some limitations[2], can be developed as-of-right and can be located side-by-side or within the same building. Additional special mixed-use districts have been mapped since the 2005 Williamsburg-Greenpoint Rezoning, including 230 Kent, which is located directly south of the Project Area. 230 Kent was formerly zoned M3-1 but rezoned to M1-4/R7X in 2023 (CEQR #23DCP075K), with plans to develop a mixed-use residential building containing both market-rate and affordable units.

Lastly, as shown in **Figure 3**, C2-4 commercial overlays are mapped on portions of Kent Avenue to the north of the Project Area. Commercial overlays are mapped within residence districts along streets that serve local retail needs. In residential areas R6 through R10, such as those in the area surrounding the Project Area, commercial overlays provide a maximum commercial FAR of 2.0.

[2] Refer to ZR 132-21 "Modifications to M1 Use Regulations".

III. THE PROPOSED ACTIONS

The Applicant's Proposed Development requires the following discretionary land use actions:

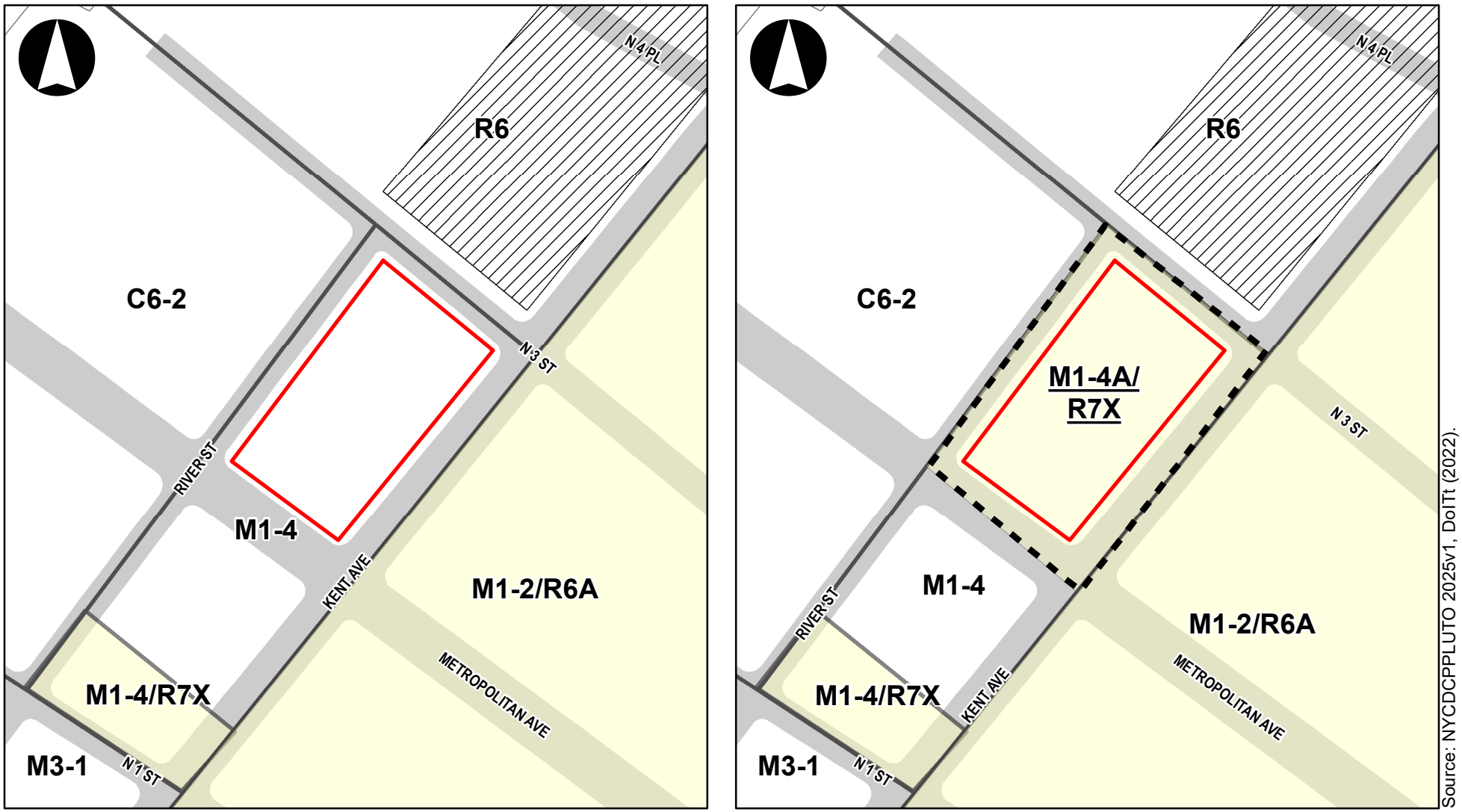
- ***Zoning Map Amendment:*** The Applicant is proposing a zoning map amendment to rezone Brooklyn Block 2356, Lot 1 (Applicant-owned) to a M1-4A/R7X district (MX-8) (refer to **Figure A-1**).
- ***Zoning Text Amendment:*** The Applicant is proposing a zoning text amendment to Appendix F of the *Zoning Resolution (ZR) of the City of New York* to establish the Project Area as an MIH designated area. The establishment of the MIH designated area would require that a portion of the Proposed Development's housing be permanently income-restricted.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The proposed zoning changes would map an M1-4A/R7X (MX-8) zoning district over Block 2356, Lot 1. The Proposed Actions would permit residential use on the Applicant's Proposed Development Site, and such residential use would be permitted at a density commensurate with completed and proposed residential buildings on the surrounding blocks. The Proposed Actions would provide new opportunities for affordable and market-rate housing development in an area experiencing population growth and provide much needed housing supply in the City. The new M1-4A/R7X (MX-8) district would be consistent with the higher-density zoning districts to the south and west of the Applicant's Proposed Development Site, and reflect an appropriate built context given its location on the east side of the westernmost avenue in this area (i.e. one block in from the waterfront). Moreover, maintaining a light manufacturing district paired with a residential district provides flexibility to allow complementary local retail (e.g., supermarket, eating and drinking establishments, etc.), commercial, and light manufacturing uses (i.e., maker spaces) and would eliminate the requirement for non-residential accessory parking within the Proposed Development. In sum, the Proposed Actions would allow for development that is in line with the City's policy goals to develop affordable housing in amenity-rich, economically diverse, and accessible neighborhoods while allowing for flexibility to locate a variety of non-residential uses in the building as well.

Importantly, the Proposed Actions would help to address the continuing need for affordable housing for a range of household income levels in the Williamsburg neighborhood and surrounding neighborhoods. The proposed zoning text amendment, which would designate the Project Area as a MIH area, would require the construction of permanently income-restricted units on the Applicant-owned Proposed Development Site. These required permanently income-restricted units would help address affordable housing goals set forth by the City in *Housing New York: A Five-Borough, Ten-Year Plan* and *City of Yes for Housing Opportunity*. The proposed zoning text amendment would also align with one of Brooklyn Community Board 1's identified pressing issues for housing, economic development and land use. Based on the Community Board's *Statement of Needs* for Fiscal Year 2025, the community needs affordable housing to accommodate the expansion of growth and counter the development of luxury buildings that remain unaffordable to many Brooklyn families.[3] The creation of new affordable housing supply at various income levels helps to alleviate the upward pressure on housing prices and contributes to housing affordability in the community district, surrounding area and City.

[3] https://www.nyc.gov/assets/brooklyncb1/downloads/pdf/2023/FY25_BK01_Preliminary.pdf



Legend

- Project Site
- Existing Zoning Boundaries
- Special Mixed Use District (MX-8)
- Open Space
- C2-4 Commercial Overlay
- Proposed Zoning Boundaries

Figure A-1
Proposed Zoning Change

V. APPLICANT'S PROPOSED DEVELOPMENT

The Applicant is proposing to enlarge and partially convert the existing 5-story commercial building located on the Proposed Development Site into a 14-story (approximately 193.75 feet tall excluding a rooftop mechanical bulkhead), 202,552-gsf mixed-use residential and commercial building (refer to **Figure A-2**). Because the existing building was designed to support additional bulk without major alteration, the existing form would remain, and the portion of the building located above the podium would be vertically expanded. The existing building's cellars, first floor, and floors three through five would remain the same as under the existing and No-Action conditions – serving as commercial spaces and accessory parking. The building's second floor would be converted from a parking use to community facility use in the No-Action and a commercial retail space (gym) in the With-Action conditions. Under the With-Action condition, nine stories would be added to the existing structure, to be occupied by the proposed residential spaces.

The Proposed Development would contain approximately 143 dwelling units ("DUs") with 29 to 43 permanently income-restricted units, depending on the MIH Option selected. The Proposed Development would comprise approximately 64,049-gsf of commercial retail space and 121,572-gsf of residential space (including approximately 13,710-gsf of residential amenities).

The Proposed Development would also retain the existing 43 below-grade accessory parking spaces located at the cellar level (16,930-gsf). The residential lobby entrance, in addition to the existing commercial lobby entrance (currently providing entrance to the Trader Joe's located at the sub-cellar level), would be located on North 3rd Street. Commercial loading would continue to be located on River Street and entrances to ground floor retail spaces located on the east and south sides of the building would be remain accessible through five entrances along Kent Avenue and one entrance on Metropolitan Avenue. The parking garage entrance would remain in its existing location next to the existing commercial loading entrance along River Street (refer to **Figure A-3**).

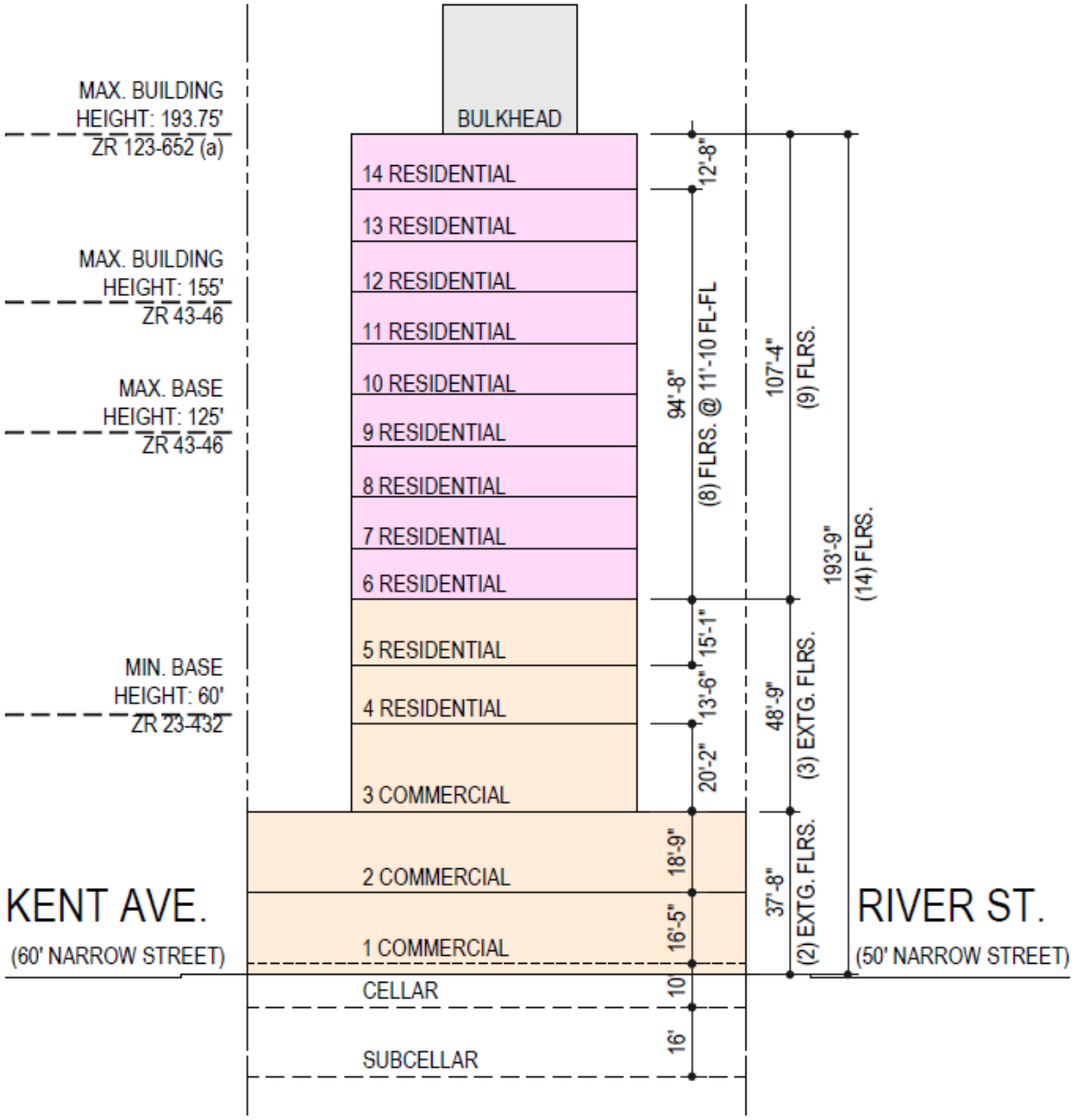
VI. ANALYSIS FRAMEWORK

Analysis Year

It is anticipated that the Proposed Actions would be certified into ULURP in early 2026. Assuming the completion of the ULURP process and project approvals by late-2026, and a period of up to approximately 6 months for obtaining the necessary building permits, construction of the Applicant's Proposed Development is expected to begin in mid-2027 and occur in a single phase. The nine floor addition (approximately 85,726-gsf) to the existing building is assumed to be constructed in approximately 12-months. Accordingly, the environmental documents will use 2028 as the Build Year for analysis of future conditions with *CEQR Technical Manual* guidance.

Identification of Development Sites

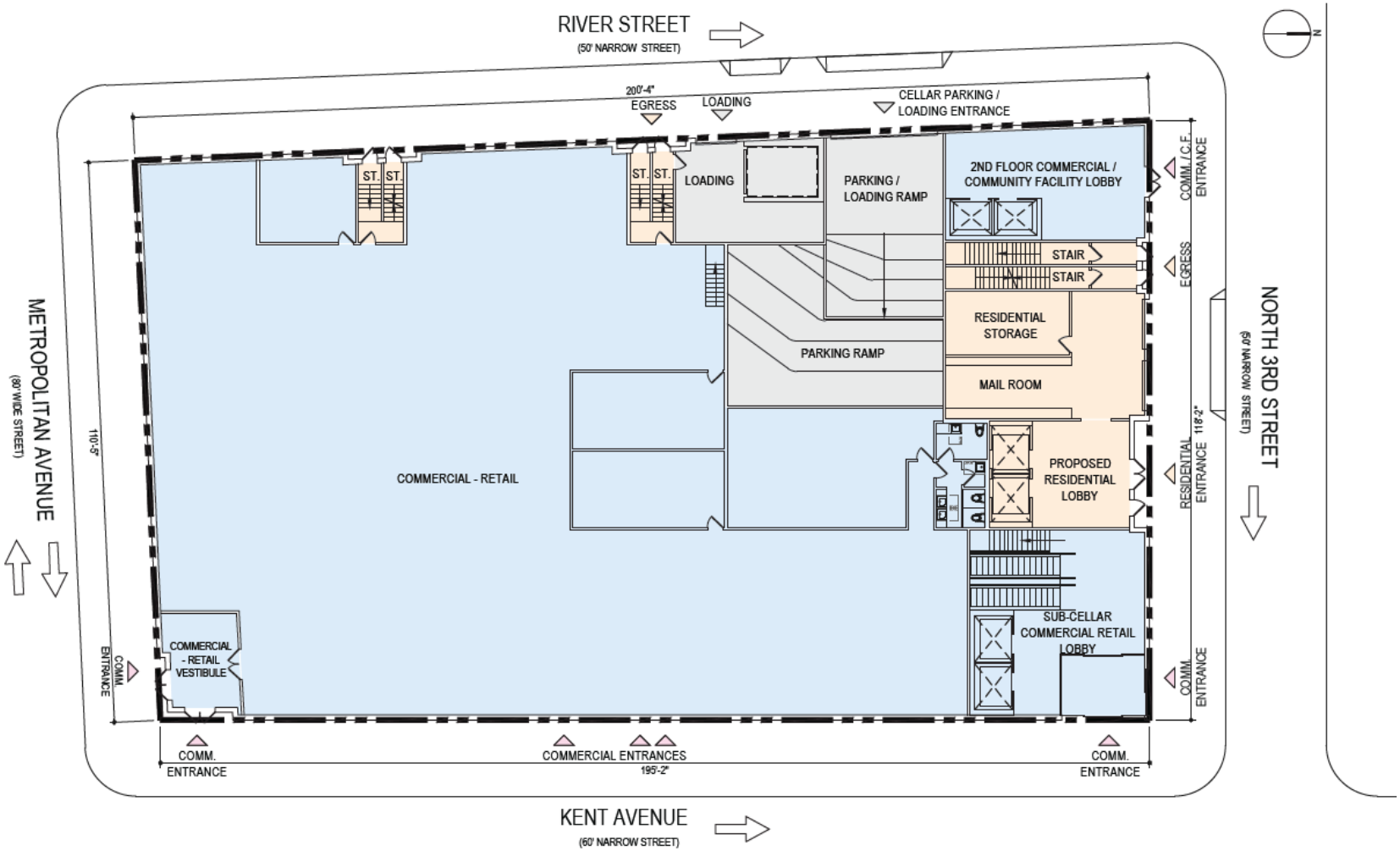
As the entire Project Area represents the Proposed Development Site, there are no additional properties within the Project Area that could be considered a "soft-site" under CEQR criteria. The Applicant-controlled Proposed Development Site is considered a projected development site, as in the future with the Proposed Actions the Applicant intends to enlarge and partially convert the existing building on the site into a new mixed-use commercial and residential building, as detailed above.



200 Kent Avenue EAS

Figure A-2
Illustrative Massing

*For illustrative purposes only



200 Kent Avenue EAS

Figure A-3
Proposed Ground Floor Plan

*For illustrative purposes only

Future without the Proposed Actions (No-Action Condition)

In the 2028 No-Action condition, the proposed zoning changes would not occur, and the existing zoning would remain. Given expected residential and commercial development in the surrounding area, in the absence of the Proposed Actions, the Applicant intends to reduce the existing number of parking spaces, which are no longer required under existing zoning, and replace this space with approximately 20,816-gsf (0.86 FAR) of community facility uses on the second floor of the existing building. The development of large mixed-use and residential buildings along the waterfront is associated with increased population density, which can lead to greater demand for community facilities. Additionally, this conversion would allow the Applicant to maximize the building's maximum FAR under existing zoning regulations. Lastly, it is assumed that the existing vacant commercial office space on floors three through five would be tenanted and that Trader Joe's would remain a sub-cellar tenant in the No-Action condition. As such, the resulting building would contain approximately 79,080-gsf (44,814-zsf) of commercial space, 20,816-gsf (19,497-zsf) of community facility space, and 16,930-gsf of parking (approximately 43 spaces).

Future with the Proposed Actions (With-Action Scenario)

In the future with the Proposed Actions (With-Action condition), the proposed zoning map and zoning text amendment would be approved. Under the RWCDS, the existing five-story building on the Applicant-owned Proposed Development Site would be enlarged and partially converted into a 14-story (193.75-foot tall excluding a rooftop mechanical bulkhead) mixed-use, 202,552-gsf (135,511-zsf) building comprising 143 DUs[4], of which 29 to 43 (20 to 30 percent) would be made permanently income-restricted under MIH Options 1, 2, or 3; 64,049-gsf (41,982-zsf) of commercial retail, and 43 unattended accessory parking spaces which are existing and will remain in the cellar (16,930-gsf). No parking is required pursuant to ZR 25-211 but, the 43 parking spaces in the cellar would remain in both the No-Action and With-Action condition in accordance with a parking lease agreement with Trader Joe's that would continue to operate at the Proposed Development Site under both scenarios. The enlarged building comprising the Proposed Development would have a FAR of 6.0.

Possible Effects of the Proposed Actions

Table A-1 below provides a comparison of the No-Action and With-Action conditions identified for *CEQR* analysis purposes. As shown, the incremental (net) change that would result from the Proposed Actions is the addition of a total of 121,572-gsf of residential uses, comprising approximately 143 DUs, of which approximately 29 to 43 would be income-restricted units pursuant to MIH. Additionally, there would be a net loss of 15,031-gsf of commercial office space. In terms of population, the Proposed Actions are expected to generate an estimated 310 incremental residents and result in a net decrease of 166 employees, as compared to the 2028 No-Action condition.

[4] Development of 143 DUs is assumed for CEQR analysis purposes based on an average DU size of 850 gsf.

TABLE A-1
Comparison of No-Action and With-Action RWCDS

Use	No-Action	With-Action	Increment
Residential			
Total Dwelling units (DUs)	0 DUs	143 DUs	+143 DUs
Income-restricted units	0 DUs	29-43 DUs[1]	+ 29 to 43 DUs
Market-rate units	0 DUs	100-114 DUs	+ 100 to 114 DUs
Gross Square Footage (GSF)	0 GSF	121,572 GSF	+121,572 GSF
Commercial (GSF)	79,080[2] GSF	64,049 GSF	- 15,031 GSF
Community Facility (GSF)	20,816 GSF	0 GSF	-20,816 GSF
Accessory Parking			
Parking Spaces	43	43	0
Parking SF	16,930 SF	16,930 SF	0 SF
Population/Employment	**No-Action**	**With-Action**	**Increment**
Residents[3]	0	310	+310
Workers[4]	347	181	-166

Notes: [1] The number of affordable housing units are contingent upon which MIH option is mapped.
[2] The No-Action commercial gross square footage differs slightly from the existing square footage after the conversion of zoning square feet to gross square feet.
[3] Estimated residents based on an average household size of 2.17 persons per household (based on 2020 Census data for the Williamsburg Neighborhood Tabulation Area (NTA)).
[4] Estimated workers for RWCDS calculated as follows: 1 employee per 25 DUs, 1 employee per 333 sf of local retail, 1 employee per 400 sf of medical office, 1 employee per 250 sf of grocery store, 1 employee per 900 sf of gym space, and 1 employee per 250 sf of office. Parking is assumed to be unattended. Assumptions aligned with CEQR #19DCP157K, Gowanus Neighborhood Rezoning EIS.

VII. REQUIRED APPROVALS

The Applicant requires zoning text and map amendments to construct the Proposed Development on the Proposed Development Site. The Proposed Actions are discretionary and subject to both the Uniform Land Use Review Procedure (ULURP) and CEQR.

The City's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: the Community Board; the Borough President; the CPC and the City Council. The procedure has mandated time limits for review at each stage to ensure a maximum review period of approximately seven months. The process begins with certification by CPC that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case Brooklyn Community Board 1). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution. The Brooklyn Borough President then has up to 30 days to review the application. The CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. If CPC approves, the application is then forwarded to the City Council, which has 50 days to review and approve the ULURP application.

Review pursuant to CEQR requires an agency to identify the effects the Proposed Actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act (SEQRA). In addition, the City has published a guidance manual for environmental review, the *CEQR Technical Manual*.

ATTACHMENT B

SUPPLEMENTAL SCREENING

I. INTRODUCTION

This EAS has been prepared in accordance with the guidance and methodologies of the 2021 *CEQR Technical Manual*. For each technical area, thresholds are defined, which if met or exceeded, indicate that a detailed technical analysis should be undertaken. Using this guidance, preliminary screening assessments were conducted for the Proposed Actions to determine whether detailed analysis of any technical area may be appropriate.

As described in **Attachment A, "Project Description,"** the Proposed Actions involve a zoning map amendment to change the existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area") to a M1-4A/R7X [MX-8] district; and a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area (collectively the "Proposed Actions").

The Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert an existing 5-story commercial building into an approximately 202,552-gross square foot ("gsf") mixed-use residential and commercial building with up to 14-stories (193.75-feet-tall excluding a rooftop mechanical bulkhead) at 200 Kent Avenue (the "Proposed Development Site") in the Williamsburg neighborhood of Brooklyn Community District (CD) 1. The Proposed Development would contain approximately 121,572-gsf of residential space (approximately 143 dwelling units [DUs], of which approximately 29 to 43 would be affordable depending on the MIH option selected) and approximately 64,049-gsf of retail space of which approximately 43,233-gsf would be commercial retail space (grocery store and local retail uses) and 20,816-gsf would be gym space. The Proposed Development would also retain the 43 below-grade accessory parking spaces located at the cellar level (16,930-sf).

In comparison to the 2028 No-Action condition, the Proposed Project would result in the net addition of 121,572-gsf of residential uses and a net loss of 15,031-gsf of commercial space. In terms of population, the Proposed Actions are expected to generate an estimated 310 incremental residents and result in a net decrease of 166 employees.

This attachment identified that additional analyses of Land Use, Zoning, & Public Policy, Open Space, Shadows, Historic and Cultural Resources, Urban Design and Visual Resources, Air Quality, Noise, and Effects on Disadvantaged Communities, are required. These analyses are provided in **Attachments C to J**, respectively. **Table B-1** presents a summary of analysis screening information for the Proposed Actions.

TABLE B-1
Summary of Technical Area Screenings

TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions		X	
Community Facilities & Services	X		
Open Space			X
Shadows			X
Historic & Cultural Resources			X
Urban Design & Visual Resources			X
Natural Resources	X		
Hazardous Materials		X	
Water & Sewer Infrastructure	X		
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation	X		
Air Quality			X
Greenhouse Gas Emissions and Climate Change	X		
Noise			X
Public Health		X	
Neighborhood Character		X	
Construction		X	
Effects on Disadvantaged Communities			X

II. SUPPLEMENTAL SCREENING & SUMMARIES OF DETAILED ANALYSES

Land Use, Zoning, & Public Policy

See Attachment C, "Land Use, Zoning, & Public Policy".

Socioeconomic Conditions

According to the 2021 *CEQR Technical Manual*, a socioeconomic analysis should be conducted if a project would: (a) directly displace more than 500 residents; (b) directly displace more than 100 employees; (c) result in the development of more than 200 residential units or more than 200,000 sf of commercial uses; (d) result in the development of 200,000 sf or more of retail on a single development site; and/or (e) affect conditions within a specific industry. As indicated in the EAS Form, the Proposed Actions would not exceed the analysis thresholds for direct or indirect residential displacement, indirect business displacement, or effects on specific industries. Additional screening for direct business displacement is provided below.

Direct Business Displacement

The Proposed Actions would not result in the direct displacement of any existing employees. The Proposed Development Site contains a 5-story commercial building. As shown in Part I of the EAS Form, under existing conditions, the ground-floor commercial retail tenants are estimated to employ approximately 62

workers, and the Trader Joe's grocery store is estimated to employ approximately 90 workers, for a total of 152 existing workers. Under both the No-Action and With-Action condition, these uses and number of workers would remain unchanged. As such, the Proposed Actions would not result in direct displacement of existing workers.

In comparison to the No-Action condition established for the reasonable worst case development scenario (RWCDS), the With-Action condition would result in fewer employees. This theoretical reduction reflects conservative CEQR analysis assumptions, under which the No-Action condition assumes that the currently vacant commercial office space would be occupied (143 workers) and a portion of the parking garage would be converted into community facility space for medical offices (52 workers), resulting in a total of 347 workers under the RWCDS No-Action condition. Under the With-Action condition, the commercial office space would never occur, and the community facility space would instead be gym space, resulting in a reduction of future commercial office and community facility workers compared to the No-Action condition.

As described in the 2021 *CEQR Technical Manual*, an assessment of direct business displacement considers whether displaced businesses provide products or services essential to the local economy that would no longer be available due to the difficulty of either relocating the businesses or establishing new, comparable businesses, and whether comparable goods and services may not be found within the study area. The Proposed Development Site is located in the Williamsburg neighborhood of Brooklyn Community District (CD) 1, which features a market for both commercial office and community facility space, as well as short commutes into central business districts in Manhattan, Brooklyn, and Queens. It is expected that commercial office businesses and community facilities/medical offices that could locate on the Proposed Development Site under the No-Action condition could easily locate elsewhere within the study area or within a broader trade area for study area residents and businesses. Therefore, no significant adverse direct business displacement impacts would occur as a result of the Proposed Actions, and no further analysis of direct business displacement is warranted.

Open Space

See Attachment D, "Open Space".

Shadows

See Attachment E, "Shadows".

Historic and Cultural Resources

See Attachment F, "Historic & Cultural Resources".

Urban Design and Visual Resources

See Attachment G, "Urban Design and Visual Resources".

Hazardous Materials

As defined in the *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to,

heavy metals, volatile and semi-volatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist on a site, and (b) an action would increase pathways to their exposure; or (c) an action would introduce new activities or processes using hazardous materials.

As the Proposed Development facilitated by the Proposed Actions would be an enlargement of an existing building, it would not require soil disturbance during construction and, as such, would not introduce uses that would increase exposure to, or the use of hazardous materials. Because the existing building was designed to support additional bulk without major alteration, including with respect to the sub-surface, the Proposed Development will retain the existing foundation and existing five above grade floors, and therefore the construction process requires no demolition (except to interior demised spaces), excavation, or foundation/substructure construction. Accordingly, no soil disturbance would be necessary as a part of the vertical building enlargement. In addition, as the existing building to be enlarged was constructed in 2018, there are no asbestos-containing materials (ACMs) or lead-based paint (LBP) materials present which could be disturbed during construction of the Proposed Development.

The Proposed Actions would also not introduce a population to potential human or environmental exposure from off-site sources. As shown in **Figure C-1** of **Attachment C, "Land Use, Zoning, & Public Policy,"** there are two lots with industrial/manufacturing uses located within 400 feet of the Project Area (Block 2357, Lots 24 and 25) which contain mostly vacant warehouse space. Although the New York Power Authority's (NYPA) North 1st Street simple cycle power plant, a NYSDEC Title V facility, is located within 400 feet of the Project Area (Block 2376, Lot 6), **Attachment H, "Air Quality"** concluded that there would be no significant adverse air quality impacts on the Proposed Development from this facility. In addition, an E-Designation for Hazardous Materials (E-636) was mapped on Block 2355, Lot 1 and Block 2361, Lot 1, which are located west and southwest of the Project Area, as part of the *River Ring FEIS* (CEQR No. 21DCP157K), and another E-Designation (E-723) was placed on Block 2362, Lot 1, which is located to the south of the Project Area, as part of the *230 Kent Avenue Rezoning EAS* (CEQR No. 23DCP075K). Those mapped E-Designations at surrounding properties would ensure that no significant adverse hazardous materials impacts would result from development of those vacant properties in the surrounding area. As such, the population introduced to the Project Area would not be exposed to any off-site environmental pollution. No additional hazardous materials assessment is warranted, and the Proposed Action would not result in significant adverse impacts related to hazardous materials.

Air Quality

See Attachment H, "Air Quality".

Noise

See Attachment I, "Noise".

Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, water quality, hazardous materials, and noise.

According to the 2021 *CEQR Technical Manual*, a public health assessment may be warranted if a project results in (a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; (b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect groundwater to be used as a source of drinking water; (c) solid waste management practices that could attract vermin and result in an increase in pest populations; (d) potential significant adverse impacts to sensitive receptors from noise and odors; (e) vapor infiltration from contaminants within a building or underlying soil that may result in significant adverse hazardous materials or air quality impacts; (f) exceedances of accepted federal, state, or local standards; or (g) other actions that might not exceed the preceding thresholds but might, nonetheless, result in significant health concerns.

As detailed in the analyses provided in this EAS, the Proposed Actions and resultant Proposed Development would not result in significant adverse impacts in the areas of air quality, water and sewer infrastructure, hazardous materials, or noise. Therefore, the Proposed Actions do not have the potential to result in significant adverse public health impacts, and further assessment is not warranted.

Neighborhood Character

According to the *CEQR Technical Manual*, an assessment of neighborhood character may be appropriate if a project has the potential to result in significant adverse impacts on land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise, or when a project may have moderate effects on several of the elements that define a neighborhood's character. As this EAS provides assessments of land use, zoning, and public policy (**Attachment C**), open space (**Attachment D**), shadows (**Attachment E**), historic and cultural resources (**Attachment F**), urban design and visual resources (**Attachment G**), and noise (**Attachment I**), a preliminary screening analysis is necessary to determine if a detailed neighborhood character analysis is warranted.

Neighborhood character is an amalgam of various elements that give neighborhoods their distinct "personality." Per the analyses provided in this EAS, although the Proposed Actions require supplemental screening or assessment of some of these technical areas, there would be no project-generated significant adverse impacts. The *CEQR Technical Manual* also states that for projects not resulting in significant adverse impacts to any technical areas related to neighborhood character, additional analyses may be required to determine if the Proposed Actions would result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. However, the *CEQR Technical Manual* indicates that neighborhood character impacts are rare, and it would be unusual that, in the absence of a significant adverse impact in any of the relevant technical areas, a combination of moderate effects in the neighborhood would result in any significant adverse impact to neighborhood character.

The Proposed Actions would not adversely affect any component of the surrounding area's neighborhood character, conflict with the surrounding activities, or significantly affect land use patterns. The Proposed Development that would be facilitated by the Proposed Actions would bring new residential occupancy and additional activity to the Proposed Development Site. The proposed residential uses on the Proposed Development Site would add market-rate and affordable housing to the neighborhood and are expected to further enhance the mixed-use character of the area. As the Proposed Actions would not have any significant adverse effects on any of the technical areas relating to neighborhood character, a neighborhood character assessment can be screened out, and no significant adverse neighborhood

character impacts would occur. Therefore, no additional analysis is warranted for neighborhood character.

Construction

Although temporary, construction impacts can include noticeable and disruptive effects from a project that is associated with construction or could induce construction. Determination of the significance of construction impacts and need for mitigation is generally based on the duration and magnitude of the impacts. Based on 2021 *CEQR Technical Manual* guidance, when the duration of construction is expected to be short-term (less than 24 months), any impacts resulting from construction generally do not require detailed analysis. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic and/or cultural resources, community noise patterns, and air quality conditions.

The Proposed Actions would facilitate the enlargement and partial conversion of an existing 5-story commercial building into an approximately 202,552 gsf mixed-use residential and commercial building with up to 14-stories. Construction activities associated with the Proposed Development would result in temporary disruptions including construction related dust, noise, or mobile source emissions. However, these effects would be temporary, as the construction does not involve the construction of multiple buildings and the duration of construction activities for the Proposed Development would be less than 24 months and therefore are considered short-term. The Proposed Development would be constructed in a single phase in approximately 12 months. The Proposed Development would retain the existing foundation and existing five above-grade floors. Because the existing building's foundation was designed to support additional bulk without major alteration, the construction process requires no demolition (except to interior demised spaces), excavation, or foundation/substructure construction. No soil disturbance would be necessary as a part of the vertical enlargement. As such, no further analysis is warranted for air quality, noise, and hazardous materials relating to construction activities. Additionally, the Proposed Development Site is not located along a major street or an arterial roadway,[1] and therefore an assessment of the impacts of construction on transportation is not warranted. Lastly, construction of the proposed addition would be subject to DOB's *TPPN #10/88* as the Project Area is located within 90 feet of the S/NR-listed and NYCL-eligible Austin, Nichols & Company Warehouse. Under the TPPN, a Construction Protection Plan would be provided to LPC for review and approval prior to any work on the Proposed Development Site (refer to **Attachment F**, **"Historic and Cultural Resources**").

Therefore, construction activities associated with the Proposed Development would result in temporary disruption in the surrounding area, including noise, dust, and traffic associated with the delivery of materials and arrival of workers on the Development Site. However, given the limited magnitude and duration of construction effects, no significant impacts from construction are expected as a result of the Proposed Development, and further analysis is not warranted.

Effects on Disadvantaged Communities

See Attachment J, "Effects on Disadvantaged Communities".

[1] APPENDIX H — Arterial Highways | Zoning Resolution

ATTACHMENT C

LAND USE, ZONING, AND PUBLIC POLICY

I. INTRODUCTION

This attachment examines the Proposed Actions' compatibility and consistency with land use patterns in the surrounding area, ongoing development trends, land use and zoning policies, as well as other public policies. As described in **Attachment A, "Project Description,"** the Proposed Actions consist of a zoning map amendment and zoning text amendment affecting an area in the Williamsburg neighborhood of Brooklyn Community District (CD) 1. The actions being requested are: (1) a zoning map amendment to change the existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area" and the "Proposed Development Site") to a M1-4A/R7X [MX-8] district; and (2) a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish Block 2356, Lot 1 as a Mandatory Inclusionary Housing (MIH) area (collectively, the "Proposed Actions").

Approval of the Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert the existing 5-story commercial building into an approximately 202,552-gross square feet ("gsf") mixed-use residential and commercial building with up to 14-stories (193.75-foot-tall excluding a rooftop mechanical bulkhead) at 200 Kent Avenue (Proposed Development Site). The Proposed Development would include approximately 64,049-gsf of commercial retail space, and 121,572-gsf of residential space, comprised of approximately 143 dwelling units [DUs], of which approximately 29 to 43 would be affordable depending on the MIH option selected. The Proposed Development would also include 43 below grade accessory parking spaces located at the cellar level (16,930-sf).

The assessment provided in this attachment concludes that the Proposed Actions would be compatible with and supportive of land use, zoning, and public policies in the area. As shown in the analysis presented in this attachment, the Proposed Actions would not result in significant adverse impacts related to land use, zoning, and public policy.

II. METHODOLOGY

The purpose of this attachment is to examine the effects of the Proposed Actions on land use, zoning, and public policy and determine whether they would be compatible with those conditions or whether they may adversely affect them. The analysis methodology is based on the guidance of the *CEQR Technical Manual* and examines the Proposed Actions' consistency with land use patterns and development trends, zoning regulations, and other applicable public policies.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy may be appropriate when a change in land use and zoning would occur, and a preliminary assessment cannot succinctly describe land use conditions in the study area. As the Proposed Actions involve a zoning map amendment and zoning text amendment that would result in changes to permitted densities, uses, and bulk, a detailed assessment is necessary to provide a sufficient description and assessment of the effects of the Proposed Actions. Therefore, this attachment includes a detailed analysis that involves a description of existing land uses within the directly affected area and the broader study area. Following the guidance of the *CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions in the 2028 analysis year to a level necessary to understand the relationship of the Proposed Actions to such conditions, assesses the nature of any changes on these conditions that would be created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse.

Analysis Year

As discussed in **Attachment A, "Project Description,"** the construction of a nine-floor addition (approximately 85,726-gsf) to the existing 5-story building is assumed to be constructed in approximately 12-months. Therefore, following the completion of the ULURP process and project approvals by late-2026, and a period of up to approximately 6 months for obtaining the necessary building permits, construction of the Applicant's Proposed Development is expected to begin in mid-2027 and occur in a single phase. Therefore, the future No-Action condition accounts for land use and development projects, initiatives, and proposals that are expected to be completed by 2028.

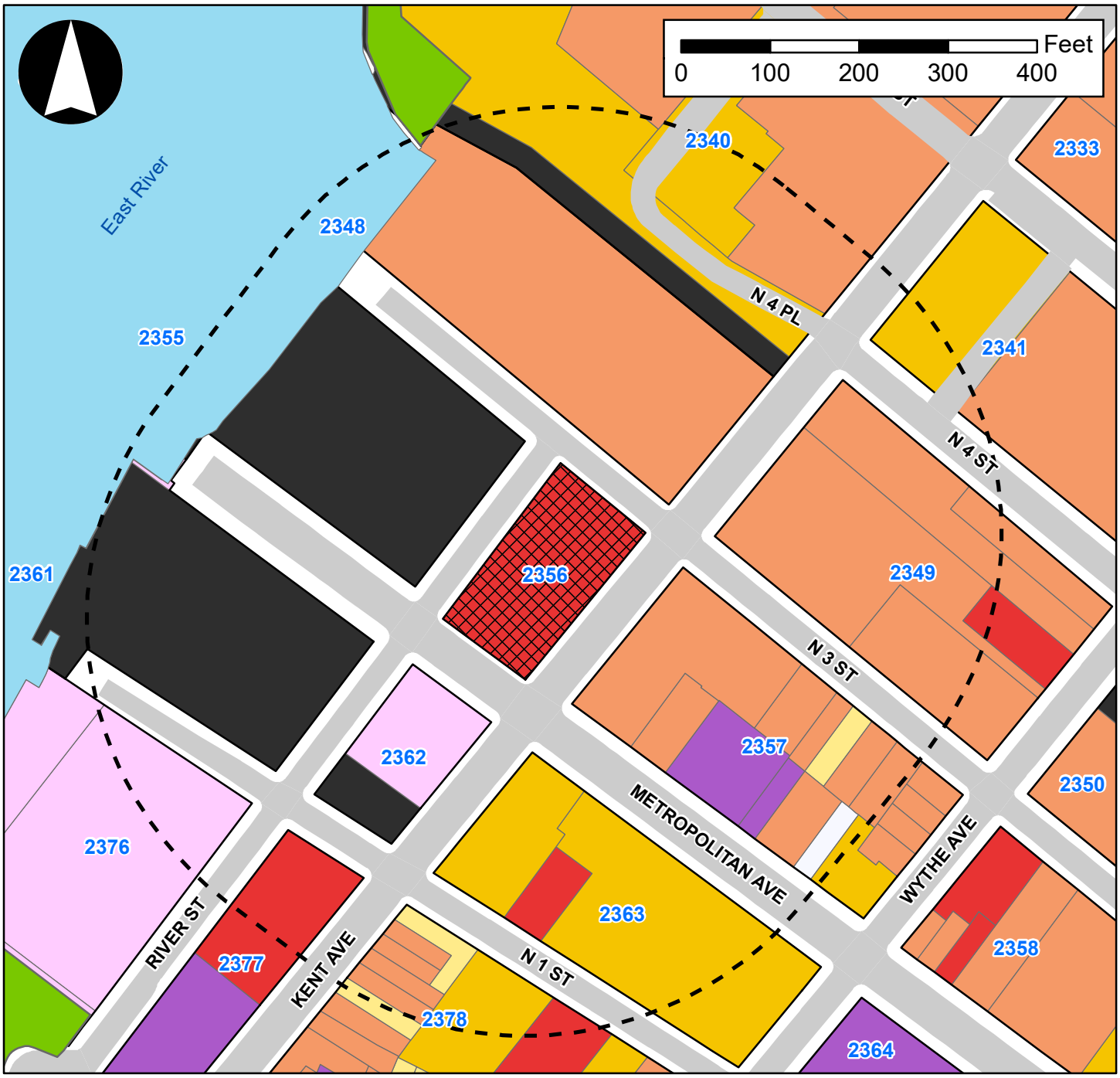
Study Area Definition

To identify and assess the direct and indirect effects of the Proposed Actions, this analysis has defined two study areas within which the Proposed Actions would have the potential to affect land use or land use trends. Following guidance provided in the *CEQR Technical Manual*, these include a primary study area, consisting of the Project Area/Proposed Development Site which would be directly affected by the Proposed Actions, and a secondary study area encompassing properties that have the potential to experience indirect impacts as a result of the Proposed Actions. According to the *CEQR Technical Manual*, the appropriate size of the secondary study area for land use, zoning, and public policy is related to the type and size of the proposed development, as well as the location and context of the area that could be affected by the project. Study area boundaries vary according to these factors, with suggested study areas ranging from 400 feet for a small project to a half mile for a very large project. Given the limited geographic scope of the Proposed Actions, and the scale of the Applicant's Proposed Development relative to the density of the surrounding area, a 400-foot radius from the Project Area has been selected as the secondary study area. As shown in **Figure C-1**, the secondary study area boundary generally extends to North 1st Street to the south, North 4th Street to north, Wythe Avenue to the east, and the East River to the west.

Data Sources

Existing land uses were identified through review of a combination of sources, including the New York City (Primary Land Use Tax Lot Output (PLUTO™) 25v1 shapefiles and online Geographic Information Systems (GIS) databases such as the New York City Zoning and Land Use Map (ZoLa), developed by the NYC Department of City Planning. Other publications and approved environmental review documents that have been completed for projects in the area were also consulted. NYC Zoning Maps and the Zoning Resolution of the City of New York were consulted to describe existing zoning districts in the land use study area and provided the basis for the zoning evaluation of the future No-Action and With-Action conditions. Research was conducted to identify relevant public policies recognized by the NYC Department of City Planning (DCP) and other city agencies that pertain to the study areas.

Figure C-1
Land Use Study Areas



Legend

- Primary Study Area (Project Area)
- Secondary Study Area (400-foot Radius)
- 2356 Tax Blocks
- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- All Others or No Data

III. EXISTING CONDITIONS

Land Use

Primary Study Area/Project Area

The Primary Study Area is defined as the area that would be directly affected by the Proposed Actions. The Primary Study Area for this analysis is the area affected by the proposed zoning map amendment and zoning text amendment (the "Project Area"), which consists of the Applicant's Proposed Development Site (Block 2356; Lot 1). As shown in **Figure C-1**, the Project Area is bounded by North 3rd Street to the north, Kent Avenue to the east, Metropolitan Avenue to the south, and River Street to the west.

The Applicant's Proposed Development Site is improved with a five-story predominantly vacant commercial building that covers the entirety of the site. The existing building comprises approximately 116,826-gsf (approximately 44,814 zoning square feet ("zsf")), with approximately 79,080-gsf of commercial office and retail space located in the sub-cellar (22,585-gsf) and on the first through fifth floors (56,495-gsf) and 35,444-gsf of parking space located at the cellar level. The existing ground floor and sub-cellar space is partially tenanted and includes a national grocery store chain (Trader Joe's) and other smaller retail spaces, while the third through fifth floors are vacant office space. The cellar is primarily used for accessory parking spaces, and the second floor, while originally constructed for additional accessory parking, remains vacant.

Secondary Study Area

As detailed above, the 400-foot secondary study area for land use is generally bounded by North 4th Street to the north, Wythe Avenue to the east, North 1st to the south, and the East River to the west. As shown in **Table C-1** below, the secondary study area is comprised of predominately multi-family elevator buildings (14.58 percent of lots in the secondary study area) and mixed commercial/residential buildings (39.58 percent of lots within the secondary study area). Additionally, commercial/office, transportation/utility and multi-family walk-up buildings comprise approximately 10.42, 10.42, and 6.25 percent of the lots in the secondary study area, respectively. As shown in **Table C-1**, the residential and mixed-use residential and commercial buildings comprise approximately 92.62 percent of total building area in the secondary study area. Two lots contain open space uses, comprising 2.42 percent of the total lot area in the secondary study area. As shown in **Table C-1,** approximately 8.33 percent of lots in the secondary study area is vacant land and 2.08 percent is not categorized.

TABLE C-1:
Existing Land Uses within the Secondary Study Area[1]

Land Use	Number of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Residential	10	20.8%	202,723	17.7%	1,027,435	35.97%
One & Two-Family Residential	*0*	*0.00%*	-	*0.00%*	-	*0.00%*
Multi-Family Walkup Buildings	*3*	*6.25%*	*7,026*	*0.61%*	*11,968*	*0.42%*
Multi-Family Elevator Buildings	*7*	*14.58%*	*195,697*	*17.13%*	*1,015,467*	*35.55%*
Mixed Commercial/Residential Buildings	19	39.58%	409,943	35.88%	1,618,270	56.65%
Commercial/Office Buildings	5	10.42%	59,792	5.23%	161,814	5.66%
Industrial/Manufacturing	2	4.17%	12,269	1.07%	38,625	1.35%
Transportation/Utility	5	10.42%	189,837	16.61%	10,109	0.35%
Public Facilities & Institutions	0	0.00%	-	0.00%	-	0.00%
Open Space	2	4.17%	27,628	2.42%	-	0.00%
Parking Facilities	0	0.00%	-	0.00%	-	0.00%
Vacant Land	4	8.33%	238,261	20.85%	-	0.00%
All Others or No Data	1	2.08%	2,210	0.19%	150	0.01%
Total	**48**	**100.0%**	**1,142,663**	**100.0%**	**2,856,403**	**100.0%**

Source: NYC Map PLUTO (25v1)
Notes: [1] Includes all lots fully or partially within the secondary study area, including lots within the Project Area.

Buildings in the secondary study area range from small, one-to-four-story, residential and mixed-use buildings with rear yards to larger residential developments of five to seven stories that feature higher lot coverage on large lots. Directly west of the Project Area are two vacant lots – 87-106 River Street – is the proposed River Ring development, which was approved by the City Council in December 2021 (CEQR No. 21DCP157K). The development will include two residential towers containing approximately 1,057 units and 2.9 acres of open space. These lots are currently occupied by temporary tenants, including a community farm and compost site in addition to a mini-golf course. The eastern portion of the secondary study area features a mix of residential and mixed-use buildings with several commercial and office buildings scattered throughout. These residential and mixed-use buildings generally range from small walk-ups with commercial ground floor uses along Kent Avenue and Metropolitan Avenue. West of Kent Avenue, a transportation/utility use is located at 49 River Street, containing a New York Power Authority (NYPA) Power Plant. There is also one landmarked building within the secondary study area: the Austin, Nichols, and Co. House located at 184 Kent Avenue. The Austin Nichols House is a 6-story landmarked building, constructed in 1914 by the architect Cass Gilbert in the Egyptian Revival Style[1]. The building was converted from industrial to residential uses in 2010 resulting in the creation of 338 loft-style apartments.

