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250 86th Street Rezoning

Environmental Assessment Statement

Address: 250 86th Street, Brooklyn, New York 11209

Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36

CEQR Reference: 23DCP110K

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

Prepared for:
Dr. Helen Kim

Prepared by:
GZA GeoEnvironmental



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EAS SHORT FORM

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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 250 86th Street Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
23DCP110K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
230354ZMK, N230355ZRK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning (DCP) Environmental Assessment and Review Division (EARD)			NAME OF APPLICANT Dr. Helen Kim		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Qianyu Xiang, GZA GeoEnvironmental Inc.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 55 Lane Road		
CITY New York	STATE NY	ZIP 10271	CITY Fairfield	STATE NJ	ZIP 07004
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 917-470-3077	EMAIL qianyu.xiang@gza.com	

5. *Project Description*

The Applicant, Dr. Helen Kim, is seeking a zoning map amendment to change the existing R3-2 zoning district mapped on Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36 (the "Affected Area") to a R6B zoning district, and a zoning text amendment modifying Appendix F of the Zoning Resolution to create a new MIH area coterminous with the Affected Area. The zoning map amendment and the zoning text amendment are referred to as the "Proposed Actions".

The Proposed Actions would facilitate the legalization and conversion of one building on the Applicant-controlled site (Block 6043, Lot 27, the "Development Site") at 250 86th Street. The "Proposed Development" involves the conversion of the existing two-story, 3,090-gross-square-foot (GSF) with basement, 25-foot-tall residential building to include a 2,060-GSF community facility (a medical office/ambulatory diagnostic or treatment facility) on the basement and the first floor and retain 1,030 GSF of residential use which would allow for one (1) residential unit on the second floor.

Currently, all buildings, with the exception of Lot 32, within the Affected Area are non-complying, exceeding the maximum permitted 0.50 residential FAR or 1.0 community facility FAR within the underlying R3-2 zoning district. Particularly, buildings on Block 6043, Lots 34, 35, and 36 reach a residential FAR of 2.50, with the highest built FAR within the Affected Area. With the Proposed Actions, the maximum permitted FAR in the proposed R6B zoning district is 2.00 (2.20 for inclusionary housing). The proposed zoning district would bring the majority of the existing buildings within the Affected Area in compliance and decrease some buildings' degree of non-compliance. The Proposed Actions would also bring non-conforming uses into compliance, including those at the Applicant-owned Projected Development Site 1. On Projected Development Site 1, the Proposed Actions would allow for the legalization and expansion of existing medical office uses.

It should be noted that though the increase in permissible floor area on Lot 32 in the With-Action scenario would reach 1.71 FAR compared to existing conditions, this lot has a relatively small lot area of 4,000 sf, which is less than 5,000 sf. In addition, Lot 32 is owned by the same institutional owner (the Salvation Army) as the adjacent Lot 28 improved with institutional uses (a church and community center), which is an evangelical part of the universal Christian Church. Per the DOB records, the Salvation Army converted the original 2-family residential building to the existing single-family

home building in 2015, which is considered as a recent construction improvement. Considering all the factors, Lot 32 is not likely to be redeveloped as a result of the Proposed Actions.

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

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 10	STREET ADDRESS 242-272 86th Street
TAX BLOCK(S) AND LOT(S) Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36		ZIP CODE 11209

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Area is bound by 86th Street to the North, 3rd Ave to the East, 87th Street to the South, and Ridge Blvd to the West.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R3-2 | ZONING SECTIONAL MAP NUMBER 22b

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

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

- ☐ 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:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ 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:

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:

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

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

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

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

- ☒ SANBORN OR OTHER LAND USE MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 30,000 sq. ft.
Roads, buildings, and other paved surfaces (sq. ft.): 30,000 sq. ft.
Waterbody area (sq. ft) and type:
Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 3,090 gsf

NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 3,090 gsf
HEIGHT OF EACH BUILDING (ft.): 25 ft
NUMBER OF STORIES OF EACH BUILDING: 2

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 2,000 sq. ft.
The total square feet not owned or controlled by the applicant: 28,000 sq. ft.