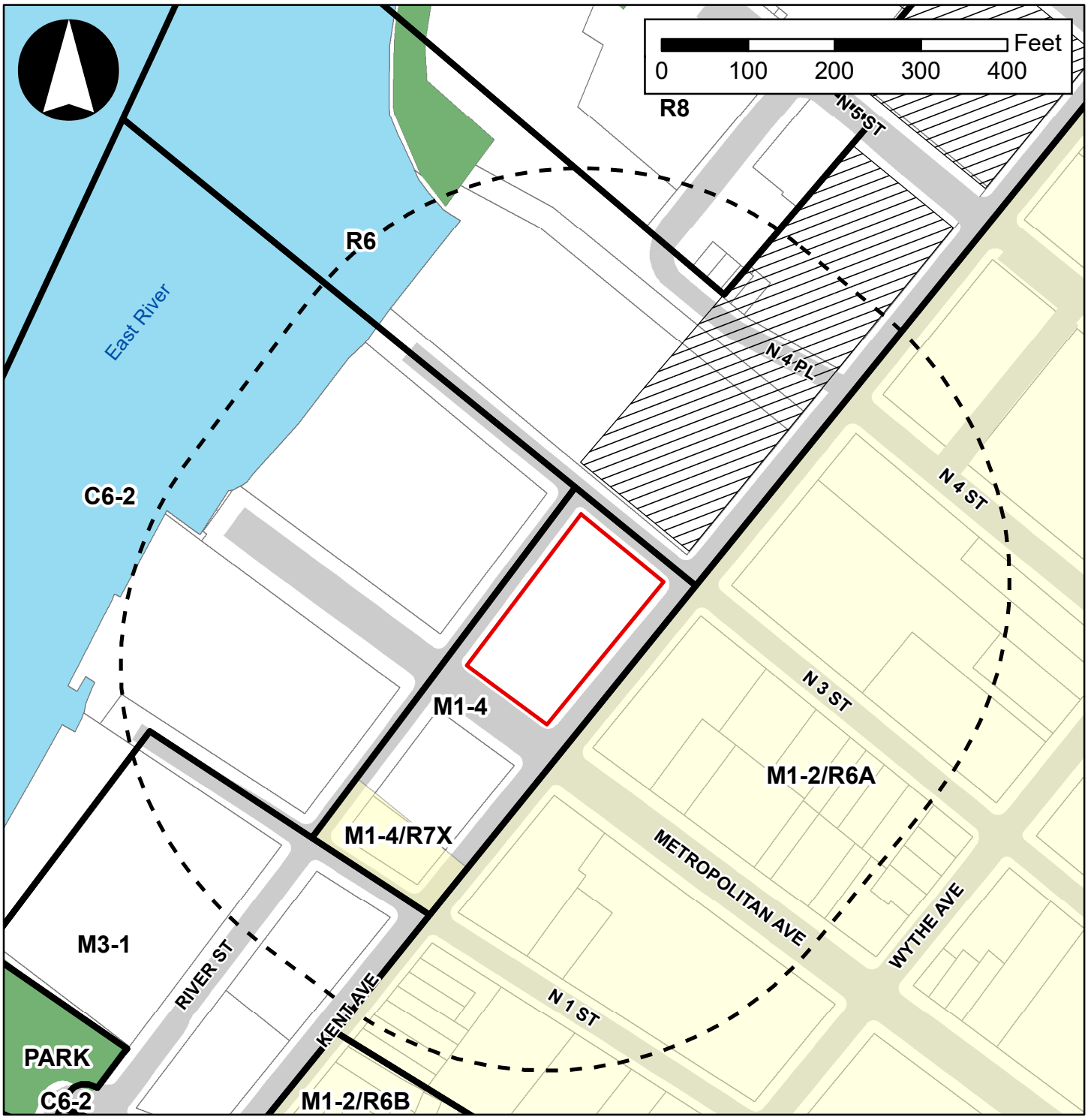
Zoning

Primary Study Area/Project Area

The Project Area is located within a M1-4 zoning district. As shown in **Figure C-2**, the M1-4 district extends from Kent Avenue to River Street between North 1st Street to North 3rd Street, encompassing the entirety

[1] https://www.nyc.gov/html/records/pdf/govpub/2151austinnichols.pdf

Figure C-2
Existing Zoning



Legend

- Primary Study Area (Project Area)
- Secondary Study Area (400-foot Radius)
- Zoning District
- Special Mixed Use District (MX-8)
- C2-4 Commercial Overlay

of the Project Area. M1-4 districts are light manufacturing districts with uses that typically include storage facilities, woodworking shops, and wholesale retailers. M1-4 districts have a max commercial and manufacturing FAR of 2.0. For community facility uses the maximum FAR is 6.5. In addition to light manufacturing and commercial uses, M1-4 districts allow some community facility uses including medical offices and diagnostic ambulatory care centers. The M1-4 zoning district has a maximum base height of 60 feet with an initial setback distance of 15 feet. Parking is not required.

Prior to the 2021 River Ring Rezoning (CEQR No. 21DCP157K), the Project Area was zoned M3-1 per the 1961 Zoning Resolution. M3-1 zoning districts are low scale, heavy manufacturing districts with a maximum permitted floor area ratio ("FAR") of 2.0. The existing building was constructed prior to this rezoning under M3-1 zoning regulations.

Secondary Study Area

As shown in **Figure C-2,** the 400-foot study area includes a variety of residential, commercial, and manufacturing zoning districts, mixed-use districts, as well as a C2-4 commercial overlay. Each zoning district's regulations are summarized in **Table C-2** and detailed below.

R6

An R6 zoning district is mapped in the area north of the Project Area between North 3rd Street and North 5th Street, west of Kent Avenue. R6 zoning districts are medium-density residential districts ranging from large-scale "tower in the park" developments to neighborhoods with a diverse mix of building types. R6 districts have a residential FAR of 2.20 for standard residential buildings on narrow streets and 3.0 for standard residential buildings along wide streets, as well as a max FAR of 3.9 for buildings providing qualifying affordable housing/senior housing. Maximum base and building heights in R6 districts are dependent on the location of a development on a wide or narrow street and whether or not the building provides quality affordable housing.

R8

An R8 zoning district is mapped to the north of the Project Area starting on North 4th Street and extending past the secondary study area, west of Kent Avenue. R8 zoning districts are high-density residential districts that typically produce eight to 12 story multi-family residential buildings. R8 districts have a residential FAR of 7.20 for standard residential buildings and a max FAR of 8.64 for buildings both providing qualifying affordable housing and located on a wide street.

Both the Project Area and Secondary Study Area are both in the Inner Transit Zone, therefore there are no accessory parking requirements for residential buildings.

C6-2

To the west of the Project Area, the secondary study area located north of North 1st Steet extending to North 3rd Street is zoned C6-2. This district, along with MIH, was mapped in 2021 as a part of the River Ring Rezoning (CEQR No. 21DCP157K). The C6-2 district is a high-density commercial district that is typically mapped outside of the city's central business cores. The C6-2 district is a non-contextual district that permits a maximum commercial FAR of 6.0 (refer to **Table C-2**). Commercial uses have no required parking. The C6-2 district has a R8 equivalent and permits a maximum residential FAR of 8.64 for buildings

providing quality affordable housing along wide streets. C6-2 districts also have a maximum community facility FAR of 6.5.

M3-1

M3-1 district is mapped south of the Project Area starting at North 1st Street. M3-1 districts are heavy manufacturing districts that allow for power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. M3-1 districts have a maximum manufacturing and commercial FAR of 2.0. No community facility or residential uses are permitted.

Special Mixed-Use Districts (MX-8)

As shown in **Figure C-2**, there are two Special Mixed-Use Districts within the secondary study area. One district extends east of Kent Avenue from south of North 1st Street to north of North 4th Street. Another MX-8 district is located directly south of the Project Area. In MX-8 districts, residential and non-residential uses (commercial, community facility, and light industrial) including Use Groups IV, VI, and IX can be developed as-of-right and can be located side-by-side or within the same building. Residential uses are generally subject to the bulk controls of the governing residence district; commercial, industrial, and community facility uses are subject to the M1 district bulk controls, except that community facilities are subject to residential FAR limits. Parking is not required for dwelling units in the Inner Transit Zone.

TABLE C-2:
Existing Zoning within the Secondary Study Area

Zoning District	Building Type	Maximum FAR
M1-2/R6A (MX-8)	Special Mixed-Use District	R: 3.0 – 3.9 C: 2.0 CF: 4.8 M: 2.0
M1-4/R7X (MX-8)	Special Mixed-Use District	R: 5.0 – 6.0 C: 2.0 CF: 6.5 M: 2.0
R6	Medium Density Residential	R: 2.20 - 3.90 CF: 4.80
R8	High Density Residential	R: 7.20 – 8.64 CF: 6.5
C6-2	High Density Commercial	R: 7.20 - 8.64 C: 6.0 CF: 6.5
M1-4	Light Manufacturing	M: 2.0 C: 2.0 CF: 6.5
M3-1	Heavy Manufacturing	M: 2.0 C: 2.0
C2-4 Overlay	Local Service Commercial Overlay	C: 2.0[1]

Notes: Refer to **Figure C-2**.[1] When mapped in an R6 through R10 district.

COMMERCIAL OVERLAYS

Commercial overlays are mapped within residential districts along streets that serve local retail needs. As shown in **Figure C-2**, C2-4 commercial overlays are mapped in the secondary study area, directly north of

the Project Area. Commercial overlays are mapped within residence districts along streets that serve local retail needs. In residential areas R6 through R10, commercial overlays provide a maximum commercial FAR of 2.0. Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential uses. Typical commercial uses in overlays include neighborhood grocery stores, restaurants, and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services.

Recent Citywide Efforts (2020-2024)

DCP adopted two citywide text amendments known as City of Yes for Economic Opportunity ("COYEO") and City of Yes for Housing Opportunity ("CHO"), which have been incorporated into the Proposed Actions as applicable.

COYEO was approved by the City Planning Commission on March 6, 2024, and adopted by the City Council on June 6, 2024. This text amendment supports businesses and job growth by ensuring a wider range of businesses can use existing commercial space. The proposal makes zoning flexible enough for empty storefronts to be activated by businesses that serve the City's neighborhoods. Additionally, COYEO creates a range of new Manufacturing Districts designed to enable greater opportunities for job intensive growth. CHO was approved by the City Planning Commission on September 25, 2024, and adopted by the City Council on December 5, 2024. This text amendment expands housing options through zoning reforms that address the housing crisis. Key components included: updates to the Mandatory Inclusionary Housing (MIH) program; the introduction of the Universal Affordability Preference (UAP) program which provides a preferential FAR that is available for affordable housing developments located outside of MIH applicable areas; and modifications to parking requirements that balances between housing development and the need for parking in some parts of the city. These modifications, in addition to low-density zoning reforms such as allowing Accessory Dwelling Units and modest apartment buildings, aim to enable a little more housing in every neighborhood.

Public Policy

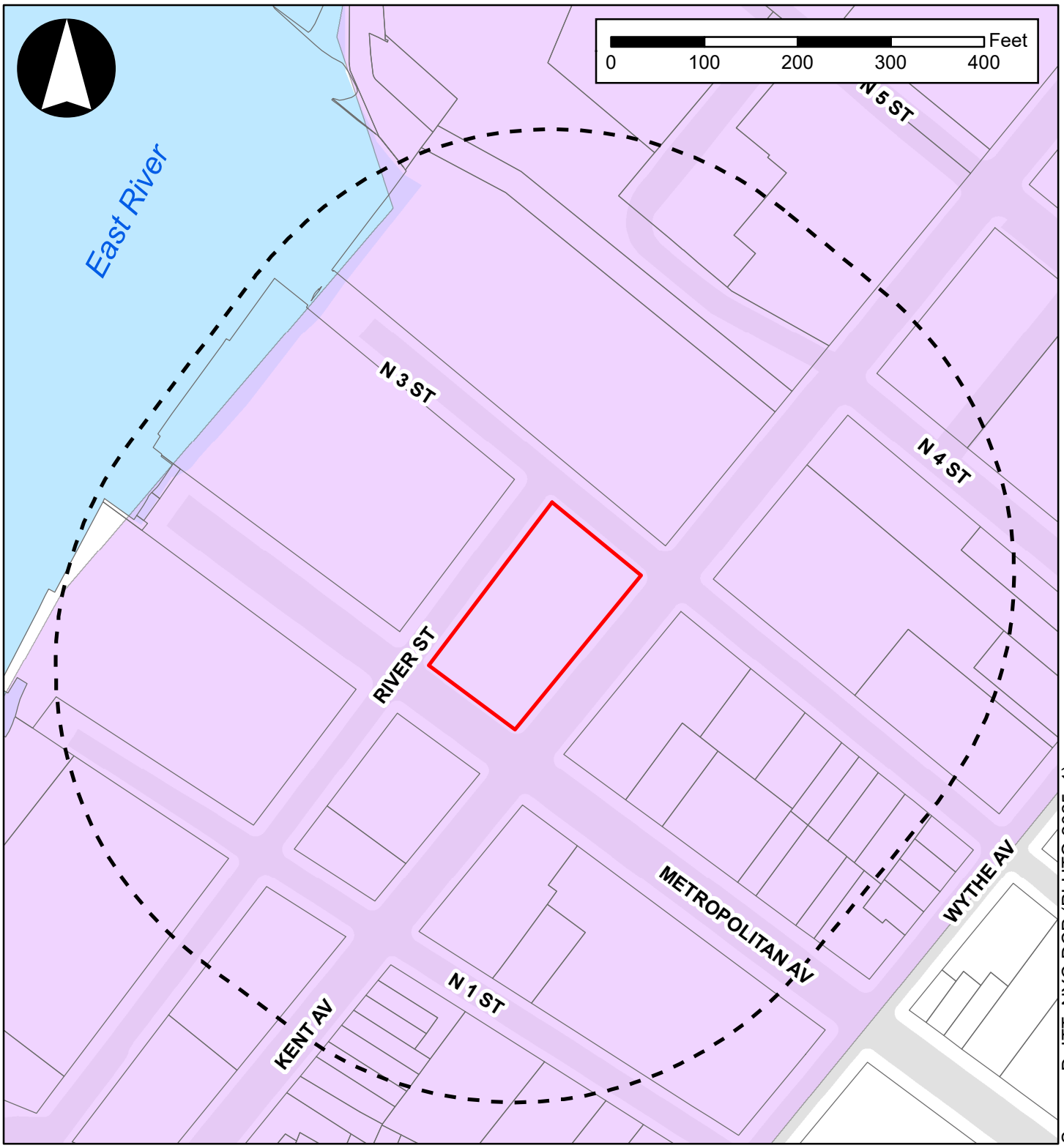
In addition to zoning, officially adopted public policies also describe the intended use applicable to an area in New York City. These include Urban Renewal Plans, 197-a Plans, Industrial Business Zones (IBZs), the New York City Comprehensive Waterfront Plan, the Criteria for the Location of City Facilities ("Fair Share" criteria), Solid Waste Management Plan, Business Improvement Districts ("BIDs"), the New York City Landmarks Law, the Waterfront Revitalization Program ("WRP"), and Sustainability, as defined by PlaNYC/OneNYC. Some of these policies have regulatory status, while others describe general goals. They can help define the existing and future context of the land use and zoning of an area.

The Project Area and portions of the secondary study area are located within the Williamsburg 197-a Plan Boundary (refer to **Figure C-3**) and the Coastal Zone Boundary (refer to **Figure C-4**). The public policies applicable to the Project Area and/or secondary study area are discussed below. Historic resources are discussed separately in **Attachment F**.

Housing New York

On May 5, 2014, the city released *Housing New York*, a five-borough, ten-year strategy to build and preserve affordable housing throughout New York City in coordination with strategic infrastructure improvements to foster a more equitable and livable New York City through an extensive community

Figure C-3
197-a Plan Area

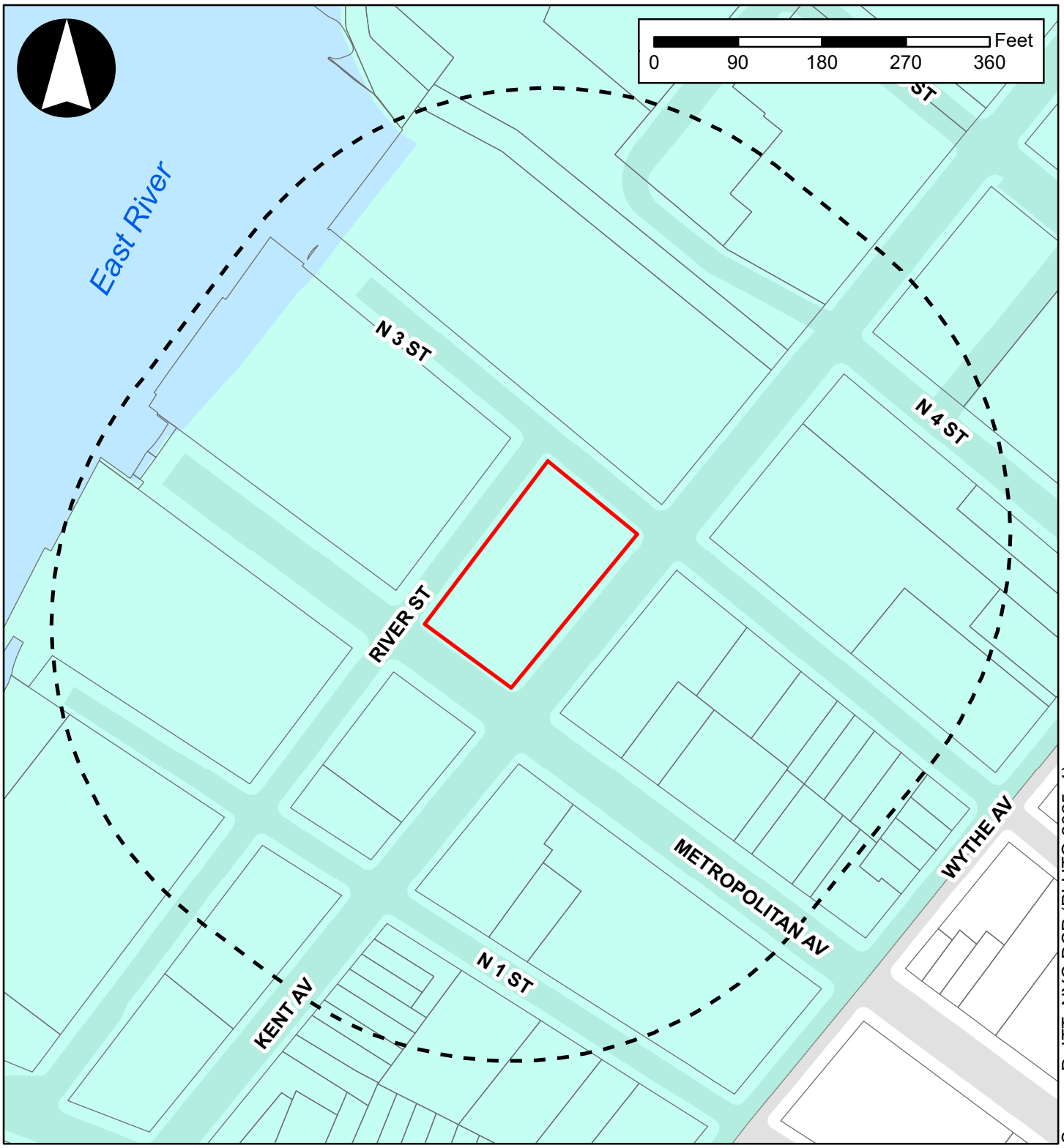


Source: DoITT; NYC DCP (PLUTO 2025v1)

Legend

- Project Area
- Williamsburg 197-a Plan Area
- Secondary Study Area (400-foot Radius)

Figure C-4
NYC WRP Coastal Zone



Source: DoITT; NYC DCP (PLUTO 2025v1)

Legend

- Project Area
- NYC WRP Coastal Zone
- Secondary Study Area (400-foot Radius)

engagement process. The plan outlines more than 50 initiatives to support the City's goal of building or preserving 200,000 units of high-quality affordable housing to meet the needs of more than 500,000 people by 2024. The plan emphasizes affordability for a wide range of incomes, with the program serving households ranging from middle- to extremely low-income (under $25,150 for a family of four). The plan, which was created through coordination with 13 agencies and with input from more than 200 individual stakeholders, outlines more than 50 initiatives to accelerate affordable construction, protect tenants, and deliver more value from affordable housing. The plan intends to do this through five guiding policies and principles: (1) fostering diverse, livable neighborhoods; (2) preserving the affordability and quality of the existing housing stock; (3) building new affordable housing for all New Yorkers; (4) promoting homeless, senior, supportive, and accessible housing; and (5) refining City financing tools and expanding funding sources for affordable housing. Housing New York further calls for fifteen neighborhood studies to be undertaken in communities across the five boroughs that offer opportunities for affordable housing.

Subsequently, on October 24, 2017, the city released *Housing New York 2.0*, which increased the affordable housing goal to 300,000 units by 2026. The updated and expanded plan outlines six goals: (1) creating more homes for seniors; (2) helping New Yorkers buy a piece of their neighborhoods; (3) building a firewall against displacement; (4) protecting affordability at Mitchell-Lama buildings; (5) capitalizing on advances in technology and innovative design to expand modular building and micro-units; and (6) unlocking the potential of vacant lots.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

In 2022, the Eric Adams administration released Housing Our Neighbors: A Blueprint for Housing and Homelessness *(Housing Blueprint)*, a comprehensive, Citywide policy aimed at addressing the City's housing crisis through investments in new construction and preservation efforts to provide access to affordable, high-quality housing for all New Yorkers. This plan outlines policies and strategies to address five goals: (1) Transform New York City Housing Authority; (2) Address Homelessness and Housing Instability; (3) Create and Preserve Affordable Housing; (4) Improve the Health and Safety of New Yorkers; and (5) Reduce Administrative Burden. The plan details the specific actions that agencies and stakeholders should undertake to address these goals. Similar to the previous administration's Housing New York plan, Housing Our Neighbors emphasizes the importance of building new housing and expanding the availability of different housing types including affordable housing and senior housing. In addition, the plan emphasizes cooperation between numerous City agencies.

Williamsburg Waterfront 197-a Plan

The Williamsburg Waterfront 197-a Plan (proposed in 1998 and adopted in 2002) focuses on the East River waterfronts of three neighborhoods in the southern portion of Brooklyn Community District (CD) 1: Northside, Southside, and South Williamsburg. The Williamsburg Waterfront 197-a Plan area extends south from Bushwick Inlet (North 14th Street) to the point at which the BQE passes the Brooklyn Navy Yard and is generally two blocks deep along the waterfront. The planning area extends farther inland at two points to connect to public open spaces: McCarren Park to the north and Continental Army Plaza at the foot of the Williamsburg Bridge in the central section of the area. As shown in **Figure C-3**, the Project Area and secondary study area are located within the Williamsburg Waterfront 197-a Plan.

The major goals of the Williamsburg Waterfront 197-a Plan were to: increase waterfront access and public open space; encourage growth along the waterfront consistent with the scale and character of adjacent neighborhoods; foster mixed-use development in the Northside and Southside and residential

development in South Williamsburg; promote a clean and safe living and working environment; promote local economic development that provides jobs and strengthens the residential and retail sectors; and support and strengthen existing ethnic and income diversity. The plan's recommendations were largely addressed in the 2005 Greenpoint-Williamsburg Rezoning project.

Waterfront Revitalization Program (WRP)

As shown in **Figure C-4**, the Project Area and the secondary study area are located within the City's designated coastal zone. Proposed projects that are located within the designated boundaries of New York City's Coastal Zone must be assessed for their consistency with the City's WRP.

LEGISLATIVE AND REGULATORY BACKGROUND

The federal Coastal Zone Management Act (CZMA) of 1972 was enacted to support and protect the distinctive character of the waterfront and to set forth standard policies for reviewing proposed projects along coastlines. The program responded to City, State, and Federal concerns about the deterioration and inappropriate use of the waterfront. In accordance with the CZMA, New York State adopted its own Coastal Management Program (CMP), which provides for local implementation when a municipality adopts a local waterfront revitalization program (WRP), as is the case in New York City. The New York City WRP is the City's principal coastal zone management tool. The WRP was originally adopted in 1982 and approved by the New York State Department of State (NYSDOS) for inclusion in the New York State CMP. The WRP encourages coordination among all levels of government to promote sound waterfront planning and requires consideration of the program's goals in making land use decisions. NYSDOS administers the program at the State level, and DCP administers it in the City. The WRP was revised and approved by the City Council in October 1999. In August 2002, NYSDOS and federal authorities (i.e., the U.S. Army Corps of Engineers [USACE] and the U.S. Fish and Wildlife Service [USFWS]) adopted the City's ten WRP policies for most of the properties located within its boundaries.

In October 2013, the City Council approved revisions to the WRP in order to proactively advance the long-term goals laid out in *Vision 2020: The New York City Comprehensive Waterfront Plan*, released in 2011. The changes solidify New York City's leadership in the area of sustainability and climate resilience planning as one of the first major cities in the U.S. to incorporate climate change considerations into its Coastal Zone Management Program. They also promote a range of ecological objectives and strategies, facilitate interagency review of permitting to preserve and enhance maritime infrastructure, and support a thriving, sustainable working waterfront. The New York State Secretary of State approved the revisions to the WRP on February 3, 2016. The U.S. Secretary of Commerce concurred with the State's request to incorporate the WRP into the New York State CMP.

NEW YORK CITY PANEL ON CLIMATE CHANGE: PROJECTIONS

In 2013, the New York City Panel on Climate Change (NPCC) released a report (*Climate Risk Information 2013: Observations, Climate Change Projections, and Maps*) outlining New York City-specific climate change projections to help respond to climate change and accomplish PlaNYC goals. The 2013 NPCC report predicted future City temperatures, precipitation, sea levels, and extreme event frequency for the 2020s and 2050s. Subsequently, in January 2015, the Second NPCC (NPCC2) released an updated report that presented the full work of the NPCC2 from January 2013 to 2015 and includes temperature, precipitation, sea level, and extreme event frequency predictions for the 2080 to 2100 time period. While the projections will continue to be refined in the future, current projections are useful for present planning purposes and to facilitate decision-making in the present that can reduce existing and near-term risks

without impeding the ability to take more informed adaptive actions in the future. Specifically, as shown in **Table C-3**, the NPCC2 report predicts that mean annual temperatures will increase by 2.0 to 2.8˚F, 4.1 to 5.7˚F, 5.3 to 8.8˚F, and 5.8 to 10.3˚F by the 2020s, 2050s, 2080s, and 2100, respectively; total annual precipitation will rise by one to eight percent, four to 11 percent, five to 13 percent, and -one to +19 percent by the 2020s, 2050s, 2080s, and 2100, respectively; sea level will rise by four to eight inches, 11 to 21 inches, 18 to 39 inches, and 22 to 50 inches by the 2020s, 2050s, 2080s, and 2100, respectively; heat waves and heavy downpours are also very likely to become more frequent, more intense, and longer in duration, with coastal flooding very likely to increase in frequency, extent, and elevation.

TABLE C-3:
NPCC Projections

Time Period	Increase in Mean Annual Temperatures	Increase in Total Annual Precipitation	Increase in Sea Level
2020s	2.0 – 2.8 ˚F	1 – 8%	4 – 8 inches
2050s	4.1 – 5.7˚F	4 – 11%	11 – 21 inches
2080s	5.3 – 8.8˚F	5 – 13%	18 – 39 inches
2100	5.8 – 10.3˚F	-1 – 19%	22 – 50 inches

A WRP consistency assessment for the Proposed Actions is provided below under Section VI, "Future with the Proposed Actions." The WRP Consistency Assessment Form is provided in **Appendix 1**.

IV. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Land Use

Primary Study Area/Project Area

Under the No-Action condition, the Applicant intends to reduce the existing number of off-street accessory parking spaces, which are no longer required under existing zoning, and include approximately 20,816-gsf (0.86 FAR) of community facility uses (likely medical office or ambulatory diagnostic space) on the second floor of the existing building. It is the Applicant's opinion that demand for community facility uses such as medical offices, is increasing within the neighborhood with the development of large mixed-use residential buildings along the waterfront. In addition, it is assumed that the existing vacant commercial office space on floors three through five would be tenanted and that Trader Joe's would remain a sub-cellar tenant in the No-Action condition. As such, the existing building would contain approximately 79,080-gsf (44,814-zsf) of commercial space, 20,816-gsf (19,497-zsf) of community facility space, and 16,930-gsf of parking (approximately 43 spaces).

Secondary Study Area

Within the approximate 400-foot secondary study area, there is one known development, comprised of two residential towers, one of which is anticipated to be completed in the 2028 future without the Proposed Actions (*River Ring FEIS*, CEQR No. 21DCP157K). In total, the River Ring Development's North Tower will introduce approximately 592 new residential units resulting in 1,285 new residents within the secondary study area under the 2028 No-Action condition, according to the FEIS published on November 5, 2021.

Zoning

In the future without the Proposed Actions, no zoning changes are anticipated in the Project Area, and the Project Area would maintain its existing M1-4 zoning designation. The proposed Mandatory Inclusionary Housing (MIH) area would not be mapped in the Project Area in the absence of the Proposed Actions. In the future without the Proposed Actions, no known zoning changes are anticipated in the secondary study area.

Public Policy

There are no expected changes to public policy in the primary and secondary study areas in the 2028 future without the Proposed Actions.

V. THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

As discussed in **Attachment A, "Project Description,"** under the With-Action condition, the proposed zoning map and zoning text amendment would be approved. Under the RWCDS, the existing five-story building on the Applicant-owned Proposed Development Site would be enlarged and partially converted into a 14-story (193.75-foot tall excluding a rooftop mechanical bulkhead) mixed-use, 202,552-gsf (135,511-zsf) building comprising 143 DUs[2], of which 29 to 43 (20 to 30 percent) would be made permanently income-restricted under MIH Options 1, 2, or 3; 64,049-gsf (41,982-zsf) of commercial retail, and 43 unattended accessory parking spaces which are existing and will remain in the cellar (16,930-gsf). No parking would be required pursuant to ZR Section 25-211 but the 43 parking spaces in the cellar would remain in both the No-Action and With-Action conditions in accordance with a parking lease agreement with Trader Joe's that would continue to operate at the Proposed Development Site under both scenarios. The enlarged building comprising the Proposed Development would have a FAR of 6.0.

As shown in **Table C-4** below, compared to No-Action conditions, the Proposed Actions would result in an incremental (net) addition of a total of 121,572-gsf of residential uses, comprising approximately 143 DUs, of which approximately 29 to 43 would be income-restricted units pursuant to MIH. Additionally, there would be a net loss of 15,031-gsf of commercial space (an addition of 20,816-gsf of retail space (gym)) and a decrease of 35,847-gsf of office space. In terms of population, the Proposed Actions are expected to generate an estimated 310 incremental residents and result in a net decrease of 166 employees, as compared to the 2028 No-Action condition.

[2] Development of 143 DUs is assumed for CEQR analysis purposes based on an average DU size of 850 gsf.

TABLE C-4:
Comparison of No-Action and With-Action RWCDS

Use	No-Action	With-Action	Increment
Residential			
Total Dwelling units (DUs)	0 DUs	143 DUs	+143 DUs
Income-restricted units	0 DUs	29-43 DUs[1]	+29 to 43 DUs
Market-rate units	0 DUs	100-114 DUs	+100 to 114 DUs
Gross Square Footage (GSF)	0 GSF	121,572 GSF	+121,572 GSF
Commercial (GSF)	79,080 GSF	64,049 GSF	- 15,031 GSF
Commercial Office	35,847 GSF	0 GSF	- 35,847 GSF
Commercial Retail	43,233 GSF	43,233 GSF	0 GSF
Commercial Retail – Gym	0 GSF	20,816 GSF	+20,816 GSF
Community Facility (GSF)	20,816 GSF	0 GSF	-20,816 GSF
Accessory Parking			
Parking Spaces	43	43	0
Parking SF	16,930 SF	16,930 SF	0 SF
Population/Employment	**No-Action**	**With-Action**	**Increment**
Residents[2]	0	310	+310
Workers[3]	347	181	-166

Notes: [1] The number of affordable housing units are contingent upon which MIH option is mapped.
[2] Estimated residents based on an average household size of 2.17 persons per household (based on 2020 Census data for the Williamsburg NTA).
[3] Estimated workers for RWCDS calculated as follows: 1 employee/25 DUs, 1 employee/333 sf of local retail, 1 employee/400 sf of medical office, 1 employee/250 sf of grocery store, 1 employee/900 sf of gym space, and 1 employee/250 sf of office. Parking is assumed to be unattended. Assumptions aligned with CEQR #19DCP157K, Gowanus Neighborhood Rezoning EIS.

Land Use

Primary Study Area

Approval of the Proposed Actions would facilitate the development of the Applicant's Proposed Development. Under the With-Action condition, the Applicant is proposing to enlarge and partially convert the existing 5-story commercial building located on Block 2356, Lot 1 into a 14-story, 202,552-gsf mixed-use residential and commercial building (refer to **Figure A-2**). Because the existing building was designed to support additional bulk without major alteration, the existing building structure would remain, and the portion of the building located above the podium would be vertically expanded.

Secondary Study Area

The Proposed Actions are not expected to directly affect land use patterns in the secondary study area. The consistency of the Proposed Actions with secondary study area land uses is discussed in the "Assessment" section, below.

Assessment

PRIMARY STUDY AREA/PROJECT AREA

The Proposed Actions would result in changes to land use within the primary study area by increasing the allowable density and expanding allowable uses to permit residential uses to the Project Area. However, the Proposed Actions would not result in significant adverse impacts to land use in the Project Area. The Proposed Actions would allow a new mixed-use residential and commercial development in an increasingly residential and mixed-used urban neighborhood where there is a strong demand for housing,

local retail, and community services. Additionally, the Proposed Actions would result in the development of approximately 143 housing units, including 29 to 43 affordable housing units pursuant to the MIH program which would not be developed under No-Action conditions.

The Proposed Actions would help further activate an underutilized site, bring a 24-hour presence and continuing a land use development trend in an area that has been experiencing increased residential and commercial development since the 2005 Greenpoint-Williamsburg Rezoning. The concentration of new development in this area is due to the availability of large, underutilized parcels and the desirability of the area for its proximity to transit and the waterfront. As such, the Applicant anticipates that the Proposed Actions would result in a new mixed-use development that, in addition to being appropriate for the Project Area, would complement the land use character of the secondary study area by redeveloping an underutilized site with a mix of affordable and market-rate residential units and local retail uses.

The proposed residential and commercial uses would be consistent with the existing uses in the surrounding area. The Proposed Actions would not generate land uses that would be incompatible with surrounding uses, nor would they directly displace land uses in such a way as to adversely affect surrounding land uses. The introduction of housing in a transit accessible area would further contribute to the mission and purpose of integrating housing with transportation and jobs, thus encouraging live-work communities and transit-oriented development. Therefore, the Proposed Actions would support land use trends, and no significant adverse impacts would occur as a result of the Proposed Actions.

SECONDARY STUDY AREA

The Proposed Actions are not expected to alter development trends or patterns in the secondary study area and would not result in significant adverse impacts to land use. The secondary study area, which includes a diverse assortment of existing land uses, would not undergo any direct land use changes as a result of the Proposed Actions; the proposed changes would be limited to the Project Area and would introduce residential uses complementary to existing secondary study area land uses.

The proposed residential and commercial uses at the Proposed Development Site are expected to complement and be consistent with the mix of new residential and commercial uses in the secondary study area. As described earlier, one development is expected to be constructed in the secondary study area by the 2028, absent the Proposed Actions. This development, the River Ring development, will be located directly west of the Project Area and is expected to introduce a large mixed-use residential and commercial development into the secondary study area. The new residential and commercial uses in the Applicant's Proposed Development would be consistent with, and complementary to, the No-Action planned development in the secondary study area, reflecting a neighborhood-wide trend towards residential and mixed-use development on formerly underutilized sites. As such, the Proposed Actions would support existing land use trends in the secondary study area and would not introduce any new land uses that would be incompatible with their surroundings. The Proposed Actions would not represent a significant adverse impact on land use in the secondary study area in accordance with the criteria set forth in the *CEQR Technical Manual.*

Zoning

The Proposed Actions consist of a zoning map amendment to rezone Block 2356, Lot 1 from a M1-4 district to a M1-4A/R7X Special Mixed-Use (MX) District (MX8), allowing for a maximum permitted building height of 193.75 feet, as well as a zoning text amendment to Appendix F of the New York City Zoning Resolution

(ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area. No other changes to zoning are anticipated in the secondary study area as a result of the Proposed Actions.

The anticipated residential uses as a result of the Proposed Actions would be compatible with nearby mixed-use, commercial, and residential zoning districts. Further, increases in allowable density as a result of the Proposed Actions would be consistent with existing buildings in the surrounding study area.

Assessment

The Proposed Actions would not result in significant adverse impacts to zoning as a result of the proposed zoning map amendment and zoning text amendments. The existing M1-4 zoning is reflective of the fact that the Project Area and much of the surrounding area were zoned for non-residential use due to historic manufacturing uses within this area of the neighborhood. However, there is no longer a concentration of industrial activity in the area and recent development in the area has been largely residential and commercial in nature. A strong demand for affordable and market-rate housing exists throughout the area and the Proposed Actions would create an opportunity for the development of a mixed-use building with residential (including market rate and much needed affordable units) and various local retail uses. The Proposed Actions would also allow the Applicant to develop uses consistent with the increasingly residential character of the Williamsburg waterfront. The proposed zoning would facilitate development that appropriately scales between the planned River Ring development (proposed at 49-stories and 64 stories tall) located directly to the west, and the six- and seven-story apartment building located directly east of the Project Area. Mapping a special mixed-use district (M1-4A/R7X) on Block 2356, Lot 1 would result in the enlargement and conversion of the existing building to be consistent with existing and planned development surrounding it. As such, the Proposed Actions are not expected to result in significant adverse zoning impacts.

Public Policy

Assessment

HOUSING NEW YORK

The Proposed Actions would be consistent with the City's *Housing New York* plan. The provision of approximately 29 - 43 affordable dwelling units on the Applicant-owned site would support the *Housing New York* plan. The Proposed Actions would establish an MIH area encompassing the area to be rezoned, which would require residential development in the With-Action condition to include permanently affordable housing units. The affordable dwelling units under the With-Action condition would provide the area with new affordable housing units and would support the city's efforts to increase the overall amount of permanently affordable housing. Therefore, the Proposed Actions would be supportive of this key public policy goal and further analysis is not warranted.

HOUSING OUR NEIGHBORS: A NEW YORK CITY BLUEPRINT FOR HOUSING AND HOMELESSNESS

The Proposed Actions would be consistent with the *Housing our Neighbors: A New York City Blueprint for Housing and Homelessness* plan. As the Proposed Actions would introduce approximately 143 total DUs, of which approximately 29 – 43 would be made permanently affordable pursuant to MIH Options 1, 2, or 3 under the RWCDS as compared to the No-Action condition. The Proposed Actions would establish an MIH area encompassing the area to be rezoned (Block 2356, Lot 1) which would require residential development in the With-Action condition to include permanently affordable housing units. The

affordable dwelling units under the With-Action condition would provide the area with new affordable housing units and would support the city's efforts to increase the overall amount of permanently affordable housing. Therefore, the Proposed Actions would be supportive of this key public policy goal.

WILLIAMSBURG WATERFRONT 197-A PLAN

The Proposed Actions would be consistent with the Williamsburg Waterfront 197-a Plan. Approval of the Proposed Actions would be in line with the recommendations of the plan. Specifically, the Proposed Development would capitalize on development opportunities near the waterfront, supporting new demand for residential and commercial uses in the area. The development facilitated by the Proposed Actions would further activate underutilized property. In addition, the Proposed Actions would increase housing opportunities and maintain income diversity in Williamsburg by offering 20 to 30 percent of units of permanently affordable housing through the MIH program, depending on the option selected.

WATERFRONT REVITALIZATION PROGRAM (WRP)

As the Project Area is located within the city's designated Coastal Zone the Proposed Actions are subject to review for consistency with the policies of the WRP. The WRP includes 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 Assessment Form (CAF) (see **Appendix 1**) lists the WRP policies and indicates whether the Proposed Actions would promote or hinder that policy, or if that policy would not be applicable.

VI. CONCLUSION

No significant adverse impacts on land use, zoning, or public policy would occur in the primary or secondary study areas because of the Proposed Actions. The Proposed Actions would not directly displace any land uses so as to adversely affect surrounding land uses, nor would the Proposed Actions generate land uses that would be incompatible with existing land uses, zoning, or public policy in the secondary study area. The Proposed Actions would provide much-needed permanently income-restricted housing opportunities in an amenity-rich neighborhood of the city, replacing a light manufacturing zoning district with a more appropriate mixed-use district, that is similar to those already present on the surrounding blocks to the south, west and north. The Proposed Actions residential land use would complement the existing land use character of the secondary study area, which contains a mixture of light manufacturing, commercial, residential buildings, and open space.

ATTACHMENT D

OPEN SPACE

I. INTRODUCTION

An open space assessment may be necessary if a proposed action(s) could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed action would be sufficient to diminish noticeably the ability of an area's open space to serve the existing or future population. Per the 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual*, if a project would generate more than 200 residents or 500 nonresidential users, an open space assessment should be conducted pursuant to CEQR.

As described in **Attachment A, "Project Description,"** the Proposed Actions consist of a zoning map amendment and zoning text amendment affecting an area in the Williamsburg neighborhood of Brooklyn Community District (CD) 1. The actions being requested are: (1) a zoning map amendment to change the existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area" and the "Proposed Development Site") to a M1-4A/R7X [MX-8] district; and (2) a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish Block 2356, Lot 1 as a Mandatory Inclusionary Housing (MIH) area.

While the Proposed Actions would not directly displace any existing publicly accessible open space resources, the reasonable worst case development scenario (RWCDS) is expected to result in an incremental increase of 143 dwelling units (DUs) over the 2028 No-Action condition. This would result in an incremental increase of approximately 310 residents,[1] as compared to the No-Action condition, which would exceed the *CEQR Technical Manual* preliminary screening threshold for an indirect open space analysis. Both quantitative and qualitative assessments were conducted to determine whether the Proposed Actions would significantly affect the use and enjoyment of publicly accessible open space in an identified study area. As discussed in **Attachment A, "Project Description,"** the RWCDS associated with the Proposed Actions would result in a net decrease of 166 employees compared to No-Action conditions, which is below the *CEQR Technical Manual* threshold for analysis and as such, an assessment of the open space needs of non-residential users in not warranted. Therefore, the analysis of indirect open space impacts focuses exclusively on the open space needs of the area's residential population.

II. METHODOLOGY

The analysis of open space resources has been conducted in accordance with *CEQR Technical Manual* guidance. Using *CEQR Technical Manual* methodology, the adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population, referred to as the open space ratio (OSR). This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both with and without the Proposed Actions. In addition, qualitative factors are considered in assessing the Proposed Actions' potential effects on open space resources.

In accordance with *CEQR Technical Manual* methodology, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational

[1] The estimated number of residents is based on average household size for the Williamsburg Neighborhood Tabulation Area ("NTA") (2.17) per the 2020 Decennial Census.

resources. That distance is typically a half-mile radius for residential projects and a quarter-mile radius for commercial projects with a significant worker population.

Open Space Study Area

Pursuant to *CEQR Technical Manual* guidance, the residential open space study area includes all census tracts that have at least 50 percent of their area located within a half-mile of the Project Area and all open spaces within it that are publicly accessible.[2] As described above, residents typically walk up to a half-mile for recreational spaces.

The census tract-based study area allows an analysis of both the publicly accessible open spaces in the study area, as well as population data. As shown in **Figure D-1**, the residential open space study area is roughly bounded by North 14th Street to the north; the East River to the west, South 8th Street to the south, and Driggs Avenue to the east. The open space study area includes the following census tracts in their entirety: census tracts 549, 551, 553, 555, and 557.

Analysis Framework

Indirect Effects Analysis

As described in the *CEQR Technical Manual*, open space can be indirectly affected by a proposed action if the project would add enough population, either workers or residents, to noticeably diminish the ability of an area's open space to serve the existing or future populations. Indirect effects may occur when the population generated by a proposed action overtaxes the capacity of existing public open spaces so that the service provided to existing and future populations in the area would be diminished substantially or noticeably.

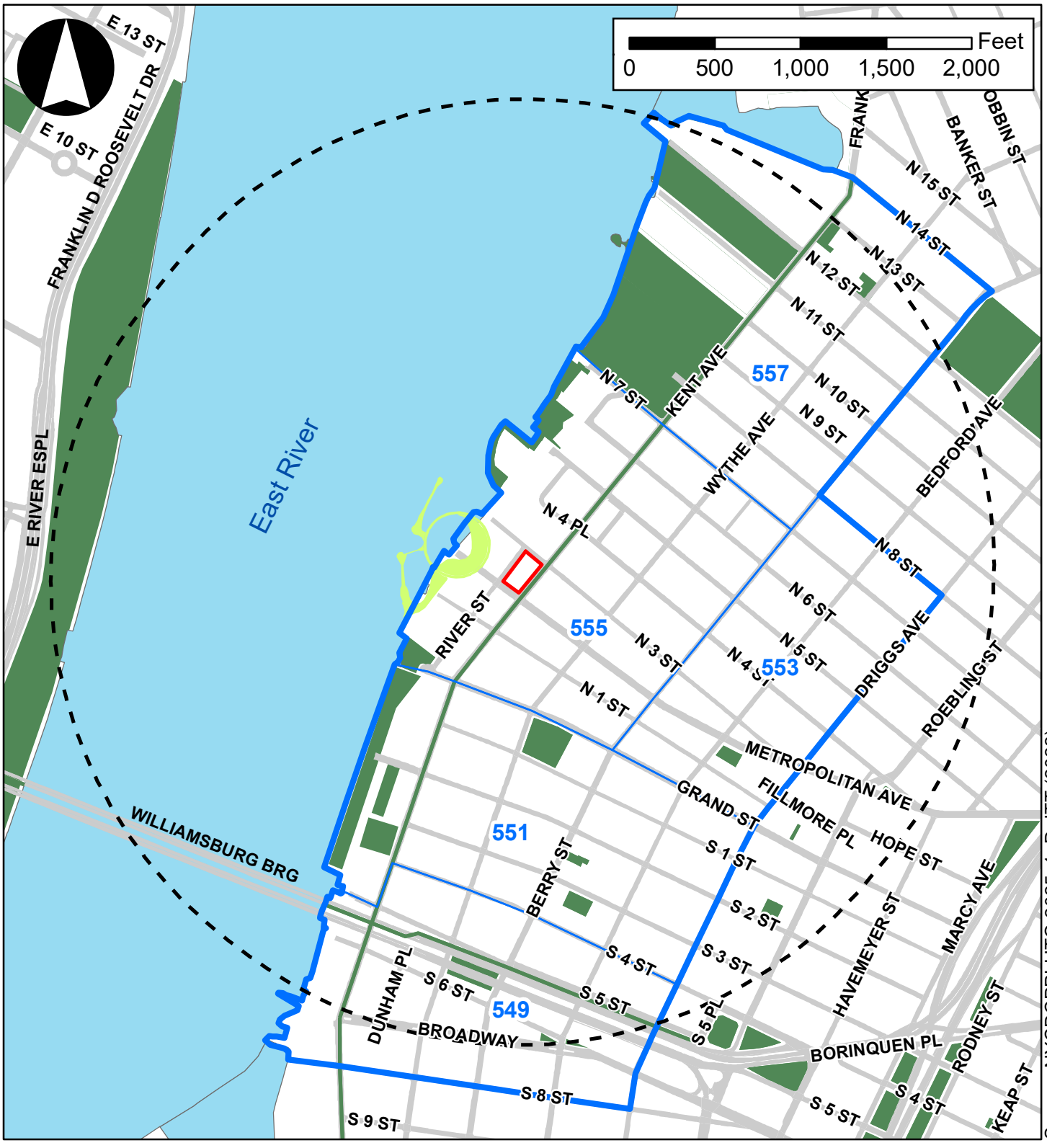
As part of the preliminary assessment for open space, a project should be reviewed to determine if it is located in an area of the City within a Walk to a Park Service Area. A Walk to a Park Service Area (WtPSA) is a part of the *OneNYC 2050 Building a Strong and Fair City* plan, in which New York City has laid out a goal for 85 percent of New York City residents living within walking distance of a park by 2030. Existing areas located within a WtPSA are within walking distance of a park (i.e., 0.5 miles). Areas not located within a WtPSA are considered "walk gaps;" they are areas of New York City that are not within walking distance to a park. As shown in **Figure D-2**, the Project Area and the entire study area are located fully within a WtPSA indicating they are within walking distance of a park (i.e., not a "walk gap" area).