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

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	1,030		2,060	
Type (*e.g.,* retail, office, school)	1 units		Medical Office	

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: -3 NUMBER OF ADDITIONAL WORKERS: 5
Provide a brief explanation of how these numbers were determined: Assuming 1 employee per 425 sf of medical office space and 2.65 residents per household average based on 2016-2020 American Community Survey Bay Ridge NTA

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

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2025

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Assuming a 19-month Environmental Approval process and ULURP process and a 6-month interior construction schedule for Projected Development Site 1

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

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

Part II: TECHNICAL ANALYSIS

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

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

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

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒

	YES	NO
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 77 lbs		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 476,621 MBtus		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☒
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☒
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☒
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a		

	YES	NO
preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. An assessment of neighborhood character is generally recommended when a proposed project has the potential to result in significant adverse impacts in any technical area presented above, or when the project may have moderate effects on several of the elements that define a neighborhood's character. There would be no significant impacts to any of the constituent elements of Neighborhood Character.		
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.		

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Qianyu Xiang	3/7/2024

SIGNATURE QIANYU XIANG

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

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

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

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

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

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

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

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

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

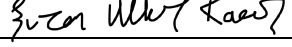
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result.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

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

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

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	NYC Department of City Planning
NAME	**DATE**
Evren Ulker-Kacar, AICP	March 29, 2024

SIGNATURE



NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which 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

An analysis of land use, zoning and public policy is included in the EAS. The Applicant, Dr. Helen Kim, is seeking a zoning map amendment to change the existing R3-2 zoning district mapped on Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36 (the "Affected Area") to a R6B zoning district, and a zoning text amendment modifying Appendix F of the Zoning Resolution to create a new MIH area coterminous with the Affected Area (the "Proposed Actions"). The Proposed Actions would facilitate the legalization and conversion of one building on the Applicant-controlled site (Block 6043, Lot 27, the "Development Site") at 250 86th Street. The "Proposed Development" involves the use conversion of the existing two-story, 3,090-gross-square-foot (GSF) with basement, 25-foot-tall residential building to include a 2,060-GSF community facility (a medical office/ambulatory diagnostic or treatment facility) on the basement and the first floor and retain 1,030 GSF of residential use which would allow for one (1) residential unit on the second floor. No construction would occur as a result of the Proposed Actions.

Most of the buildings within the Affected Area exceed the residential and community facility FAR required to be compliant with the existing R3-2 zoning district. The proposed actions would bring the majority of the non-conforming properties into compliance, decrease some of the properties' degree of non-compliance, and would also bring some of the properties' non-conforming community facility uses into compliance, including the existing community facility use at the applicant-owned Lot 27. The proposed actions would allow for the legalization and expansion of the existing medical office uses at the applicant-owned lot. The Reasonable Worst Case Development Scenario (RWCDS) assumes no additional development in the affected area as a result of the proposed actions, and the change in land use and zoning would not constitute a significant adverse impact.

The Proposed Actions are consistent with public policies, including *Housing New York 2.0; OneNYC; Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery*; and *Housing Our Neighbors: A Blueprint for Housing and Homelessness.* The Proposed Actions would not result in significant adverse impacts to public policies.

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 Max Marinoff at +1 212-720-3621.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 3/29/2024
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 4/1/2024
SIGNATURE	