With an inventory of available open space resources and potential users, the adequacy of open space in the study area can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population in the study area and compares this ratio with certain guidelines. The qualitative assessment examines other factors that can affect conclusions about adequacy, including proximity to additional resources beyond the study area, the availability of private recreational facilities, and the demographic characteristics of the area's population. Specifically, the analysis in this attachment includes:

- Characteristics of residential users. To determine the number of residents in the study area, 2020 Census data have been compiled for the census tracts comprising the open space study area.

[2] Pursuant to the *CEQR Technical Manual,* "public" open space that is analyzed quantitatively under CEQR is defined as open space that is accessible to the public on a constant and regular basis for active and passive recreation, including for designated daily periods. Public open space may be under government or private jurisdiction.

Figure D-1
Open Space Study Area

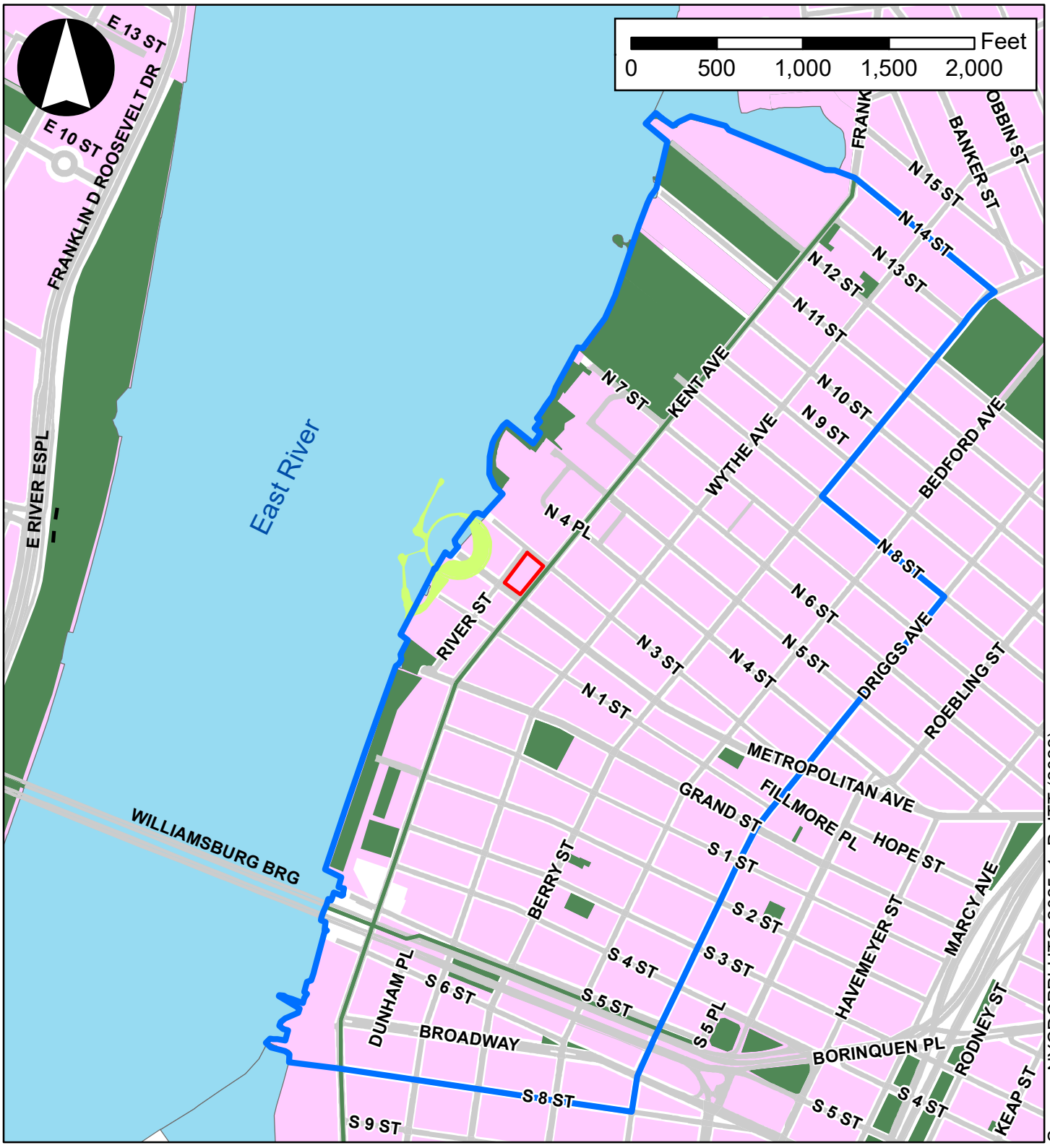


Source: NYCDCPPLUTO 2025v1; DoITT (2022)

Legend

- Project Area
- Half-Mile Radius
- Open Space Study Area
- 555 Census Tracts
- Open Space (Existing Condition)
- Open Space (No-Action Condition)

Figure D-2
Walk to a Park Service Area



Source: NYCDCPPLUTO 2025v1; DoITT (2022)

Legend

- Project Area
- Open Space Study Area
- Walk to a Park Service Area
- Open Space (Existing Condition)
- Open Space (No-Action Condition)

- An inventory of all publicly accessible passive and active recreational facilities in the open space study area.
- An assessment of the quantitative ratio of open space in the study area by computing the ratio of open space acreage to the population in the study area and comparing this open space ratio with the City's planning goal. In New York City, the optimal open space ratio for residential populations is 2.5 acres of open space per 1,000 residents. Ideally, this would be comprised of a balance of 80 percent active open space (2.0 acres per 1,000 residents) and 20 percent passive open space (0.5 acres per 1,000 residents).
- An evaluation of qualitative factors affecting open space use.
- A determination of the adequacy of open space in the residential open space study area for existing, No-Action, and With-Action conditions.

Preliminary Assessment

According to the *CEQR Technical Manual*, a preliminary assessment may be useful to determine if a detailed open space analysis is necessary, or whether the open space assessment can be targeted to a particular user group. This initial assessment calculates an open space ratio by relating the existing populations to the total open space in the study area. It then compares that ratio with the open space ratio in the future with the Proposed Actions. If there is a decrease in the open space ratio that would approach or exceed one percent in areas exhibiting low open space ratios that are 0.50 or less, a detailed analysis is warranted. The detailed analysis examines passive and active open space resources available to residents within the open space study area delineated in accordance with the *CEQR Technical Manual*, as outlined above. As the Proposed Actions would introduce a residential population in an area which exhibits a low open space ratio under existing conditions, a detailed open space analysis is warranted and is provided below.

Impact Assessment

As described in the *CEQR Technical Manual,* the significance of an action's effects on an area's open spaces is determined using both quantitative and qualitative factors, as compared to the No-Action condition. The determination of significance is based upon the context of an action, including its location, the quality and quantity of the open space in the future With-Action condition, and any new open space provided by an action.

An action's potential effects on an area's open space are based, in part, on how a project would change the open space ratios in the study area, as well as other qualitative considerations. According to the *CEQR Technical Manual*, a project that would reduce the open space ratio by more than the general guidance for the open space percentage change shown in **Table D-1** may be considered significant, as these reductions may result in overburdening existing facilities or further exacerbating a deficiency in open space. As shown in **Table D-1**, the guidance for tolerated percent change in open space ratio is determined based on the open space ratio ranges outlined in the *CEQR Technical Manual*. In areas that are within a WtPSA, a greater percentage of change (more than five percent) may be tolerated.

TABLE D-1
Preliminary Assessment – Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range (acres per 1,000 residents)	Percent Change in Open Space Ratio
2.01 to 2.50[1] or Greater	5%
1.51 to 2.0	4%
1.01 to 1.5	3%
0.51 to 1.0	2%
0.50 or Less	1%

Source: Table 7-1 in Chapter 7, "Open Space" of the 2021 *CEQR Technical Manual.*
Note: [1] 2.5 open space ratio is the planning goal in New York City.

It should be noted that the City's optimal open space ratios and percentage reductions shown in **Table D-1** do not constitute an absolute impact threshold. The *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts. Furthermore, as discussed in Section 321 of Chapter 7, "Open Space" of the *CEQR Technical Manual*, projects located outside of the WtPSA should be further assessed for qualitative impacts. As such, projects that may result in significant quantitative impacts on open space are typically further assessed in a qualitative assessment to determine the overall significance of the impact.

The qualitative assessment supplements the quantitative assessment and considers the distribution of open space, whether a site is within the WtPSA, the distance from the site to regional parks, the connectivity of open space(s), and any additional open space created by the Proposed Actions not available to the general public, if applicable, and determinations as to what constitutes a significant adverse open space impact are not based solely on the results of the quantitative assessment.

III. DETAILED ANALYSIS

Existing Conditions

Study Area Population

To determine the residential population served by existing open space resources, 2020 Census data were compiled for the census tracts comprising the half-mile study area. As shown in **Table D-2**, the study area has a total residential population of approximately 24,705. In addition, using DCP's Housing Database of newly constructed residential developments, there were 1,051 residential units completed within the study area between 2020 and 2024. Assuming an average household size of 2.17 persons, as well as 100 percent occupancy rates, these newly constructed development projects have added 2,281 residents to the 2020 Census population, resulting in an estimated existing residential population of approximately 26,986.

Within a given area, the age distribution of a population affects the way open spaces are used and the need for diverse types of recreational facilities. Typically, children four years old or younger use traditional playgrounds that have play equipment for toddlers and preschool children. Children ages five through nine typically use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children aged ten through 14 use playground equipment, court spaces, and ball fields. Teenagers' and young adults' needs tend toward court game facilities such as basketball and field sports. Adults between the ages of 20 and 64 continue to use court game facilities and fields for sports, as well as more individualized recreation such as

rollerblading, biking, and jogging, requiring bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picnicking, *ad hoc* active sports such as Frisbee®, and recreational activities in which all ages can participate. Senior citizens engage in active recreation such as tennis, gardening, and swimming, as well as recreational activities that require passive facilities.

TABLE D-2
Existing Residential Population in the Half-Mile Study Area

Census Tract	Residential Population
549	4,748
551	6,343
553	3,078
555	8,688
557	1,848
Total	*24,705*
Adjusted Half-Mile Study Area Total[1]	**26,986**

Source: 2020 Census
Notes: [1] Residential population has been adjusted to account for developments completed between 2020 and 2024, assuming an average household size of 2.43 persons.

The residential population of the study area was also broken down by age group. As shown in **Table D-3**, people between the ages of 20 and 64 make up the majority (approximately 79.3 percent) of the residential population. Children and teenagers (0 to 19 years old) account for approximately 15.3 percent of the entire residential population, and persons 65 years and over account for approximately 5.4 percent of the residential study area population.

TABLE D-3
Residential Population Age Distribution in the Half-Mile Study Area

Age Category*	Residential Population	Percent of Population
Under 5 years old	1,439	5.8%
5 to 9 years	959	3.9%
10 to 14 years	747	3.0%
15 to 19 years	639	2.6%
20 to 64 years	19,590	79.3%
65 years and older	1,331	5.4%

Source: 2020 Census

Inventory of Publicly Accessible Open Space

Pursuant to the *CEQR Technical Manual*, public open space is defined as facilities open to the public at designated hours on a regular basis and is assessed for impacts under CEQR guidance, whereas private open space is not accessible to the public on a regular basis and is therefore only considered qualitatively. Field surveys and secondary sources were used to determine the number, availability, and condition of publicly accessible open space resources in the study area. An open space is determined to be active or passive by the uses that the design of the space allows. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, and multi-purpose play areas (open lawns and paved areas for active recreation such as running games, informal ball-playing, skipping rope, etc.). Passive open space is used for sitting, strolling, and relaxation, and typically contains benches, walkways, and picnicking areas.

Within the defined study area, all publicly accessible open spaces were inventoried and identified by their location, size, owner, type, utilization, equipment, hours, and condition. The information used for this analysis was gathered through field inventories conducted in March 2025, the NYC Parks website, and

other secondary sources of information. The condition of each open space facility was categorized as "Excellent," "Good," "Fair," or "Poor." A facility was considered in excellent condition if the area was clean and attractive and if all equipment was present and in good repair. A good facility had minor problems such as litter or older but operative equipment. A fair or poor facility was one that was poorly maintained, had broken or missing equipment or lack of security, or other factors that would diminish the facility's attractiveness. Determinations were made based on a visual assessment of the facilities and the NYC Parks inspection reports.

Likewise, judgments as to the intensity of use of the facilities were qualitative, based on an observed degree of activity or utilization on a weekday afternoon. If a facility seemed to be at or near capacity (i.e., the majority of benches or equipment was in use), then utilization was considered heavy. If the facility or equipment was in use but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light. **Table D-4** identifies the address, ownership, hours, and acreage of active and passive open spaces in the study area, as well as their condition and utilization and **Figure D-3** maps their location in the study area.

Open Space Resources

As shown in **Table D-4**, approximately 28.26 acres of open space are included in the quantitative analysis, of which approximately 10.50 acres (37 percent) are considered active open space, and 17.77 acres (63 percent) are passive open space. Most of the open spaces in the study area are neighborhood parks and playgrounds. A typical neighborhood park within the study area includes facilities for passive use (such as benches, landscaping, lawns, and picnic tables) and active recreation (such as sports fields, dog runs, and basketball courts), and is generally used by people of all ages. The typical playground might include play equipment and sports facilities as well as passive seating areas and would generally be used by children.

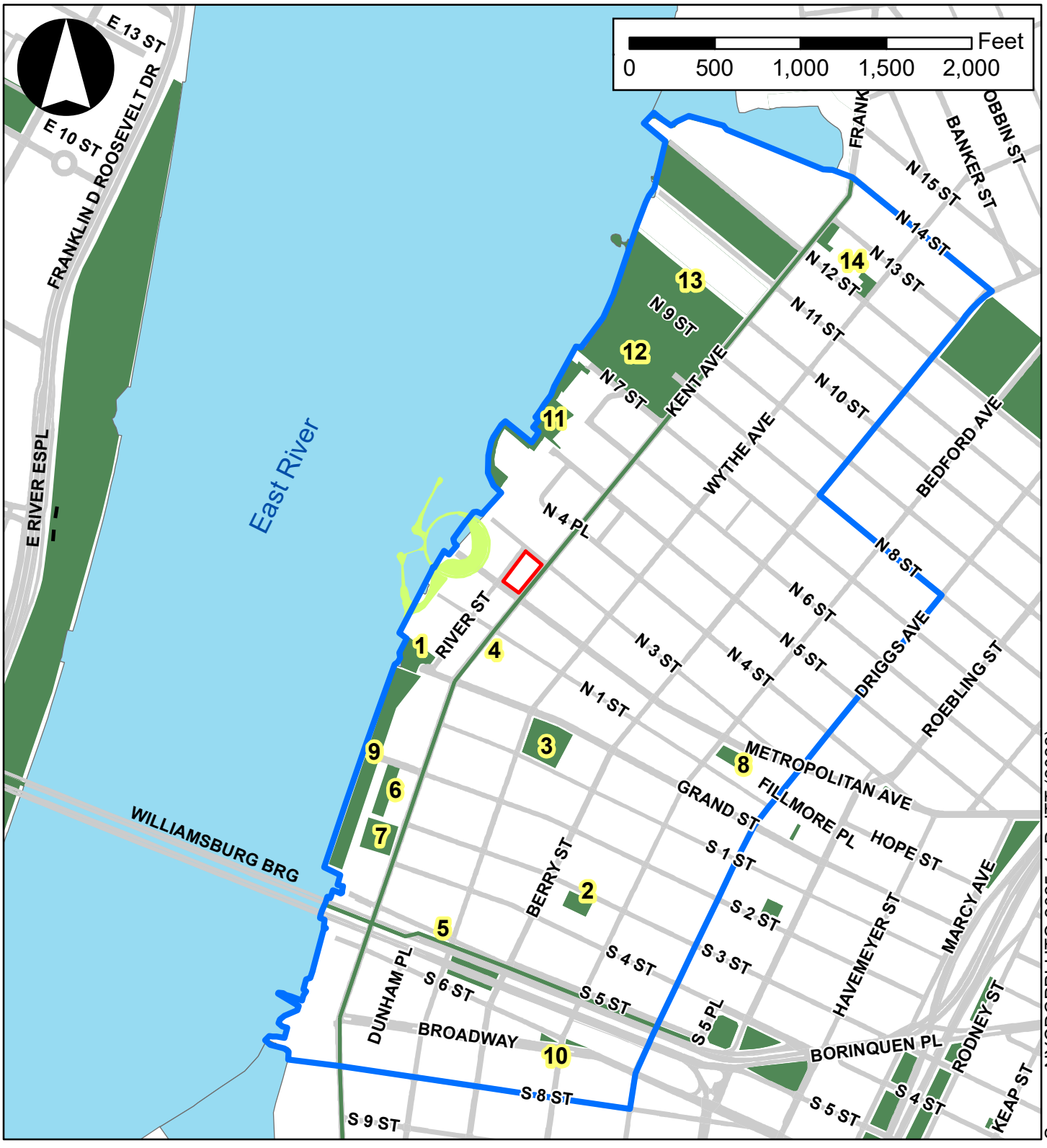
The largest open space in the study area is Marsha P. Johnson State Park (Map No. 12) which is located four blocks north of the Project Area and totals approximately 7.0-acres. The park stretches along the East River from North 7th to North 10th streets and contains open lawns for informal ball games and frisbee, walking and jogging paths, picnic benches, native plant landscaping and connections to Charlotte Beach and Bushwick Inlet Park.

The second largest open space is Bushwick Inlet Park (Map No. 13). The park is comprised of five formerly vacant waterfront lots, two of which have been redeveloped and are open to the public for recreation purposes. Upon completion of the park, the park will total 35.5-acres and span from North 9th Street to North 14th Street along Kent Avenue. The portions currently available for public use total 6.49 acres and include a multi-purpose sports field, passive seating, picnic benches, and restrooms. The timeline for the redevelopment of the remaining three parcels associated with the park is unknown at this time.

The third largest open space in the study area is Domino Park (Map No. 9) located three blocks south of the Project Area and is bound by Grand Street to the north, River Street to the east, South 5th Street to the south, and the East River to the west. Domino Park is a privately-owned and managed public open space that features a playground, open lawns, sand volleyball courts, paved paths, vegetation, benches, and piers extending out into the East River. The park, which is approximately 5.0 acres, is in excellent condition with high utilization.

The newest open space resource facility in the study area is Domino Square (Map No. 7), which opened in Fall 2024. This public square, which is part of the Domino Sugar development, features a seasonal outdoor ice skating rink and variety of seating including stadium steps that provide views of the East River.

Figure D-3
Open Space Resources



Source: NYCDCPPLUTO 2025v1; DoITT (2022)

Legend

- Project Area
- Open Space Study Area
- Open Space (Existing Condition)
- Open Space (No-Action Condition)

Other open spaces in the study area include William Sheridan Playground and Berry Playground, both of which offer traditional play equipment such as slides and swings. Further, there are several public plazas in the study area such as Refinery Plaza and George B. Post Plaza, which offer passive recreation space and shaded seating areas. Additionally, the Project Area has frontage on Kent Avenue which features a two-way eight-foot wide bike path that spans two miles along the Williamsburg waterfront.

TABLE D-4
Inventory of Existing Open Space and Recreational Resources in Study Area

Map No.	Name	Address	Owner/ Agency	Amenities	Hours of Access	Total Acres	*Active*		*Passive*		Condition	Utilization
							%	*Acres*	*%*	*Acres*		
Open Space Resources Included in Quantitative Assessment												
1	Grand Ferry Park	Grand St. at River St.	NYC Parks	Walkways, Lawns, Dog-Friendly Areas, Benches	6AM to 1AM	1.70	75%	1.275	25%	0.425	Good	Moderate
2	Berry Playground	S. 3 St. between Berry St. and Bedford Ave.	NYC Parks	Basketball Courts, Playgrounds, Spray Showers, Benches	6AM to 9PM	0.33	90%	0.297	10%	0.033	Fair	Moderate
3	William Sheridan Playground	Wythe Ave. between Grand St. and S. 1 St.	NYC Parks	Spray Showers, Playgrounds, Basketball & Handball Courts	6AM to 9PM	1.17	80%	0.94	20%	0.23	Excellent	High
4	Kent Avenue Bike Path	Kent Ave. between North 14th St. and Williamsburg St. West	NYC DOT	Bike Path	24 Hours	1.20	100%	1.2	0%	0.00	Good	High
5	Williamsburg Bridge Pedestrian Path	Williamsburg Bridge	NYC DOT	Pedestrian Path	24 Hours	0.53	100%	0.53	0%	0.00	Good	High
6	Refinery Plaza	300 Kent Avenue	Privately managed	Benches, Turf	24 Hours	0.17	0%	0.00	100%	0.17	Excellent	Moderate
7	Domino Square	320 Kent Avenue	Privately managed	Ice Skating Rink, Tables, Seating	24 Hours	1.00	0%	0.00	100%	1.00	Excellent	Moderate
8	Metropolitan Recreation Center	261 Bedford Avenue	NYC Parks	Indoor Pool, Recreation Centers, WiFi Access	7AM – 9:30PM (Mon. – Fri.)	0.18	90%	0.16	10%	0.02	Good	Moderate
9	Domino Park	15 River St.	Privately managed	Playground, Volleyball, Bocce, Fields, Elevated Walkway, Benches, Spray Showers, Dog Run, Lawns, Picnic Tables	6AM to 11PM	5.00	50%	2.5	50%	2.5	Excellent	High
10	George B. Post Plaza	400 Bedford Ave	NYC Parks	Seating, Landscaping	24 Hours	0.12	0%	0.00	100%	0.12	Good	Low
11	North Fifth Street Pier and Park	Kent Ave. between N. 4 St. and N. 7 St.	Privately managed	Benches, Walkway, Lawns, Picnic Areas	6AM to 9PM	3.08	0%	0.00	100%	3.08	Fair	High

12	Marsha P. Johnson State Park	Kent Ave bet. N 7th St. and N 9th St.	NYS OPRHP	Lawns, Benches, Walkways, Picnic Area, Beach Access	7AM to 10PM	7.00	5%	0.35	95%	6.65	Excellent	High
13	Bushwick Inlet Park	Kent Avenue bet. N 9th St. and N 14th St.	NYC Parks	Multi-purpose Sports Field, Benches, Playground, Walkways	6AM to 9PM	6.49	50%	3.25	50%	3.25	Excellent	Moderate
14	25 Kent Plaza	25 Kent Avenue	Privately managed	Benches, tables, shade structures	24 Hours	0.29	0%	0.00	100%	0.29	Excellent	Low
					Total	**28.26**	**37%**	**10.50**	**63%**	**17.77**		

Sources: NYC Parks, field visit conducted in March 2025, DCP CEQR Data Hub.

Notes:

[1] Refer to **Figure D-3**.

[2] NYC Parks = New York City Department of Parks and Recreation; NYC DOT = New York City Department of Transportation; NYS OPRHP = New York State Office of Parks, Recreation, and Historic Preservation.

Assessment of Open Space Adequacy

Quantitative Assessment

The following analyzes the adequacy of existing open space resources within the study area taking into consideration the ratios of active, passive, and total open space resources per 1,000 residents. As an optimal planning goal, the City tries to achieve an overall residential open space ratio of 2.5 acres per 1,000 residents (80 percent [2.0 acres] active and 20 percent [0.5 acres] passive) for large-scale plans and proposals. Although a typical population mix may call for such a goal, it is often not feasible for many areas of the City (especially higher density areas). As such, the City's optimal open space ratios and percentage reductions do not constitute an absolute impact threshold.

Table D-5 shows that, with an existing study area residential population of approximately 27,259 people and 28.26 acres of open space included in the quantitative analysis, the existing total open space ratio in the study area is approximately 1.05 acres per 1,000 residents; the study area has 0.39 acres of active open space per 1,000 residents and 0.66 acres of passive open space per 1,000 residents. As indicated in **Table D-5**, the existing total and active open space ratios are below the City's optimal open space planning goals of 2.5 and 2.0 acres, per 1,000 residents, respectively. The existing passive open space ratio is above the City's optimal open space planning goal of 0.5 acres per 1,000 residents.

TABLE D-5
Adequacy of Open Space Resource in the Study Area – Existing Conditions

Population		Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	26,986	28.26	10.50	17.77	1.05	0.39	0.66	2.5	2.0	0.5

Qualitative Assessment

While the total and active open space ratios for the open space study area fall below the City's quantitative goals discussed above, this condition is ameliorated by several factors. First, the majority of open space resources located in the study area were found to be in either excellent or good condition. These open spaces contain a mix of recreational facilities that provide a variety of active and passive amenities that serve all age groups. As described above, recreational facilities include play equipment, basketball and handball courts, dog parks, open lawns, seating areas, and outdoor fitness equipment, with roughly 37 percent dedicated to active use and 63 percent to passive recreation.

There is also a large open space resource, McCarren Park, located approximately two blocks outside of the half-mile radius of the Proposed Project. McCarren Park is a 36.49-acre park that features tennis courts, soccer fields, a running track, playgrounds, handball courts, bocce courts, basketball courts, an outdoor pool, in addition to restrooms, open lawns, and picnic areas. Given the proximity of the park to the Project Area (approximately 0.7-miles), and its diverse recreational offerings, it is likely that residents from the Proposed Project would utilize this open space in addition to the spaces available within the open space study area.

Although the resources considered in the qualitative analysis cannot be counted in the quantitative analysis, they are expected to be regularly used for active and passive recreation. As such, existing conditions are better than would be indicated by only considering the open space ratios identified in the quantitative assessment.

The Future Without the Proposed Actions (No-Action Condition)

In the absence of the Proposed Actions, no residential development is expected in the Project Area.

Study Area Population

As presented below in **Table D-6**, there are 10 developments anticipated to be completed within the half-mile open space study area in the 2028 future without the Proposed Actions, which would increase the residential population within the study area. As indicated in **Table D-6**, these No-Action developments are anticipated to add approximately 1,890 new residential units and 4,102 new residents to the study area.

TABLE D-6
Known or Planned No-Action Developments within the Half-Mile Study Area

Map No.	Address	Dwelling Units (DUs)	Estimated Residents[1]
1	105 River Street[2]	592	1,285
2	79 South 2nd Street	3	7
3	277 Berry Street	1	2
4	71 South 4th Street	6	15
5	59 South 3rd Street	2	5
6	103 Grand Street	3	7
7	280 Kent Avenue	1,262	2,739
8	51 South 1st Street	8	19
9	66 South 6th Street	7	17
10	85 South 6th Street	6	15
Total		**1,890**	**4,102**

Source: NYC DOB (December 2024), DCP Housing Database (2023Q4).
Notes:
[1] The estimated number of residents is based on the average household size for the Williamsburg NTA 1 (2.17 persons per household) per the 2020 Decennial Census.
[2] Only the first tower of the two-tower River Ring development is expected to be completed by the 2028 analysis year (River Ring EIS, CEQR No. 21DCP157K).

Open Space Resources

There is one anticipated change in total open space acreage expected to occur by the 2028 analysis year. The River Ring development, located at 87-106 River Street (CEQR No. 21DCP157K), which was approved by the City Council in December 2021, is expected to introduce 2.9 acres of publicly accessible open space.[3]

Additionally, there is one capital project that is anticipated to improve the quality and amenities of one park in the study area: Berry Playground. The Berry Playground reconstruction is anticipated to be completed in 2025 and will include basketball court resurfacing, a new water play area, improved landscaping, and new bench seating. The project is currently in the construction phase and therefore, by the analysis year of 2028, the condition of Berry Playground (Fair) would be improved.

[3] While only one of the two projected towers of the River Ring development (105 River Street) is expected to be built by the 2028 analysis year, per the River Ring EIS (CEQR No. 21DCP157K), the 2.9 acres of open space is anticipated to be built at the same time as the first tower and thus is included in the No-Action and With-Action total open space acreages.

Open Space Adequacy

Table D-7, below, presents the No-Action open space ratios for the half-mile study area, based on the anticipated population and open space increases outlined previously. Similar to existing conditions, the total and active open space ratios in the No-Action condition would be below the City's total, active, and passive open space planning goals of 2.5, 2.0, and 0.5 acres of open space per 1,000 residents, respectively. The total open space ratio is expected to decrease to 1.00 acres per 1,000 residents in the No-Action condition, with No-Action active and passive open space ratios decreasing to 0.38 and 0.62 acres per 1,000 residents, respectively.

TABLE D-7
Adequacy of Open Space Resource in the Study Area – No-Action Conditions

Population		Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	31,087	31.16	11.95	19.22	1.00	0.38	0.62	2.5	2	0.5

The Future with the Proposed Actions (With-Action Condition)

This section describes the open space conditions that would result from the Proposed Actions by 2028. It evaluates the potential for the Proposed Actions to result in significant adverse indirect impacts to open space resources based on a comparison of the No-Action condition (described above) to the With-Action condition.

Study Area Population

As described in **Attachment A, "Project Description,"** in the future with the Proposed Actions, the RWCDS assumes that the Proposed Project would introduce approximately 143 DUs to the Project Area. Assuming an average household size of 2.17 persons, and 100 percent occupancy, the Proposed Actions are expected to introduce a net increase of approximately 310 residents compared to the No-Action and would therefore increase the study area's population from 31,087 to 31,398 residents in the 2028 With-Action condition.

Open Space Resources

The Proposed Actions would not introduce any new public active or passive open space resources to the study area. However, the Proposed Project would provide approximately 17,000-square feet ("sf") of private residential amenity space which would include a gym, yoga room, and seating areas. Approximately 10,000-sf of the proposed residential amenity space is located on the roof, with the remaining approximately 7,000-sf space located in the interior of the building on the third floor. Outdoor spaces located on the roof would include lounging areas and barbeque/picnic areas.

Open Space Adequacy

As noted above, the open space analysis consists of both quantitative and qualitative assessments. The quantitative assessment considers how a proposed action(s) could change the open space ratios in the study area.

Under the With-Action condition, the total open space ratio in the study area would decrease from 0.99 acres in the No-Action condition to 0.99 acres per 1,000 residents in the With-Action condition (see **Table D-8**). The active open space ratio in the study area would decrease from 0.38 in the No-Action condition to 0.38 acres per 1,000 residents in the With-Action condition. The passive open space ratio in the study area would decrease from 0.62 in the No-Action condition to 0.61 acres per 1,000 residents in the With-Action condition. The total and active open space ratios in the With-Action condition would continue to be below the city's optimal planning guideline ratios of 2.5 and 2.0, respectively, whereas the passive open space ratio would continue to be above the city's optimal planning goal of 0.5.

TABLE D-8
Adequacy of Open Space Resource in the Study Area – With-Action Conditions

Population		Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
		Total	Active	Passive	Total	Active	Passive	Total	Active	Passive
Residents	31,398	31.16	11.95	19.22	0.99	0.38	0.61	2.5	2	0.5

Potential Effects of the Proposed Actions on Publicly Accessible Open Space

Quantitative Assessment

According to the *CEQR Technical Manual*, a significant adverse open space impact may occur if a proposed action(s) would reduce the open space ratio by more than the general guidelines for the open space percentage change provided in **Table D-9.**

TABLE D-9
Detailed Assessment – Percentage Change Guidance to Determine Possible Open Space Impact

Total Open Space Ratio Range[1]	Active Open Space Ratio Range*	Passive Open Space Ratio Range*	Percentage Change in Open Space ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50 Or greater	1.61 to 2.0 Or greater	0.41 to 0.50 Or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or less	0.01 to 0.40	0.01 to 0.10	1%

Source: Table 7-5 in Chapter 7, "Open Space" of the 2021 *CEQR Technical Manual.*
Note: [1] 2.5 open space ratio is the planning goal in NYC, with optimal distribution goal of 2.0 active open space ratio and 0.5 passive open space ratio.

Table D-10 expresses the percentage change from No-Action to With-Action conditions for the study area. As noted previously, in the future with the Proposed Actions, the ratios of total, active, and passive open spaces would continue to be lower than the City's optimal planning goals. As shown in **Table D-10**, the study area's total open space ratio would decrease from 1.00 acres per 1,000 residents in the No-Action condition to 0.99 acres per 1,000 residents in the With-Action condition, which represents a reduction of approximately 0.99 percent. The study area's active open space ratio would decrease from 0.384 acres per 1,000 residents to 0.380 acres per 1,000 residents, which also represents a reduction of 0.99 percent. The study area's passive open space ratio in the future with the Proposed Actions would decrease from 0.62 acres per 1,000 residents in the No-Action condition to 0.61 acres per 1,000 residents, which represents a reduction of approximately 0.99 percent.

TABLE D-10
Comparison of No-Action to With-Action Open Space Ratios in the Half-Mile Study Area

Ratio	*CEQR Technical Manual* Open Space Optimal Planning Goal	Open Space Ratios (acres per 1,000 residents)			Percent Change Future No-Action to Future With-Action	Impact Threshold
		Existing	No-Action	With-Action		
Total – Residents	2.50	1.05	1.00	0.99	-0.99%	2%
Active – Residents	2.00	0.66	0.618	0.612	-0.99%	1%
Passive – Residents	0.50	0.39	0.384	0.380	-0.99%	5%

As shown in **Table D-10**, the Proposed Actions would not result in a percentage change in the open space ratio that exceeds the thresholds signifying a possible adverse impact for both total and passive open space. For total open space, the threshold signifying a possible adverse impact is 2 percent and therefore the 0.99 percent reduction resulting from the Proposed Actions would not result in an adverse impact. For passive open space, the percentage change signifying a possible adverse impact is 5 percent and therefore the 0.99 percent reduction resulting from the Proposed Actions would not result in an adverse impact. For active open space, the percentage change signifying a possible adverse impact is 1 percent and therefore the 0.99 percent reduction resulting from the Proposed Actions would not result in an adverse impact. Despite there being no quantitative impacts from the Proposed Project, the study area's total and active open space ratios would continue to be below the City's Planning goals. However, as discussed below, this condition is ameliorated by several factors.

Qualitative Assessment

The Proposed Actions would not change the use of a publicly accessible open space so that it no longer serves the same user population, nor would it limit public access to any open spaces. In the future with the Proposed Actions, the study area would continue to have a shortfall of total and active open space, with a surplus of passive open space, similar to the existing and No-Action conditions. Although the total and active open space ratios in the study area would remain below the City's planning goals, the deficiency of open space resources in the study area would be ameliorated by several factors, as discussed below, and would therefore not be considered a significant adverse open space impact.

The majority of the open space resources included in the quantitative analysis were found to be in good or excellent condition based on field observations, and they include a variety of open space amenities appropriate for all ages. Many of these spaces also had only moderate utilization rates suggesting that they can accommodate the additional demand generated by new development. Additionally, open spaces with high percentages of active space (greater than 50 percent), including Domino Park, William Sheridan Playground, Bushwick Inlet Park, and the Kent Avenue and Williamsburg Bridge bike/pedestrian paths, were found to be in good or excellent condition. Further, the Project Area is in a Walk to a Park Service Area, indicating there is not a deficiency in terms of geographic proximity to publicly accessible open space.

Furthermore, as described above, McCarren Park is located approximately two blocks outside of the half-mile radius of the Proposed Project and features a diverse selection of active recreation spaces including tennis courts, soccer fields, a running track, playgrounds, handball courts, bocce courts, basketball courts, and an outdoor pool. McCarren Park, which is immediately adjacent to the study area boundary, is approximately 0.7-miles from the Project Area, or a 20-minute walk. Given the proximity of the park to the Project Area, it is likely that residents from the Proposed Project would utilize this open space in

addition to the spaces available within the open space study area. Residents in the northern portion of the open space study area would also likely utilize this regional open space.

Lastly, the Proposed Project is expected to include 17,000 square feet (sf) of private accessory space for building residents. The 17,000-sf amenity space would include a gym, yoga, recreation rooms, barbeque areas, and lounge seating. It is anticipated that residents would use these private amenities for passive lounging and active exercise, therefore reducing the burden placed on study area public open spaces by new residents.

As such, the demand for open space generated by the Proposed Actions is not expected to significantly exacerbate the No-Action open space deficiency nor would the population introduced by the Proposed Actions noticeably affect utilization of the area's open spaces. In addition, the population generated by the Proposed Actions is not expected to have any special characteristics, such as a disproportionately older or younger population, which would place heavy demands on facilities that cater to specific user groups. Therefore, no significant adverse impact on open space is expected.

IV. CONCLUSION

A detailed indirect open space analysis determined that the Proposed Actions would not result in a percentage change in the total, active, or passive open space ratios that exceed the *CEQR Technical Manual* threshold for possible adverse open space impacts. And while the total and active open space ratios would remain below the City's planning goals, several qualitative factors ameliorate this condition, including the fact that the Proposed Project would include private residential amenity space that would feature a gym and yoga studio and the Project Area's close proximity to McCarren Park, a 36-acre public park with a variety of active space programming including sports fields, a running track, outdoor pool, playgrounds, and a skate park. Lastly, the Project Area is fully within the WtPSA (refer to **Figure D-2**) and therefore is not identified by the City as an area with limited access to open space. Given the above quantitative and qualitative factors, the Proposed Actions would not result in a significant adverse impact on open space in the study area.

ATTACHMENT E

SHADOWS

I. INTRODUCTION

This attachment assesses the potential for the Proposed Actions to result in incremental shadows long enough to reach any nearby publicly accessible open spaces or other sunlight-sensitive resources. According to the 2021 *CEQR Technical Manual*, an adverse shadows impact is considered to occur when an incremental shadow from a proposed project falls on a sunlight-sensitive resource or vegetation and substantially reduces or completely eliminates direct sunlight exposure, thereby significantly altering the public's use of the resource or threatens the viability of the vegetation. Pursuant to CEQR guidance, sunlight-sensitive resources of concern are those resources that depend on sunlight, or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Sunlight-sensitive resources can include publicly accessible open spaces, architectural resources, natural resources, community gardens, and Greenstreets. In general, shadows on city streets, sidewalks, buildings, or project-generated open spaces are not considered significant under CEQR. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

According to the *City Environmental Quality Review* (CEQR) *Technical Manual*, a shadows assessment is warranted if a proposed action(s) would result in structures (or additions to existing structures) of 50 feet in height or greater, or those that would be located adjacent to, or across the street from, a sunlight sensitive resource. As discussed in **Attachment A, "Project Description,"** the Proposed Actions would facilitate the conversion and enlargement of the existing building that would be greater than 50 feet. As such, a shadows analysis was prepared in accordance with *CEQR Technical Manual* guidance to determine the potential for the Proposed Actions to result in significant adverse shadows impacts on sunlight-sensitive resources.

II. METHODOLOGY

According to the *CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. For projects or actions resulting in structures less than 50 feet tall, a shadow assessment is generally not necessary, unless the site is adjacent to a park, historic resource, or important natural feature (if the feature that makes the structure significant depends on sunlight).

First, a preliminary screening assessment must be conducted to ascertain whether shadows resulting from an action or project could reach any sunlight-sensitive resource at any time of year. The *CEQR Technical Manual* defines sunlight-sensitive resources as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered sunlight-sensitive resources[1]:

- *Public open space* (e.g., parks, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating). Planted areas within unused portions or roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources. The use of vegetation in an open space establishes its sensitivity to shadows. This sensitivity is assessed for both (1) warm-

[1] According to the *CEQR Technical Manual*, city streets, sidewalks, and private open spaces (such as private residential front and back yards, stoops, and vacant lots) are not considered sunlight-sensitive resources.

weather dependent features, like wading pools and sandboxes, or vegetation that could be affected by loss of sunlight during the growing season (i.e., March through October); and (2) features, such as benches, which could be affected by a loss of winter sunlight. Uses that rely on sunlight include: passive uses, such as sitting or sunning; active use, such as playfields or paved courts; and such activities as gardening, or children's wading pools and sprinklers. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots, particularly plots for food production in community gardens. The amount of sunlight typically considered the minimum that plantings and vegetation would need is six to eight hours of direct sunlight. However, certain plantings and vegetation can tolerate partial sun, with a reduced minimum requirement of four to six hours of direct sunlight. Examples of areas that can tolerate partial sun are established tree canopies, shrubs or perennials.

- *Features of historic architectural resources that depend on sunlight for their enjoyment by the public.* Only the sunlight-sensitive features of an architectural resource are considered in a shadows analysis. Sunlight-sensitive features include the following: design elements that are part of a recognized architectural style that depends on the contrast between light and dark (e.g., deep recesses or voids, such as open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication); elaborate, highly carved ornamentation; stained glass windows; exterior building materials and color that depend on direct sunlight for visual character (e.g., the polychromy [multicolored] features found on Victorian Gothic Revival or Art Deco facades); historic landscapes, such as scenic landmarks, including vegetation recognized as an historic feature of the landscape; and structural features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as an historic landmark.
- *Natural resources where the introduction of shadows could alter the resource's condition or microclimate.* Such resources could include community gardens, surface water bodies, wetlands, or designated resources, such as coastal fish and wildlife habitats.

The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the development site representing the longest shadow that could be cast. If there are sunlight-sensitive resources within the radius, the analysis proceeds to the second tier, which reduces the area that could be affected by action-generated shadows by accounting for a specific range of angles that can never receive shade in New York City due to the path of the sun in the northern hemisphere. If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by new shadows by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day.

If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow – or the additional, or new, shadow that a building or other built structure resulting from a proposed action would cast on a sunlight-sensitive resource during the year – resulting from the proposed project. Incremental shadows are determined by establishing a baseline condition (the No-Action condition) and comparing it to the future condition resulting from the Proposed Actions (i.e., the With-Action condition), thus illustrating the shadows cast by existing or future buildings and distinguishing the additional (incremental) shadows cast by the projected development under the Proposed Actions. In accordance with the *CEQR Technical Manual*, shadows on sunlight-sensitive resources of concern were modeled for four representative days of the year. For the New York City area, the months of interest for an open space resource encompass the growing season (i.e., March through October) and one month between November and February representing a cold-weather month (usually December). Representative days for the growing season are generally the March 21 vernal equinox (or the

September 21 autumnal equinox, which is approximately the same), the June 21 summer solstice, and a spring or summer day halfway between the summer solstice and equinoxes, such as May 6 or August 6 (which are approximately the same). For the cold weather months, the December 21 winter solstice is included to demonstrate conditions when open space users rely most heavily on available sunlight warmth. As these months and days are representative of the full range of possible shadows, they are also used for assessing shadows on sunlight-sensitive resources.

The *CEQR Technical Manual* defines the temporal limits of a shadow analysis period to fall from an hour and a half after sunrise to an hour and a half before sunset.

The detailed analysis provides the data needed to assess the shadow impacts. The effects of incremental shadows on sunlight sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text. As described in the *CEQR Technical Manual*, an incremental shadow is generally not considered significant when its duration is ten minutes or less at any time of year and the resource continues to receive substantial direct sunlight. A significant shadow impact generally occurs when an incremental shadow of ten minutes or longer falls on a sunlight-sensitive resource and results in one of the following:

- *Vegetation:* a substantial reduction in sunlight duration available to sunlight-sensitive features of the resource to less than the time of its minimum sunlight needs (when there would be sufficient sunlight in the future without the project) or a reduction in direct sunlight exposure where the sensitive feature of the resource is already subject to substandard sunlight (i.e., less than the minimum sunlight needs).
- *Historic and cultural resources:* a substantial reduction in sunlight available for the enjoyment or appreciation of the sunlight-sensitive features of an historic or cultural resource.
- *Open space utilization:* a substantial reduction in the usability of open space because of increased shadow, including information regarding anticipated new users and the open space's utilization rates throughout the affected times.
- *For any sunlight-sensitive feature of a resource:* complete elimination of all direct sunlight on the sunlight-sensitive feature of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

In general, a significant adverse shadow impact occurs when the incremental shadow added by a proposed action falls on a sunlight-sensitive resource and substantially reduces or eliminates completely direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources.

III. PRELIMINARY SCREENING

Tier 1 Screening Assessment

According to the *CEQR Technical Manual*, the longest shadow that a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. The maximum shadow radius was determined using the Proposed Project's building massing and maximum height, which corresponds to the maximum allowable building height permissible under the Proposed Actions[2]. As described above, the

[2] Refer to **Attachment A, "Project Description"** for a description of the maximum allowable building height.

Proposed Actions would result in the conversion and enlargement of the existing building located at 200 Kent Avenue. The building would be 193.75 feet, with an additional 20 feet assumed for mechanical bulkhead for a maximum height of 213.75 feet. Based on the maximum building height of 213.75-feet-tall, the maximum shadow radius was determined to be approximately 919'.13" in length. As shown in **Figure E-1**, there are several potentially sunlight-sensitive resources: Domino Park, Grand Ferry Park, Williams Sheridan Playground, the future River Ring open space, North Fifth Street Pier and Park, and the East River. The longest shadow study area also includes one historic resource, the S/NR-Listed, NYCL-Eligible, Austin, Nichols & Co. Warehouse located north of the Project Site. However, as this historic resource is not sunlight-sensitive, (see **Attachment F**, **"Historic and Cultural Resources")** further analysis of this resource is not warranted.

Tier 2 Screening Assessment

Due to the path of the sun across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given development site. In New York City, this area lies between -108 and +108 degrees from true north. The purpose of the Tier 2 screening is to determine whether the sunlight-sensitive resources identified in the Tier 1 screening are located within portions of the longest shadow study area that could receive incremental shadows from the Proposed Project.

Figure F-1 illustrates the results of the Tier 1 and Tier 2 screening assessments (i.e., the portion of the longest shadow study area lying within -108 degrees from true north and +108 degrees from true north as measured from the southernmost portions of the Project Site). As shown in **Figure E-1**, there are three sunlight-sensitive resources that require further assessment: River Ring, North Fifth Street Pier and Park, and the East River (refer to **Table E-1** below).

TABLE E-1:
Sunlight-Sensitive Resources Warranting Further Analysis Based on Tier 2 Screening

Map Number [1]	Sunlight-Sensitive Resources
1	River Ring Open Space (Future Open Space in No-Action Condition)
2	North Fifth Street Park and Pier
3	East River

[1] Number keyed to **Figure E-1**.

Tier 3 Screening Assessment

According to the *CEQR Technical Manual*, a Tier 3 screening assessment should be performed to determine if, in the absence of intervening buildings, shadows resulting from a proposed action(s) could reach a sunlight-sensitive resource, thereby warranting a detailed shadow analysis. The Tier 3 screening assessment is used to determine if shadows resulting from a proposed action(s) can reach a sunlight-sensitive resource at any time between 1.5 hours after sunrise and 1.5 hours before sunset on representative analysis dates.

A Tier 3 assessment was performed using three-dimensional (3D) computer mapping software for the Proposed Project to calculate and display action-generated shadows on individual representative analysis dates. The model contained 3D representations of the elements in the base map used in the preceding assessments and a 3D model of Proposed Project as a result of the Proposed Actions. At this stage of the assessment, surrounding buildings within the study area were not included in the model so that it may be determined whether action-generated shadows would reach any sunlight sensitive resources.

Figure E-1
Tier I and II Screening



Source: NYCDCPPLUTO 2025v1; DoITT (2022)

Legend

- Project Area
- Tier I: Longest Shadow Study Area (919'.13")
- Tier II: Area that Cannot be Shaded
- Open Space
- 1 Sunlight-Senstive Resources

As shown in **Figures E-2a** and **Figure E-2b** and presented in **Table E-2**, the Tier 3 results determined that the three resources identified in the area that could be shaded could receive incremental shadows from the Proposed Project and therefore require a detailed shadows analysis.

TABLE E-2:
Sunlight-Sensitive Resources Warranting Further Analysis Based on Tier 3 Screening

No.	Name	March 21/Sept. 21 7:36AM - 4:29PM	May 6/August 6 6:27AM - 5:18PM	June 21 5:57AM - 6:01PM	December 21 8:51AM - 2:53PM	Number of Analysis Days
1	River Ring Open Space	**YES**	**YES**	**YES**	**YES**	**4**
2	North Fifth Street Park and Pier	**NO**	**NO**	**NO**	**YES**	**1**
3	East River	**YES**	**YES**	**YES**	**YES**	**4**

IV. DETAILED ANALYSIS OF SHADOW IMPACTS

Resources Potentially Affected by Project-Generated Shadows

River Ring

The future River Open Space (No. 1) is an approximately 2.9-acre open space that is expected to be constructed along the East River from Grand Street to North 3rd Street by 2027. River Ring is proposed to feature a children's play area, a boardwalk, a public beach, accessible breakwaters, and nature trails along with a protected tidal basin that would allow for safe in-water recreation. The park would be located directly west of the Proposed Project and therefore has the potential to receive incremental shadows in the early morning hours on all four analysis days (refer to **Figures E-2a** and **E-2b**).