Figure 1.1-1: Site Location Map

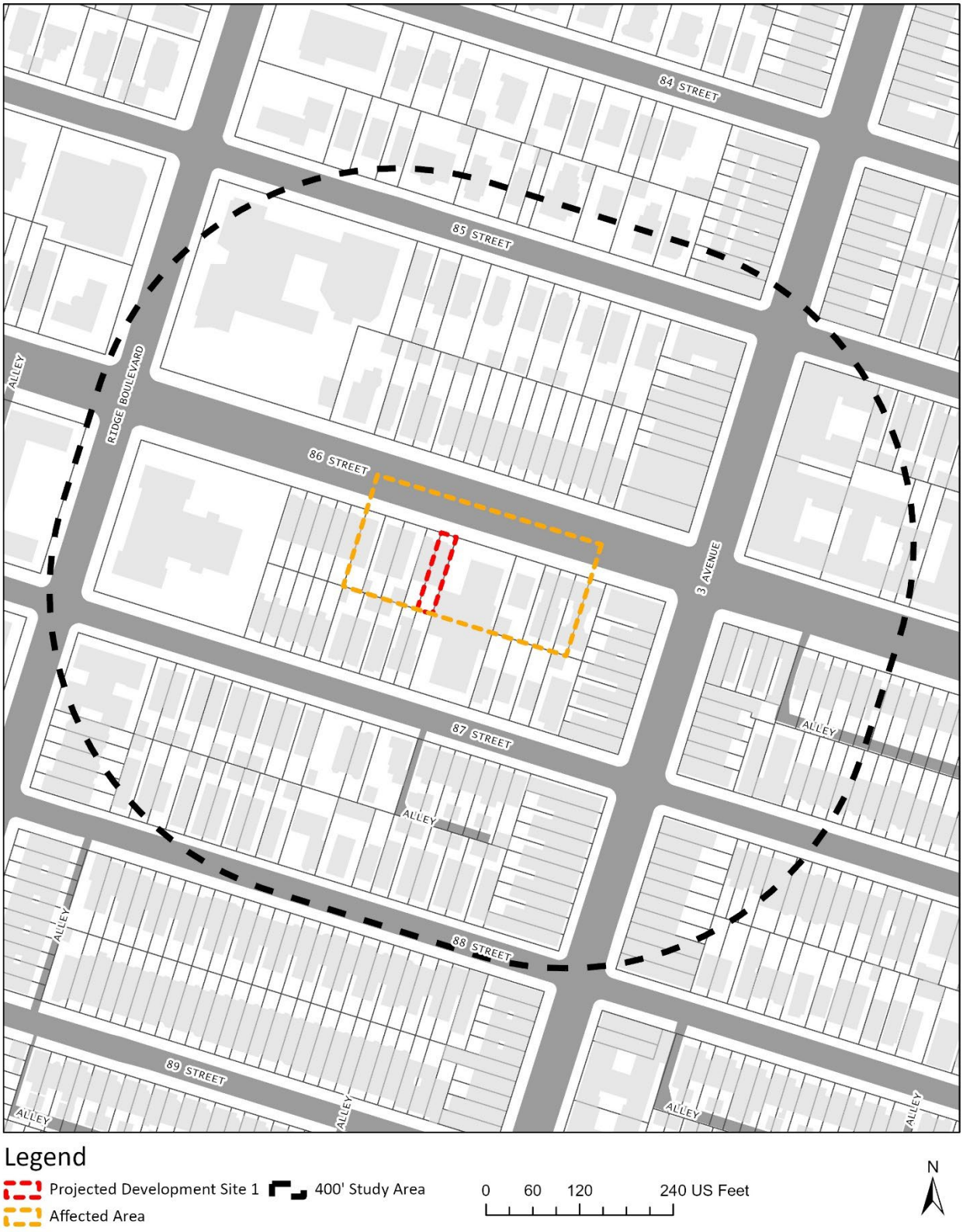


Figure 1.1-2: Existing Land Use Map

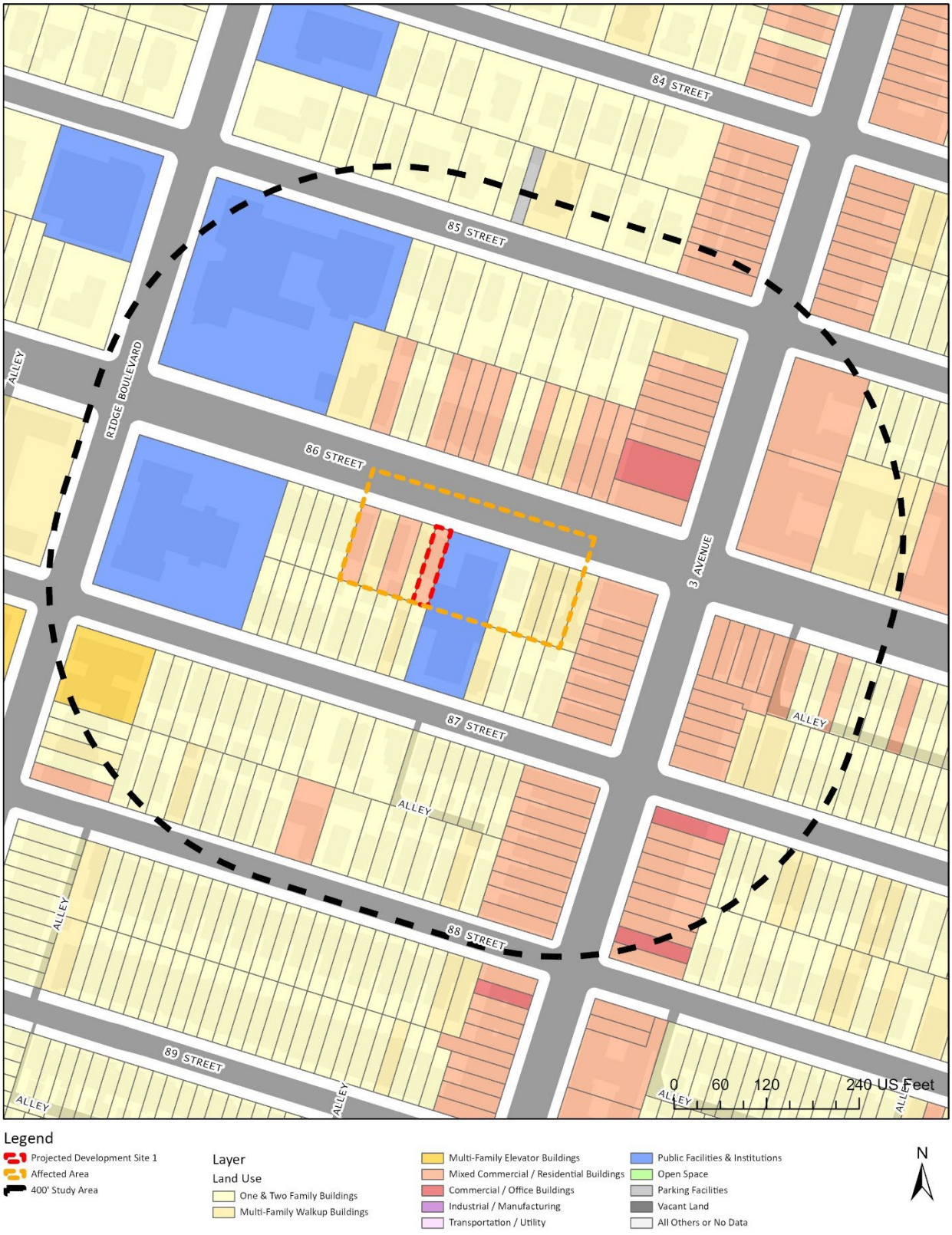