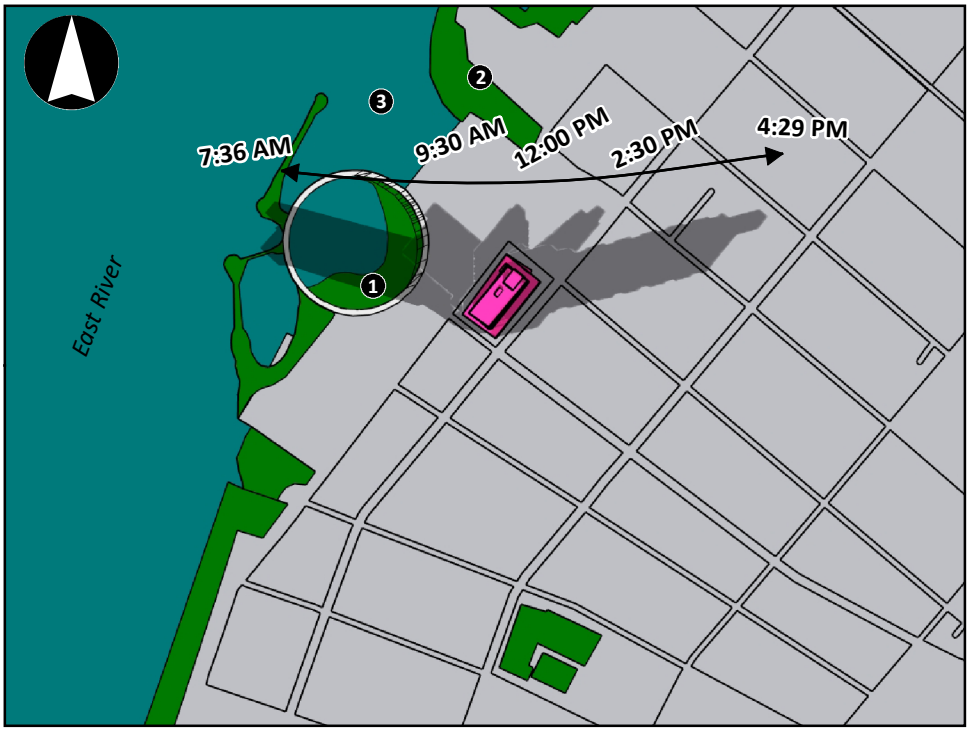
North Fifth Street Park and Pier

North Fifth Street Park and Pier (No. 2) is an open space that features a passive lawn, benches, vegetation, and paved walkways. The park, which is approximately 3.08 acres, is owned and operated by NYC Parks. North Fifth Street Park and Pier is located southwest of the Proposed Project and therefore could receive incremental shadows during the morning on the December 21 analysis day.

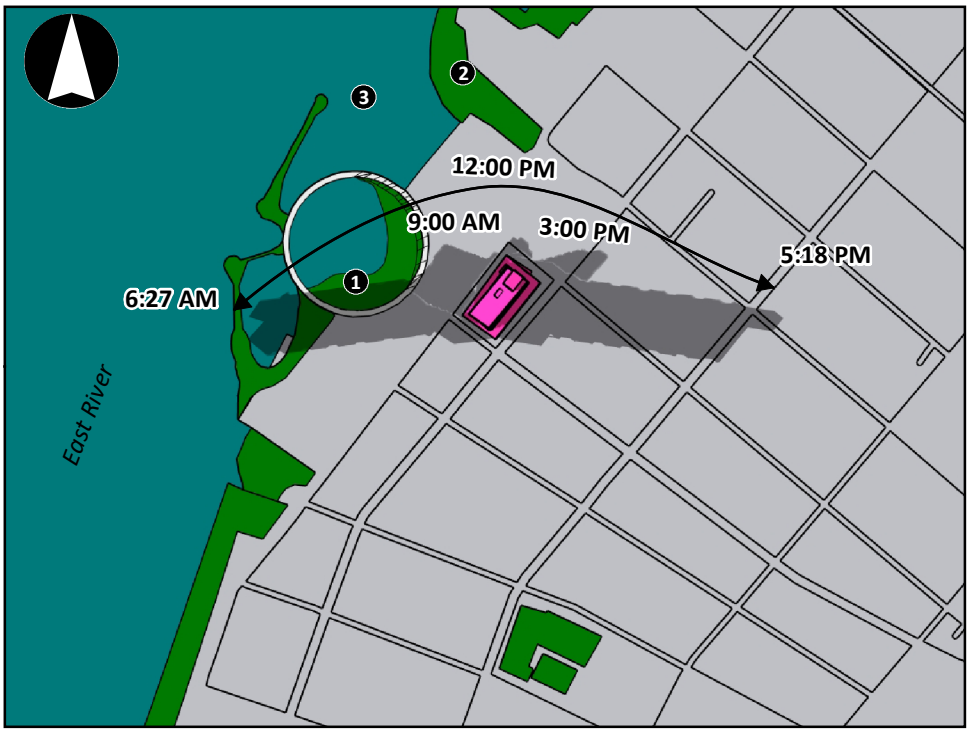
East River

The East River (No. 3) is an approximately 16-mile saltwater tidal estuary that extends from the Battery in Manhattan to Throggs Neck in the Bronx. The East River is an aquatic habitat that contains a variety of fish species including mackerel, flounder, bass, and herring, along with sea skates, seagrasses, mussels, and oysters[3]. Many seagrasses are photosynthesizing plants and require sunlight for their growth[4]. The East River is located southwest and northwest of the Proposed Project and therefore could receive incremental shadows during the morning hours on all four analysis days.

[3] ESCR-EIS-Chapter-5.6-Natural-Resources.pdf
[4] Seagrass Management - NYSDEC



MARCH 21/SEPTEMBER 21



MAY 6/AUGUST 6

Proposed Development

1 Sunlight-Sensitive Resources

Project-Generated Shadows



DECEMBER 21



JUNE 21

Proposed Development

1 Sunlight-Sensitive Resources

Project-Generated Shadows

Detailed Shadow Analysis

Per *CEQR Technical Manual* guidance, shadow analyses were performed for the sunlight-sensitive resources identified above on four representative days of the year: March 21/September 21, the equinoxes; May 6, the midpoint between the summer solstice and the equinox (and equivalent to August 6); June 21, the summer solstice and the longest day of the year; and December 21, the winter solstice and shortest day of the year. These four representative days indicate the range of shadows over the course of the year. CEQR guidance defines the temporal limits of a shadow analysis period to fall from 1.5 hours after sunrise to 1.5 hours before sunset. As discussed above, the results of the shadows analysis show the incremental difference in shadow coverage between the No-Action and With-Action conditions (see **Table E-3**).

Under the No-Action condition, it is assumed that the Proposed Project would not be built and that the existing five-story building would remain on the Project Site. The No-Action condition also accounts for developments expected to be built by the 2028 analysis year. Notably, this includes the 49-story, 560-foot mixed-use commercial and residential building expected to be built by 2027 at 105 River Street. 105 River Street is a part of the River Ring development (which occupies lots between Kent Avenue and River Street) directly adjacent to the Project Area. Because of this projected development, many of the shadows cast by the Proposed Project are blocked in the morning and early afternoon hours when shadows are cast in the westerly and northernly directions.

It should be noted that, per the *CEQR Technical Manual*, all times reported herein are Eastern Standard Time and do not reflect adjustments for daylight savings time that is in effect from mid-March to early November. As such, the times reported in this attachment for March 21/September 21, May 6/August 6, and June 21 need to have one hour added to reflect the Eastern Daylight Savings Time.

TABLE E-3:
Duration of Incremental Shadows on Sunlight-Sensitive Resources (Increment Compared to No-Action)

Resource	Analysis Day	March 21/Sept. 21	May 6/August 6	June 21	December 21
		7:36 AM – 4:29 PM	**6:27 AM – 5:18 PM**	**5:57 AM – 6:01 PM**	**8:51 AM – 2:53 PM**
River Ring	Shadow enter-exit time	7:36 AM – 9:30 AM	6:27 AM – 9:09 AM	5:57 AM – 8:25 AM	No Incremental Shadows
	Incremental shadow duration	1 hour and 54 minutes	2 hours and 42 minutes	2 hours and 28 minutes	N/A
North Fifth Street Park and Pier	Shadow enter-exit time	-	-	-	No Incremental Shadows
	Incremental shadow duration	-	-	-	N/A
East River	Shadow enter-exit time	7:36 AM – 9:07 AM	6:27 AM – 6:51 AM	5:57 AM – 6:26 AM	8:51 AM – 9:42 AM
	Incremental shadow duration	1 hour and 31 minutes	24 minutes	29 minutes	51 minutes

[A] All times are Eastern Standard Time.
[B] Table indicates the entry and exit times and total duration of incremental shadow for each sunlight-sensitive resource.

River Ring

March 21/September 21

The analysis period for March 21/September 21 is during the growing season and begins at 7:36 AM and continues until 4:29 PM. On this analysis day, development as a result of the Proposed Actions would cast

incremental shadows on River Ring for approximately one hour and 54 minutes in the morning (refer to **Table E-3**).

As shown in **Figures E-3a and E-3b**, incremental shadows would be cast over a small portion of the open space starting at 7:36 AM and would shrink eastward until those shadows are eclipsed by shadows cast by the projected No-Action development at 105 River Street (River Ring) located directly west of the Project Area, at approximately 9:30 AM. The portion shadowed by the Proposed Project represents the easterly portion[5] of the proposed space as well as portions of the tidal basin that would allow for in-water recreation. As the incremental shadows would be cast in the morning, usage of these spaces is likely less than in the afternoon and early evening hours, when most of the open space would be in direct sunlight. Further, as indicated in **Figures E-3a and E-3b**, substantial portions of the proposed open space and programmed river space would remain in direct sunlight even as the Proposed Project casts shadows on some portions of the space. Therefore, the incremental shadows would not significantly impact the usability or enjoyment of the space. Furthermore, vegetation in the open space is not expected to be significantly threatened since the incremental shadows would be limited in both size and duration, in comparison to existing shadows, and because vegetation would continue to receive direct sunlight for at least six to eight hours during the remainder of the analysis day, which, according to the *CEQR Technical Manual*, is the general minimum requirement for the survival of vegetation during the growing season.

May 6/August 6

On May 6/August 6, the analysis period begins at 6:27 AM and lasts until 5:18 PM. On this analysis day, development as a result of the Proposed Actions would cast incremental shadows on the open space for approximately two hours and 42 minutes in the early morning (refer to **Table E-3**).

As shown in **Figures E-3c, E-3d,** and **E-3e**, incremental shadows would be cast over the eastern portions of the future open space as well as portions of the tidal basin, starting at 6:27 AM and would move eastward until exiting the open space at approximately 9:09 AM. As the incremental shadows cast would occur in the early morning, usage during these hours is likely less than in the afternoons and early evenings. At its greatest extent, incremental shadows would be cast over portions of the southeasterly portions of the proposed open space[6] at River Ring. Other portions of the proposed open space would remain in direct sunlight during this time and incremental shadows would fully exit the southeasterly portion of the open space by 7:45 AM. Therefore, incremental shadows cast by the Proposed Project would likely not affect utilization or enjoyment of the space. Additionally, the open space would continue to receive direct sunlight for at least six to eight hours during the remainder of the analysis day, which, according to the *CEQR Technical Manual*, is the general minimum requirement for the survival of vegetation during the growing season.

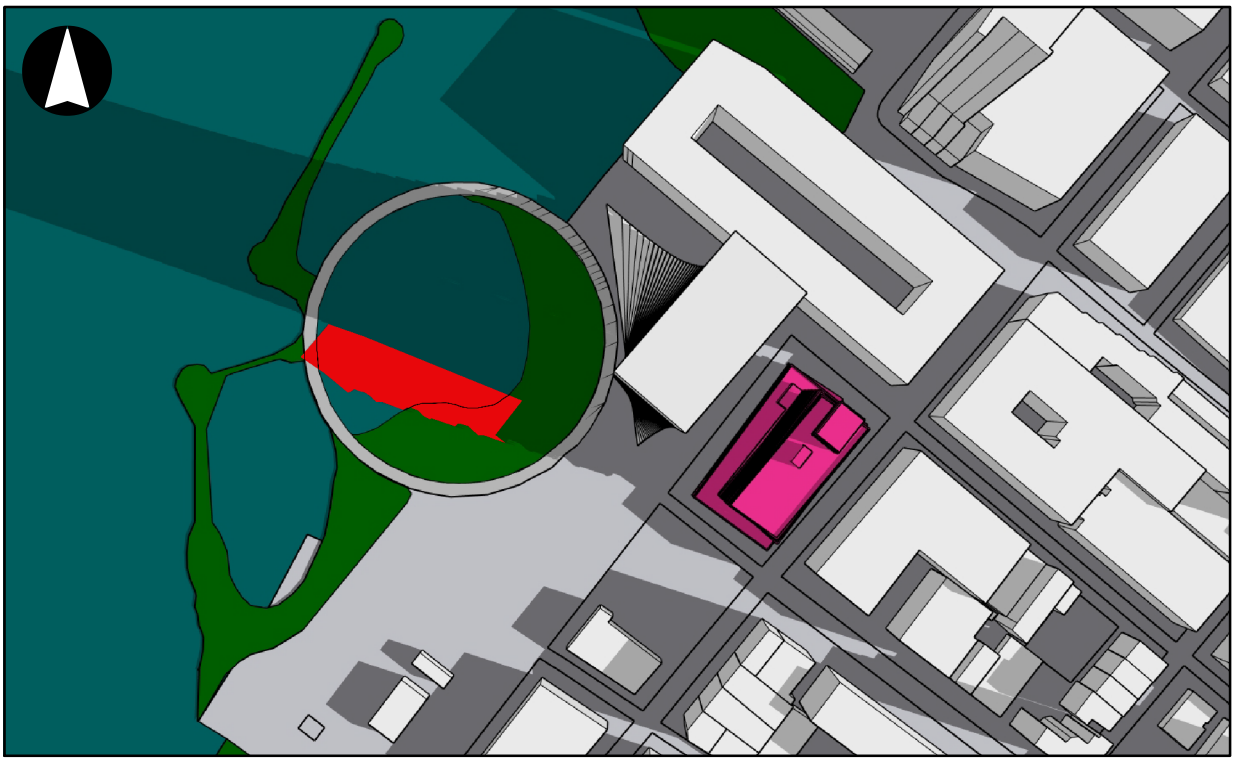
June 21

On June 21 (the summer solstice), the analysis period begins at 5:57 AM and lasts until 6:01 PM. On this analysis day, development as a result of the Proposed Actions would cast incremental shadows on the open space for approximately two hours and 28 minutes in the early morning (refer to **Table E-3**).

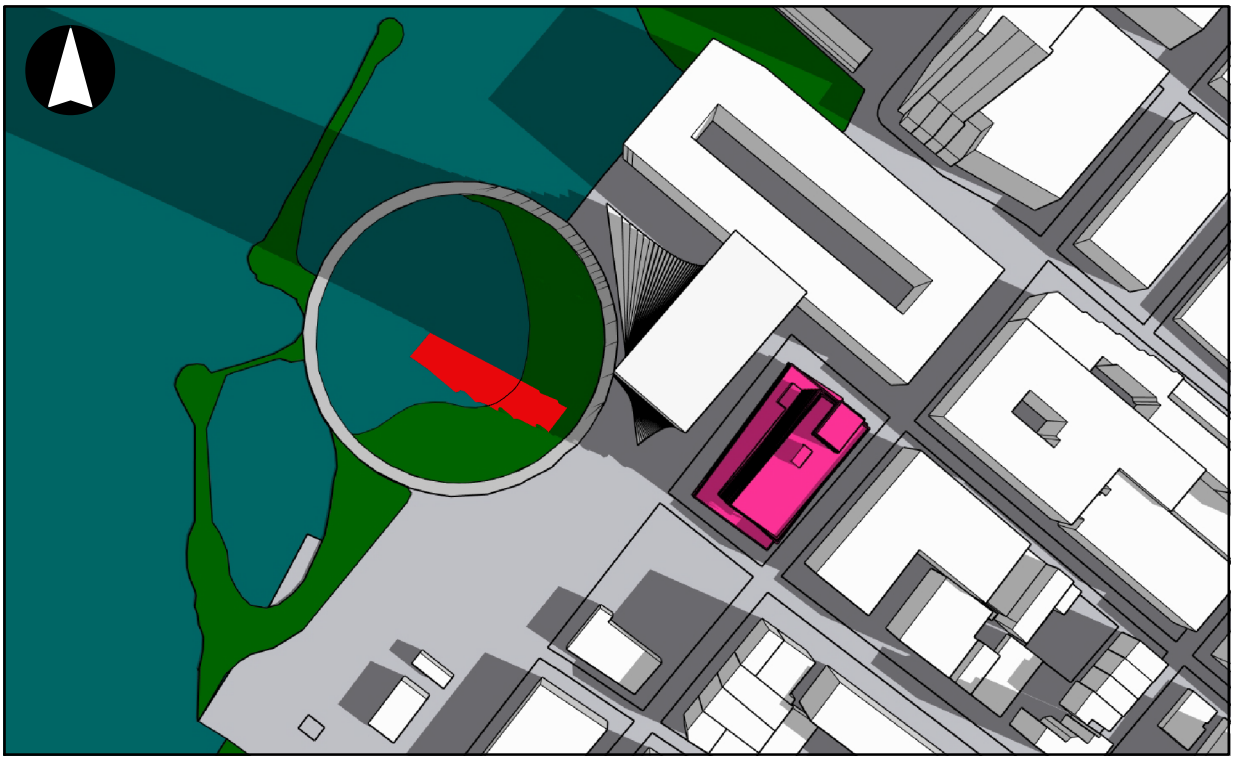
[5] Based on renderings from the River Ring EIS (CEQR No. 21DCP157K), the easterly portion of the River Ring open space is proposed to include amphitheater style seating and a public beach, which may not necessarily be utilized during the early morning hours.

[6] Based on renderings from the River Ring EIS, the southeasterly portion of the River Ring Open Space would include a children's play area as well as kayak launch points.

River Ring - March 21 / Spetember 21 Analysis Day



7:45 AM

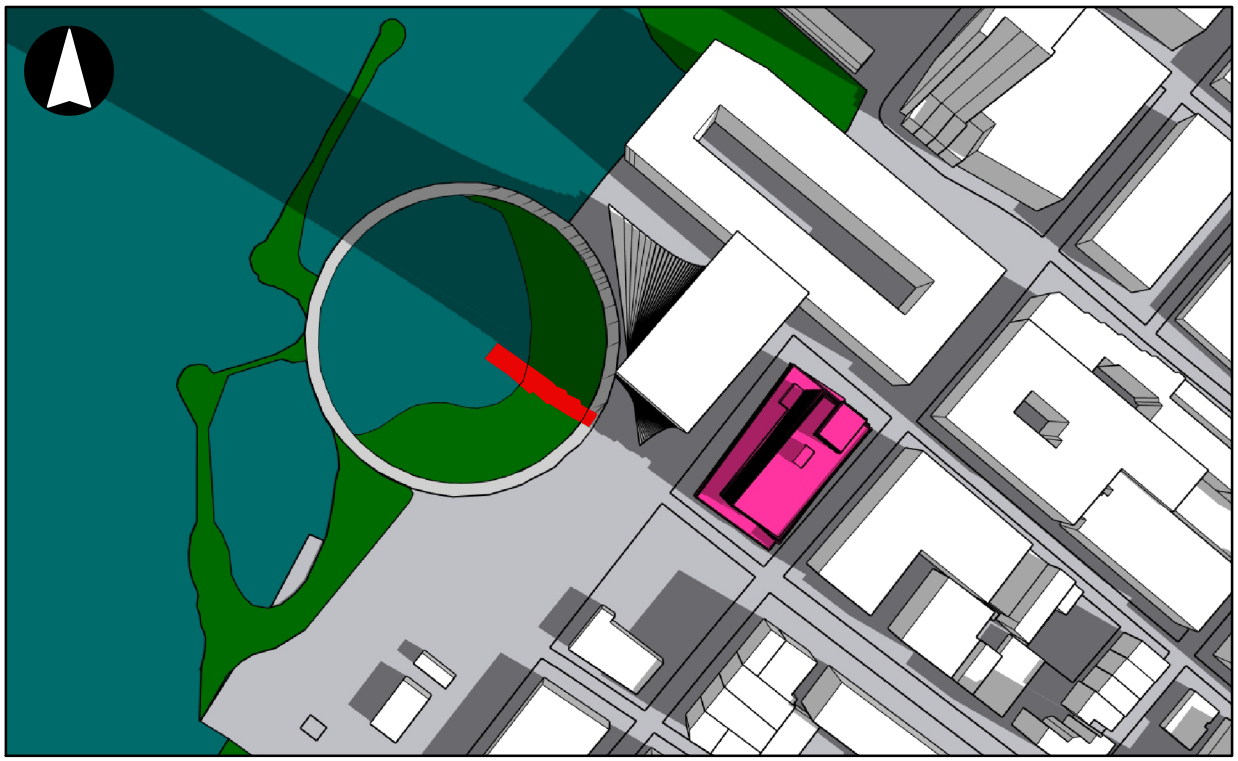


8:15 AM

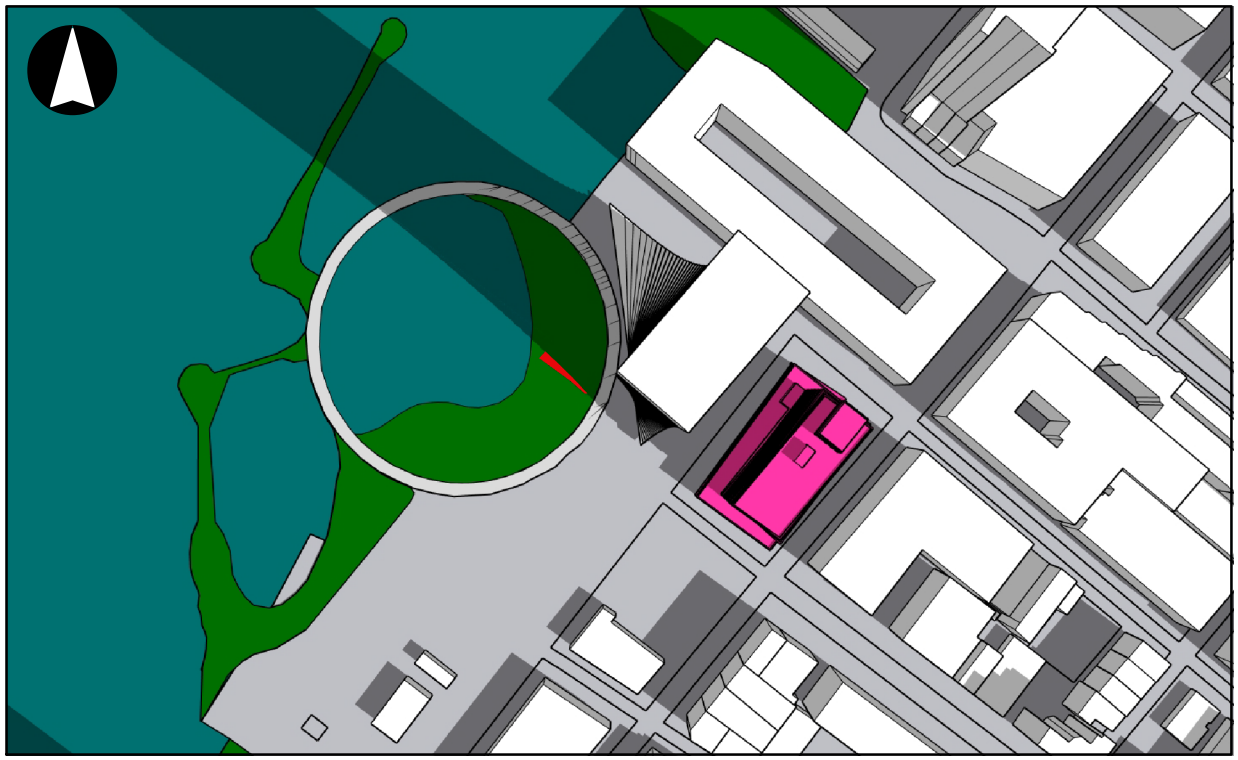
Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow

River Ring - March 21 / Spetember 21 Analysis Day



8:45 AM

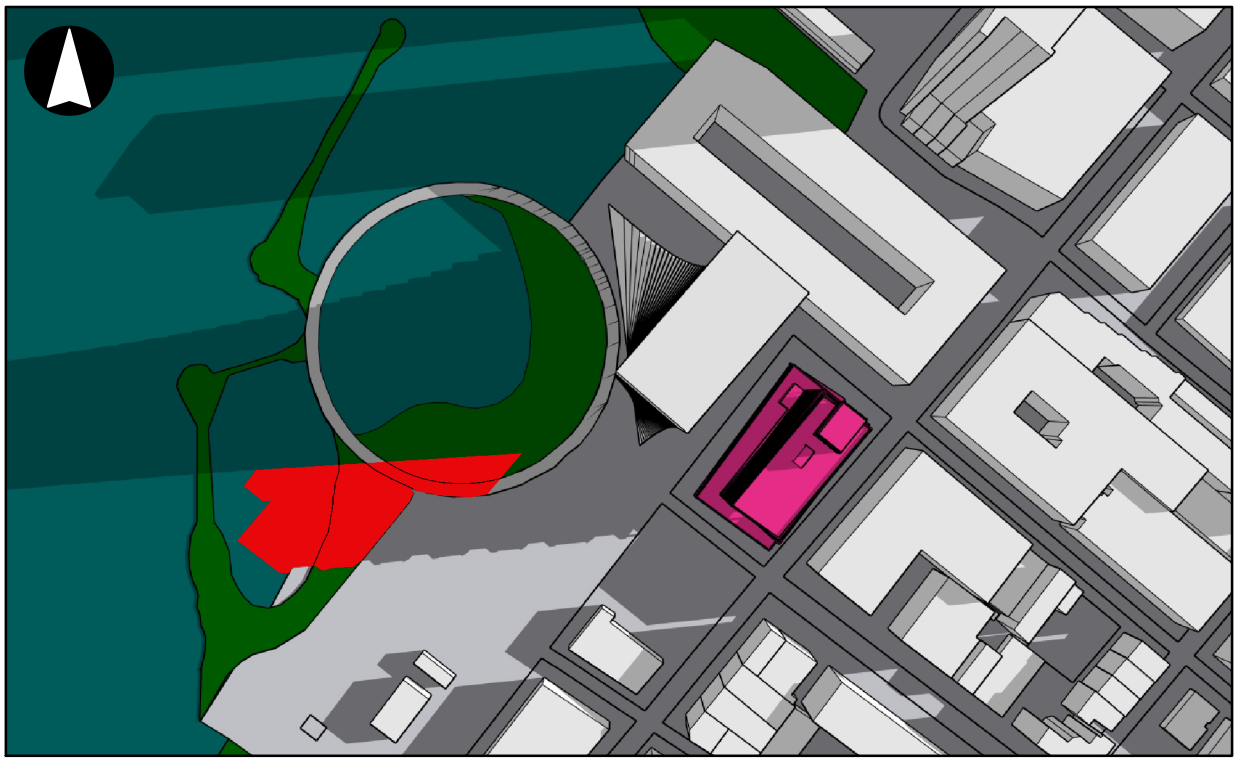


9:15 AM

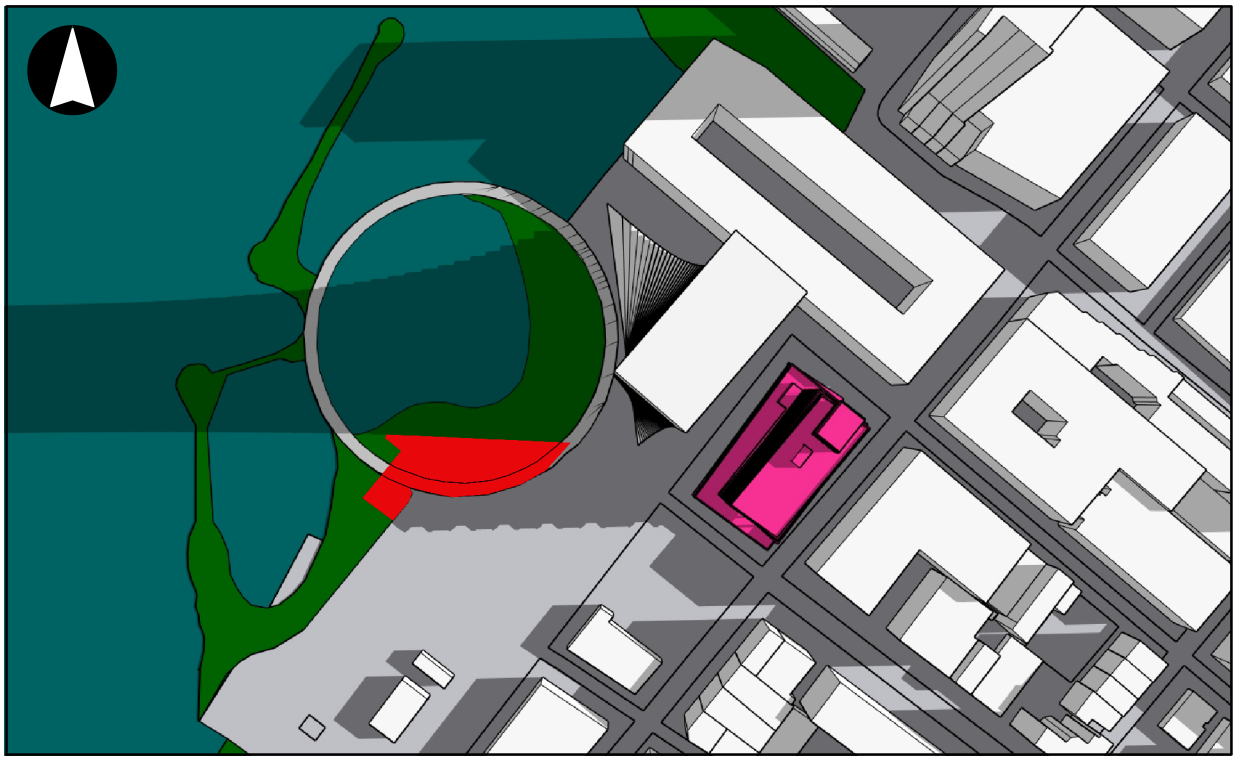
Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow

River Ring - May 6 / August 6 Analysis Day



6:30 AM

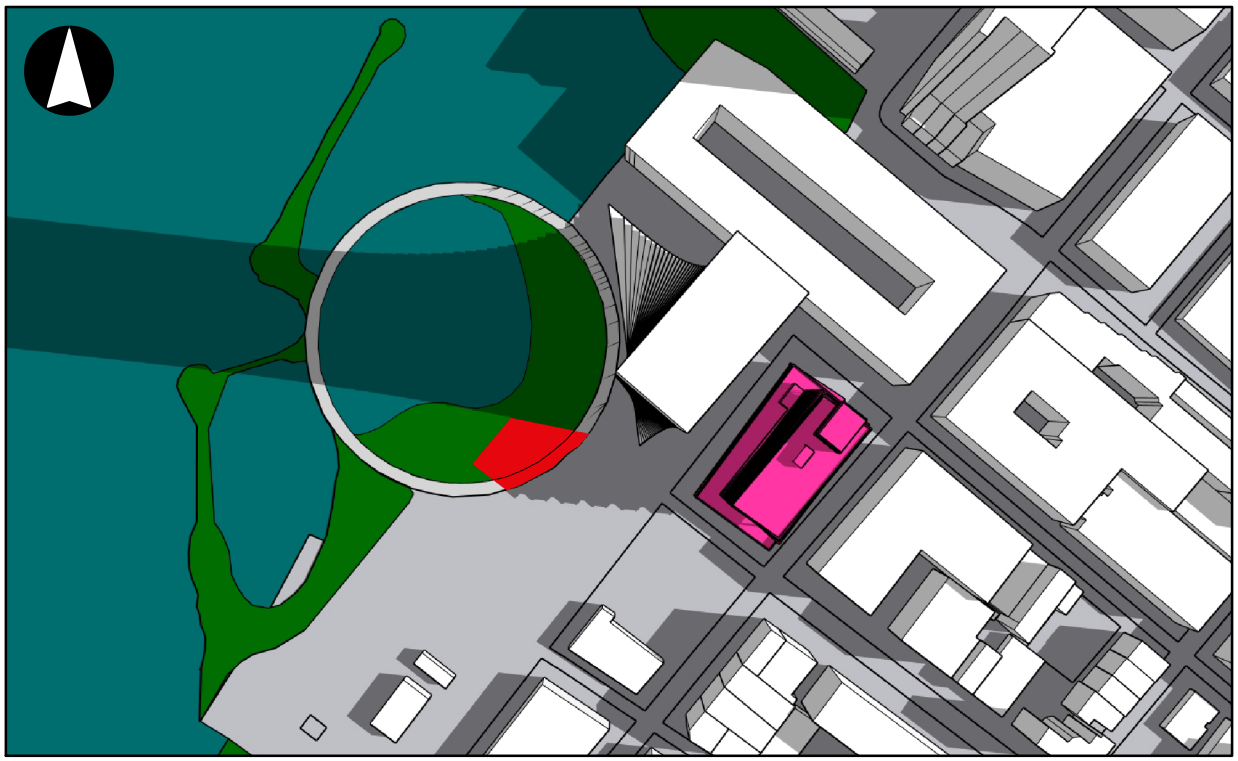


7:00 AM

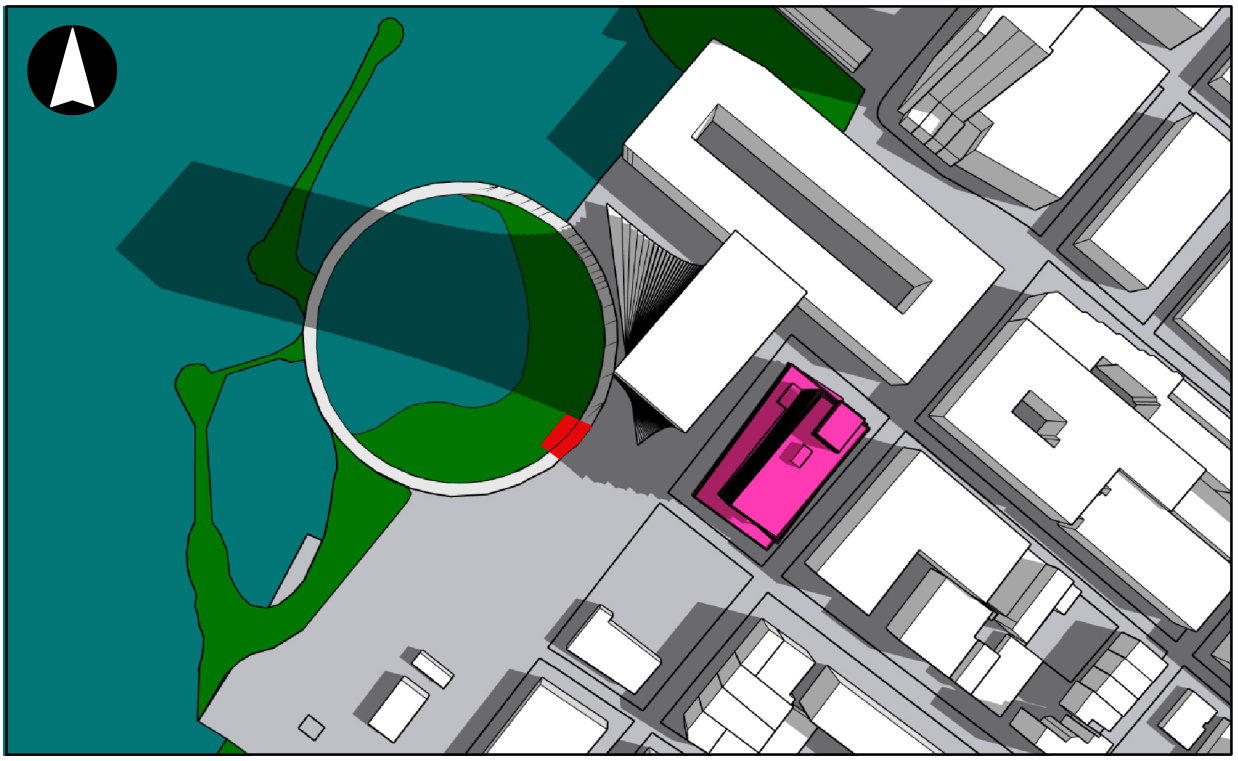
Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow

River Ring - May 6 / August 6 Analysis Day



7:45 AM

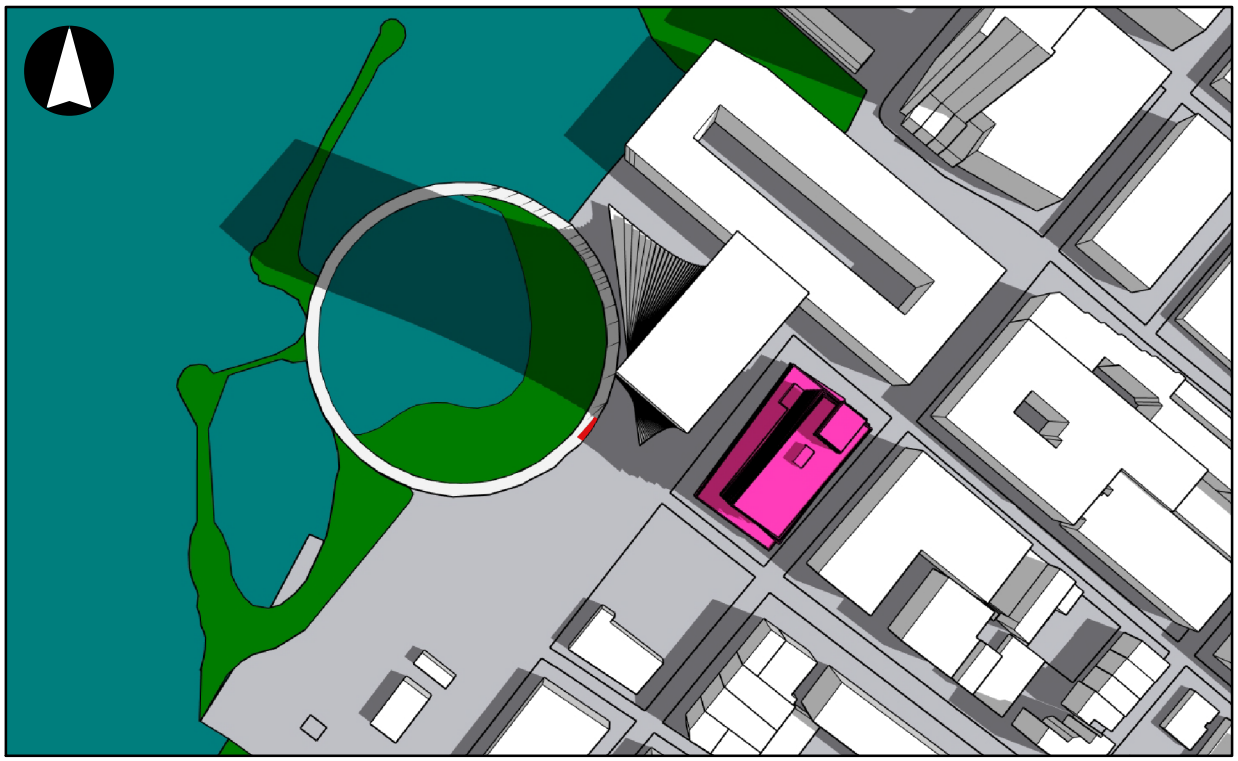


8:30 AM

Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow

River Ring - May 6 / August 6 Analysis Day



9:00 AM

Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow

As shown in **Figures E-3f, E-3g,** and **E-3h**, incremental shadows would be cast over portions of River Ring, containing the easterly portion of the open space and portions of the tidal basin, starting at 5:57 AM and would move east until exiting the park at approximately 8:25 AM. The extent of incremental shadows on the River Ring would decrease significantly over the first hour of the analysis day, at which point incremental shadows would only cover a small portion of the proposed open space. As the incremental shadows cast would occur in the early morning, usage during these hours is likely less than in the afternoons and early evenings. Further, substantial portions of the open space would remain in direct sunlight during the period when incremental shadows are cast. Therefore, incremental shadows cast by the Proposed Project would likely not affect utilization or enjoyment of the space.

December 21

On December 21 (the winter solstice), the analysis period begins at 8:51 AM and lasts until 2:53 PM. On this analysis day, development as a result of the Proposed Actions would not cast any incremental shadows on River Ring (refer to **Table E-3**).

East River

March 21/September 21

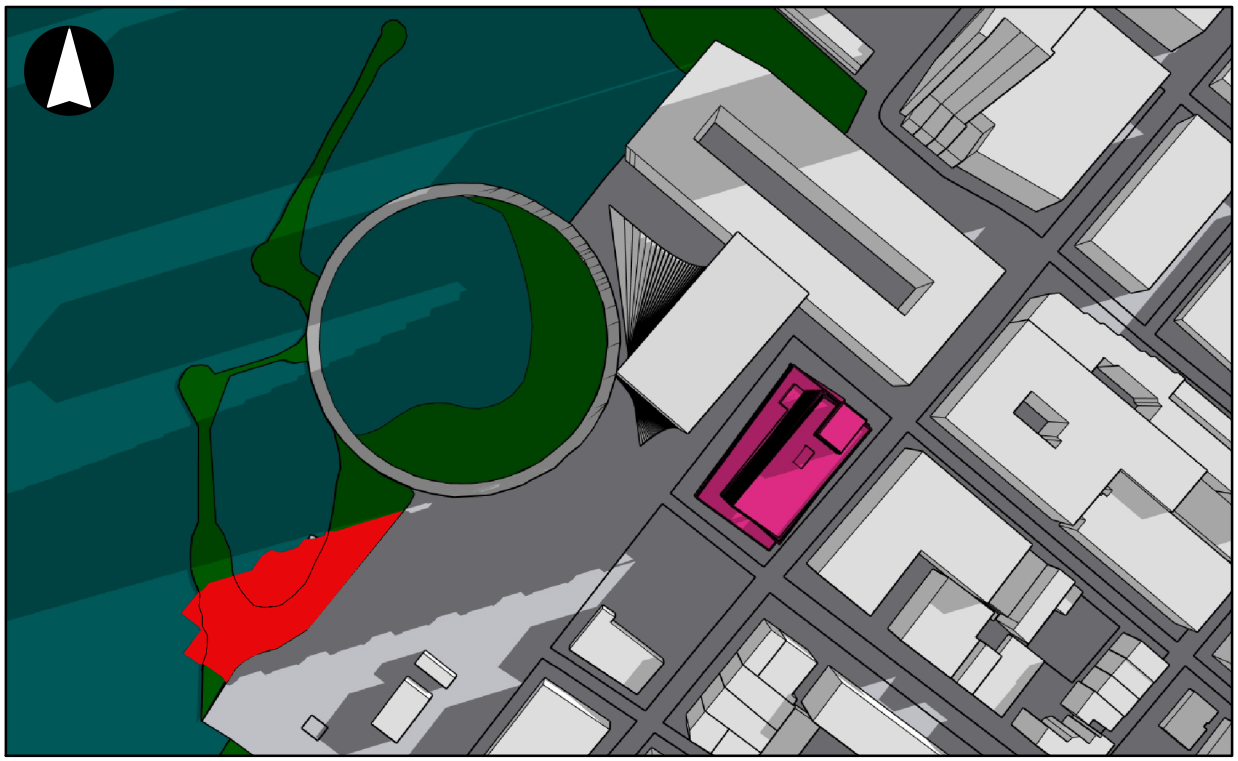
The analysis period for March 21/September 21 is during the growing season and begins at 7:36 AM and continues until 4:29 PM. On this analysis day, development as a result of the Proposed Actions would cast incremental shadows on the East River for approximately one hour and 31 minutes in the morning (refer to **Table E-3**).

As shown in **Figures E-3a and E-3b**, incremental shadows would be cast over a small portion of the river located inside of the proposed open space at River Ring starting at 7:36 AM and would move east until exiting the river by 9:07 AM. As this portion of the East River overlaps with the proposed open space at River Ring, the portion shadowed represents an area of the basin that would allow for in-water recreation. The space likely also contains seagrasses and a variety of fish species. As shadows from taller developments along Williamsburg waterfront would be cast in the morning, usage of the in-water recreation space is likely less than in the afternoon and early evening hours, when most of the river would be in direct sunlight. Therefore, the incremental shadows would not significantly impact the usability or enjoyment of the space. Furthermore, vegetation in the river is not expected to be significantly threatened since the incremental shadows would be limited in both size and duration, in comparison to existing shadows, and because vegetation would continue to receive direct sunlight for at least six to eight hours during the remainder of the analysis day, which, according to the *CEQR Technical Manual*, is the general minimum requirement for the survival of vegetation during the growing season.

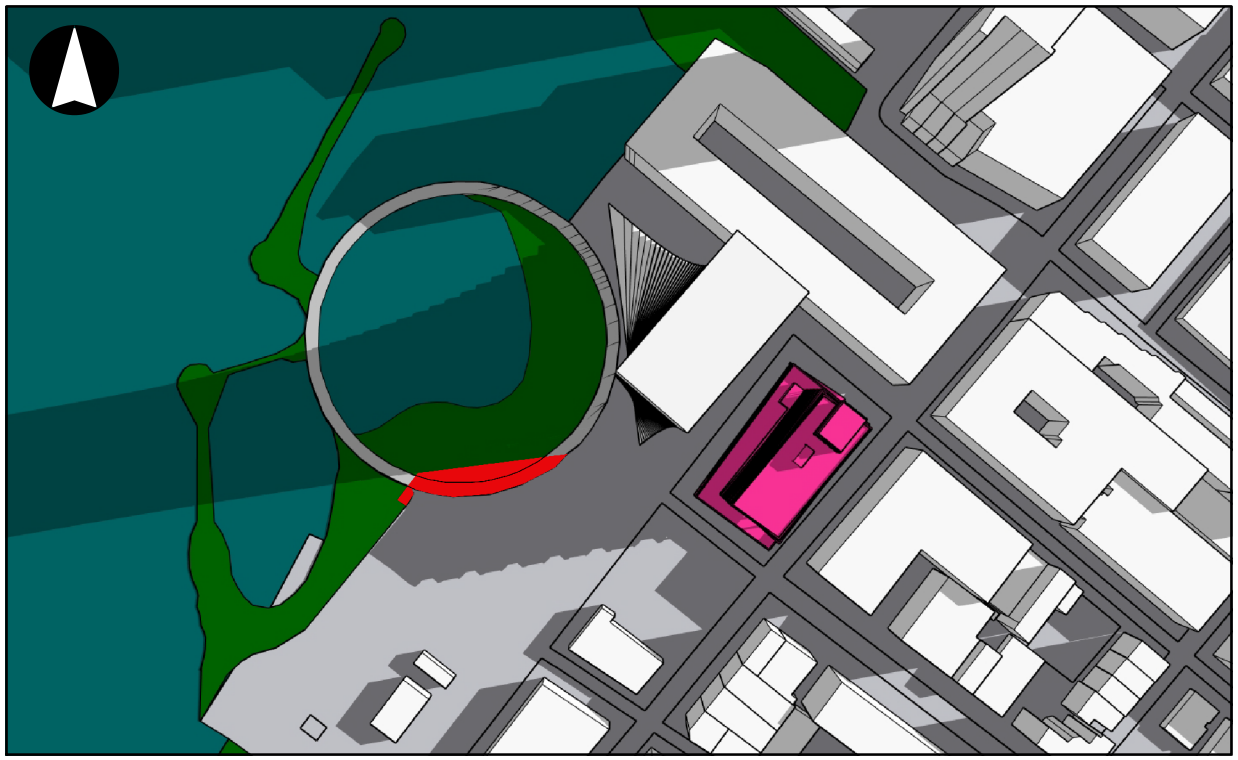
May 6/August 6

On May 6/August 6, the analysis period begins at 6:27 AM and lasts until 5:18 PM. On this analysis day, development as a result of the Proposed Actions would cast incremental shadows on the East River for approximately 24 minutes in the early morning (refer to **Table E-3**).