Figure 1.1-3: Tax Map

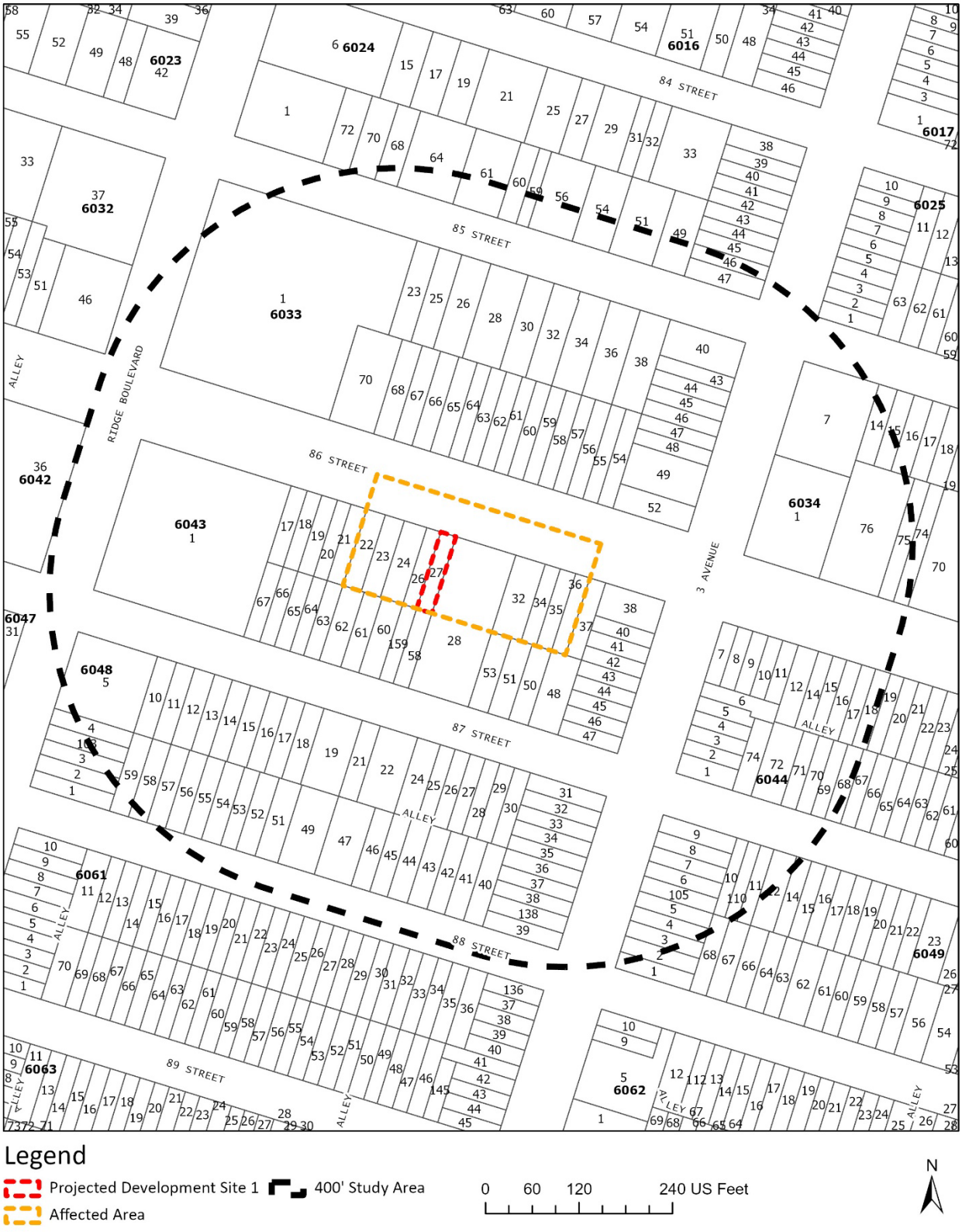