As shown in **Figure E-3c**, incremental shadows would be cast over a small portion of the East River located within the proposed open space at River Ring. This space is also expected to be programmed for in-water recreation but because the shadows cast would occur in the early morning, usage during these hours is likely less than in the afternoons and early evenings. Incremental shadows would exit the East River by approximately 6:51 AM. Therefore, incremental shadows cast by the Proposed Project would likely not



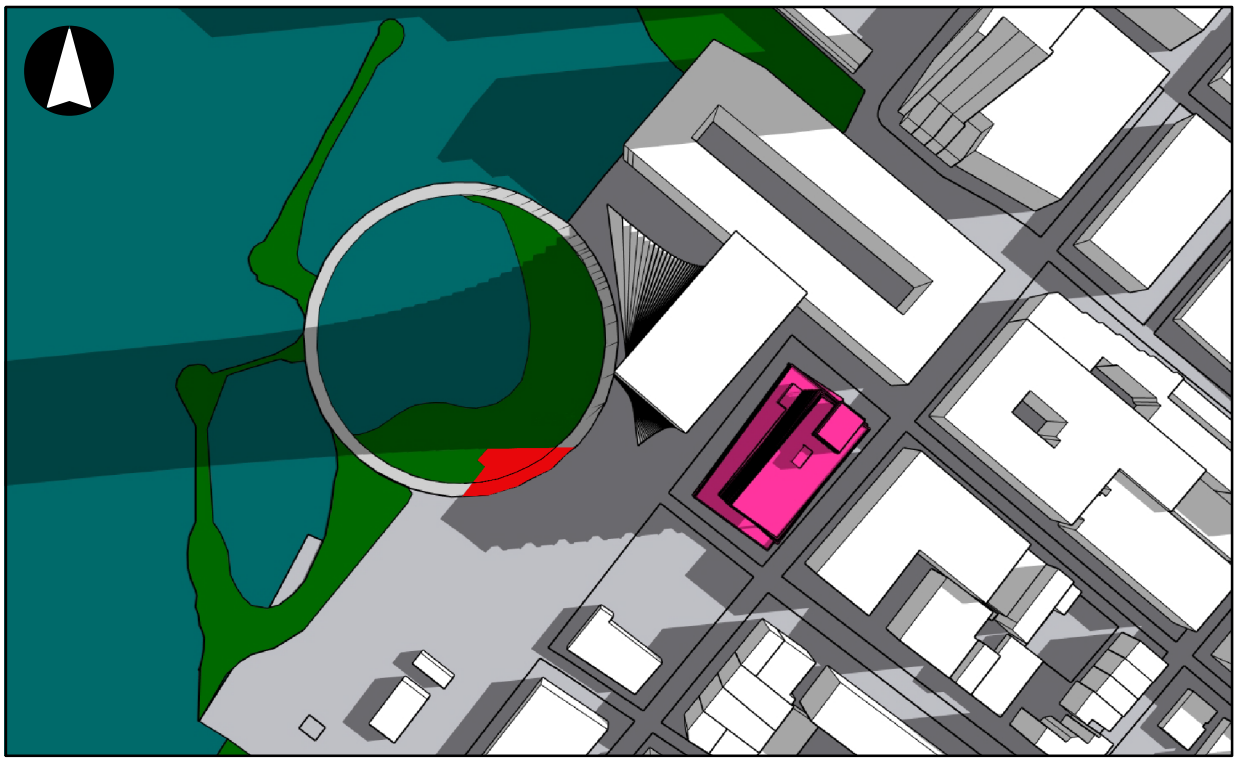
6:00 AM



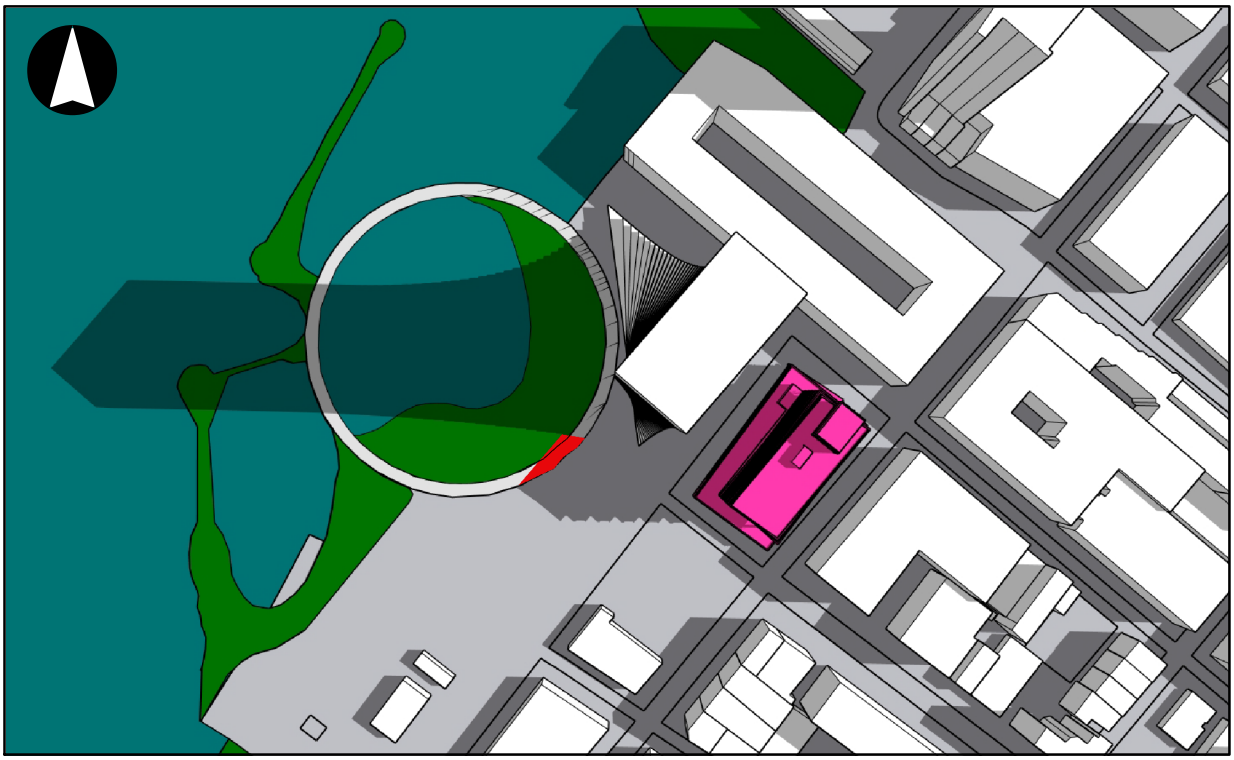
6:45 AM

Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow



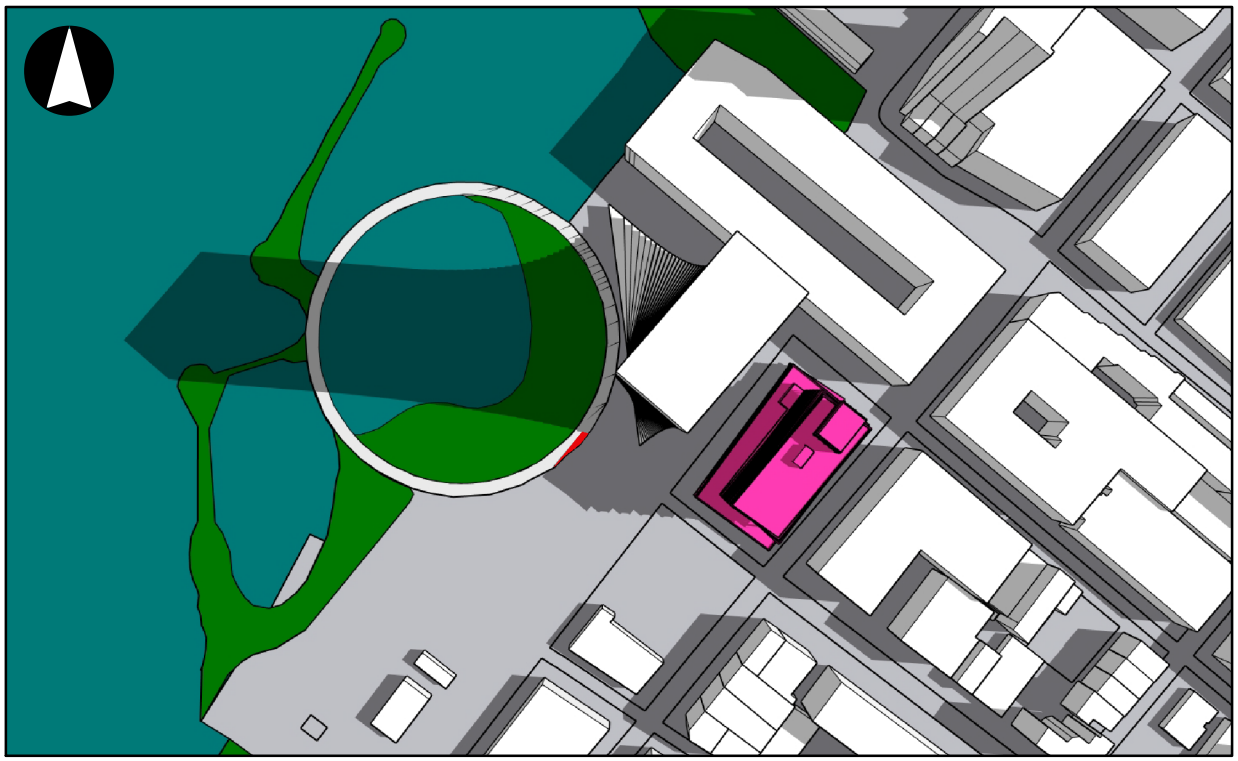
7:15 AM



8:00 AM

Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow



8:20 AM

Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow

affect utilization or enjoyment of the space. Additionally, the East River would continue to receive direct sunlight for at least six to eight hours during the remainder of the analysis day, which, according to the *CEQR Technical Manual*, is the general minimum requirement for the survival of vegetation during the growing season.

June 21

On June 21 (the summer solstice), the analysis period begins at 5:57 AM and lasts until 6:01 PM. On this analysis day, development as a result of the Proposed Actions would cast incremental shadows on the East River for approximately 29 minutes from 5:57 AM to 6:26 AM (refer to **Table E-3**).

As illustrated in **Figure E-3f**, incremental shadows would be cast over a small portion of the East River located within the proposed open space at River Ring. This space is also expected to be programmed for in-water recreation, but shadows cast would only occur in the early morning and therefore usage during these hours is likely less than in the afternoons and early evenings. Incremental shadows would exit the East River by approximately 6:27 AM. Therefore, incremental shadows cast by the Proposed Project would likely not affect utilization or enjoyment of the space. Additionally, the East River would continue to receive direct sunlight for the remainder of the analysis day and thus incremental shadows are not likely to impact underwater vegetation.

December 21

On December 21 (the winter solstice), the analysis period begins at 8:51 AM and lasts until 2:53 PM. On this analysis day, development as a result of the Proposed Actions would cast incremental shadows on the East River for 51 minutes in the early morning (refer to **Table E-3**).

As shown in **Figures E-3i** and **E-3j**, incremental shadows would be cast over a small portion of the East River. During these early morning hours, starting at 8:51 AM, a portion of the river extending west would be shaded by the Proposed Project. As indicated in **Figures E-3i** and **E-3j**, incremental shadows only represent a small increase in shadow coverage compared to the future With-Action condition. Shadows cast by the Proposed Project would be obscured by the existing and projected developments located along River Street starting at 9:42 AM. Therefore, incremental shadows cast by the Proposed Development are not likely to materially impact underwater vegetation in comparison to the No-Action condition.

V. CONCLUSION

The development as a result of the Proposed Actions would cast incremental shadows of limited coverage and duration on two sunlight-sensitive resources; the East River and the proposed open space at River Ring (refer to **Table E-3**). Incremental shadow durations would range from 24 minutes to two hours and 42 minutes. On these sunlight-sensitive resources, incremental shadow coverage would be limited to the early morning hours.

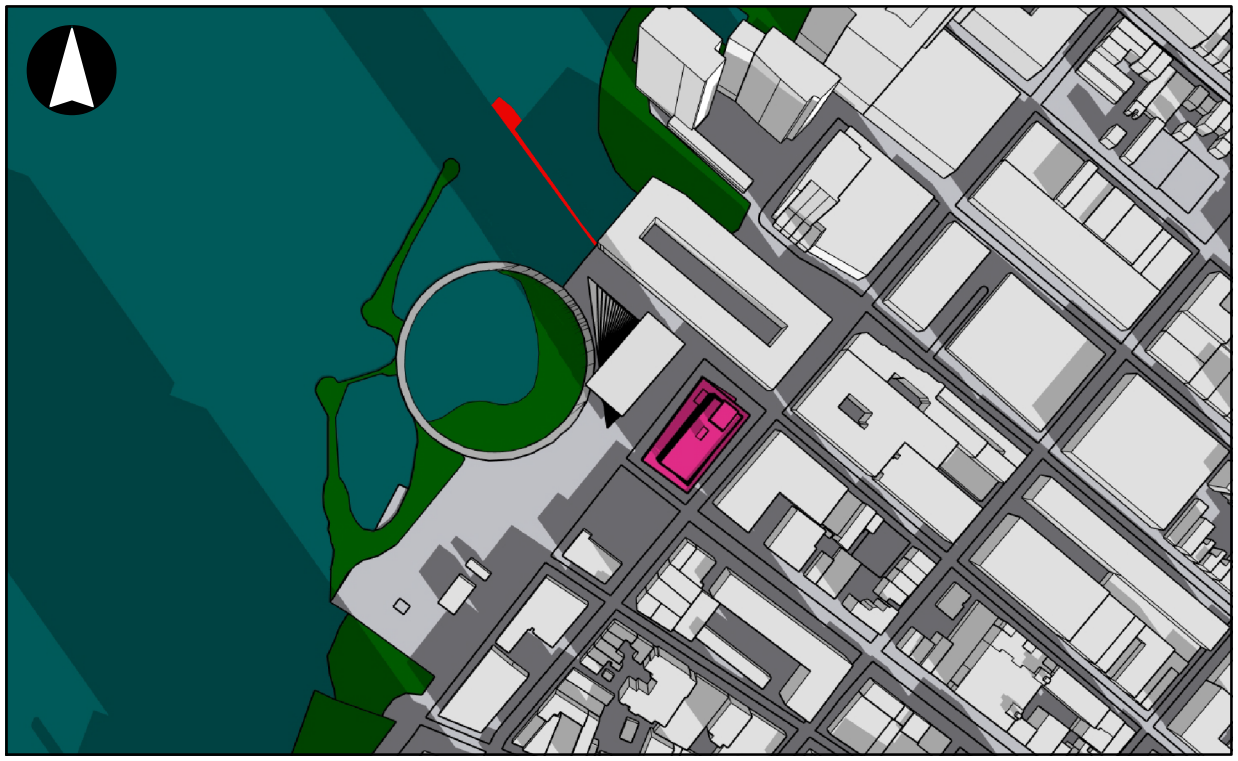
As shadows are not static and move from west to east throughout the day, both sunlight-sensitive resources would continue to receive direct sunlight on these representative analysis days. Further, the majority of the resources' sunlight sensitive features would be unaffected by incremental shadows, and thus, would largely contain areas unaffected by project-generated shadows at all times of the day.

During the growing season, shadow coverage would not be cast on a single part of any of the studied resources for an extended period of time. This would allow the resources' sunlight-sensitive features to receive adequate direct sunlight throughout the day (at least six-to eight-hour minimum specified in the

Figure E-3i
East River - December 21 Analysis Day



9:00 AM

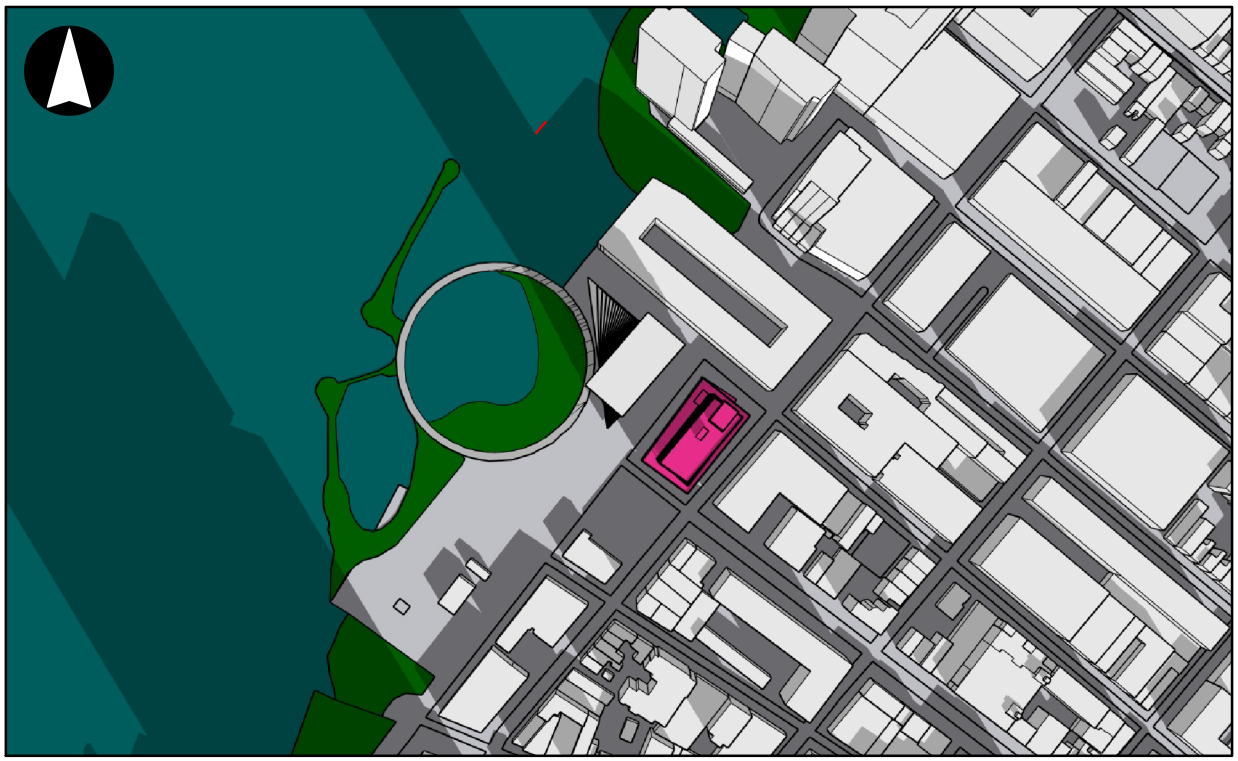


9:20 AM

Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow

Figure E-3j
East River - December 21 Analysis Day



9:40 AM

Legend

- Proposed Project
- Publicly Accessible Open Space
- East River
- Incremental Shadow

CEQR Technical Manual). As discussed previously, no vegetation would receive less than six to eight hours of direct sunlight per day during the growing season.

Further, for all resources, existing and/or projected buildings adjacent to the Project Site already shade portions of the studied resources at similar times during the analysis periods. The incremental shadows cast on each resource represent only a small part of total shadow coverage and do not significantly add size or duration to existing shadow coverage on the resources.

Therefore, as the extent and duration of the incremental shadows would (1) not significantly reduce or completely eliminate direct sunlight exposure on any of the sunlight-sensitive resources; and (2) would not significantly alter the public's use of the passive seating areas, or threaten the viability of vegetation or other resources located within the sunlight-sensitive resources, incremental shadows on the two identified sunlight-sensitive resources, would not be considered a significant adverse impact, in accordance with the *CEQR Technical Manual* methodology.

ATTACHMENT F

HISTORIC AND CULTURAL RESOURCES

I. INTRODUCTION

This attachment assesses the potential impacts of the Proposed Actions to affect historic and cultural resources as compared with conditions in the future without the Proposed Actions (the "No-Action" condition). The Project Area (also referred to as the Proposed Development Site) is located at 200 Kent Avenue (Block 2356, Lot 1) in the Williamsburg neighborhood of Brooklyn (see **Figure F-1**). As detailed in **Attachment A, "Project Description,"** the Proposed Actions would facilitate the partial conversion and enlargement of the existing five-story building on the Proposed Development Site and would permit the addition of a nine-story addition above the existing building.

This assessment finds that the Proposed Actions would not result in any significant adverse impacts to historic and cultural resources.

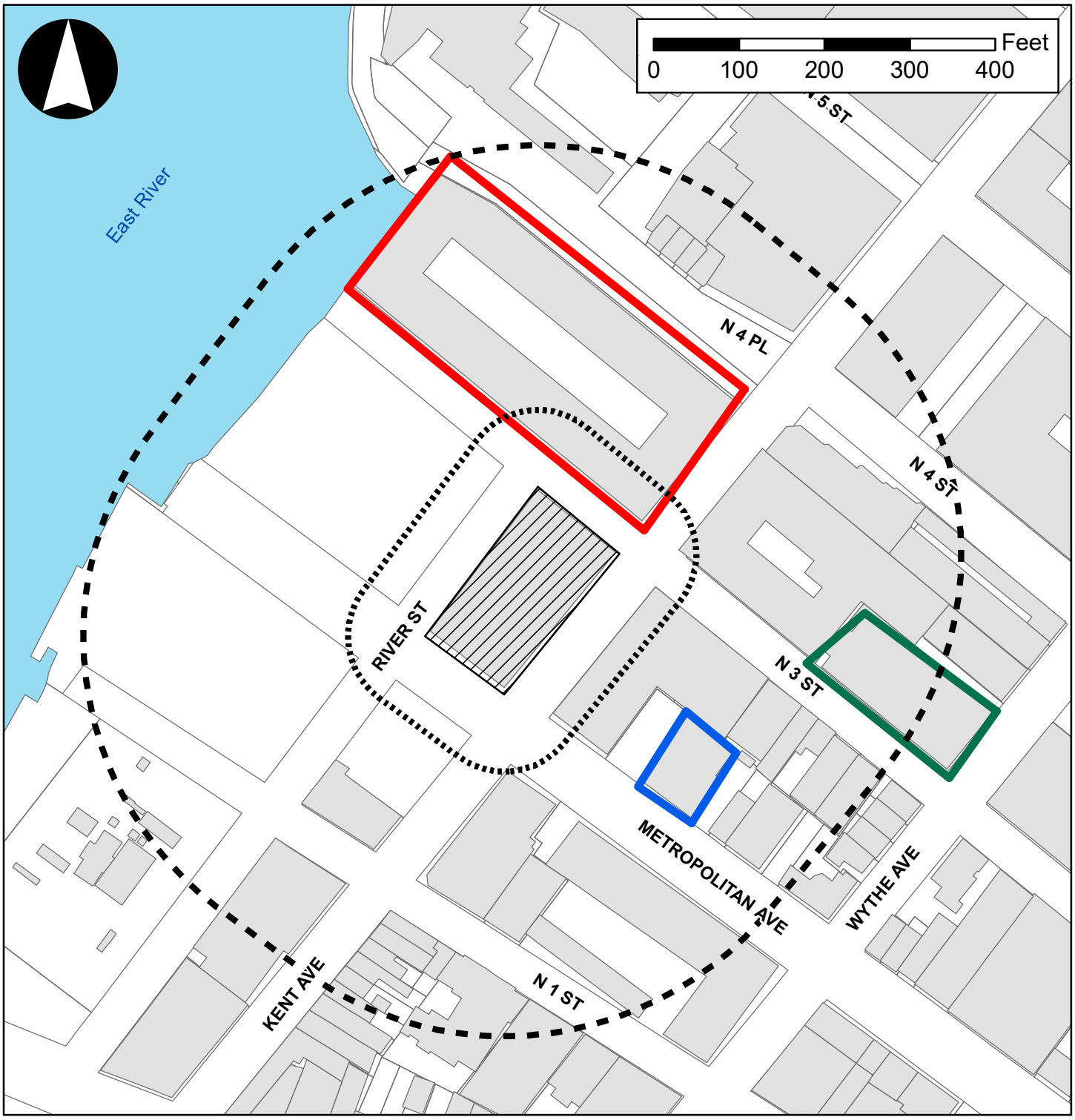
II. METHODOLOGY

Historic and cultural resources include both archaeological and architectural resources. The study area for archaeological resources is the Proposed Development Site itself, where construction would take place. As detailed in **Attachment A**, the existing building on the Proposed Development Site was designed to support additional bulk without major alteration, so there would be no additional in-ground disturbance required to facilitate the construction of the proposed nine-story addition to the existing building in the With-Action condition. Therefore, since the Proposed Actions would not result in additional in-ground disturbance in the Project Area, no analysis of archaeological resources is warranted, and the Proposed Project would not result in impacts on archaeological resources.

Study areas for historic architectural resources are determined based on the area of potential effect for construction period impacts, as well as the larger area in which there may be visual or contextual impacts. The 2021 *CEQR Technical Manual* sets the guidelines for the study area as being typically within an approximately 400-foot radius of the Project Area (see **Figure F-1**). Historic architectural resources include: National Historic Landmarks (NHLs); State and National Register (S/NR)-listed or S/NR-eligible properties or properties contained within a S/NR-listed or S/NR-eligible historic district, and properties recommended by the New York State Board for listing on the S/NR; and New York City Landmarks (NYCLs), Interior Landmarks, Scenic Landmarks, and New York City Historic Districts and properties pending such designation. In addition, a survey of the study area was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources"). No such resources were identified.

Impacts on historic architectural resources can include both direct physical impacts and indirect impacts. Direct impacts include damage from vibration (i.e., from construction blasting or pile driving) and additional damage from adjacent construction that could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings (DOB)'s *Technical Policy and Procedure Notice (TPPN) #10/88*.

Figure F-1
Historic Resources Map



Legend

- Project Area/Proposed Development Site
- 90-Foot Radius
- 400-Foot Study Area
- Austin, Nichols & Company Warehouse (S/NR-listed, NYCL-eligible)
- Metropolitan Avenue Warehouse (S/NR-eligible)
- Rokeach & Sons Warehouse (S/NR-eligible)

Indirect impacts on historic architectural resources are contextual or visual impacts that could result from project construction or operation. As described in the *CEQR Technical Manual*, indirect impacts could result from blocking significant public views of a resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource's significance (e.g., a house of worship with stained-glass windows).

III. EXISTING CONDITIONS

Project Area/Proposed Development Site

The Project Area is developed with a five-story, predominately vacant commercial building constructed in 2018. Therefore, there are no historic architectural resources in the Project Area.

Study Area

Known Architectural Resources

There are three known historic architectural resources located within the study area. These resources are described below and mapped on **Figure F-1.**

Austin, Nichols & Company Warehouse (S/NR-listed, NYCL-eligible[1])

Designed by prominent architect Cass Gilbert, the Austin, Nichols & Company Warehouse is notable for its pioneering use of reinforced concrete technology on an unprecedented scale. Constructed in 1914-15 with steel-reinforced, poured-in-place concrete, the six-story warehouse, factory, and office building was one of the largest food storage and distribution facilities in the U.S. at the time. The building's location at 184 Kent Avenue was ideal for its accessibility to water, rail, and road. As shown in Photos 1 and 2 of **Figure F-2**, the building's clean, austere style celebrated the strength and beauty of reinforced concrete at a time when it was more common to conceal structural elements in other materials and detail exteriors with historicist facades. Coated in white paint, the building has a slightly irregular rectangular box shape crowned by a concrete cornice. Regular groupings of paired and tripartite windows are on all four of the building's elevations. The north, east, and south facades contain ground-level loading bays which were once topped with a continuous concrete marquee supported by curved concrete brackets; only a small portion of the marquee remains on North 3rd Street. The Kent Avenue elevation has a large entrance topped with a similar concrete marquee. The building, which was converted into apartments in the 1980s, is significant as an engineering marvel, satisfying programs of food processing, storage, refrigeration, and delivery in one structure, and served as a prototype for future reinforced concrete warehouses and factories, such as the Brooklyn Army Terminal.

[1] LPC determined the Austin, Nichols & Company Warehouse eligible for designation as a NYCL as part of the environmental review for the *River Ring FEIS* published in November 2021.



1. Austin, Nichols, and Company Warehouse from Kent Avenue and North Third Street.



2. Austin, Nichols, and Company Warehouse along 4th Place.



3. Rokeach and Sons Warehouse at Wythe Avenue and North Third Street.



4. Metropolitan Avenue Warehouse at 67-73 Metropolitan Avenue.

Photographs taken on July 11, 2025.

Rokeach & Sons Warehouse (S/NR-eligible)

The former Rokeach & Sons Warehouse is a four-story concrete slab industrial building constructed as a kosher food plant in 1929 on the northwest corner of North 3rd Street and Wythe Avenue. As shown in Photo 3 of **Figure F-2**, the building features large window openings with nine bays fronting North 3rd Street and four bays fronting Wythe Avenue, all of which are separated by slightly projecting piers topped with double-pointed geometric shapes. The ground-level of the North 3rd Street façade contains three large arched openings for vehicular access, and the remaining ground-floor openings on both Wythe Avenue and North 3rd Street contain metal roll-down gates. Most of the original windows of the building have been replaced. The warehouse is eligible for listing on the S/NR for its association with the early-20th century industrial growth and development of Williamsburg and as a representative example of the local industrial architecture of the period.

Metropolitan Avenue Warehouse (S/NR-eligible)

The warehouse at 67-73 Metropolitan Avenue was constructed circa 1906 for the Igoe Brothers as a paper storage facility. The reinforced concrete warehouse is five stories tall and five bays wide, defined by piers separating windows with multi-light industrial sash and paneled spandrels in each bay (see Photo 4 in **Figure F-2**). The building's windows are square except for those on the fourth floor, which are arched and topped with simple, square keynotes. The fourth floor of the warehouse is also capped with a cornice line with simple ornament. Other decorative elements include deep-set panels between the windows on each floor, and a raised pedimented roof on the central bay. The ground-floor of the warehouse has large, square openings covered in metal roll-down gates; a marquee projects from the central ground-floor opening. The building is significant for its association with turn-of-the-century industrial growth and development in Williamsburg, and retains a relatively high degree of period integrity, making it a representative example of local industrial architecture of the period.

IV. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Project Area/Proposed Development Site

As detailed in **Attachment A, "Project Description,"** in the 2028 No-Action condition, the proposed zoning changes would not occur, and the existing zoning would remain. Given expected residential and commercial development in the surrounding area, in the absence of the Proposed Actions, the Applicant intends to reduce the existing number of parking spaces, which are no longer required under existing zoning, and replace this space with approximately 20,816-gross-square-foot (gsf) (0.86 FAR) of community facility uses on the second floor of the existing building. It is the Applicant's opinion that demand for community facility uses such as medical offices, is increasing within the neighborhood with the development of large mixed-use residential buildings along the waterfront. In addition, it is assumed that the existing vacant commercial office space on floors three through five would be tenanted and that Trader Joe's would remain a sub-cellar tenant in the No-Action condition. As such, the resulting building would contain approximately 79,080-gsf of commercial space, 20,816-gsf of community facility space, and 16,930-gsf of parking (approximately 43 spaces).

Study Area

As detailed in **Attachment C, "Land Use, Zoning, & Public Policy,"** there is one known development slated for completion in the study area in the No-Action condition immediately west and northwest of the Project Area called River Ring (FEIS CEQR # 21DCP157K, November 2021). The River Ring development involves the construction of 49- and 64-story towers along the waterfront, which are expected to change the setting of the surrounding historic architectural resources in the study area.

V. THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

Project Area/Proposed Development Site

As described in **Attachment A, "Project Description,"** in the future with the Proposed Actions, the existing five-story building on the Proposed Development Site would be enlarged and partially converted into a mixed-use building. Because the existing building was designed to support additional bulk without major alteration, the existing footprint would be retained, and the portion of the building located above the podium would be vertically expanded. The existing building's cellars and first through fifth floors would remain the same as under the No-Action conditions. Under the With-Action condition, nine stories would be added to the center of the existing structure, to be occupied by the proposed residential spaces. In total, the With-Action building would be 14 stories tall (193.75 feet tall excluding a rooftop mechanical bulkhead).

Construction of the proposed addition would be subject to DOB's *TPPN #10/88* as the Project Area is located within 90 feet of the S/NR-listed and NYCL-eligible Austin, Nichols & Company Warehouse. Under the TPPN, a Construction Protection Plan would be provided to LPC for review and approval prior to any work on the Proposed Development Site. Therefore, no construction-related impacts to historic architectural resources would occur as a result of the Proposed Actions.

Study Area

The Proposed Actions would not result in the isolation of any historic architectural resource from its setting or visual relationship with the streetscape, or otherwise adversely alter a historic property's setting or visual prominence. The proposed addition to the existing building in the Project Area would not significantly alter the context or setting of the surrounding historic architectural resources as compared to the No-Action condition. The proposed nine-story addition on the Proposed Development Site would be visible when looking south at the Austin, Nichols & Company Warehouse and west when looking at the Metropolitan Avenue Warehouse and Rokeach & Sons Warehouse. However, this change would not be significant or adverse as compared to the No-Action condition. The study area has recently been redeveloped with multiple high-rise structures which currently form the backdrop of these historic architectural resources, and as detailed above, the River Ring development to the west and northwest of the Project Area will introduce 49 and 64 story towers to the study area in the No-Action condition. Therefore, the Proposed Project would not have the potential to substantially change the setting of the surrounding historic architectural resources so as to affect the characteristics that make them eligible for listing on the S/NR or for designation as NYCLs as compared to the future without the Proposed Actions.

Additionally, in the With-Action condition, no incompatible visual, audible, or atmospheric elements would be introduced to the existing setting of the surrounding historic architectural resources as

compared to the No-Action condition. The Proposed Project would not alter the relationship of any identified historic architectural resources to the streetscape, as all streets in the study area would remain open and all historic architectural resources' relationships to the street would remain unchanged. The Proposed Project would not eliminate or screen public views of the surrounding historic architectural resources, which would remain visible in existing view corridors on adjacent public streets and sidewalks. The Proposed Project would not obstruct any primary façades, significant architectural ornamentation, or notable features of any identified historic architectural resources as compared to the No-Action condition. Additionally, as described in **Attachment E, "Shadows,"** there are no historic architectural resources with sunlight-sensitive features within the study area that would have the potential to be affected by incremental shadows from the Proposed Project.

Therefore, with the preparation of a Construction Protection Plan for the Austin, Nichols & Company Warehouse, the Proposed Actions would not result in a significant adverse impact on historic and cultural resources in the study area.

ATTACHMENT G

URBAN DESIGN AND VISUAL RESOURCES

I. INTRODUCTION

This attachment examines the potential effects of the Proposed Actions on urban design and visual resources. The Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert an existing 5-story commercial building into an approximately 202,552-gross square foot ("gsf") mixed-use residential and commercial building at 200 Kent Avenue (Block 2356, Lot 1; the "Proposed Development Site" and the "Project Area"). The Proposed Development would reach a maximum building height of 14 stories (approximately 193.75 feet tall [213.75 feet tall including a 20-foot-tall rooftop bulkhead]) within the proposed M1-4A/R7X (MX-8) zoning district.

The 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual* defines urban design as the totality of elements – including streets, buildings, visual resources, open space, natural features, and wind – that shape and affect a pedestrian's experience of public space. A visual resource is defined as the connection from the public realm to significant natural or built features, including, but not limited to, views of the waterfront, public parks, public art, statues or sculptures, landmark structures or districts, otherwise distinct buildings or groups of buildings that may be iconic or historic, or natural resources. In an urban design assessment pursuant to CEQR, one considers whether and how a project may change the experience of a pedestrian in the project area. The assessment focuses on the components of a project that may have the potential to alter the arrangement, appearance, and functionality of the built and natural environment in the context of the project. An assessment of the potential impacts of the Proposed Actions on urban design and visual resources was prepared in conformance with the 2021 *CEQR Technical Manual*. This assessment describes existing conditions and compares conditions in the future without and with the Proposed Actions to determine potential impacts on urban design and visual resources. The urban design and visual resources assessment is based on observations, drawings, maps, renderings, and photographs taken from the perspective of a pedestrian.

II. METHODOLOGY

In general, an assessment of urban design is warranted when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space.

As described in **Attachment A, "Project Description,"** the Proposed Actions would permit an increase in built floor area and height beyond what would be allowed "as-of-right". As the Proposed Actions have the potential to change pedestrians' experience of public space surrounding the Project Area in comparison to conditions in the No-Action condition, it is necessary to assess the Proposed Actions' potential impacts on urban design and visual resources.

The 2021 *CEQR Technical Manual* indicates that the construction of projects involving multiple tall buildings at or near waterfront sites may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian comfort and safety. The Project Area is not located at or near waterfront sites where prevailing winds from the waterfront are not attenuated by natural or built features. The Project Area, which is located approximately 303 feet from the open waters of the East River, is an upland location. Therefore, the Project Area is not exposed to high wind

conditions and a pedestrian wind condition analysis is not warranted for the Proposed Actions pursuant to 2021 *CEQR Technical Manual* methodology.

Following 2021 *CEQR Technical Manual* guidance, the analysis is based on field visits, aerial views, photographs, and other graphic images of the zoning lot and surrounding area. Zoning calculations, including floor area calculations, building heights, and lot coverage information are also provided. The following preliminary analysis also considers the effects of the Proposed Actions on the surrounding area's visual resources, which are generally considered important public view corridors, vistas, or natural or built features. Visual resources can include waterfront views, public parks, landmark structures or districts, or natural features, such as rivers or geologic formations.

Study Areas

The study area for the assessment of urban design and visual resources corresponds to the area where the project may influence land use patterns, the built environment, and pedestrian's experiences in the public realm surrounding the project. The study area is generally consistent with the study area used for the analysis of land use, zoning, and public policy. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified.

The urban design analysis considers both a primary study area, which is generally coterminous with the boundaries of the Project Area, and a secondary study area, which extends an approximate 400-foot radius from the boundary of the Project Area. Consistent with the secondary study area presented in **Attachment C, "Land Use, Zoning, and Public Policy,"** the secondary study area encompasses areas that have the potential to experience indirect impacts because of the project. The secondary study area extends an approximate 400-foot radius from the boundary of the primary study area. The secondary study area boundary generally extends to North 1st Street to the south, North 4th Street to north, Wythe Avenue to the east, and the East River to the west. Both the primary and secondary study areas have been established in accordance with 2021 *CEQR Technical Manual* guidance and are presented in **Figure G-1**.

III. EXISTING CONDITIONS

Urban Design

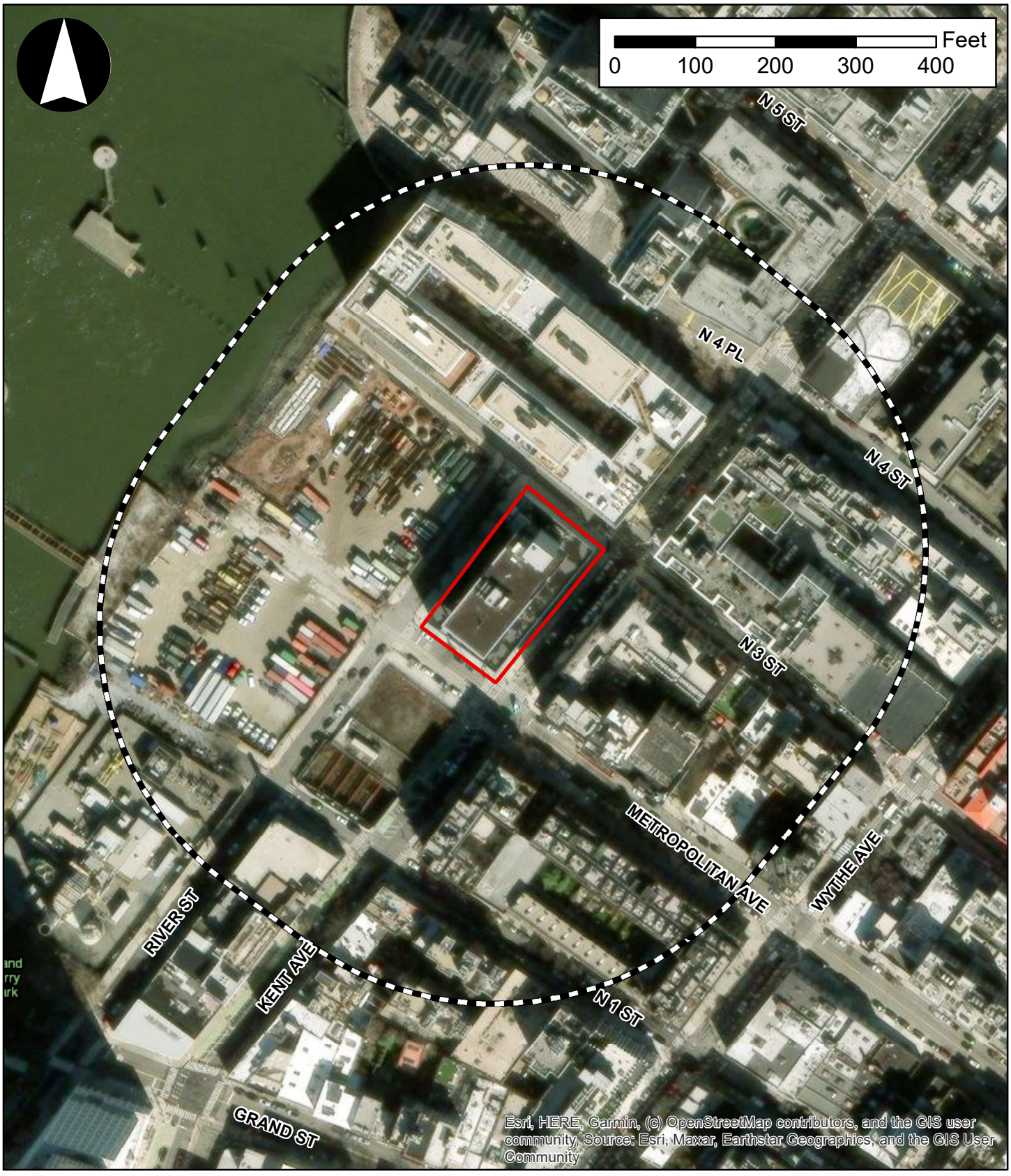
Primary Study Area (Project Area)

The primary study area measures approximately 22,585-square feet ("sf") and is bounded by North 3rd Street to the north, Kent Avenue to the east, Metropolitan Avenue to the south, and River Street to the west.

BUILDINGS

The primary study area is currently occupied a five-story predominantly vacant commercial building that covers the entirety of the site, creating uniform streetwalls along all four street frontages. The existing building comprises approximately 116,826-gsf (approximately 44,814 zoning square feet ("zsf")), with approximately 79,080-gsf of commercial office and retail space located in the sub-cellar (22,585-gsf) and on the first, third, fourth and fifth floors (56,495-gsf) and 35,444-gsf of parking space located at the cellar level and on the second floor. The existing building has approximately 194.92 feet of frontage along Kent

Figure G-1
Urban Design and Visual Resources Study Area



Legend

Project Area (Primary Study Area)

400-foot Radius (Secondary Study Area)

Avenue and River Street and 118.58 feet of frontage along North 3rd Street and Metropolitan Avenue. There are existing pedestrian entrances on Metropolitan Avenue, Kent Avenue, and North 3rd Street.

STREETS AND STREETSCAPE

The primary study area features frontage on four streets. Kent Avenue adjacent to the primary study area is a one-way street with a parking lane on one side of the street and a portion of the Brooklyn Waterfront Greenway on the west side of the street; the greenway features a two-way, eight-foot-wide protected bike path. The portion of Kent Avenue adjacent to the primary study area is a northbound street with a mapped width of 60 feet and connects North 4th Street to Metropolitan Avenue in the secondary study area. Metropolitan Avenue adjacent to the primary study area is a two-way, east and west bound street with a mapped width of 80 feet and parking lanes on both sides of the street. Adjacent to the Project Area, Metropolitan Avenue connects Wythe Avenue, Kent Avenue, and River Street. River Street is a one-way, northbound street with a mapped width of 50 feet and a parking lane on the east side of the street. Kent Avenue, River Street, Metropolitan Avenue, and North 3rd Street are all flanked by concrete sidewalks; along North 3rd Street and River Street, the sidewalk width is approximately 5.5 feet, while the sidewalk width along Kent Avenue is approximately 10 feet and the sidewalk on Metropolitan Avenue is approximately 17 feet wide. There are two existing curb cuts located along the primary study area's street frontages, one located on North 3rd Street and one located along River Street (refer to **Figure G-2** for photos of the primary study area).

Other streetscape elements adjacent to the primary study area include standard cobra head street lights, standard New York City Department of Transportation ("DOT") parking and street signage, fire hydrants, one New York City Fire Department ("FDNY") call box, New York City Department of Sanitation ("DSNY") litter receptacles, and bike racks. There are five street trees located on the sidewalks adjoining the primary study area, four of which are located along River Street, and one is located on Metropolitan Avenue.

NATURAL FEATURES AND OPEN SPACE

According to the 2021 *CEQR Technical Manual*, natural features include vegetation (i.e., trees, shrubs, grasses, etc.), geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall character of an area. The topography of the area surrounding the primary study area is generally flat with a gentle slope moving west from Kent Avenue to River Street. The street trees detailed above are the only natural resources in the Project Area.

According to the 2021 *CEQR Technical Manual*, for the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots, playgrounds, community gardens, plazas, and privately-owned public spaces. There are no open space resources in the Project Area.

Secondary Study Area (400-Foot Radius)

BUILDINGS

As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** the predominant land uses within the secondary study area include multi-family residential buildings and mixed commercial/residential buildings and to a lesser extent, transportation/utility and commercial office buildings (refer to **Table C-1** in **Attachment C, "Land Use, Zoning, and Public Policy"**). Refer to **Figure G-3** for photographs of buildings



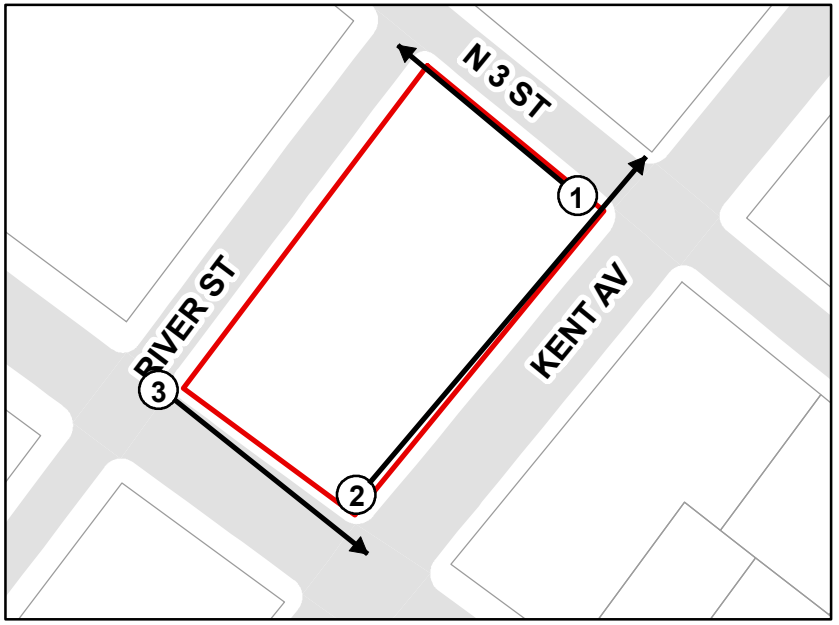
1. Looking west from the Project Area at the corner of North Third and Kent Avenue.



2. Looking north from the Project Area at the corner of Metropolitan Avenue and Kent Avenue.



3. Looking east from the Project Area at Metropolitan Avenue and River Street.



Photographs taken on July 24, 2025.



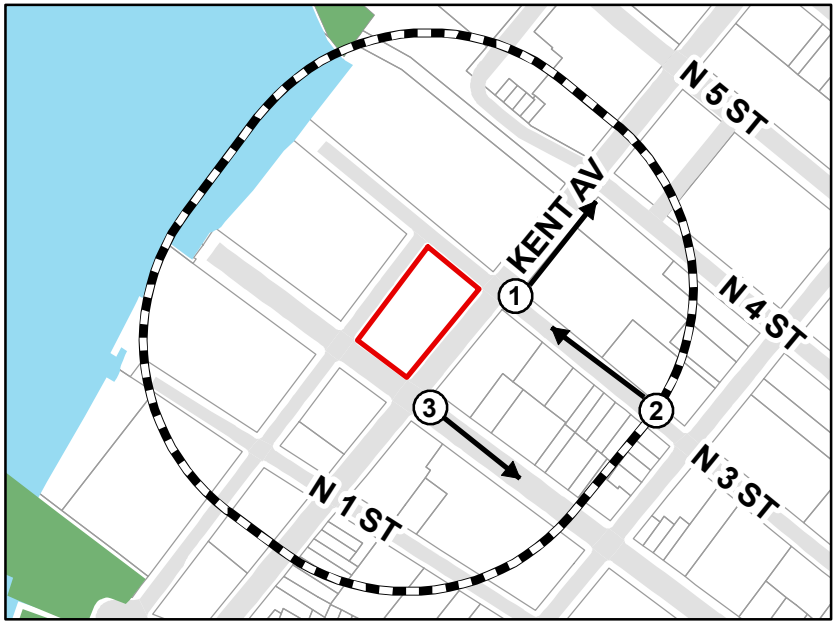
1. Looking north from the corner of North Third Street and Kent Avenue.



2. Looking west from North Third Street and Wythe Avenue.



3. Looking east from the corner of Metropolitan Avenue and Kent Avenue.



Photographs taken on July 24, 2025.

within the secondary study area. Buildings within the secondary study area range from small, one-to-four-story, residential and mixed-use buildings with rear yards to larger residential developments of five to seven stories that feature higher lot coverage on large lots. Directly west of the Project Area are two vacant lots expected to be occupied by the proposed River Ring development, which was approved by the City Council in December 2021 (CEQR No. 21DCP157K). As detailed below in "The Future Without the Proposed Actions," River Ring will include two mixed-use residential/commercial towers, 49 and 64-stories-tall, containing approximately 1,057 units and 2.9 acres of open space. These lots are currently occupied by temporary tenants, including a community farm and compost site in addition to a mini-golf course. West of Kent Avenue, a transportation/utility use with various warehouse-style buildings and mechanical equipment, is located at 49 River Street, containing a New York Power Authority (NYPA) Power Plant. The lot is mostly obscured by an approximately 10-foot-tall fence that wraps around on all sides of the power plant. To the north of the Project Area, there are several taller buildings located in the secondary study area including the six-story Austin, Nichols, and Co. House located at 184 Kent Avenue and a 30-story residential building at 1 North Pier, and a 7-story residential and commercial building located at 187 Kent Avenue. The eastern and southern portion of the secondary study area features a mix of residential and mixed-use buildings with several commercial and office buildings scattered throughout. These residential and mixed-use buildings generally range from small walk-ups with commercial ground floor uses along Kent Avenue and Metropolitan Avenue. The majority of the secondary study area is characterized by continuous street walls but, where present, driveways, parking lots, and vacant lots disrupt this pattern. Mixed-use commercial/residential buildings are primarily clustered along Kent Avenue and Metropolitan Avenues, which serve as commercial corridors within the secondary study area. In mixed-use commercial/residential buildings, commercial uses are typically local restaurants, retail, and office establishments located on the ground floors of low-rise buildings with residential uses located above the commercial uses.

Overall, the secondary study area is characterized by a variety of building typologies that lack a consistent built character. The western portion of the secondary study area, along River Street, includes two large vacant lots, the East River, and portions of the NYPA plant. Buildings along North 3rd and 4th Street are generally three-to-four story walk-ups or smaller retail establishments; however, redevelopment in the area has produced some taller buildings on these streets that range from four-to-seven stories in height. Along Kent Avenue, there are taller mixed-use buildings, some of which have retained the former industrial character of the neighborhood, featuring large lot sizes and double-height windows.

STREETS AND STREETSCAPE

The secondary study area is characterized by a rectilinear street grid system, with east-west streets – North 4th Street, North 3rd Street, and Metropolitan Avenue – spaced approximately 200 feet apart. In the immediate vicinity of the primary study area, east-west streets primarily carry local vehicular traffic, while Kent Avenue, a north-south street and Metropolitan Avenue, an east-west street, carry both local and through vehicular traffic. Within the secondary study area, North 4th Street (one-way westbound), North 3rd Street (one-way eastbound), Kent Avenue (one-way northbound), and River Street (one-way northbound) are narrow (less than 75 feet in width) streets; Metropolitan Avenue (two-way eastbound and westbound) is a wide (75 feet or greater in width) street. All streets within the secondary study area contain parking lanes. Refer to **Figure G-3** for photographs of local streets and streetscapes within the secondary study area. As shown in the figures, all of the streets within the secondary study area are flanked by concrete sidewalks with varied widths. Streetscape elements include street trees, standard cobra head street lights, utility poles and lines, standard DOT parking and street signage, DOT traffic signals, DOT pedestrian signals, DOT CityRacks, ParkNYC Muni-Meters, FDNY call boxes, fire hydrants,

United States Postal Service ("USPS") collection boxes, DSNY litter receptacles, residential garbage and recycling receptacles located adjacent to residential buildings, bollards, commercial waste containers located adjacent to non-residential buildings, LinkNYC kiosks, and planters. There is one bus stop for the B32 located within the secondary study area on Kent Avenue between Metropolitan Avenue and North 3rd Street. Curb cuts of varied widths are common within the secondary study area and are located adjacent to non-residential buildings, primarily commercial/office and industrial/manufacturing buildings.

NATURAL FEATURES AND OPEN SPACE

The topography of the secondary study area is generally flat with a gentle slope moving westward towards the East River. The East River is located on the western edge of the secondary study area and is considered a natural resource. Other than the street trees discussed above, there are no other natural resources within the secondary study area.

Visual Resources

Primary Study Area (Project Area)

There are no visual resources located within the primary study area. Obscured views of the Manhattan skyline, the East River, and the State/National Registers of Historic Places ("S/NR")-listed and New York City Landmarks ("NYCL")-eligible Austin, Nichols, and Company Warehouse are visible from the sidewalks adjacent to the primary study area (Refer to **Figure G-4**).

Secondary Study Area (400-Foot Radius)

There are several visual resources located within the study area including the S/NR-listed and NYCL-eligible Austin, Nichols, and Company Warehouse, the S/NR-eligible Rokeach & Sons Warehouse, and the S/NR-eligible Metropolitan Avenue warehouse. The S/NR-eligible and NYCL-designated Havemeyers & Elder Filter, Pan, and Finishing House (American Sugar Refinery / Domino Sugar Refinery), while not within the secondary study area, is partially visible from specific vantage points within the secondary study area (Refer to **Figure G-4**).

III. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Urban Design

Primary Study Area (Project Area)

BUILDINGS

As described in **Attachment A, "Project Description,"** in the future without the Proposed Actions, the Applicant would not proceed with the Proposed Project within the primary study area. Under the No-Action condition, the existing building condition is anticipated to remain.



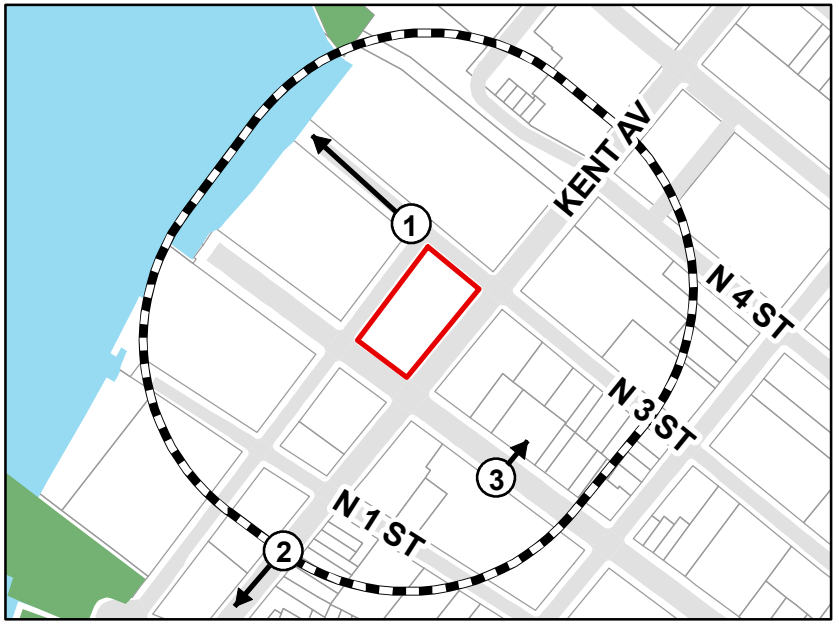
1. Looking west from River Street and North Third Street at the East River and the S/NR-listed Austin, Nichols, and Company Warehouse.



2. Looking south from Kent Avenue at the S/NR-eligible Domino Sugar Refinery.



3. Looking north from Metropolitan Avenue at the S/NR-eligible Metropolitan Avenue Warehouse.



Photographs taken on July 24, 2025.

STREETS AND STREETSCAPE

In the future without the Proposed Actions, there would be no changes to the configuration of the existing block, nor the arrangement, dimensions, or orientation or apportionment of street space in the vicinity of the Project Area.

NATURAL FEATURES AND OPEN SPACE

In the future without the Proposed Actions, no new open spaces or natural resources would be created within the primary study area.

Secondary Study Area (400-Foot Radius)

BUILDINGS

As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** there is one known development, comprised of two mixed-use residential/commercial towers, one of which is anticipated to be completed in the 2028 future without the Proposed Actions. The River Ring Development's North Tower is anticipated to be 560 feet tall and would introduce approximately 592 new residential units under the 2028 No-Action condition.

STREETS AND STREETSCAPE

In the future without the Proposed Actions, no changes to streets or streetscapes are anticipated within the secondary study area. There are no known streetscape improvement plans within the secondary study area.

NATURAL FEATURES AND OPEN SPACE

The secondary study area contains one natural resource, the East River, and no open spaces. In the future without the Proposed Actions, a new publicly-accessible open space will be created as a part of the River Ring Development at 106 River Street. The 2.9-acre open space will include a public beach, playgrounds, passive lawn space, and in-water programming. While conceptual, site plans indicate that views of the 2.9-acre open space would be obstructed looking westward from the Project Area by the North Tower of the River Ring development[1].

Visual Resources

Primary Study Area (Project Area)

There are no visual resources within the primary study area and no new visual resources are anticipated to be introduced within the primary study area in the future without the Proposed Actions. The sidewalks adjacent to the Project Area serve as a view corridor for the S/NR-listed Austin, Nichols, and Co.

[1] CEQR No. 21DCP157K

Warehouse and for the East River. These views would continue to be accessible under the No-Action condition.

Secondary Study Area (400-Foot Radius)

The S/NR-listed Austin, Nichols, and Company Warehouse is a visual resource located within the northwestern portion of the secondary study area. The S/NR-eligible Rokeach & Sons Warehouse and the S/NR-eligible Metropolitan Avenue warehouse are both located in the eastern portion of the secondary study area. In the future without the Proposed Actions, the contexts and settings of these visual resources are anticipated to remain unchanged from existing conditions.

The East River is also a visual resource located in the western portion of the secondary study area. As described earlier, by the 2028 analysis year, a portion of the River Ring development, a 560-foot-tall residential tower, would be constructed on the lot directly west of the Project Area. Because of the height and bulk of the tower, views of the East River from River Street between Metropolitan Avenue and North 3rd Street would be partially obstructed in the future without the Proposed Actions.

The secondary study area also contains several view corridors of the S/NR-listed Austin, Nichols, and Company Warehouse and the S/NR-eligible and NYCL-designated Havemeyers & Elder Filter, Pan, and Finishing House (American Sugar Refinery / Domino Sugar Refinery). These are expected to remain, as under existing conditions, as the No-Action condition would not affect the pedestrian's experience of these view corridors. Therefore, no changes to the visual resources or view corridors located within the secondary study area are anticipated within the secondary study area in the future without the Proposed Actions.

IV. THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

This section describes the effects of the Proposed Actions on the urban design and visual resource conditions within both the primary and secondary study areas and evaluates the potential for the With-Action condition to result in significant adverse impacts. As described in **Attachment A, "Project Description,"** the Proposed Project would maximize the permitted building height of 193.75 feet, excluding a 20-foot-tall rooftop bulkhead, in the proposed M1-4A/R7X (MX-8) zoning district.

Urban Design

Primary Study Area (Project Area)

BUILDINGS

The With-Action condition comprises the entire Project Area and would consist of the enlargement of the existing five-story building into a 14-story mixed-used building with residential and commercial uses. In total, the building would contain approximately 202,552-gsf (135,511-zsf, 6.0 FAR) of total building space inclusive of all building uses and cellar space. The building's primary residential entrance would be located on North 3rd Street with additional commercial entrances along Metropolitan Avenue, Kent Avenue, and River Street. The proposed building would retain the existing building's 43 accessory parking spaces with a parking garage entrance to be located in its existing location along River Street. The With-Action condition would also contain an approximate 17,000-sf private open space located on the rooftop and the

third floor of the building. Access to the open space would be restricted to residents of the proposed building. The existing commercial entrances, as well as the loading entrance located on River Street, would remain as under existing conditions, with an additional entrance for residential uses added on North 3rd Street. The second floor's grating, currently serving as venting for the existing accessory parking garage, would be removed and replaced with transparent glass that would create a continuous vertical glass façade throughout the building.

STREETS AND STREETSCAPE

The With-Action condition would not change the configuration of the existing block, as the With-Action condition would not change the arrangement, dimensions, or orientation or apportionment of street space. As compared to the No-Action condition, the With-Action condition would not significantly alter the pedestrian experience of the streetscape surrounding the primary study area. The two existing curb cuts located along Proposed Development Site's frontages on River Street and North 3rd Street would remain. As the proposed building is an enlargement of the existing building located at 200 Kent Avenue, the ground floor would remain as active retail space, featuring windows glazed with transparent materials and with pedestrian ingress and egress points to the commercial space on Metropolitan Avenue, Kent Avenue, and North 3rd Street. The residential portion would be accessed via a separate residential entrance on North 3rd Street, with two additional egress points on North 3rd Street and River Street.

NATURAL FEATURES AND OPEN SPACE

The primary study area contains several street trees but no other natural features. The existing street trees would remain as under existing conditions. The With-Action condition would not result in the creation of any new publicly accessible open space within the primary study area.

Secondary Study Area (400-Foot Radius)

BUILDINGS

As described earlier, within the secondary study area, there is one known development, comprised of two mixed-use, residential towers, one of which is anticipated to be completed by the 2028 future without the Proposed Actions. The River Ring Development's North Tower is anticipated to be 560 feet tall and would introduce approximately 592 new residential units under the 2028 No-Action condition.

STREETS AND STREETSCAPE

The Proposed Actions would not alter any street patterns, street hierarchies, streetscape arrangements, or block forms within the secondary study area.

NATURAL FEATURES AND OPEN SPACE

The secondary study area contains one natural resource, the East River, and is anticipated to contain a 2.9-acre public open space to be developed by 2028 and located directly west of the Project Area. As discussed in **Attachment E, "Shadows,"** the Proposed Actions would not result in changes to the secondary study area's open spaces.

Visual Resources

Primary Study Area (Project Area)

There are no visual resources within the primary study area and no new visual resources are anticipated to be introduced within the primary study area in the future with the Proposed Actions. There is one view corridor of the S/NR-listed Austin, Nichols, and Company Warehouse from the sidewalks adjacent to the Project Area. This view corridor would be accessible under both the With-Action and No-Action condition. Therefore, the Proposed Actions would not result in any significant adverse impacts on visual resources in the primary study area.

Secondary Study Area (400-Foot Radius)

The Proposed Actions are site-specific, and would not alter building uses, bulks, or arrangements in the surrounding secondary study area, or result in any changes to streets, blocks, topography, natural features, or open spaces within the secondary study area under the With-Action condition. The S/NR-listed Austin, Nichols, and Company Warehouse is a visual resource located within the northwestern portion of the secondary study area. The S/NR-eligible Rokeach & Sons Warehouse and the S/NR-eligible Metropolitan Avenue warehouse are visual resources that are both located in the eastern portion of the secondary study area. The East River is a visual resource located in the western portion of the secondary study area.

In the future with the Proposed Actions, views of these visual resources would not change in comparison to the future without the Proposed Actions. As described above, the S/NR-listed is visible from the sidewalks adjacent to the Project Area along Kent Avenue, River Street, and North 3rd Street. As the With-Action building is a vertical enlargement of an existing building, pedestrian viewpoints of this resource would remain under the With-Action conditions. Views of the East River from Metropolitan Avenue and North 3rd Street would also remain accessible under the With-Action condition.

Both the S/NR-eligible Rokeach & Sons Warehouse and the S/NR-eligible Metropolitan Warehouse are not visible from viewpoints adjacent to the primary study area. In the future with the Proposed Actions, the context and setting of these two resources is anticipated to remain unchanged from existing conditions and conditions in the future without the Proposed Actions. Therefore, no changes to these visual resources are anticipated within the secondary study area in the future with the Proposed Actions. Therefore, while the With-Action condition would result in the construction of a taller building, as compared to existing conditions and conditions in the future without the Proposed Actions, the With-Action condition would not change views of any of any of the historic visual resources located in the secondary study area.

The secondary study area's view corridors of the East River and the S/NR-eligible and NYCL-designated Havemeyers & Elder Filter, Pan, and Finishing House (American Sugar Refinery / Domino Sugar Refinery) are expected to remain unchanged from existing conditions and conditions in the future without the Proposed Actions. Under existing conditions, pedestrians can view the East River on east/west-aligned streets looking westward. Pedestrians can view the Domino Sugar Refinery looking south on Kent Avenue from the southern end of the secondary study area. Therefore, as the proposed building is being constructed on an existing block, located off of the street, no changes to existing view corridors that are located within the secondary study area are anticipated within the secondary study area in the future with

the Proposed Actions. Therefore, the Proposed Actions would not result in significant adverse impacts on visual resources in the secondary study area.

Assessment

The Proposed Actions would not result in significant adverse impacts on urban design and visual resources within the primary study area or the surrounding secondary study area. In comparison to the No-Action condition, the With-Action condition would introduce a taller building to the primary study area. The With-Action condition for Proposed Development Site would comprise a 14-story (approximately 213.75-foot-tall including a 20-foot-tall rooftop bulkhead) building. However, although the With-Action condition, through the introduction of a taller building would change the pedestrian experience in the vicinity of the primary study area as compared to conditions in the No-Action condition, this change would not be incompatible or negatively affect a pedestrian's experience of public space nor would this With-Action condition result in a change to the pedestrian's experience of the existing street level façades, which would remain as a transparent glass with commercial signage, as under existing and No-Action conditions.

The With-Action condition would be constructed on an existing block and would not entail any changes to topography, street patterns, street hierarchy, block shapes, or natural features within the primary or secondary study areas. In addition, the Proposed Actions would not create land uses or structures that would be substantially incompatible with the existing built character of the primary or secondary study areas, or the larger surrounding Williamsburg neighborhood outside of the secondary study area. As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** residential and mixed-use commercial and residential building land uses are located throughout the secondary study area and represent, in sum, approximately 60.8% of lots, 53.1% of lot area, and 92.6% of building area, respectively, within the secondary study area.

As illustrated in **Figures G-5**, **G-6**, and **G-7**, the visual context of the primary study area would change as a result of the Proposed Actions, as the With-Action condition would represent a visible change to the perspective of a pedestrian adjacent to the primary study area. As shown in these figures, in comparison to the No-Action condition, the With-Action condition would introduce a taller building in the interior of the primary study area, above the existing five-story building on the site. The height of the existing building within the primary study area is approximately 86.46 feet and the FAR of the existing building is 1.98. In comparison, the With-Action condition would introduce a 14-story, approximately 213.75-foot-tall (including a 20-foot-tall rooftop bulkhead) tower to the interior of the primary study area. Within the primary study area, the FAR of Proposed Development in the With-Action condition would be 6.0 FAR.

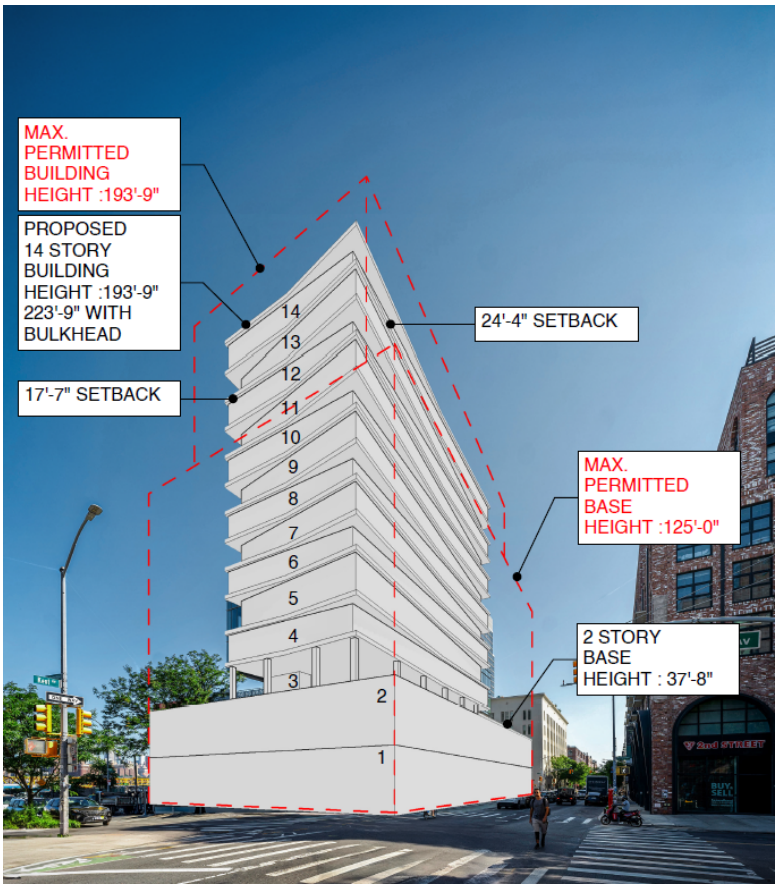
The With-Action condition would not obstruct any views of visual resources, nor would the With-Action condition adversely impact any view corridors within the secondary study area. View corridors of the S/NR-listed Austin, Nichols, and Company Warehouse and East River would remain accessible from the northern and eastern frontages of the Proposed Development. The secondary study area's view corridors of the S/NR-listed Austin, Nichols, and Company Warehouse, S/NR-eligible Rokeach & Sons Warehouse, the S/NR-eligible Metropolitan Warehouse, and the NYCL-designated Havemeyers & Elder Filter, Pan, and Finishing House (American Sugar Refinery / Domino Sugar Refinery) would also remain accessible from existing vantage points throughout the secondary study area.

While the addition of the With-Action condition to the primary study area would be a change from the perspective of a pedestrian, the change would not represent a significant adverse impact. The With-Action condition would continue to provide continuous street walls along the primary study area's Kent Avenue,

Illustrative With-Action Rendering - Metropolitan Avenue



NO-ACTION RENDERING

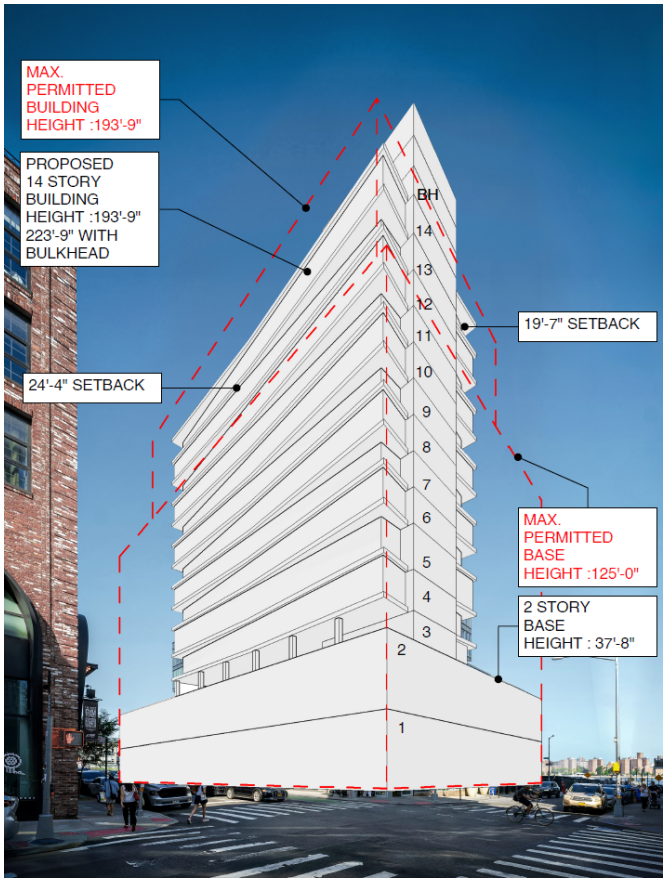


WITH-ACTION RENDERING

Illustrative With-Action Rendering - North 3rd Street



NO-ACTION RENDERING

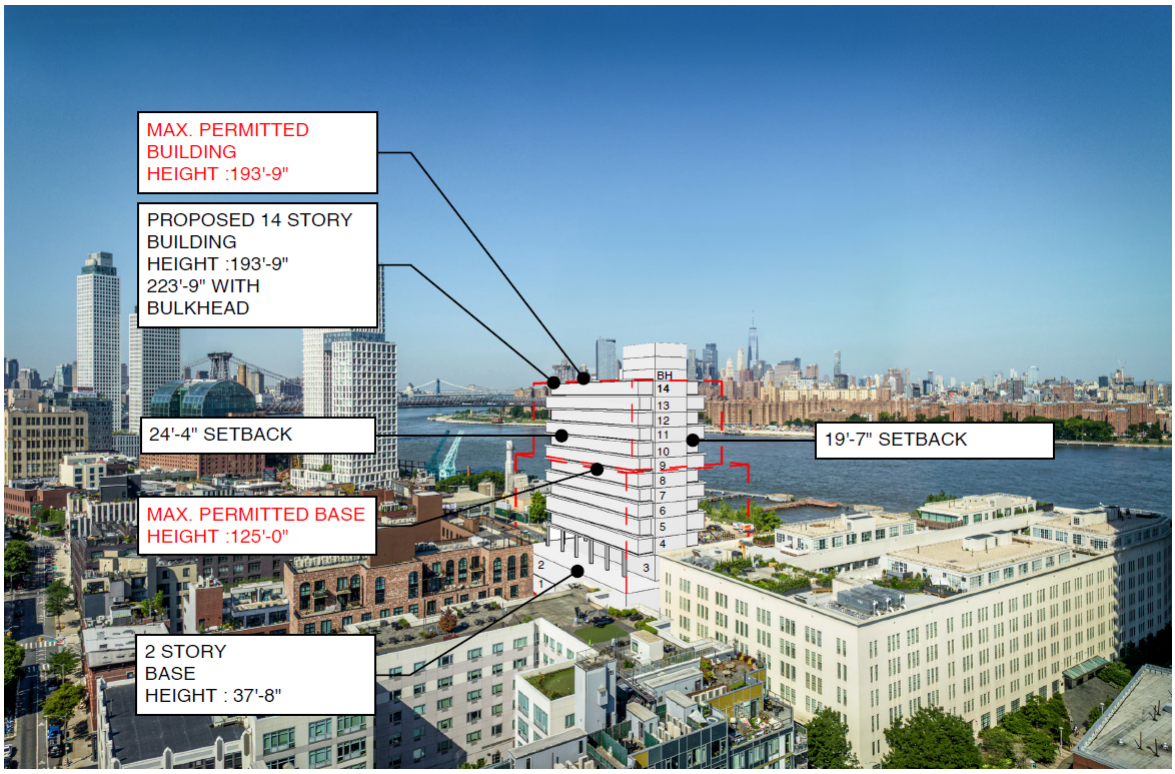


WITH-ACTION RENDERING

Illustrative With-Action Rendering - Aerial View



NO-ACTION RENDERING



WITH-ACTION RENDERING

River Street, North 3rd Street, and Metropolitan Avenue frontages as under existing and No-Action conditions. Therefore, no changes to streetscape conditions would occur adjacent to the primary study area or within the secondary study area in the future with the Proposed Actions. Further, the Proposed Actions would result in the enlargement and conversion of an existing five-story commercial building to a 14-story mixed-use commercial/residential building located within a secondary study area that is characterized by residential and mixed-use commercial/residential land uses. Therefore, while the Proposed Actions would change the appearance of the built environment of the primary and secondary study areas, the change would not negatively affect a pedestrian's experience of the primary and secondary study areas. As a result, the Proposed Actions would not result in significant adverse impacts on urban design and visual resources within the primary study area or the surrounding secondary study area.

ATTACHMENT H

AIR QUALITY

I. INTRODUCTION

As described in **Attachment A, "Project Description,"** the Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert the existing 5-story commercial building into an approximately 202,552-gross square foot ("gsf") mixed-use residential and commercial building with up to 14 stories (193.75-foot tall excluding a rooftop mechanical bulkhead) at 200 Kent Avenue (Block 2356, Lot 1; the "Proposed Development Site" and the "Project Area") in the Williamsburg neighborhood of Brooklyn Community District (CD) 1. The Proposed Development would include approximately 64,049 gsf of commercial retail space and 121,572 gsf of residential space, comprised of approximately 143 dwelling units (DUs), of which approximately 29 to 43 would be affordable depending on the option selected of the Mandatory Inclusionary Housing (MIH) program. The potential for air quality impacts associated with the Proposed Actions is assessed in this attachment.

As described in the **"Transportation Planning Factors and Travel Demand Forecast Memorandum,"** the Proposed Development would generate fewer than 50 vehicle trips. Under the guidance of the New York City Department of City Planning (DCP) in consultation with the New York City Department of Environmental Protection (DEP), projects with relatively small trip increments are not expected to create any potential significant adverse air quality impact from mobile sources. In addition, the Proposed Development would include 43 below grade accessory parking spaces located at the cellar level (16,930 sf). The number of parking spaces remains the same in the No-Action and With-Action conditions in accordance with a parking lease agreement with Trader Joe's, one of the existing commercial tenants, that would continue to operate under both scenarios. Therefore, no mobile source analysis is required.

The Project Area is located within and adjacent to other manufacturing districts. Therefore, the potential for emissions from existing nearby industrial facilities to impact air quality at the Project Area was assessed. In addition, potential large or major sources in the vicinity of the Project Area were assessed.

II. METHODOLOGY FOR PREDICTING POLLUTANT CONCENTRATIONS

Heating and Hot Water Systems

On December 15, 2021, the New York City Council passed a bill that would effectively ban the installation of most new natural gas and other fossil fuel-fired systems in buildings in New York City (Local Law 154 of 2021). The ban would be enforced by the New York City Department of Buildings, and for buildings greater than six stories, is based on the submission of construction documents after July 1, 2027. The Proposed Development is designed with electric-powered heating and hot water systems. Therefore, it was assumed that electric-powered equipment would be utilized for heating and hot water needs under the With Action scenario. Therefore, an analysis of heating and hot water systems is not required.

Industrial Sources

Nearby industrial facilities were examined to identify any potential for significant adverse impacts on future residents of the projected development sites from air toxics. All industrial and manufacturing uses

within 400 feet of the development sites were considered for inclusion in the air quality impact analysis, as per the *CEQR Technical Manual*.

A land use map and aerial photographs were reviewed to identify potential sources of emissions from manufacturing/industrial operations. A search of federal, state, and city permit data within the study area was conducted using DEP's Clean Air Tracking System (CATS) database[1] and New York State Department of Environmental Conservation (NYSDEC) Permits and Registrations at all manufacturing and commercial-zoned properties.[2]

No permitted activities were identified based on the permit search and no other sources of emissions were identified in the land use review. Therefore, no significant impacts on sensitive uses within the Project Area are anticipated from industrial source emissions.

Additional Sources

The *CEQR Technical Manual* requires an analysis of projects that may have the potential to result in a significant adverse impact due to certain types of new uses located near a "large" or "major" emissions source. Major sources are defined as those located at facilities that have a Title V or Prevention of Significant Deterioration air permit, while large sources are defined as those located at facilities that require a State Facility Permit. To assess the potential effects of these existing sources on the Project Site, a review of NYSDEC Title V and State Facility Air permits was performed to identify any federal or state-permitted facilities. Existing large and major sources of emissions (i.e., sources having a Title V or State Facility Air Permit) within 1,000 feet of the Project Site were surveyed.

One facility with a Title V Permit was identified: New York Power Authority's (NYPA) North 1st Street simple cycle power plant, which is within 1,000 feet of the Project Area. Therefore, an analysis of this emission source was performed using the AERMOD dispersion model.

AERMOD Analysis

To evaluate potential air quality impacts from the NYPA plant on the projected development sites, an analysis was performed using the American Meteorological Society (AMS)/U.S Environmental Protection Agency (EPA) Regulatory Model (AERMOD) dispersion model.[3] AERMOD is a state-of-the-art dispersion model, applicable to rural and urban areas, flat and complex terrain, surface and elevated releases, and multiple sources and source types. AERMOD is a steady-state plume model that incorporates current concepts about flow and dispersion in complex terrain, including updated treatment of the boundary layer theory and understanding of turbulence and dispersion, and includes handling of the plume interaction with terrain. AERMOD is EPA's preferred regulatory stationary source model.
AERMOD calculates pollutant concentrations from simulated sources (e.g., exhaust stacks) based on hourly meteorological data and surface characteristics and has the capability to calculate pollutant concentrations at locations where the plume from the exhaust stack is affected by the aerodynamic wakes and eddies (downwash) produced by nearby structures. The analysis of potential impacts from exhaust

[1] DEP. Clean Air Tracking System database. https://a826-web01.nyc.gov/DEP.BoilerInformationExt. Accessed April 4, 2025.
[2] EPA. Envirofacts Data Warehouse. https://www3.epa.gov/enviro/. Accessed April 4, 2025.
[3] EPA. AERMOD Implementation Guide. 454/B-23-009, October 2023, AERMOD Model Formulation and Evaluation. 454/B-23-010, October 2023 and User's Guide for the AMS/EPA Regulatory Model (AERMOD). Office of Air Quality Planning and Standards. EPA-454/B-24-007, November 2024.

stacks assumed stack tip downwash, urban dispersion and surface roughness length, and elimination of calms.

AERMOD incorporates the Plume Rise Model Enhancements (PRIME) downwash algorithm, which is designed to predict concentrations in the "cavity region" (i.e., the area around a structure which under certain conditions may affect an exhaust plume, causing a portion of the plume to become entrained in a recirculation region). AERMOD also uses the Building Profile Input Program for PRIME (BPIPPRM) to provide a detailed analysis of downwash influences on a direction-specific basis. BPIPPRM determines the projected building dimensions for modeling with the building downwash algorithm enabled. The modeling of plume downwash accounts for all obstructions within a radius equal to five obstruction heights of the stack.

The analysis was prepared both with and without downwash to assess the worst-case impacts at elevated locations close to the height of the sources, which would occur without downwash, as well as the worst-case impacts at lower elevations and ground level, which would occur with downwash, consistent with the *CEQR Technical Manual* guidance.

Potential fine particulate matter ($PM_{2.5}$) and nitrogen dioxide (NO_2) concentrations, added to representative background concentrations in the area, were compared with the National Ambient Air Quality Standard (NAAQS). For the analysis of the 1-hour average NO_2 concentration, AERMOD's Plume Volume Molar Ratio Method (PVMRM) module was used to analyze chemical transformation within the model. PVMRM incorporates hourly background ozone concentrations to estimate NOx transformation within the source plume. The model applied ozone concentrations measured in 2015–2019 at the nearest available NYSDEC ozone monitoring station—the Queens College monitoring station.

Emission Rates and Stack Parameters

The NYPA facility has a natural gas combustion turbine and one low NO_x natural gas-fired boiler. The boiler is used during winter months to heat the gas turbine combustion inlet air when ambient temperature and humidity could cause icing in the turbine inlet.

Emissions data for the combustion turbine were obtained from the *307 Kent Avenue Final Environmental Impact Statement, New York Power Authority, August 2021*. The stack parameter data for the turbine and the boiler was obtained from the NYSDEC Title V permit. Per the NYCDEC Title V permit, the NO_x emission rate for the boiler was calculated using factors for low NO_x burner technology, with a maximum emission concentration of 30 parts per million (ppm). The boiler PM emissions were calculated based on emission factors obtained from the *EPA Compilation of Air Pollutant Emission Factors, AP-42, Fifth Edition, Volume I: Stationary Point and Area Sources*. $PM_{2.5}$ emissions include both the filterable and condensable components. For the $PM_{2.5}$ emissions and NO_2 emissions, the boiler capacity of 7.4 million British Thermal Units per Hour (MMBtu)/hr was used. The analysis assumes the boiler is only running during the winter months.

Stack parameters for the turbine and boiler were obtained from the NYSDEC Title V Permit application, except the exhaust temperature for the boiler, which was obtained from a survey of boiler exhaust data provided by DEP. **Table H-1** presents the emission rates and stack parameters used in the AERMOD analysis for the analyzed facility.

TABLE H-1:
Stack Parameters and Emission Rates from NYPA North 1st Street Facility

Parameter	Turbine	Boiler
Stack Height (ft)	107[(1)]	15[(1)]
Stack Diameter (ft)	12[(1)]	1.83[(1)]
Exhaust Flow Rate (m/s)	23.47[(1)]	4.8[(1)]
Exhaust Temperature (°F)	719[(1)]	307.8[(2)]
Fuel Type	Natural Gas	Natural Gas
NO_2 Short Term Emission Rate (g/s)	0.567	0.034[(3)]
NO_x Annual Emission Rate (g/s)	0.567	0.034[(3)]
$PM_{2.5}$ Short Term Emission Rate (g/s)	0.1865	0.007[(3)]
$PM_{2.5}$ Annual Emission Rate (g/s)	0.1865	0.007[(3)]

Notes:
[1] The stack height, diameter, flow rate, and temperature are based on the NYSDEC Title V Permit application.
[2] Exhaust temperature was obtained from a survey of boiler exhaust data provided by DEP.
[3] Per the NYSDEC Title V permit, the emissions were calculated assuming the boiler would only operate during the winter months.

Background Concentrations

To estimate the maximum expected pollutant concentration at a given location (receptor), the predicted impacts must be added to a background value that accounts for existing pollutant concentrations from other sources that are not directly accounted for in the model (see **Table H-2**).

TABLE H-2
Maximum Background Pollutant Concentrations

Pollutant	Average Period	Location	Concentration (µg/m³)	NAAQS (µg/m³)
NO_2	1-hour	Queens College	103.8	188
	Annual	Queens College	28.7	100
$PM_{2.5}$	24-hour	JHS 126, Brooklyn	17.8	35
	Annual	JHS 126, Brooklyn	7.7	9

Source: New York State Air Quality Report Ambient Air Monitoring System, NYSDEC, 2017–2019.

To develop background levels for each pollutant, concentrations measured at the most representative ambient monitoring station operated by NYSDEC over a three-year period were used, consistent with NYSDEC guidance. For all background concentrations, the most recent year that data is available from NYSDEC is 2023; however, 2020 and 2021 data were not used because of uncertainties in the representativeness of background concentrations for these years due to effects of COVID-19, consistent with DEP guidance. More recent data were not used since NYSDEC has reported issues with the meteorological data used for air modeling (see below), and since the methodology for 1-hour NO_2 modeling requires concurrent pollutants and meteorology. Therefore, the years 2017–2019 were used to represent background concentrations.

For the analysis, total 1-hour NO_2 concentrations were refined following a more detailed approach (EPA "Tier 3"). The methodology used to determine the total 1-hour NO_2 concentrations from the facility was based on adding the monitored background to modeled concentrations, as follows: hourly modeled concentrations from the turbine and boiler were first added to the seasonal hourly background monitored concentrations; then the highest combined daily 1-hour NO_2 concentration was determined at each location and the 98th percentile daily 1-hour maximum concentration for each modeled year was

calculated within the AERMOD model; finally the 98th percentile concentrations were averaged over the latest five years.

Note that the maximum modeled concentration would not necessarily coincide with the maximum background concentrations, and, therefore, this approach results in a conservatively high estimate. The annual NO_2 and $PM_{2.5}$ backgrounds are based on the maximum annual average value measured over the same three-year period.

Meteorological Data

NYSDEC-supplied meteorological data processed with the AERMET Version 19191[4] processor was used for the modeling analysis. The meteorological data set consisted of five consecutive years of meteorological data: surface data collected at LaGuardia Airport (2015–2019), and concurrent upper air data collected at Brookhaven, New York. The meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevation over the five-year period. The meteorological data was selected to match the years selected for background concentrations.[5,6]

Receptor Placement

Receptors (locations at which concentrations are projected) generally include operable windows in residential or other buildings, air intakes, and publicly accessible open space locations, as applicable. Discrete receptors were modeled along the façades of the Proposed Development to represent potentially sensitive locations such as operable windows and intake vents. Rows of receptors at the same elevation were spaced at intervals of 25 feet (7.6 meters) along the modeled buildings. Receptors were placed at multiple elevations based on the project design drawings.

II. THE FUTURE WITH THE PROPOSED ACTIONS

Heating and Hot Water Systems

Based on the assumptions presented in this attachment, measures would be needed to avoid the potential for significant adverse impact on air quality. All requirements would be implemented through an Air Quality E-designation (E-887) that would be placed on the Proposed Development Site. The modified requirements specified in the E-designations would be as follows:

> ***Proposed Development Site (Block 2356, Lot 1):***
>
> ***Any new residential and/or commercial development*** **on the above-referenced property must ensure the heating, ventilation and air conditioning (HVAC) system** ***and hot water equipment are powered by electricity only with no venting or stacks, to avoid any potential significant adverse air quality impacts.***

[4] EPA. User's Guide for the AMS/EPA Regulatory Model (AERMOD). Office of Air Quality Planning and Standards. EPA-454/B-24-007. Research Triangle Park, North Carolina. November 2024.

[5] Meteorological data for 2020 and 2021 were not used to avoid using concurrent ozone background data over this same period because of uncertainties in the representativeness of background concentrations for these years due to effects of COVID-19. More recent meteorological data is currently not available from NYSDEC.

[6] 2022 and later data are currently not available from NYSDEC due to issues with the upper air data.

Additional Sources

Potential stationary source impacts on the Development Site from the existing major source was determined using the AERMOD model. The maximum estimated concentrations of NO_2 and $PM_{2.5}$ from the modeling analysis were added to the background concentrations to estimate total air quality concentrations on the Proposed Development. The results of the AERMOD analysis are presented in **Table H-3.**

TABLE H-3

Maximum Modeled Pollutant Concentrations on the Proposed Development (μg/m^3)—N 1st Street Plant

Pollutant	Averaging Period	Maximum Modeled Concentration	Background	Total Concentration	NAAQS
NO_2	1-Hour	97.7	-	97.7	188
	Annual	0.35	28.7	29.1	100
$PM_{2.5}$	24-Hour	0.65	17.8	18.4	35
	Annual	0.087	7.70	7.79	9

As shown in **Table H-3**, the predicted pollutant concentrations for all of the pollutant averaging periods are below their respective standards. Therefore, no significant adverse air quality impacts on the Proposed Development from the existing major source is predicted.

ATTACHMENT I

NOISE

I. INTRODUCTION

This attachment considers the potential for the Proposed Actions to result in significant adverse noise impacts. **Attachment A, "Project Description,"** describes the enlargement and partial conversion of the existing five-story predominantly vacant commercial building that covers the entirety of the site located in Brooklyn into a 14-story mixed-use residential and commercial/community facility building. Projected Development Site 1 comprises Block 2356, Lot 1, and is bounded by North 3rd Street to the north, Kent Avenue to the east, Metropolitan Avenue to the south, and River Street to the west.

In terms of mobile sources, the number of vehicle trips generated by the Proposed Project would be lower than the threshold that would require any detailed transportation analysis. Considering the small number of vehicular trips generated by the reasonable worst-case development scenario (RWCDS) for the Proposed Actions, the development would not generate sufficient traffic to have the potential to cause a significant noise impact (i.e., it would not result in a doubling of noise passenger car equivalents [Noise PCEs], which would be necessary to cause a 3 dBA increase in noise levels). Therefore, the Proposed Actions would not result in significant adverse mobile source noise impacts and further assessment is not warranted. Consequently, the noise analysis is focused on the level of building attenuation necessary to ensure that interior noise levels within the newly introduced residential uses would satisfy applicable interior noise criteria.

II. ACOUSTICS FUNDAMENTALS

Sound is a fluctuation in air pressure. Sound pressure levels are measured in units called "decibels" (dB). The particular character of the sound that we hear (e.g., a whistle compared with a diesel engine, for example) is determined by the speed, or "frequency," at which the air pressure fluctuates, or "oscillates." Frequency defines the oscillation of sound pressure in terms of cycles per second. One cycle per second is known as 1 Hertz (Hz). People can hear over a relatively limited range of sound frequencies, generally between 20 Hz and 20,000 Hz, and the human ear does not perceive all frequencies equally well. High frequencies (e.g., a whistle) are more easily discernable and therefore more intrusive than many of the lower frequencies (e.g., the lower notes on a piano).

"A"-Weighted Sound Level (dBA)

To establish a uniform noise measurement that simulates people's perception of loudness and annoyance, the decibel measurement is weighted to account for those frequencies most audible to the human ear. This is known as the A-weighted decibel level, or "dBA," and it is the descriptor of noise levels most often used for community noise. As shown in **Table I-1**, the threshold of human hearing is defined as 0 dBA; very quiet conditions (e.g., a library) are approximately 40 dBA; levels between 50 dBA and 70 dBA define the range of noise levels generated by normal daily activity; levels above 70 dBA would be considered noisy, and then loud, intrusive, and deafening as the scale approaches 130 dBA.

TABLE I-1:
Noise Levels of Common Sources

Sound Source	SPL (dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50–60
Quiet Suburban Area at Night	40–50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0

Source: 2021 *CEQR Technical Manual*

In considering these values, it is important to note that the dBA scale is logarithmic, meaning that each increase of 10 dBA describes a doubling of perceived loudness. Thus, the background noise in an office, at 50 dBA, is perceived as twice as loud as a library at 40 dBA. For most people to perceive an increase in noise, it must be at least 3 dBA. At 5 dBA, the change will be readily noticeable.

Sound Level Descriptors

Because the sound pressure level unit of dBA describes a noise level at just one moment and few noises are constant, other ways of describing noise that fluctuates over extended periods have been developed. One way is to describe the fluctuating sound heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level," L_{eq}, can be computed. L_{eq} is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by $L_{eq(1)}$, or 24 hours, denoted by $L_{eq(24)}$), conveys the same sound energy as the actual time-varying sound. Statistical sound level descriptors such as L_1, L_{10}, L_{50}, L_{90}, and L_x, are used to indicate noise levels that are exceeded 1, 10, 50, 90, and x percent of the time, respectively.

The relationship between L_{eq} and levels of exceedance is worth noting. Because L_{eq} is defined in energy rather than straight numerical terms, it is not simply related to the levels of exceedance. If the noise fluctuates little, L_{eq} will approximate L_{50} or the median level. If the noise fluctuates broadly, the L_{eq} will be approximately equal to the L_{10} value. If extreme fluctuations are present, the L_{eq} will exceed L_{90} or the background level by 10 or more decibels. Thus, the relationship between L_{eq} and the levels of exceedance will depend on the character of the noise. In community noise measurements, it has been observed that the L_{eq} is generally between L_{10} and L_{50}.

The L_{10} descriptor has been selected as the noise descriptor to be used in this evaluation. The 1-hour L_{10} is the noise descriptor used in the *CEQR Technical Manual* noise exposure guidelines when vehicular traffic is the dominant noise source.

III. NOISE STANDARDS AND CRITERIA

New York CEQR Noise Criteria

The *CEQR Technical Manual* sets external noise exposure standards; these standards are shown in **Table I-2.** Noise exposure is classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable. The noise level specified for outdoor areas requiring serenity and quiet is 55 dBA $L_{10(1)}$.

TABLE I-2:
Noise Exposure Guidelines for Use in City Environmental Impact Review

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

Notes:
(i) In addition, any new activity shall not increase the ambient noise level by 3 dBA or more.
(ii) *CEQR Technical Manual* noise criteria for train noise are similar to the above aircraft noise standards; the noise category for train noise is found by taking the L_{dn} value for such train noise to be an L_{dn} (L_{dn} contour) value.
[1] Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.
[2] Tracts of land where serenity and quiet are extraordinarily important and serve an important public need, and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks, or portions of parks, or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet.
[3] One may use Federal Aviation Administration (FAA)-approved L_{dn} contours supplied by the Port Authority of New York and New Jersey, or the noise contours may be computed from the federally approved Integrated Noise Model (INM) Computer Model using flight data supplied by the Port Authority of New York and New Jersey.
[4] External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).
Source: New York City Department of Environmental Protection (DEP) (adopted policy 1983).

The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise level (see **Table I-3**). Recommended noise attenuation values for buildings are designed to maintain an interior L_{10} noise level of 45 dBA for residential and community facility uses and 50 dBA for commercial office uses when vehicular traffic is the dominant noise source.

TABLE I-3:
Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				**Clearly Unacceptable**
Vehicular Traffic	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Aircraft[A]	$65 < DNL \leq 68$	$68 < DNL \leq 71$	$71 < DNL \leq 73$	$73 < DNL \leq 75$	$75 < DNL$
Train	$65 < L_{dn} \leq 68$	$68 < L_{dn} \leq 71$	$71 < L_{dn} \leq 73$	$73 < L_{dn} \leq 75$	$75 < L_{dn}$
Attenuation[B]	(I) 28 dBA	(II) 31 dBA	(III) 33 dBA	(IV) 35 dBA	See note C

Notes:
[A] DNL descriptor based on average values of L_{dn} over a year period.
[B] The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dBA less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[C] The required attenuation value is the difference between L_{build} and $L_{interior}$, using the appropriate noise descriptor
Where:
L_{build} is the projected noise level under the build condition rounded up to the whole number
$L_{interior}$ is the designed interior noise level (45 dBA for vehicular noise, 40 dBA for aircraft and train noise)
Source: New York City Department of Environmental Protection.