Figure 1.1-4: Zoning Sectional Map

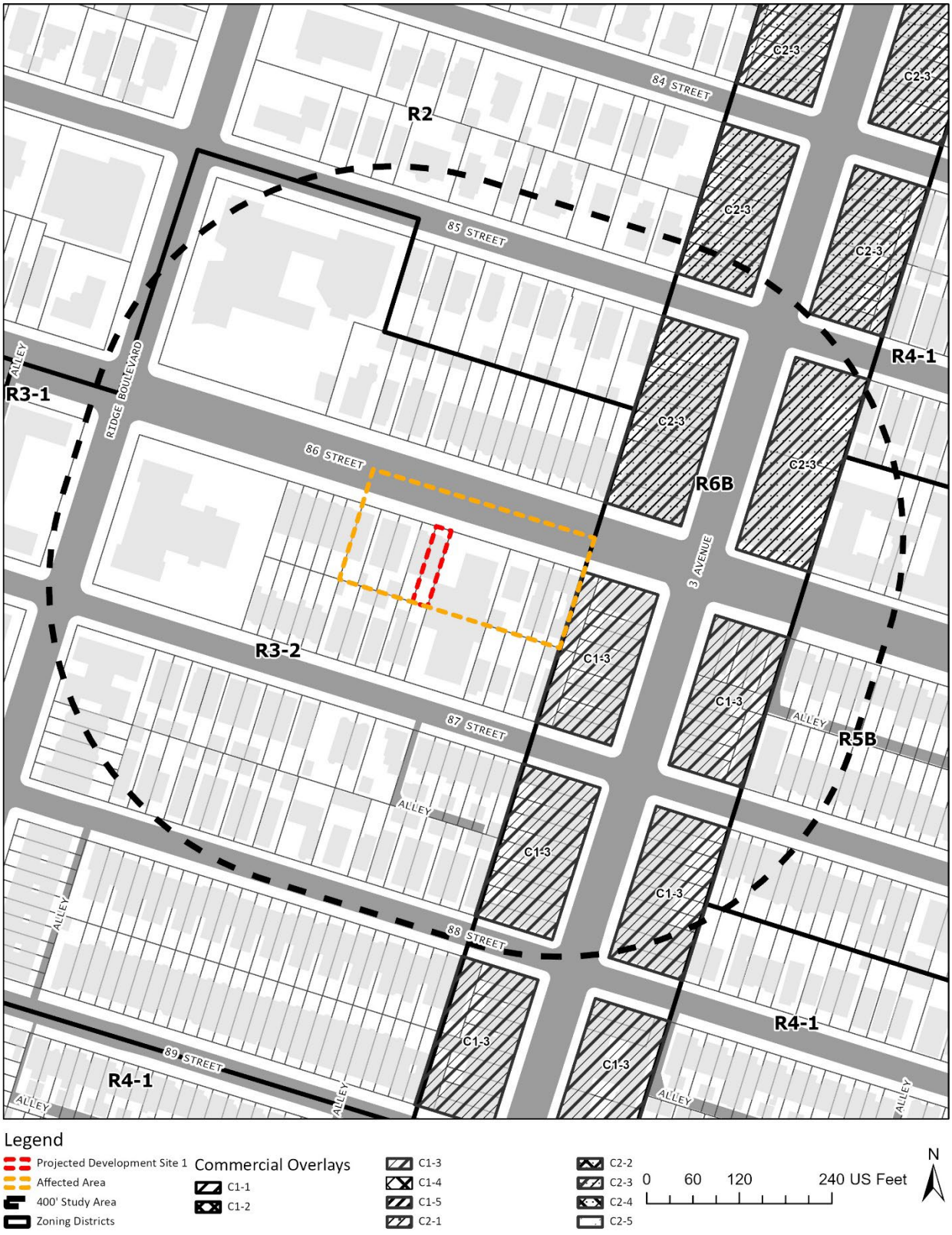
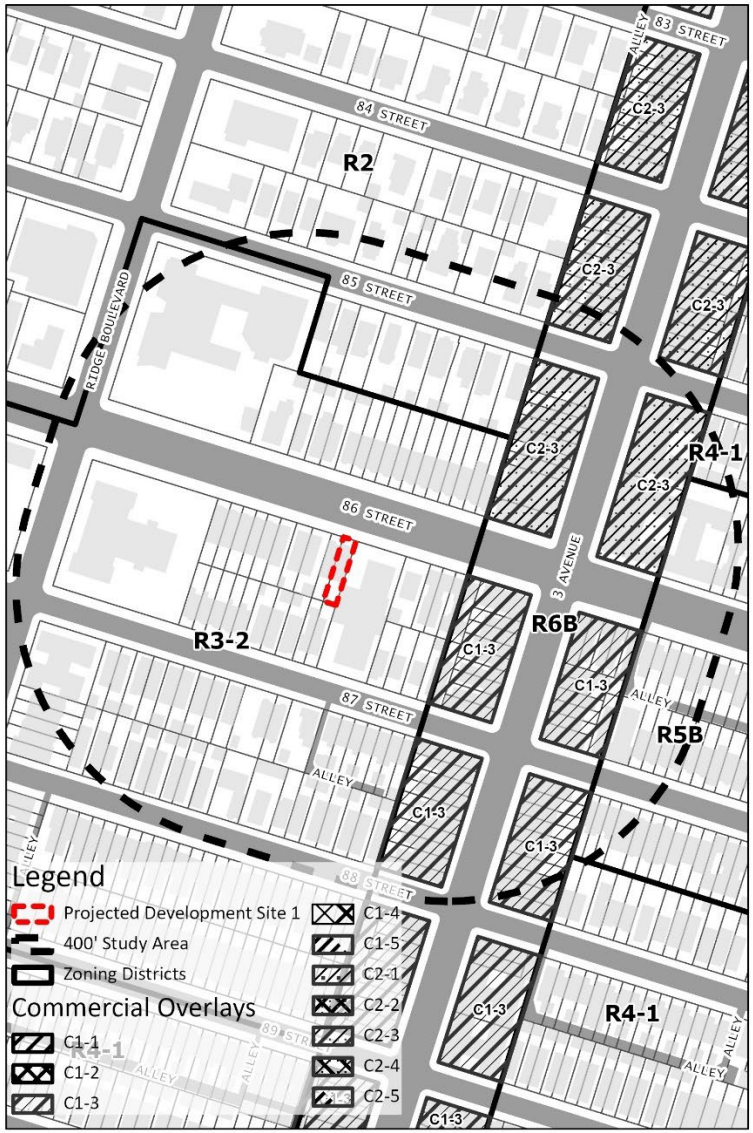
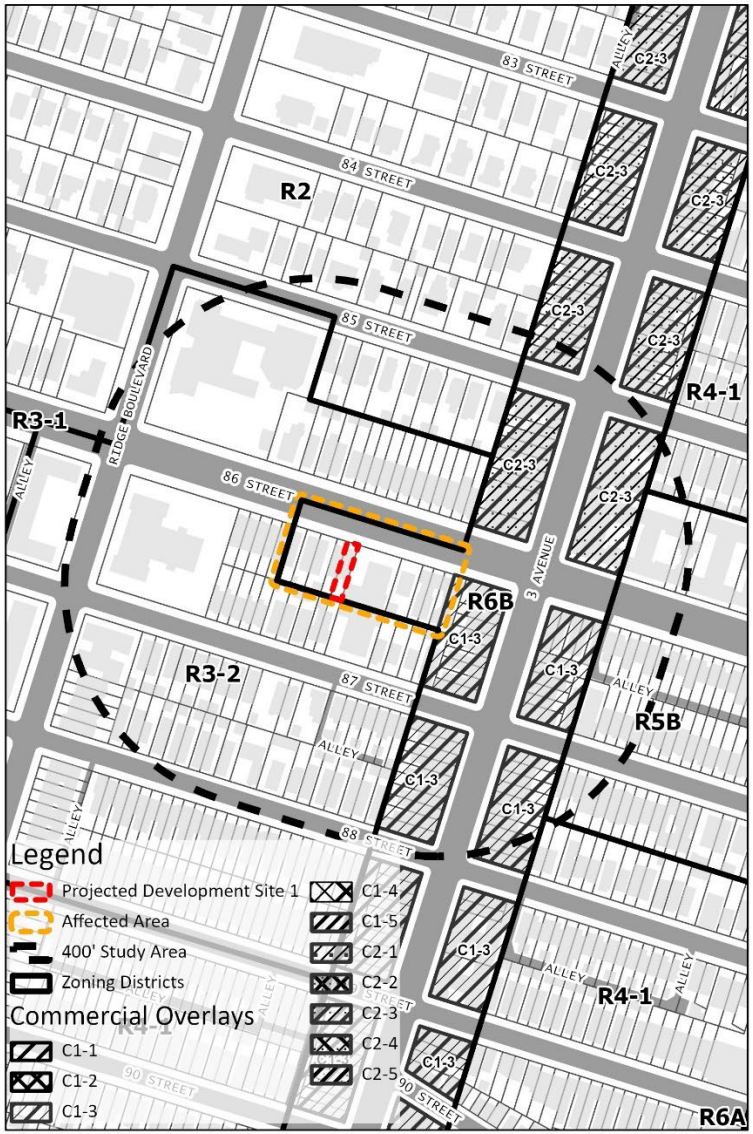