Environmental Conditions for Buildings in MX Districts

The Proposed Actions would change the zoning on Projected Development Site 1 to a mixed-use zoning district that allows manufacturing and residential uses. Zoning Resolution (ZR) Section 123-32 – Environmental Conditions requires that all new dwelling units (DUs) in Special Mixed Use Districts be provided with a minimum of 35 dBA window-wall attenuation to maintain an interior noise level of 45 dBA or less. The 35 dBA window-wall attenuation is for a closed-window condition; consequently, a means of ventilation that does not degrade the acoustical performance of the building façade is required. However, it is possible to review and alter the minimum attenuation requirements via a process overseen by the New York City Mayor's Office of Environmental Remediation (OER), which could be undertaken at a later time.

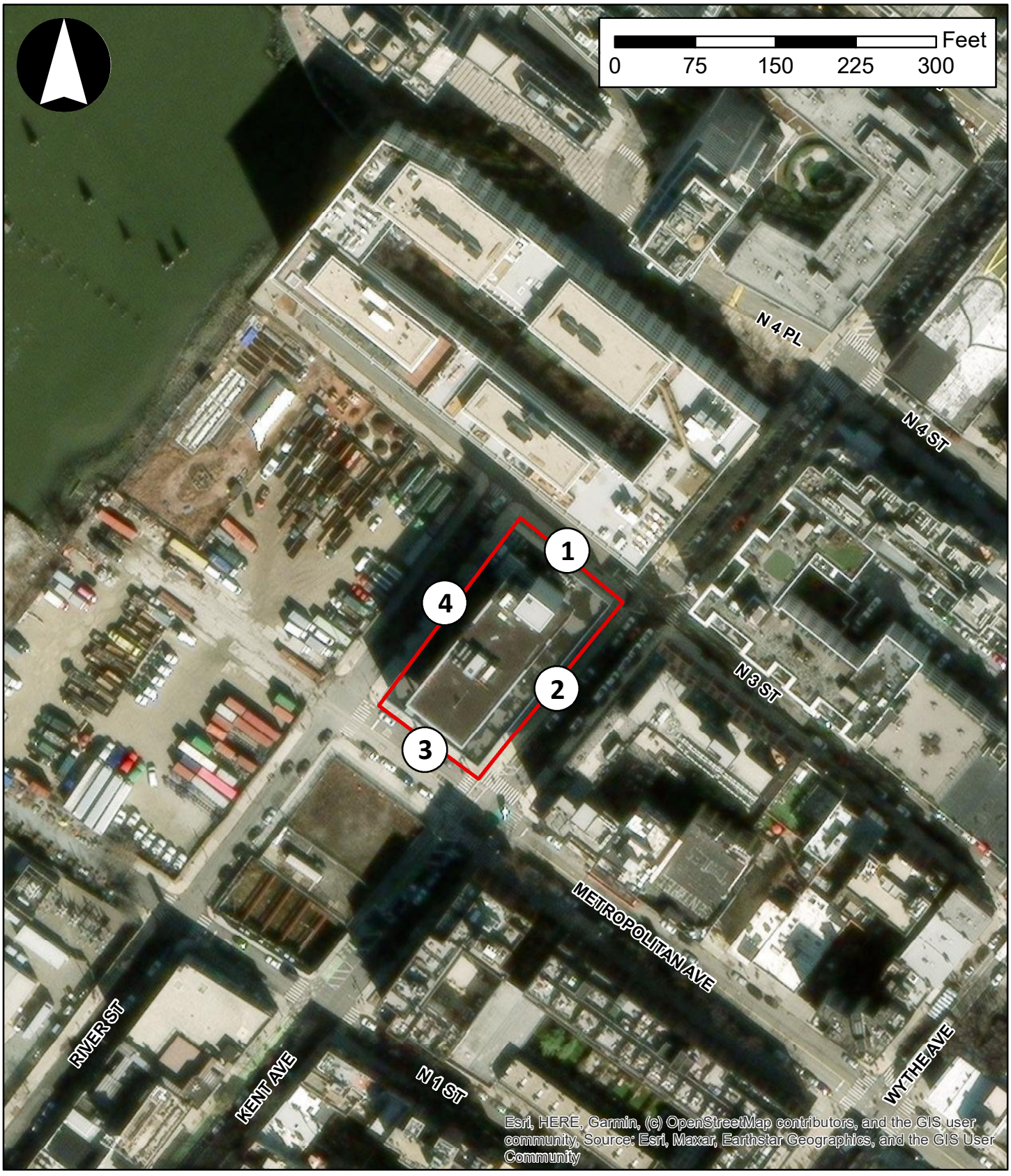
IV. EXISTING NOISE LEVELS

A total of 4 receptor locations adjacent to the Project Area were selected for evaluation of noise attenuation requirements. These locations are detailed below in **Table I-4** and shown in **Figure I-1**.

TABLE I-4:
Noise Measurement Locations

Noise Receptor Site	Location
1	North 3rd Street between River Street and Kent Avenue
2	Kent Avenue between North 3rd Street and Metropolitan Avenue
3	Metropolitan Avenue between River Street and Kent Avenue
4	River Street between North 3rd Street and Metropolitan Avenue

Figure I-1
Noise Monitoring Locations



Legend

Project Area

1 Noise Monitoring Locations

At each receptor site, the existing noise levels were measured for 20-minute periods during the three weekday peak periods—AM (7:00 AM to 9:00 AM), midday (MD) (12:00 PM to 2:00 PM), and PM (4:30 PM to 6:30 PM). At these noise measurement 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. Measurements at these locations were conducted on June 12, 2025.

Equipment Used During Noise Monitoring

Measurements were performed using a Brüel & Kjær SLM Type 2250, Brüel & Kjær 1/2-inch microphone Type 4189, and Brüel & Kjær Sound Level Calibrator Type 4231. The SLM has a valid laboratory calibration within 1 year, as is standard practice. The Brüel & Kjær SLM is a Class 1 instrument according to ANSI Standard S1.4-1983 (R2006). The microphone was mounted on a tripod at a height of approximately 5 feet above the ground and was mounted at least approximately 5 feet away from any large reflecting surfaces. The SLM was calibrated before and after readings using a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. Measurements were made on the A-scale (dBA). The data was digitally recorded by the sound level meters and displayed at the end of the measurement period in units of dBA. Measured quantities included Leq, L1, L10, L50, L90, and 1/3 octave band levels. 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.

Noise Measurement Results

The results of the existing noise level measurements are summarized in **Table I-5**. At each receptor site, vehicular traffic on the adjacent roadway was the dominant noise source. Measured levels are low to moderate and reflect the level of vehicular activity. In terms of the CEQR criteria, the existing noise levels at all receptor sites are in the "marginally acceptable" category.

TABLE I-5:
Existing Noise Levels at Receptor Sites (in dBA)

Receptor Site	Measurement Location	Time	L_{eq}	L_1	L_{10}	L_{50}	L_{90}
1	North 3rd Street between River Street and Kent Avenue	AM	65.3	75.1	65.9	62.1	60.6
		MD	62.2	71.0	63.6	60.6	59.7
		PM	63.4	72.6	64.9	61.6	60.6
2	Kent Avenue between North 3rd Street and Metropolitan Avenue	AM	62.9	70.8	66.2	60.4	57.6
		MD	65.5	74.2	68.7	62.6	59.2
		PM	65.7	73.7	68.3	63.8	61.2
3	Metropolitan Avenue between River Street and Kent Avenue	AM	67.1	79.3	68.2	62.4	59.5
		MD	65.7	78.1	66.7	62.1	60.0
		PM	67.1	76.6	69.0	64.3	63.1
4	River Street between North 3rd Street and Metropolitan Avenue	AM	63.7	75.5	64.0	60.1	57.9
		MD	61.7	70.7	64.2	57.4	55.8
		PM	64.8	73.5	66.8	62.2	60.4

Note: Measurements were performed by AKRF on June 12, 2025.

V. NOISE ATTENUATION MEASURES

The *CEQR Technical Manual* has set noise attenuation requirements for buildings based on exterior $L_{10(1)}$ noise levels where vehicular traffic is the dominant source of noise. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential, medical office, or community facility uses and 50 dBA or lower for commercial office uses.

As discussed above, ZR Section 123-32 requires a minimum window-wall attenuation level of 35 dBA to maintain interior noise levels of 45 dBA or less at all DUs. The measured exterior $L_{10(1)}$ noise levels were used to determine the building attenuation values for Projected Development Site 1. Based on the measured noise levels shown in **Table I-5**, there would be no specific requirement for attenuation per the *CEQR Technical Manual* noise exposure guideline since the levels are below the threshold requiring anything beyond standard façade construction to ensure acceptable interior noise levels. However, the minimum 35 dBA of façade attenuation and the requirement for an alternate means of ventilation included in ZR Section 123-32, as enforced by the New York City Department of Buildings (DOB), still apply. Further study under the purview of OER would be required to alter the attenuation requirements. Regardless of the final attenuation requirement, requirements of ZR Section 123-32 would be sufficient to ensure acceptable interior noise levels at all DUs. In accordance with MX zoning requirements, the Proposed Project would meet these façade attenuation requirements as well as the requirements for an alternate means of ventilation for the residential portions of the building. Therefore, no significant adverse impacts related to noise are anticipated.

Additionally, the building façade would be expected to provide composite window/wall attenuation such that interior noise levels would be 45 dBA or lower for community facility uses and or 50 dBA or lower for commercial office uses. Furthermore, because the exterior $L_{10(1)}$ noise levels at the Development Site would be less than 70 dBA, the *CEQR Technical Manual* does not provide a specific requirement for the level of window/wall attenuation.

Based upon the $L_{10(1)}$ values measured near the Project Area, the development facilitated by the Proposed Actions would be expected to provide sufficient attenuation to achieve CEQR interior noise level requirements. Therefore, no significant adverse impacts related to noise are anticipated.

VI. MECHANICAL SYSTEM

The building mechanical systems (i.e., heating, ventilation, and air conditioning systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code and the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels.

ATTACHMENT J

EFFECTS ON DISADVANTAGED COMMUNITIES

I. INTRODUCTION

Effective 30 December 2024, Section 8-0109(2)(k) of the New York State Environmental Conservation Law requires that environmental review documentation includes a statement of the effects of the Proposed Actions on disadvantaged communities (DACs), including whether the action may cause or increase a disproportionate pollution burden. The *CEQR Technical Manual* does not provide guidance regarding the scope of this analysis. On January 29, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed amendments to the State Environmental Quality Review Act (SEQRA) to implement this new statutory provision. This assessment of the effects on disadvantaged communities considers the impacts identified using *CEQR Technical Manual* guidance.

As the *CEQR Technical Manual* has not been updated to include guidance for an assessment of Effects on Disadvantaged Communities at this time, the SEQRA Environmental Assessment Form (EAF) has been consulted for guidance for this analysis. The EAF Full Form identifies direct or indirect impacts that may affect a DAC, including new noise sources or expansions/modifications of existing noise sources (i.e., noise from operational sources or construction activities); emissions of air pollutants including mobile emissions; wastewater discharges; generation of odors; light pollution; hazardous waste generation or management; new or modified radiation sources; or new or modified sources of solid waste generation, management, or disposal.

As described in **Attachment A, "Project Description,"** the Applicant is seeking (1) a zoning map amendment to change the existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area") to a M1-4A/R7X (MX-8) district; and (2) a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish Block 2356, Lot 1 as a Mandatory Inclusionary Housing (MIH) area (collectively, the "Proposed Actions").

The Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert the existing 5-story commercial building into an approximately 202,552-gross square foot ("gsf") mixed-use residential and commercial building with up to 14-stories (193.75-feet-tall excluding a rooftop mechanical bulkhead) at 200 Kent Avenue (Block 2356, Lot 1; the "Proposed Development Site") in the Williamsburg neighborhood of Brooklyn Community District (CD) 1 (refer to **Figure 1** in the EAS Form). It is expected that the project would be constructed and fully occupied by 2028.

II. IDENTIFICATION OF DISADVANTAGED COMMUNITIES

Statewide Disadvantaged Communities (DACs) in New York State were identified based on criteria adopted in 2023 by the Climate Justice Working Group (CJWG), a group composed of representatives from State Agencies and Environmental Justice groups across the state. The 45 indicators used by the CJWG identified approximately 35 percent of census tracts within New York State as DACs. The criteria include multiple indicators that represent the environmental burdens or climate change risks within a community, or population characteristics and health vulnerabilities that can contribute to more severe adverse effects of climate change. Each census tract was scored based on relative burden, risk, vulnerability, or sensitivity. Specifically, the percentile ranks of the indicators for each census tract were combined to produce a value measuring a census tract's relative level of "Environmental Burdens and Climate Change Risks" as well as "Population Characteristics and Health Vulnerabilities" relative to other census tracts. Census tracts with

higher scores relative to other census tracts statewide or to their region (i.e., New York City) were identified as DACs.

NYSDEC's Disadvantaged Community Assessment Tool (DACAT) compares three scores (Combined Score, Burden Component Score, and Vulnerability Component Score) for each census tract. It also displays the percent difference between the three scores and the statewide mean or median for each. The DACAT compares the three scores with the identified aggregate denominators. If the Combined Score is 25 percent higher than its aggregate denominator, and one or both the Burden and Vulnerability Component Scores are 35 percent higher than their aggregate denominators, then DACAT highlights the census tract as having comparatively higher existing burdens or vulnerabilities. This indicates an increased likelihood that a proposed action may have a moderate or large impact on the DAC. If the conditions above are not met, then the DACAT highlights the census tract as having comparatively lower existing burdens or vulnerabilities, and therefore a decreased likelihood that a proposed action may have a moderate or large impact on the DAC.

III. ASSESSMENT

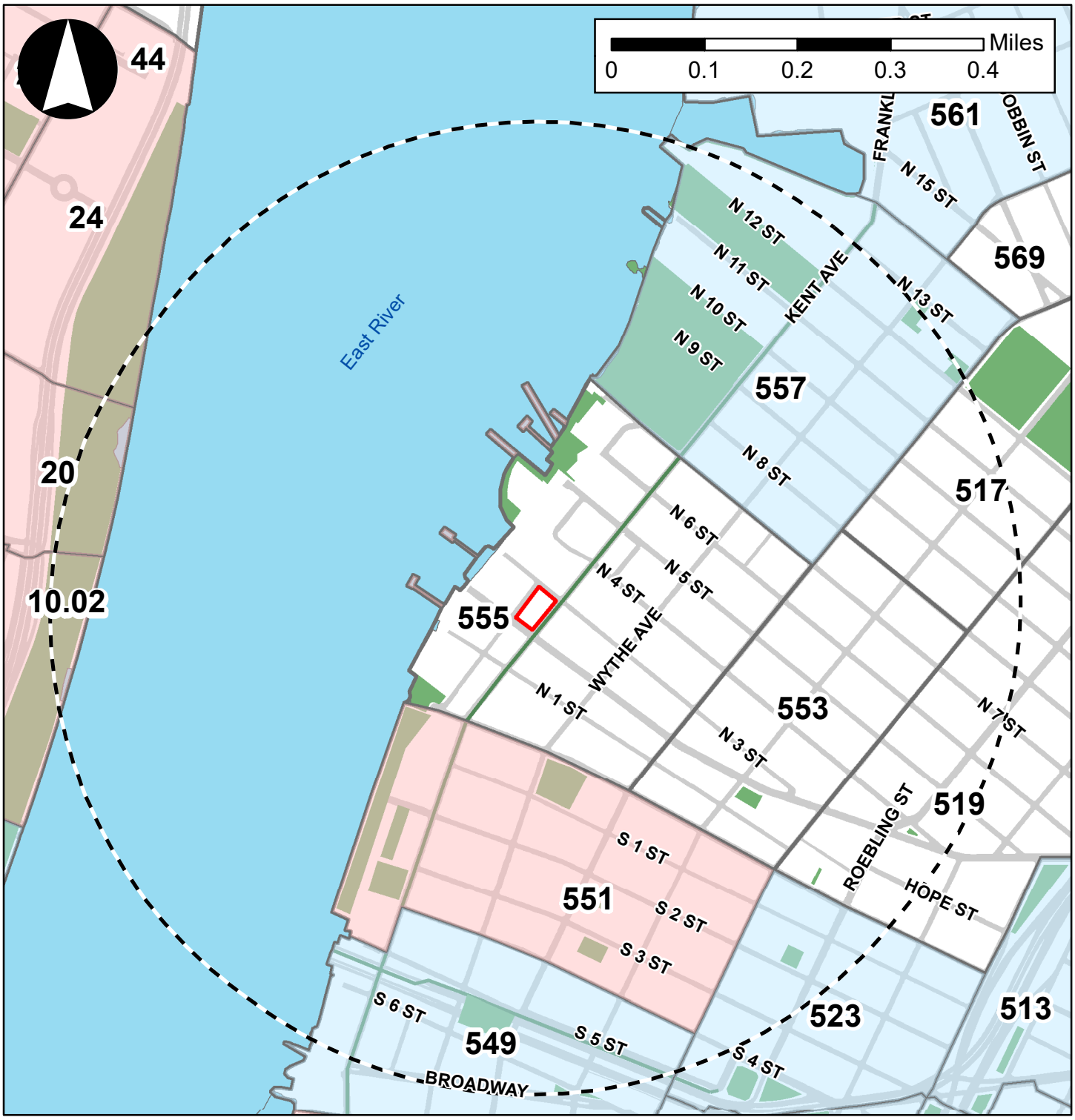
As shown in **Figure J-1**, the Project Area is located within Brooklyn Census Tract 555. Per DACAT, this census tract is not identified as a DAC, however seven census tracts identified as DACs are located wholly or partially within a 0.5-mile radius of the Project Area. Three of these DACs, or portions thereof, are identified with having comparatively lower burdens and vulnerabilities (Census Tracts 523, 549, and 557). Four of these DACs, or portions thereof, are identified with having comparatively higher burdens and vulnerabilities (Census Tracts 10.2, 20, 24, and 551). Of these DACS, or portions thereof, four are in Brooklyn, while the remaining three are located in Manhattan across the East River (refer to **Figure J-1**). The closest DAC to the Project Area is Census Tract 551, located approximately 600 feet to the south. This DAC is bounded by Grand Street to the north, Driggs Avenue to the east, South Fourth Street to the south, and the East River to the west. This DAC has a Burden Component Score (identifying environmental burdens and climate change risk) of 53.15 and a Vulnerability Component Score (identifying population characteristics and health vulnerability) of 52.51, with a combined component score percentage difference of 77.19. Therefore, the DAC is considered to have comparatively higher existing burdens or vulnerabilities.

For Environmental Burdens and Climate Change Risk, Census Tract 551 had high scores (above 90th percentile) for proximity to power generation facilities, housing vacancy rate, low vegetative cover, benzene concentration, particulate matter concentration, and wastewater discharge. For Population Characteristics and Health Vulnerability, Census Tract 551 had high scores (above 75th percentile) for percent Latino, percent Native American or indigenous, percent earning less than 80 percent of area median income ("AMI"), asthma emergency department visit rate, and percent of premature deaths (before age 65).

While this DAC has high burdens and vulnerabilities, the Proposed Actions would not result in significant adverse impacts in the following technical areas analyzed in this EAS: land use, zoning, and public policy; socioeconomic conditions; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; air quality; noise; public health; neighborhood character; or construction. The Proposed Actions also did not warrant analysis of water and sewer infrastructure, solid waste and sanitation services, or transportation, and would therefore not result in any significant adverse impacts in those technical areas. Therefore, the Proposed Actions would not cause a disproportionate pollution burden on the DACs within a 0.5-mile radius of the Project Area with respect to any of these technical areas, including cumulative effects from multiple technical areas.

Figure J-1

NYSDEC Disadvantaged Communities



Legend

- Project Area
- 551 Census Tracts
- Half-Mile Radius
- Disadvantaged Communities identified as having comparatively higher burdens and vulnerabilities
- Disadvantaged Communities identified as having comparatively lower burdens and vulnerabilities

Further, the Proposed Actions would not result in any direct or indirect impacts, nor would it cause a combination of moderate effects which together may result in a pollution impact at the Project Area or in the surrounding study area. Additionally, the Proposed Actions would not require any State agency approvals or any NYSDEC permits.

Based on the foregoing assessment, the Proposed Actions would not disproportionately affect disadvantaged communities, nor would it cause or increase a disproportionate pollution burden.

APPENDIX 1

WATERFRONT REVITALIZATION PROGRAM (WRP) ASSESSMENT

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: 206 Kent LLC & 206 Kent Investor LLC

Name of Applicant Representative: Abir Sabet (on behalf of 206 Kent LLC & 206 Kent Investor LLC)

Address: 440 Park Avenue South, 7th Floor, New York, NY 10016

Telephone: 212-929-9232 Email: asabet@akrf.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant, 206 Kent LLC & 206 Kent Investor LLC, is seeking (1) a zoning map amendment to change the existing M1-4 zoning district mapped on Brooklyn Block 2356, Lot 1 (the "Project Area") to a M1-4A/R7X (MX-8) district; and (2) a zoning text amendment to amend Zoning Resolution (ZR) Appendix F to establish Block 2356, Lot 1 as a Mandatory Inclusionary Housing (MIH) area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the Applicant's Proposed Development, which would enlarge and partially convert the existing 5-story commercial building into an approximately 202,552-gross square foot ("gsf") mixed-use residential, commercial, and community facility building with up to 14-stories (193.75-feet-tall excluding a rooftop mechanical bulkhead) at 200 Kent Avenue (Block 2356, Lot 1; the "Proposed Development Site") in the Williamsburg neighborhood of Brooklyn Community District (CD) 1 (refer to Figure 1). Under the Reasonable Worst Case Development Scenario, the Proposed Development would include approximately 64,049-gsf of commercial retail space and 121,572-gsf of residential space, comprised of approximately 143 dwelling units [DUs], of which approximately 29 to 43 would be affordable depending on the MIH option selected. The Proposed Development would also retain the existing 43 below grade accessory parking spaces located at the cellar level (16,930-sf). The Proposed Development would have an average DU size of approximately 850-gsf and would maximize the permitted FAR (6.0 FAR) under the proposed M1-4A/R7X zoning.

2. Purpose of activity

The proposed zoning changes would map an M1-4A/R7X (MX-8) zoning district over Block 2356, Lot 1. The Proposed Actions would permit residential use on the Applicant's Proposed Development Site, and such residential use would be permitted at a density commensurate with completed and proposed residential buildings on the surrounding blocks. The Proposed Actions would provide new opportunities for affordable and market-rate housing development in an area experiencing population growth and provide much needed housing supply in the City. The new M1-4A/R7X (MX-8) district would be consistent with the higher-density zoning districts to the south and west of the Applicant's Proposed Development Site, and reflect an appropriate built context given its location on the east side of the westernmost avenue in this area (i.e. one block in from the waterfront). Moreover, maintaining a light manufacturing district paired with a residential district provides flexibility to allow complementary local retail (e.g., supermarket, eating and drinking establishments, etc.), commercial, and light manufacturing uses (i.e., maker spaces) and would eliminate the requirement for non-residential accessory parking within the Proposed Development. In sum, the Proposed Actions would allow for development that is in line with the City's policy goals to develop affordable housing in amenity-rich, economically diverse, and accessible neighborhoods while allowing for flexibility to locate a variety of non-residential uses in the building as well.

Importantly, the Proposed Actions would help to address the continuing need for affordable housing for a range of household income levels in the Williamsburg neighborhood and surrounding neighborhoods. The proposed zoning text amendment, which would designate the Project Area as a MIH area, would require the construction of permanently income-restricted units on the Applicant-owned Proposed Development Site. These required permanently income-restricted units would help address affordable housing goals set forth by the City in Housing New York: A Five-Borough, Ten-Year Plan and City of Yes for Housing Opportunity. The proposed zoning text amendment would also align with one of Brooklyn Community Board 1's identified pressing issues for housing, economic development and land use. Based on the Community Board's Statement of Needs for Fiscal Year 2025, the community needs affordable housing to accommodate the expansion of growth and counter the development of luxury buildings that remain unaffordable to many Brooklyn families. The creation of new affordable housing supply at various income levels helps to alleviate the upward pressure on housing prices and contributes to housing affordability in the community district, surrounding area and City.

C. PROJECT LOCATION

Borough: Brookyn Tax Block/Lot(s): Block 2356, Lot 1

Street Address: 200 Kent Avenue

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: Abir Sabet (Philip Habib & Associates, an AKRF Division)

Address: 440 Park Avenue South, 7th Floor, New York, NY 10016

Telephone: 212-929-9232 Email: asabet@akrf.com

Applicant/Agent's Signature: Abir Sabet

Date: 12/22/25

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

Waterfront Revitalization Program (WRP)

This section provides additional information for the policies that have been checked "promote" in the WRP CAF.

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

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

Compliance Statement: The Project Area is located near the waterfront, approximately 303 feet from the East River. Within the Project Area, the Proposed Project would facilitate the enlargement and conversion of a partially vacant commercial building into a 14-story mixed- use residential and commercial building comprised of approximately 143 dwelling units, of which approximately 29 to 43 would be permanently affordable. The primary study area is located in an appropriate location for mixed-use development as it is located in Williamsburg, an established neighborhood with residential and commercial uses that is well-served by existing infrastructure and public transportation. The Proposed Project would introduce land uses that would be complementary to the neighborhood's existing and anticipated land uses and therefore would promote Policy 1.1.

Policy 1.2: Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.

Compliance Statement: The Proposed Project would be a non-industrial development that would continue to contain ground floor retail uses and commercial gym uses on the second floor. The Proposed Project would help to transform a partially vacant, underutilized building in close proximity to the waterfront into a mixed-use residential and commercial building thereby reactivating the surrounding streetscape and enlivening the neighborhood. For these reasons, the Proposed Project would promote Policy 1.2.

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

Compliance Statement: The Proposed Project would facilitate the enlargement of a partially vacant commercial building to include residential uses near mass transit infrastructure. Directly adjacent to the project site is the B32 New York City Transit (NYCT) bus route, which provides local service between Williamsburg and Long Island City. The Bedford Avenue L subway station is located approximately 0.5 miles east of the Project Area and is accessible via walking. The L subway line provides service from Chelsea in Manhattan to Canarsie in Brooklyn. The Project Area is also served by the J, M, and Z lines from the Marcy Avenue station located approximately 1 mile southeast of the Project Area and the G line from the Nassau Avenue station, located approximately 1 mile northeast of the Project Area. The East River line of the NYC Ferry network stops approximately three blocks north of the Project Area at North 6th Street, providing service to Lower Manhattan, and points along the East River in Brooklyn and Queens. Moreover, the surrounding area is served by several public open spaces, including Domino Park, Berry Playground, and Marsha P. Johnson State Park. Additional waterfront open space would be introduced by the analysis year at the nearby River Ring site. In addition, the project would include local retail and commercial office space serving project occupants and the surrounding community. In addition, the Proposed Project would not increase stormwater runoff from the primary study area. Moreover, the Newtown Creek wastewater treatment plant serving the Project Area has enough capacity to absorb the wastewater generated by the

Proposed Project. Overall, the Proposed Project would encourage development in an area adequately served by public facilities and infrastructure and would promote Policy 1.3.

Policy 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.

Compliance Statement: As detailed in the Compliance Statement for WRP Policy 6.2 below, the Proposed Project would integrate consideration of the latest projections of climate change and sea level rise in New York City into the Proposed Project's planning and design. All new vulnerable, critical, or potentially hazardous features would be protected through flood damage reduction measures or future adaptive actions. For these reasons, the Proposed Project would promote Policy 1.5.

Policy 5: Protect and improve water quality in the New York City coastal area.

Policy 5.1: Manage direct or indirect discharges to waterbodies.

Compliance Statement: The Project Area is served by existing combined sewers under the surrounding streets, and therefore no direct discharges to water bodies would occur as a result of the Proposed Project. As described in the **Environmental Assessment Statement (EAS) Full Form**, the Proposed Project does not warrant further analysis of water and sewer infrastructure. In its current state, the Project Area is completely occupied by the footprint of the existing building which would be vertically enlarged as a result of the Proposed Project. Therefore, the Proposed Project would not change the amount of impervious surface at, or the amount of runoff discharged from the Project Area. All indirect discharges of stormwater in the Project Area would continue to be in accordance with all applicable New York City Department of Environmental Protection (DEP) regulations, including stormwater Best Management Practices (BMPs), such as street trees, that have been implemented for the existing building to comply with the required stormwater release rate. For these reasons, the Proposed Project would promote Policy 5.1.

Policy 5.2: Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.

Compliance Statement: During construction, the Proposed Project would minimize potential impacts on water quality using erosion and sediment control measures. With erosion and sediment control measures in place, the potential discharge of sediment or debris during construction would be minimized and the Proposed Project would not result in adverse effects to water quality in the East River. One potential measure for the Proposed Project comprises silt fencing to capture sediment or debris within stormwater prior to its discharge into the combined sewer system, thereby improving stormwater management on-site. Since the Proposed Project facilitated by the Proposed Actions would be a vertical enlargement of an existing building that would not require soil disturbance or excavation, the potential to generate nonpoint source pollution would be minimal. The stormwater management system that is already in place for the existing building was designed in accordance with the requirements of DEP's New York City Stormwater Manual. In its current state, the Project Area is completely occupied by the footprint of the existing building which would be vertically enlarged as a result of the Proposed Project. Therefore, the Proposed Project would not change the amount of impervious surface at, or the amount of runoff discharged from the Project Area. For these reasons, the Proposed Project would promote Policy 5.2.

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.

Compliance Statement: The primary study area (Project Area) is located partially within the 500-year flood zone (Zone X) (refer to **Figure C-5**). The Base Flood Elevation ("BFE") of the nearby 100-year flood zone is approximately 10 feet (NAVD88). By the 2050s, the Project Area would be located in both the 100-year flood zone (Zone AE) and 500-year flood zone (Zone X), refer to **Figures C-6a** through **C-6c**.

Because the Proposed Project would be located outside of the limit of the 100-year flood zone (Zone AE) at the time of the building's conversion and enlargement, Appendix G of the *New York City Building Code* would not apply to the Proposed Project. The Proposed Project's ground floor would remain at 15.1 feet (NAVD88), the same as under existing conditions, as no new in-ground disturbance or structure work is expected to occur. The Proposed Project would continue to have a sub-cellar and cellar, which currently feature a depth of approximately 23.6 feet and 7.6 feet below grade, respectively. The existing building was constructed in 2018 in accordance with city and state flooding and erosion regulations, including New York City Administrative Code, Title 28, Section 104.9 ("Coastal Zones and Water-Sensitive Inland Zones"). For these reasons, the Proposed Actions would promote Policy 6.1.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in the 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.

Compliance Statement: The Proposed Project has considered the potential risks related of coastal flooding to features specific to the Proposed Project, including, but not limited to, the location of critical mechanical, electrical, and plumbing ("MEP") services and residential dwelling units. As outlined in *The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance* document, for site-specific actions that include (or would facilitate the development of) new vulnerable, critical, or potentially hazardous features, the detailed methodology approach should be utilized to assess a project or action's consistency with Policy 6.2.

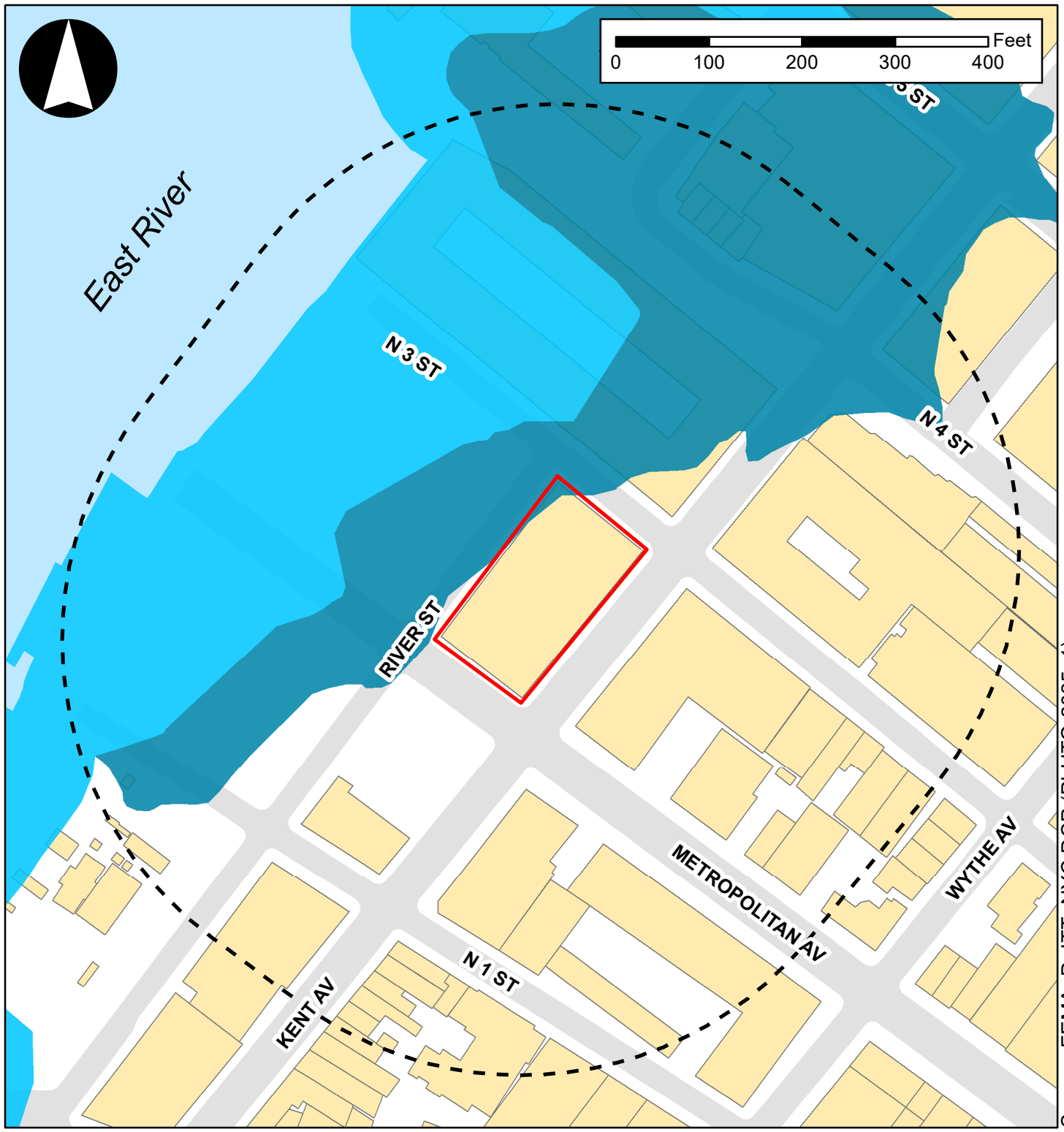
STEP 1: IDENTIFY VULNERABILITIES AND CONSEQUENCES

1. *Identify vulnerabilities and consequences.* The goal of this first step is to assess the project's vulnerabilities to future coastal hazards and what potential consequences may result.

As stated previously, the primary study area is located within New York City's CZB and in the 500-year flood zone (Zone X) but is not currently located in the 100-year flood zone (Zone AE) (refer to **Figure C-5**). Therefore, the primary study area does not have a BFE. The Base Flood Elevation ("BFE") of the nearby 100-year flood zone is approximately 10 feet (NAVD88); the Proposed Project's height measurements would be made from this base plane. The Proposed Project's Design Flood Elevation ("DFE") would be approximately 13.9 feet (NAVD88).

Coastal storms could bring high winds in addition to flood hazards to the primary study area. However, the primary study area is not located within a Coastal A or V zone. The Proposed Project is not expected

Figure C-5
FEMA Preliminary Flood Insruance Maps 2015

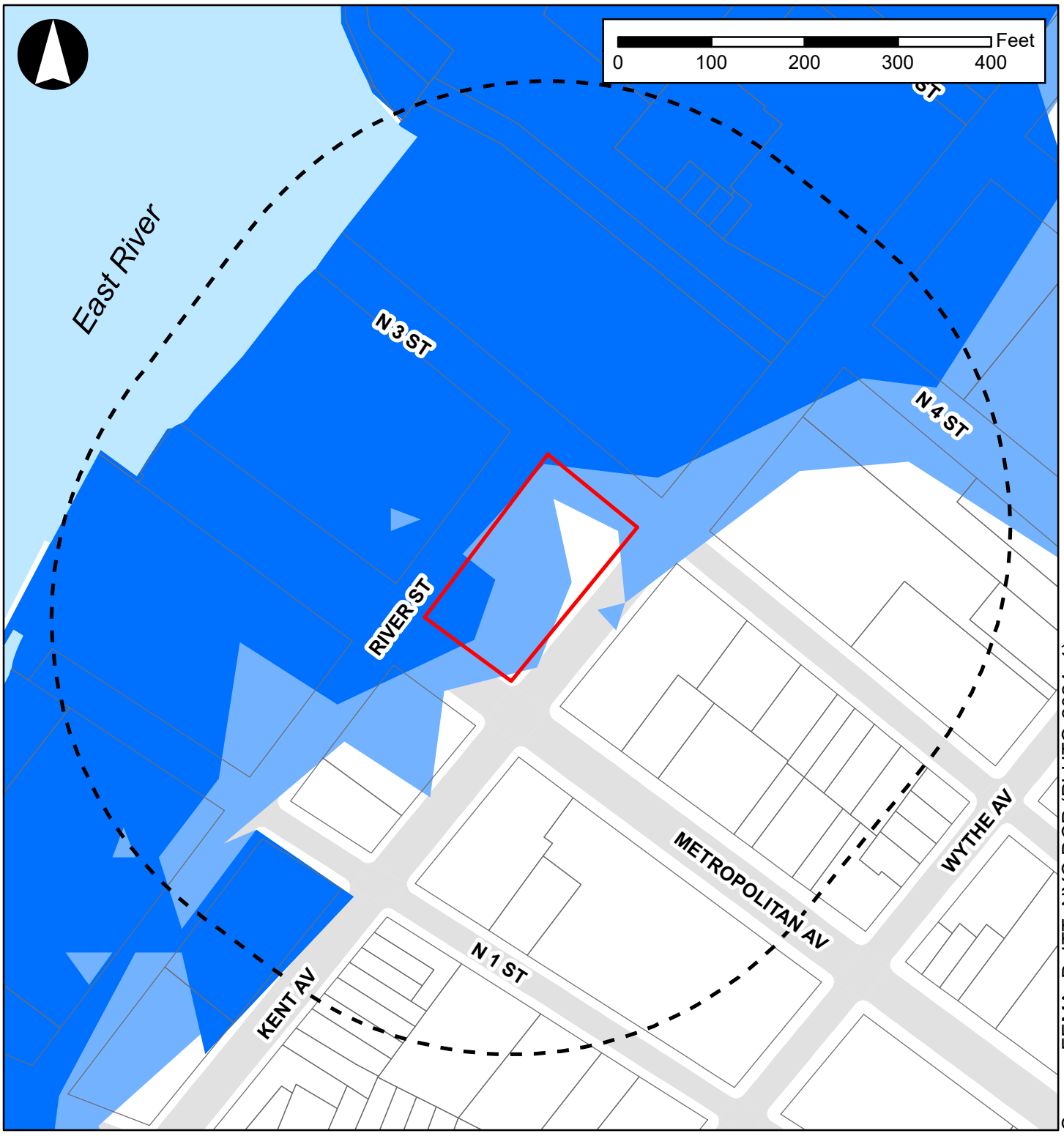


Source: FEMA, DoITT; NYC DCP (PLUTO 2025v1)

Legend

- Project Area
- Secondary Study Area (400-foot Radius)
- Water
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Existing Buildings

Figure C-6a
NPCC 2050s Flood Zone Projections

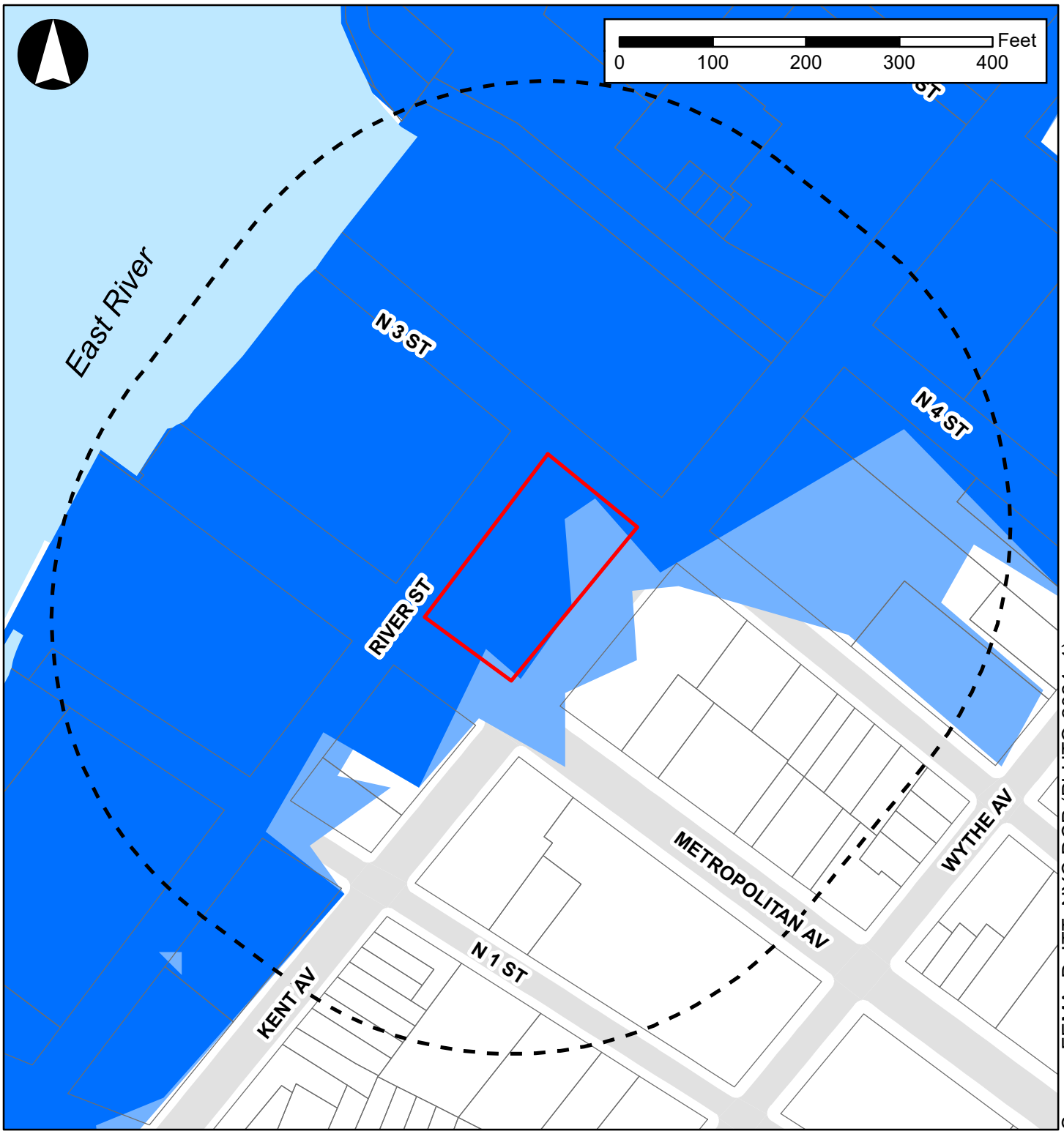


Legend

- Project Area
- 400-Foot Radius
- 2050s 100-Year Floodplain
- 2050s 500-Year Floodplain

Note: This map is for advisory purposes only.
Source: New York City Panel on Climate Change (NPCC).

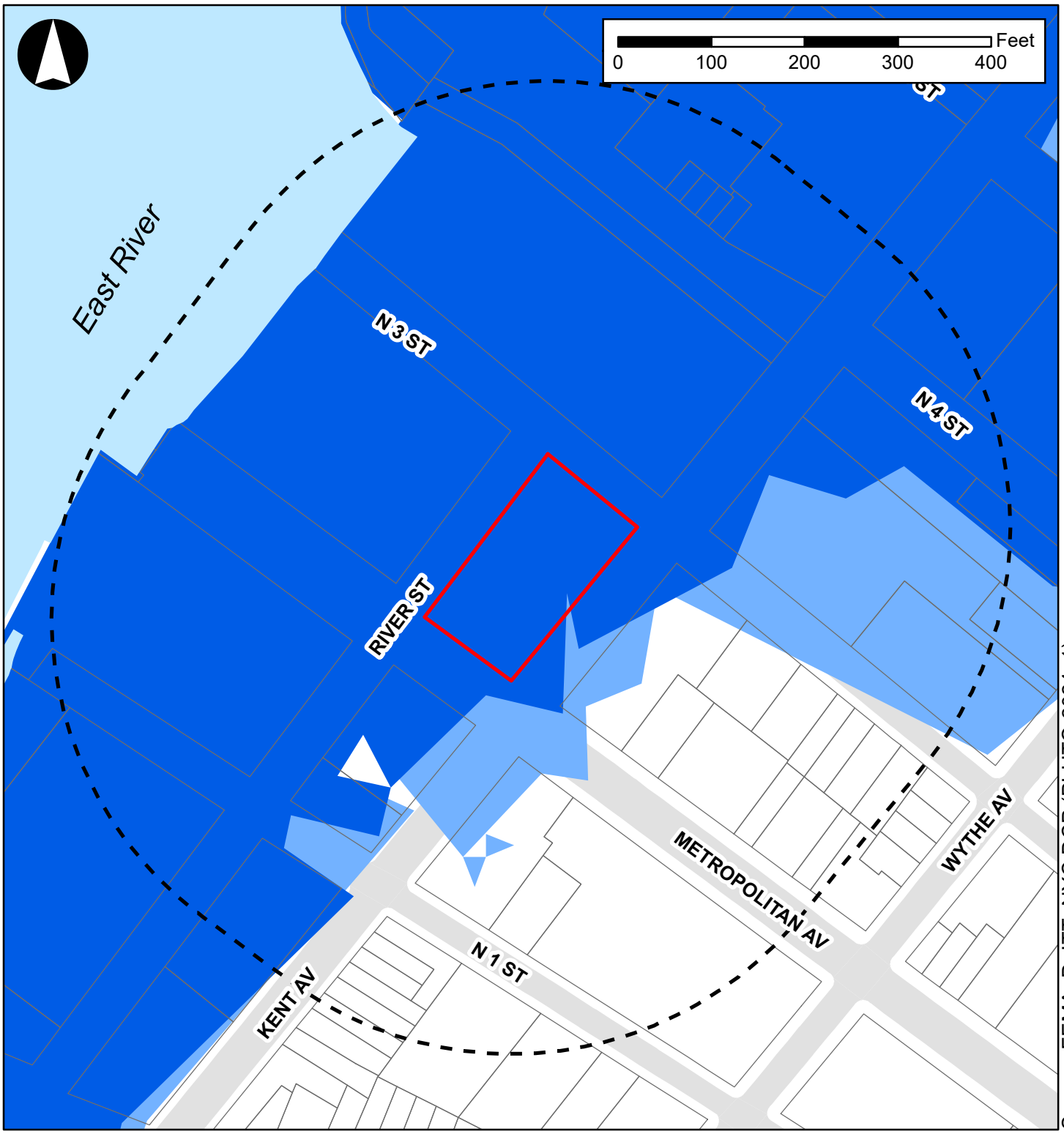
Figure C-6b
NPCC 2050s Flood Zone Projections



Legend

- Project Area
- 400-Foot Radius
- 2080s 100-Year Floodplain
- 2080s 500-Year Floodplain

Figure C-6c
NPCC 2100s Flood Zone Projections



Legend

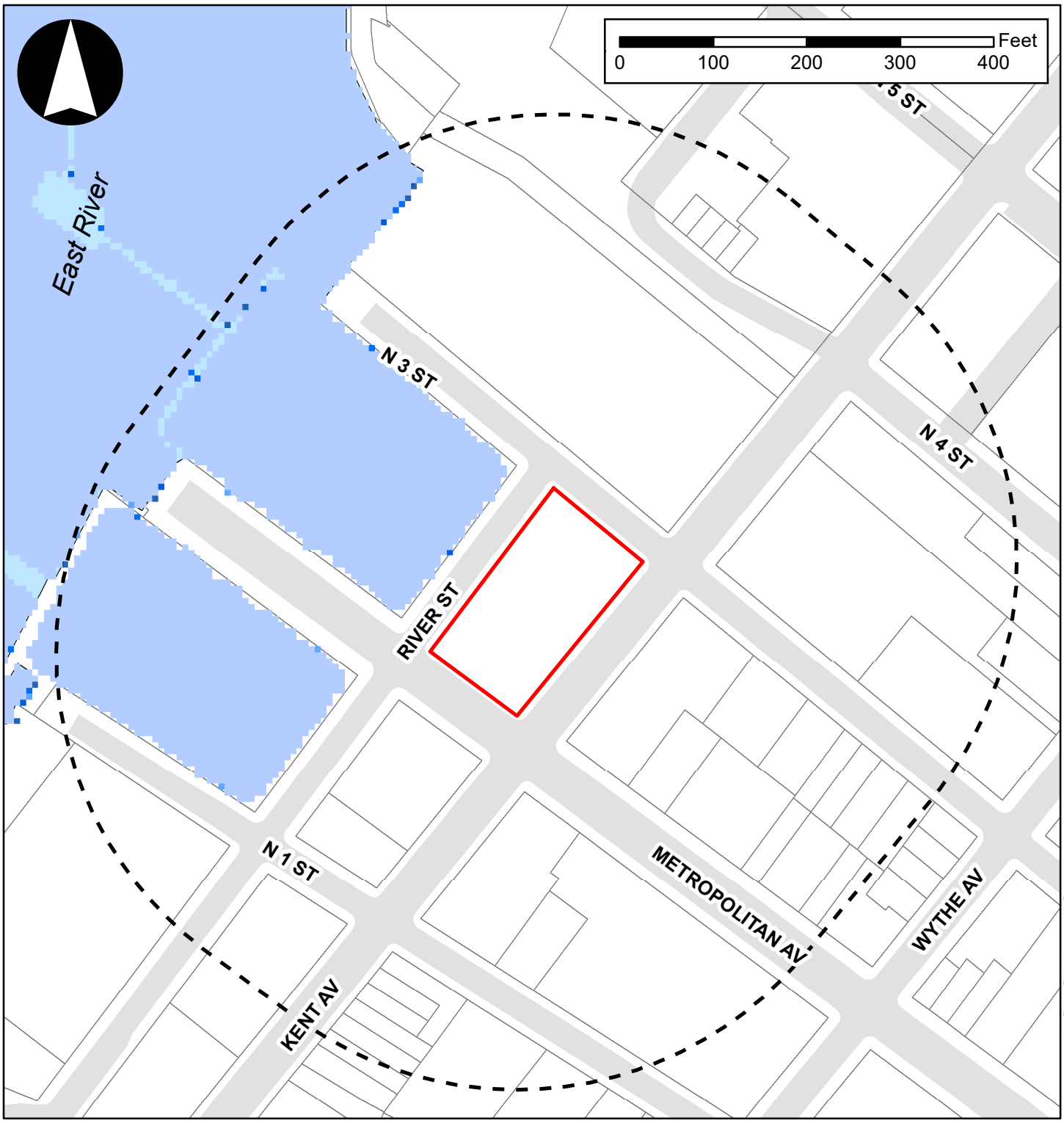
- Project Area
- 400-Foot Radius
- 2100s 100-Year Floodplain
- 2100s 500-Year Floodplain

Note: This map is for advisory purposes only.
Source: New York City Panel on Climate Change (NPCC).

to make flooding on adjacent properties worse, nor would the Proposed Project conflict with other plans for flood protection on adjacent properties.

Nearby waterbodies include the East River and Atlantic Ocean. Therefore, the flood elevation is controlled by the tidal conditions within the Atlantic Ocean. Because the coastal floodplain adjacent to the primary study area is affected by coastal flooding, rather than local or fluvial flooding, the operation of the Proposed Project would not exacerbate flooding conditions on or near the primary study area. Furthermore, coastal floodplains are influenced by astronomic tide and meteorological forces (e.g., northeasters and hurricanes) and not by fluvial flooding (e.g., rivers and streams overflowing their banks), and, as such, are not affected by the placement of obstructions (e.g., buildings) within the coastal floodplain. As shown in **Figures C-7**, **C-8**, **C-9**, and **C-10**, between the 2020s and 2100s, the Proposed Project would not fall within an area that is anticipated to be impacted by tidal flooding. In addition, as shown in the Mean Higher High Water + Sea Level Rise graph, only the Proposed Project's subcellar and cellar would be located below the elevation of the Mean Higher High Water for the Proposed Project's lifespan (spanning an estimated 80 years subsequent to completion in 2028). As shown in the graph, no other critical and vulnerable features of the Proposed Project are anticipated to be located below the elevation of the Mean Higher High Water at any point over the Proposed Project's lifespan. Therefore, operation of the Proposed Project is not expected to exacerbate future projected coastal flooding conditions.

Figure C-7
High Tide Projections 2020s



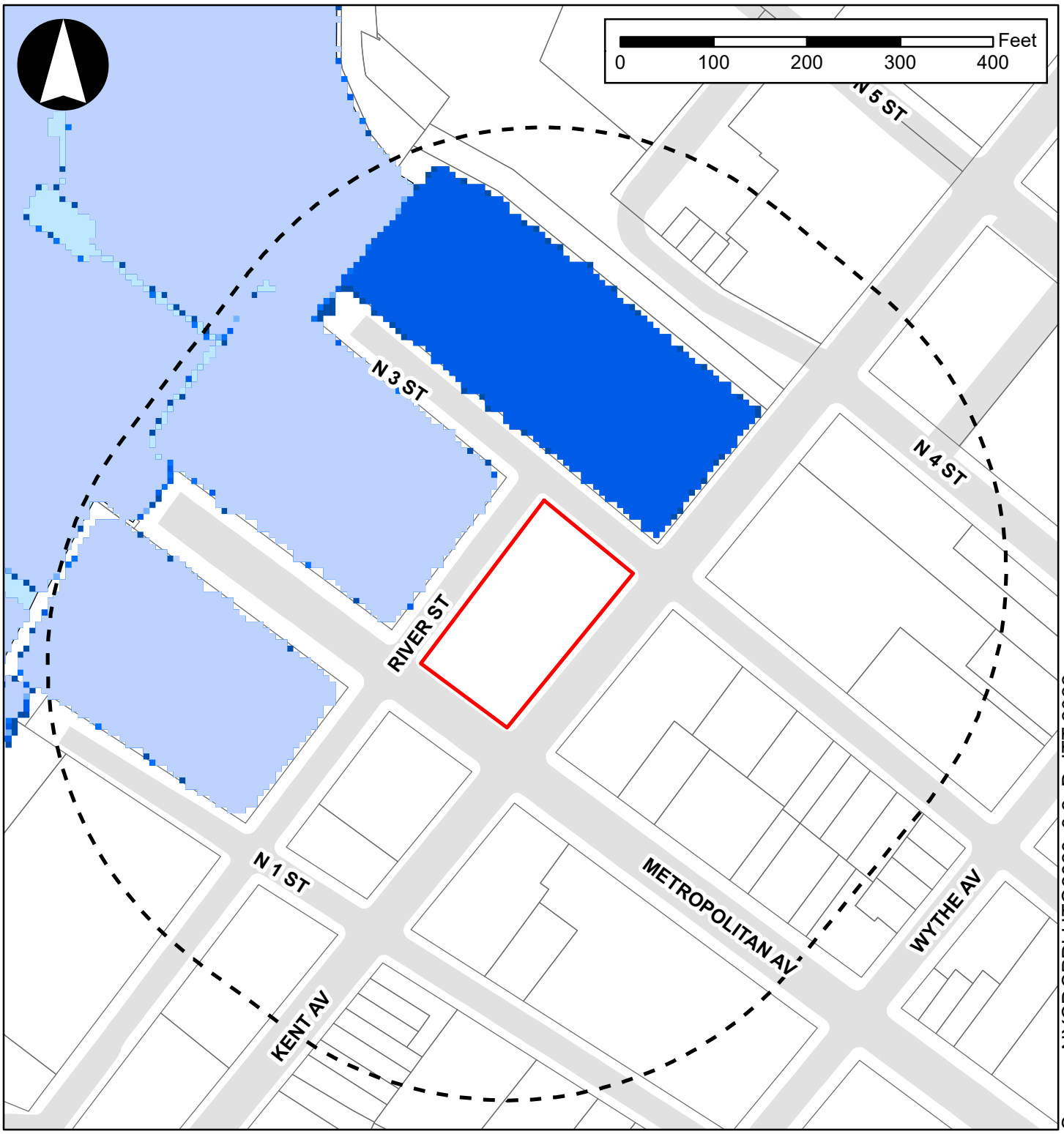
Source: NYCDCPPLUTO2025v1; DoITT 2022

Legend

- Project Area
- Secondary Study Area (400-Foot Radius)
- Low Estimate (2 inches SLR)
- Low-Mid Estimate (4 inches SLR)
- Middle Estimate (6 inches SLR)
- Mid-High Estimate (8 inches SLR)
- High Estimate (10 inches SLR)

Note: This map is for advisory purposes only.
Source: New York City Department of City Planning (DCP).

Figure C-8
High Tide Projections 2050s

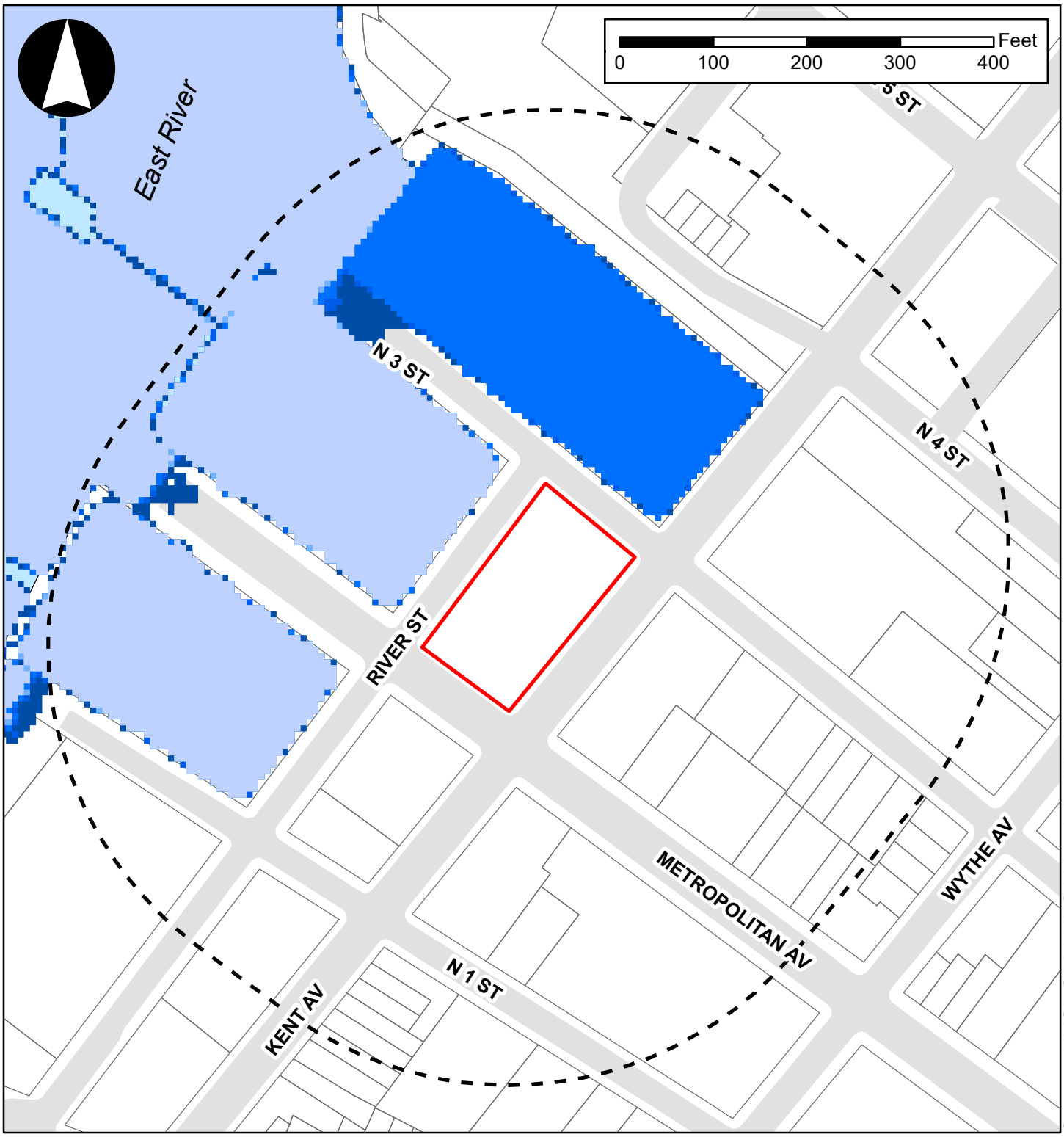


Legend

- Project Area
- Secondary Study Area (400-Foot Radius)
- Low Estimate (8 inches SLR)
- Low-Mid Estimate (11 inches SLR)
- Middle Estimate (16 inches SLR)
- Mid-High Estimate (21 inches SLR)
- High Estimate (30 inches SLR)

Note: This map is for advisory purposes only.
Source: New York City Department of City Planning (DCP).

Figure C-9
High Tide Projections 2080s

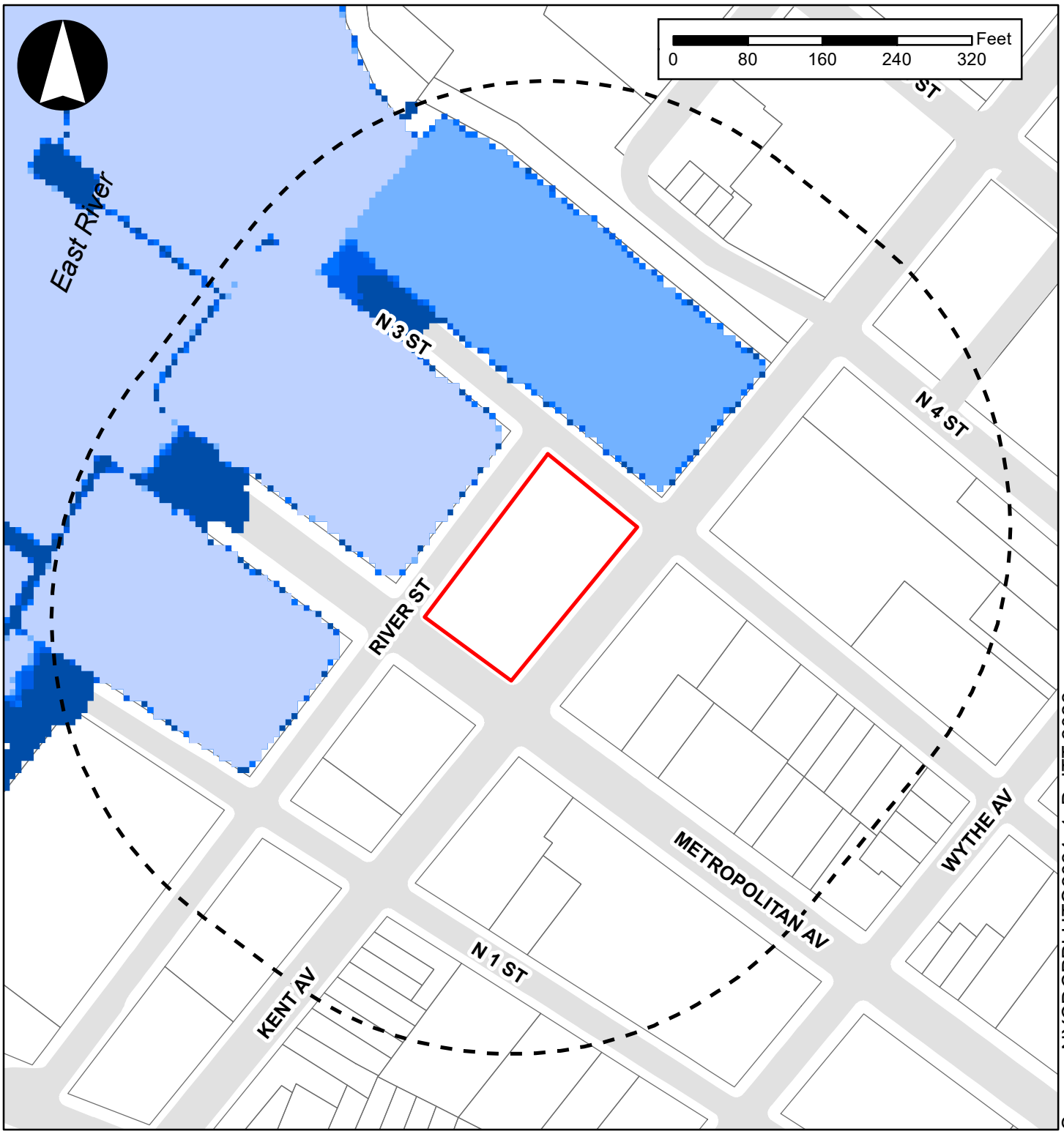


Legend

- Project Area
- Secondary Study Area (400-Foot Radius)
- Low Estimate (13 inches SLR)
- Low-Mid Estimate (18 inches SLR)
- Middle Estimate (29 inches SLR)
- Mid-High Estimate (39 inches SLR)
- High Estimate (58 inches SLR)

Note: This map is for advisory purposes only.
Source: New York City Department of City Planning (DCP).

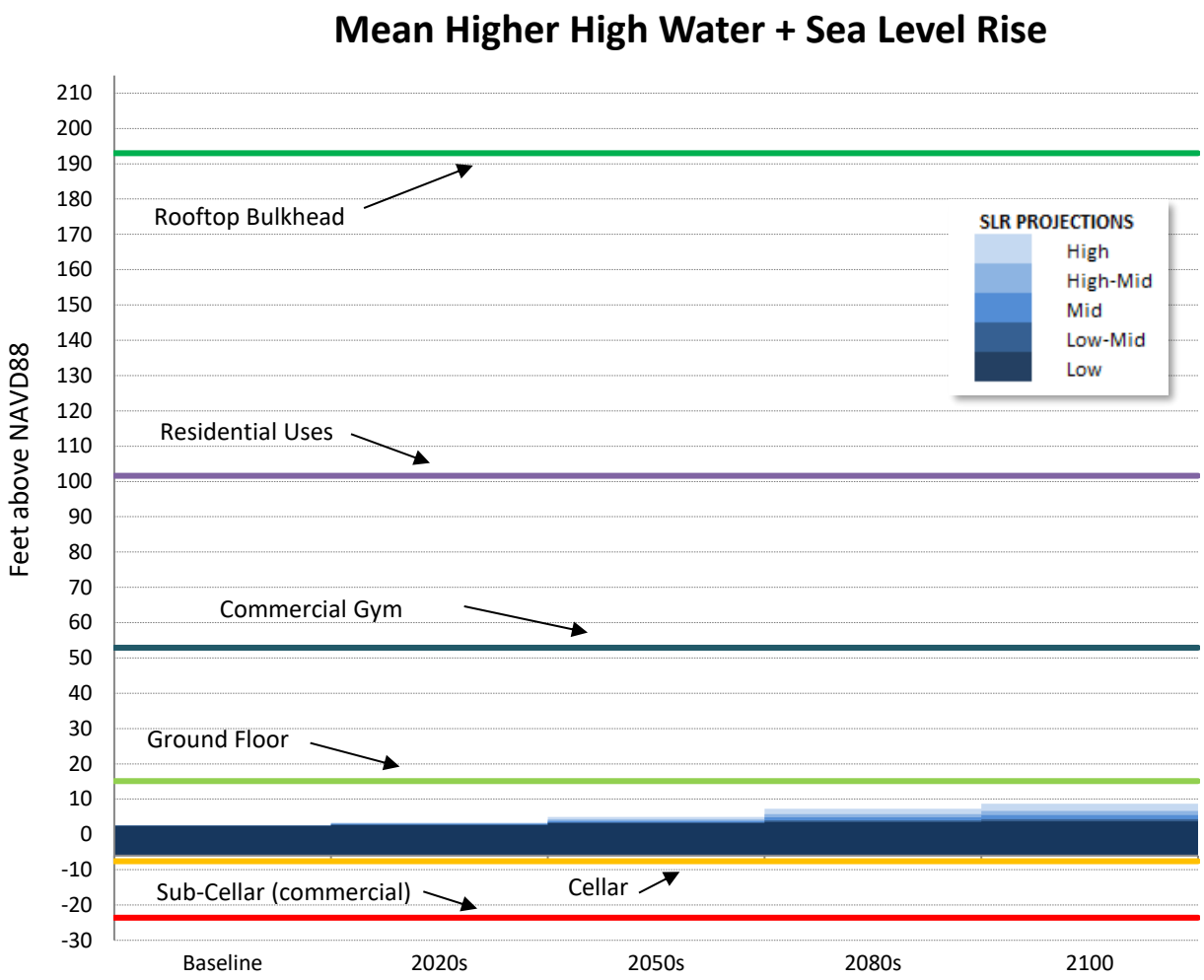
Figure C-10
High Tide Projections 2100s



Legend

- Project Area
- Secondary Study Area (400-Foot Radius)
- Low Estimate (15 inches SLR)
- Low-Mid Estimate (22 inches SLR)
- Middle Estimate (36 inches SLR)
- Mid-High Estimate (50 inches SLR)
- High Estimate (75 inches SLR)

Note: This map is for advisory purposes only.
Source: New York City Department of City Planning (DCP).



In June 2013, the Federal Emergency Management Agency ("FEMA") issued Preliminary Work Maps for New York City to show coastal flood hazard data. Subsequently, the city made immediate accommodations to zoning regulations and upgrades to the *New York City Building Code* to ensure that new construction would be built to these higher standards. In January 2015, FEMA issued Revised Preliminary Flood Insurance Rate Maps ("FIRMs") for New York City, which are considered the best available flood hazard data, replacing the FEMA Preliminary Work Maps. As noted previously, a portion of the primary study area is located within the 500-year flood zone (Zone X) (refer to **Figure C-5**).

The New York City Panel on Climate Change ("NPCC") recommends assessing the impacts of projected sea level rise on the lifespan of projects. While the NPCC developed a series of flood projection maps that incorporate sea level rise projections with FEMA's January 2015 FIRMs, because of limitations in the accuracy of flood projections, the NPCC recommends that these flood projection maps not be used to judge site-specific risks. However, in general, the NPCC estimates that in the New York City area, sea level will rise up to a high estimate of 10 inches by the 2020s, and up to a high estimate of 30 inches by the 2050s. As such, areas not currently within the currently applicable 100-year and 500-year flood zones will be in the future based on the NPCC projections. Furthermore, the NPCC projects that the frequency, extent, and height of 100-year and 500-year floods will increase by the 2050s. As illustrated in **Figure C-**

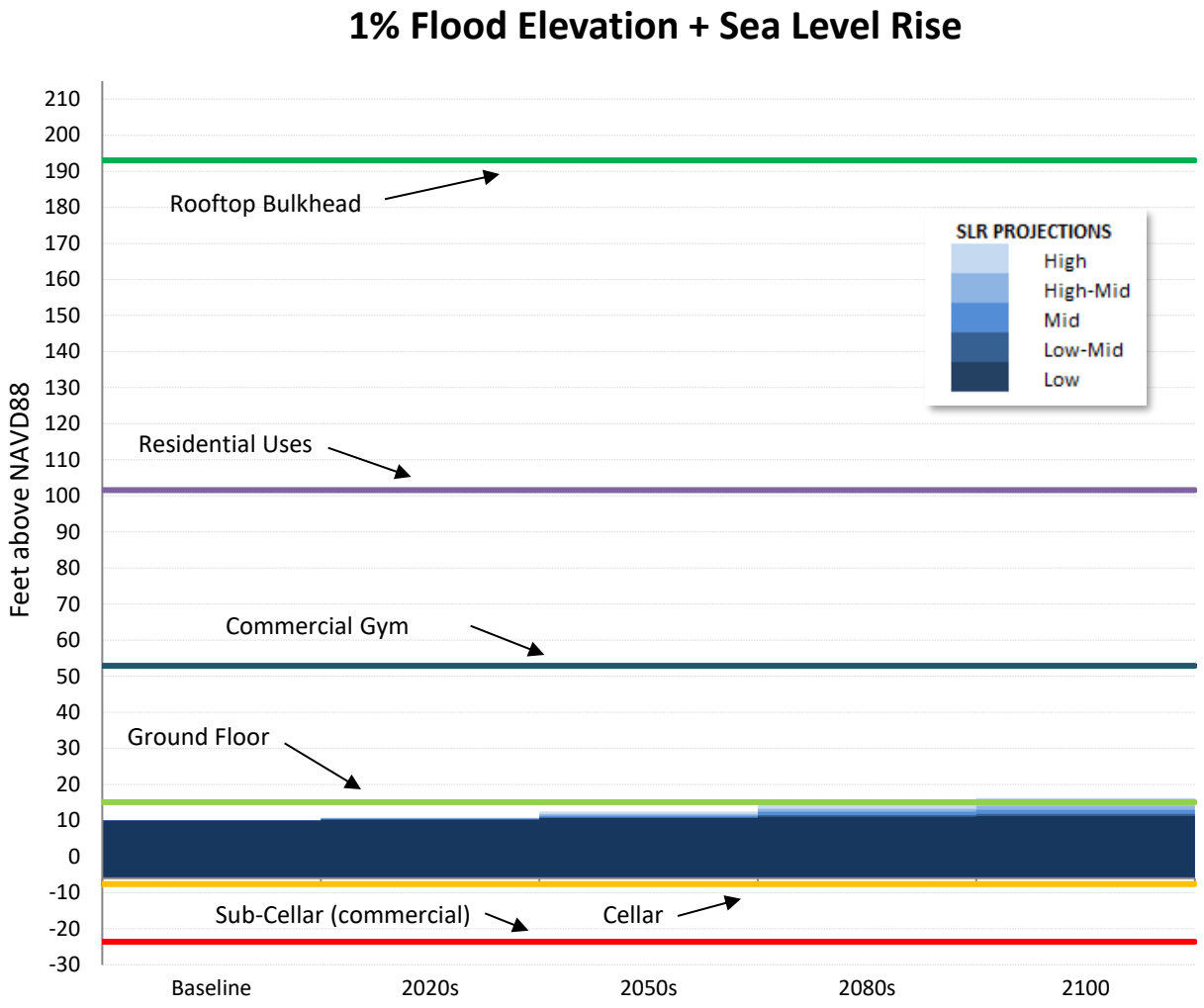
6a, portions of the primary study area are anticipated to fall within the future projected 100-year flood zone by the 2050s, as published by the NPCC. Therefore, the Proposed Project is anticipated to fall within the future projected 100-year flood zone by the 2050s and would remain within the future projected 100-year flood zone for the remaining lifespan of the Proposed Project (refer to **Figures C-6b** and **C-6c**).

Per 2021 *CEQR Technical Manual* guidance, the Flood Elevation Worksheet was prepared for the Proposed Project and is provided below.

As illustrated in the 1% Flood Elevation + Sea Level Rise graph, the Proposed Project's sub-cellar (the lowest occupied floor of the Proposed Project), containing a commercial retail space (Trader Joe's) and MEP equipment, features an existing elevation of approximately -23.6 feet (NAVD88) below grade; these building features are currently located the below the BFE of the future projected 100-year flood zone (10 feet [NAVD88]). The existing commercial retail space would be considered a vulnerable feature, and any associated MEP equipment would be considered a critical feature as it likely contains electrical, gas, and water meters. However, the NPCC recommends that these flood projection maps not be used to judge site-specific risks and they are subject to change. The Proposed Project's cellar was designed and constructed in accordance with all applicable city and state flooding and erosion regulations, including New York City Administrative Code, Title 28, Section 104.9 ("Coastal Zones and Water-Sensitive Inland Zones"). As noted previously, Appendix G of the *New York City Building Code* did not apply to the Proposed Project at the time of initial construction; therefore, the Proposed Project's cellar was not required to be floodproofed and would not be floodproofed at the time of the building's conversion and enlargement.

Beginning in the 2080s, the elevation of the Proposed Project's ground floor (15.1 feet [NAVD88]), containing local retail uses and the proposed building's residential lobby, would fall below the elevation of the future one percent annual chance flood zone, under high sea level rise projections, and would remain below the elevation of the future one percent annual chance flood zone for the remainder of the Proposed Project's lifespan (approximately 20 years). If any of the Proposed Project's critical and vulnerable features located on the Proposed Project's ground floor were to fall below the elevation of the future one percent annual chance flood zone, future flooding events could result in a loss of building services, temporary displacement of commercial retail tenants, structural damage, loss of inventory, or potentially increased flood insurance costs. The Proposed Project's ground floor was designed and constructed in accordance with all applicable city and state flooding and erosion regulations, including New York City Administrative Code, Title 28, Section 104.9 ("Coastal Zones and Water-Sensitive Inland Zones").

As shown in the 1% Flood Elevation + Sea Rise graph, the Proposed Project's lowest commercial gym uses (vulnerable features at an elevation of approximately 52.9 feet [NAVD88]), lowest residential units (vulnerable features at an elevation of approximately 101.6 feet [NAVD88]) and lowest mechanical bulkhead (critical features at an elevation of approximately 193.25 feet [NAVD88]) would be located well above the current and future one percent annual chance flood zone under high sea level rise projections. The Proposed Project's mechanical bulkheads would likely contain critical features, as these spaces could contain elevator and MEP equipment (i.e., space for electrical, gas, water meter, and telecom features).



The Proposed Project's lowest commercial gym spaces, lowest residential units, and lowest mechanical bulkhead would remain above the elevation of the future one percent annual chance flood zone for the full lifespan of the Proposed Project.

STEP 2: IDENTIFY ADAPTIVE STRATEGIES

As illustrated in **Figure C-6a**, the Proposed Project is anticipated to fall within the future projected 100-year flood zone by the 2050s and would remain within the future projected 100-year flood zone for the remaining lifespan of the Proposed Project (refer to **Figures C-6b** and **C-6c**). As stated previously, the BFE of the nearby 100-year flood zone is approximately 10 feet (NAVD88) and the Proposed Project's DFE would be approximately 13.9 feet (NAVD88).

The Proposed conversion and enlargement of the existing building on the Project Site would be designed and constructed in accordance with all applicable city and state flooding and erosion regulations, including New York City Administrative Code, Title 28, Section 104.9 ("Coastal Zones and Water-Sensitive Inland Zones"). As noted previously, Appendix G of the *New York City Building Code* did not apply at the time of the building's initial construction in 2018 and would not apply to the Proposed Project; therefore, the

Proposed Project's cellar is not required to be floodproofed at this time and would not be floodproofed at the time of the building's conversion.

The Proposed Project's existing sub-cellar and cellar spaces would be located below the BFE of the future projected 100-year flood zone (10 feet [NAVD88]) and the DFE of approximately 13.9 feet (NAVD88) at the time of the building's enlargement. As a result, future flooding events could result in a loss of building services, temporary displacement of residents, temporary displacement of retail tenants, structural damage and damage to personal property (e.g., vehicles and bicycles), loss of inventory, or potentially increased flood insurance costs. However, the NPCC recommends that these flood projection maps not be used to judge site-specific risks and they are subject to change. At the time of the existing sub-cellar's initial construction, it was not required to be floodproofed, and the Applicant does not propose to floodproof the existing cellar space at the time of the building's enlargement. In the future, potential adaptive actions to be considered may include elevating critical features from the Proposed Project's cellar to the Proposed Project's second floor. If elevated, these critical features would feature an elevation of approximately 33.9 feet (NAVD88) and would be located well above the future one percent annual chance flood zone and the DFE under high sea level rise projections for the remaining lifespan of the Proposed Project (circa 2050s to 2100). Therefore, all critical features located within the Proposed Project's cellar would be protected through future flood damage reduction measures or future adaptive actions, where applicable, beginning in the 2050s.

The Proposed Project's ground floor would fall below the BFE of the future projected 100-year flood zone (10 feet [NAVD88]) and the DFE of approximately 13.9 feet (NAVD88) beginning in the 2080s. If any of the Proposed Project's critical and vulnerable features located on the Proposed Project's ground floor were to fall below the elevation of the future one percent annual chance flood zone and the DFE, future flooding events could result in a loss of building services, temporary displacement of residents, structural damage, loss of inventory, or potentially increased flood insurance costs. However, the NPCC recommends that these flood projection maps not be used to judge site-specific risks and they are subject to change. Potential adaptive actions to be considered may include elevating critical features (i.e., the back of house spaces on the ground floor that would likely contain MEP equipment and telecom rooms) from the Proposed Project's ground floor to the Proposed Project's second floor. If elevated, these critical features would feature an elevation of approximately 33.9 feet (NAVD88) and would be located well above the future one percent annual chance flood zone and the DFE under high sea level rise projections for the remaining lifespan of the Proposed Project (circa 2080s to 2100). Therefore, all critical features located on the Proposed Project's ground floor would be protected through future flood damage reduction measures or future adaptive actions, where applicable, beginning in the 2080s.

Additional potential adaptive actions may include the utilization of portable flood barriers at all of the Proposed Project's points of ingress and egress. Such portable flood barriers could be mobilized and installed prior to future storm events that may result in extreme flooding. In addition, potential retrofits could be pursued to floodproof, as appropriate, the cellar and ground floor of the Proposed Project. The Proposed Project is not expected to make flooding on adjacent properties worse, nor would the Proposed Project conflict with other plans for flood protection on adjacent properties.

STEP 3: ASSESS POLICY CONSISTENCY

The Proposed Actions would advance Policy 6.2 and there would be no significant adverse impacts associated with the primary study area's location within the 500-year flood zone. At present, the primary study area is susceptible to minimal flooding risk. In the future, according to NPCC projections, the primary study area would be susceptible to moderate flooding risk. In addition, the NPCC recommends that these

flood projection maps not be used to judge site-specific risks and they are subject to change. All new vulnerable, critical, or potentially hazardous features would be protected through flood damage reduction measures or future adaptive actions, where applicable. Therefore, the Proposed Project would be consistent with New York City policies regarding adaptation to climate change.

Policy 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.

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.

Compliance Statement: As described in **Attachment B, "Supplemental Screening,"** the Proposed Project facilitated by the Proposed Actions would be an enlargement of an existing building that would not require soil disturbance during construction and, as such, would not introduce uses that would increase exposure to, or the use of hazardous materials in the Project Area. Because the existing building was designed to support additional bulk without major alteration, including with respect to the sub-surface, the Proposed Project will retain the existing foundation and existing five above grade floors, and therefore the construction process requires no demolition (except to interior demised spaces), excavation, or foundation/substructure construction. Accordingly, no soil disturbance would be necessary as a part of the vertical building enlargement. In addition, as the existing building to be enlarged was constructed in 2018, there are no asbestos-containing materials (ACMs) or lead-based paint (LBP) materials present which could be disturbed during construction of the Proposed Project. Therefore, the Proposed Project would promote Policy 7.1.

Policy 7.2: Prevent and remediate discharge of petroleum products.

Compliance Statement: As described in **Attachment B, "Supplemental Screening"** and the compliance statement for Policy 7.1, the Proposed Project facilitated by the Proposed Actions would be an enlargement of an existing building that would not require soil disturbance during construction. As such, there would be no potential for petroleum contamination from current or historic uses in the Project Area. Therefore the Proposed Project would promote Policy 7.2.

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.

Compliance Statement: As described in **Attachment B, "Supplemental Screening"** and the compliance statement for Policy 7.1, the Proposed Project facilitated by the Proposed Actions would be an enlargement of an existing building that would not require soil disturbance during construction. In addition, as the existing building to be enlarged was constructed in 2018, there are no hazardous materials present which could be disturbed during construction of the Proposed Project. As such, no transport of hazardous materials from the Project Area for off-site disposal would be required. Therefore, the Proposed Project would promote Policy 7.3.

Based on the CAF completed for the Proposed Actions, which is provided in **Appendix 1**, 11 WRP policies required further assessment. The assessment provided herein found that the Proposed Actions would be consistent with all applicable WRP policies.

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. Tab 4, "Summary Charts" contains primary results. Tab 5, "0.2%+SLR" produces charts to be used for critical infrastructure or facilities. Tab 6, "Calculations" contains background computations. Appendix A contains tide elevations for station across the city to be used for the elevation of MHHW if a site survey is not available. Non-highlighted cells have been locked.

Background Information	
Project Name	200 Kent Avenue EAS
Location	
Type(s)	☑ Residential, Commercial, Community Facility ☐ Parkland, Open Space, and Natural Areas ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or Facility ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater Treatment/Drainage ☐ Coastal Protection
Description	
Planned Completion Date	2028
Expected Project Lifespan	2100

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet."

Last update: Sept. 7, 2018

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.47	**2.47**	**NAVD88**	
1% flood height	10.00	**10.00**	**NAVD88**	*FIRMS*
Design flood elevation	12.00	**12.00**	**NAVD88**	*BFE + 48' Freeboard*
As relevant:				
0.2% flood height	13.90	13.90	**NAVD88**	*K-50 Transect Data*

Data will be converted based on the following datums:

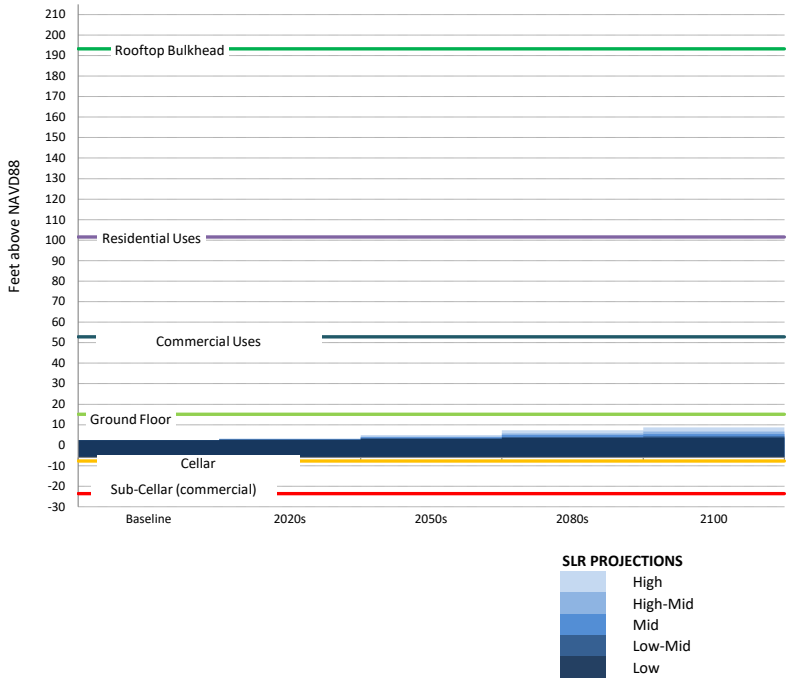
Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*

Describe key physical features of the project.

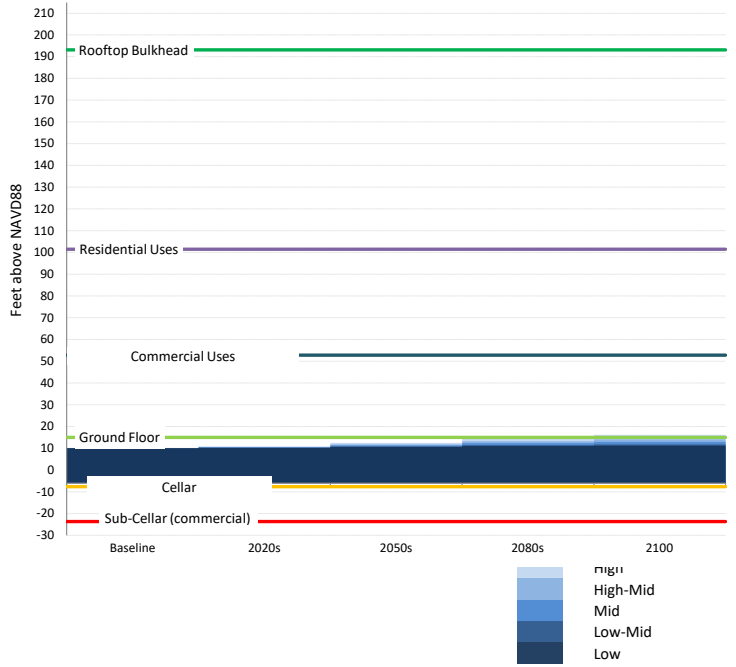
Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 0.2% flood height
Sub-Cellar (commercial)	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	2100	-23.6	Feet	NAVD88	-23.6	-23.6	-26.1	-37.5
Commerical retail, MEP equipment									
Cellar	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	2100	-7.6	Feet	NAVD88	-7.6	-7.6	-10.1	-21.5
parking, bike storage									
Ground Floor	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2100	15.1	Feet	NAVD88	15.1	15.1	12.6	1.2
Retail space, residential lobby									
Commercial Uses	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2100	52.9	Feet	NAVD88	52.9	52.9	50.4	39.0
Commercial gym									
Residential Uses	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2100	101.6	Feet	NAVD88	101.6	101.6	99.1	87.7
Residential units, amenity spaces									
Rooftop Bulkhead	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	2100	193.3	Feet	NAVD88	193.3	193.3	190.8	179.4
MEP equipment									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
	☐ Vulnerable ☐ Critical ☑ Potentially Hazardous ☐ Other			Feet	NAVD88				

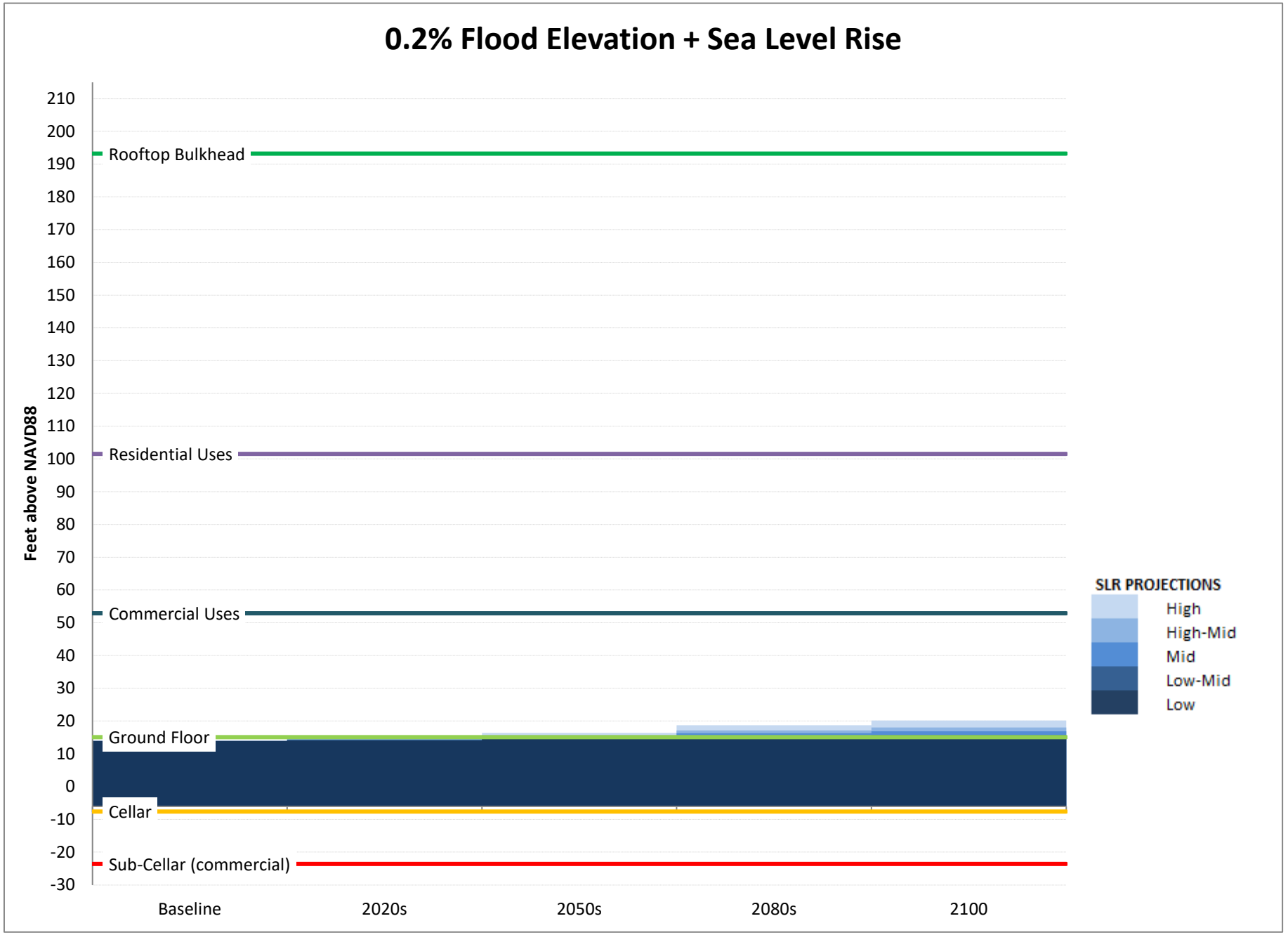
Assess project vulnerability over a range of sea level rise projections.

Mean Higher High Water + Sea Level Rise



1% Flood Elevation + Sea Level Rise




0.2% Flood Elevation + Sea Level Rise
Feet above NAVD88
210
200
190
180
170
160
150
140
130
120
110
100
90
80
70
60
50
40
30
20
10
0
-10
-20
-30
Rooftop Bulkhead
Residential Uses
Commercial Uses
Ground Floor
Cellar
Sub-Cellar (commercial)
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low

	SLR (ft)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	0.00	0.00	0.00	0.00	0.00
2020s	0.17	0.33	0.50	0.67	0.83
2050s	0.67	0.92	1.33	1.75	2.50
2080s	1.08	1.50	2.42	3.25	4.83
2100	1.25	1.83	3.00	4.17	6.25

	SLR (in)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
2014	0	0	0	0	0
2020s	2	4	6	8	10
2050s	8	11	16	21	30
2080s	13	18	29	39	58
2100	15	22	36	50	75

	MHHW+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	2.47	2.47	2.47	2.47	2.47
2020s	2.64	2.80	2.97	3.14	3.30
2050s	3.14	3.39	3.80	4.22	4.97
2080s	3.55	3.97	4.89	5.72	7.30
2100	3.72	4.30	5.47	6.64	8.72

	1%+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	10.00	10.00	10.00	10.00	10.00
2020s	10.17	10.33	10.50	10.67	10.83
2050s	10.67	10.92	11.33	11.75	12.50
2080s	11.08	11.50	12.42	13.25	14.83
2100	11.25	11.83	13.00	14.17	16.25

	0.2%+SLR (ft above NAVD88)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	13.90	13.90	13.90	13.90	13.90
2020s	14.07	14.23	14.40	14.57	14.73
2050s	14.57	14.82	15.23	15.65	16.40
2080s	14.98	15.40	16.32	17.15	18.73
2100	15.15	15.73	16.90	18.07	20.15

	0	1
Sub-Cellar (commercial)	-24	-23.6
Cellar	-8	-7.6
Ground Floor	15.1	15.1
Commercial Uses	52.9	52.9
Residential Uses	101.6	101.6
Rooftop Bulkhead	193.25	193.25
0	0	0
0	0	0
DFE	12.00	12.00

NOAA Tide Station Data

(to be used only when a site survey is unavailable)

Station ID	*Station Name*	*Source MHHW (Feet, NAVD88)**	*Adjusted MHHW (Feet, NAVD88)**	*Source*
8518687	Queensboro Bridge	2.27	2.60	NOAA Tides and Currents
8530095	Alpine	2.11	2.44	NOAA Tides and Currents
8516614	Glen Cove	3.72	4.05	NOAA Tides and Currents
8516990	Willets Point	3.72	4.05	NOAA Tides and Currents
8518639	Port Morris	3.33	3.66	NOAA Tides and Currents
8518699	Williamsburg Bridge	2.14	2.47	NOAA Tides and Currents
8518750	The Battery	2.28	2.61	NOAA Tides and Currents
8531680	Sandy Hook	2.41	2.74	NOAA Tides and Currents
8518490	New Rochelle	3.71	4.04	NOAA Tides and Currents
8531545	Keyport	2.66	2.99	NOAA Tides and Currents
8516891	Norton Point	2.08	2.41	NOAA VDATUM
8517201	North Channel	2.72	3.05	NOAA Tides and Currents
8517137	Beach Channel	2.10	2.43	NOAA VDATUM
8517756	Kingsborough	2.13	2.46	NOAA VDATUM
8519436	Great Kills	2.22	2.55	NOAA VDATUM
8531142	Port Reading	2.82	3.15	NOAA VDATUM
8519483	Bergen Point	2.56	2.89	NOAA VDATUM
8519050	USCG	2.28	2.61	NOAA Tides and Currents
8518902	Dyckman St	2.01	2.34	NOAA Tides and Currents
8517251	Worlds Fair Marina	3.59	3.92	NOAA VDATUM
8518668	Horns Hook	2.54	2.87	NOAA VDATUM
8518643	Randalls Island	2.60	2.93	NOAA VDATUM
8518526	Throggs Neck	3.68	4.01	NOAA Tides and Currents

* MHHW values include an addition 0.33 feet to account for changes in sea level since the 1983-2001 tidal epoch.