Figure 1.1-5: Zoning Change Map



Existing R3-2 Zoning District



Proposed R6B Zoning District

Figure 1.1-6: Site/Area Photographs



1 View of Project Site from 86th Street facing south



Study Area Map with Photo Key



2 View of 86th Street towards the intersection of 86th Street and Ridge Boulevard



3 View of 86th Street towards the intersection of 86th Street and 3rd Avenue



4 View of the area directly acrross 86th Street from Project Site



Study Area Map with Photo Key



5 View of 86th Street from the intersection of 86th Street and 3rd Avenue facing east



6 View of 86th Street from the intersection of 86th Street and Ridge Boulevard facing east

1 Project Description

1.1 Introduction

The "Applicant," DR. Helen Kim, seeks approval of a Zoning Map Amendment and a Zoning Text Amendment that would affect a portion of Block 6043 in the Bay Ridge neighborhood of Brooklyn Community District 10. The "Affected Area" consists of Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36. The Zoning Map Amendment would rezone Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36 (a rectangular area of approximately 30,000 feet located in a block bounded by 86th Street to the north, Third Avenue to the east, 87th Street to the south, and Ridge Boulevard to the west) from an R3-2 zoning district to an R6B zoning district. The Applicant is also proposing a Zoning Text Amendment to Appendix F to add a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area. The Zoning Map Amendment and Zoning Text Amendment constitute the "Proposed Actions."

The Proposed Actions are sought to facilitate the legalization and conversion of one building on the Applicant-controlled site (Block 6043, Lot 27, the "Development Site") at 250 86th Street. The "Proposed Development" involves the conversion of the existing two-story, 3,090-gross-square-foot (GSF) with basement, 25-foot-tall residential building to include a 2,060-GSF community facility (a medical office/ambulatory diagnostic or treatment facility) in the basement and on the first floor and retain 1,030 GSF of residential use which would allow for one (1) residential unit on the second floor.

Currently, all buildings, with the exception of Lot 32, within the Affected Area are non-complying, exceeding the maximum permitted 0.50 residential FAR or 1.0 community facility FAR within the underlying R3-2 zoning district. Particularly, buildings on Block 6043, Lots 34, 35, and 36 reach a residential FAR of 2.50, with the highest built FAR within the Affected Area. With the Proposed Actions, the maximum permitted FAR in the proposed R6B zoning district is 2.00 (2.20 for inclusionary housing). The proposed zoning district would bring the majority of the existing buildings within the Affected Area in compliance and decrease some buildings' degree of non-compliance. The Proposed Actions would also bring non-conforming uses into compliance, including those at the Applicant-owned Projected Development Site 1. On Projected Development Site 1, the Proposed Actions would allow for the legalization and expansion of existing medical office uses.

It should be noted that though the increase in permissible floor area on Lot 32 in the With-Action scenario would reach 1.71 FAR compared to existing conditions, Lot 32 has a relatively small lot area of 4,000 sf, which is less than 5,000 sf. In addition, Lot 32 is owned by the same institutional owner (the Salvation Army) as the adjacent Lot 28 improved with institutional uses (a church and community center), which is an evangelical part of the universal Christian Church. Per the DOB records, the Salvation Army converted the original 2-family residential building to the existing single-family home building in 2015, which is considered as a recent construction improvement.

Considering all the factors, Lot 32 is not likely to be redeveloped as a result of the Proposed Actions.

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

1.2 Background and Site History

The Affected Area is located in the Bay Ridge neighborhood of Brooklyn. It was originally zoned R3-2 in the 1961 zoning ordinance. A number of Certificate of Occupancy (CO) were identified for the buildings within the Affected Area on the Dept. of Building's Building Information System (BISWEB), which are detailed as follows:

- Block 6043, Lot 22: A 1925 CO was issued that permitted the building to be used as a two-family dwelling building. A 1940 CO and a 1980 CO were issued that permitted the building to be used as a three-family dwelling building, with one unit on the ground floor and two units on the second floor. A 1989 CO was issued that permitted the building to be used as a dental office on the ground floor and two residential units on the second floor.
- Block 6043, Lot 24: A 2013 CO was identified on the site that permitted the use of the building as a medical office on the ground floor and a residential unit on the second floor.
- Block 6043, Lot 28: A 1979 CO was identified on the site that permitted the use of the building as boiler room, mechanical, and equipment on the sub-cellar level, chapel, office, and meeting rooms on the cellar level, and gymnasium, meeting rooms, classrooms, kitchen, caretaker's apartment on the ground floor.
- Block 6043, Lot 32: A 1943 CO and a 1954 CO were identified that permitted the building to be used as a two-family dwelling building. A 2015 CO was identified on the site that permitted the use of the building as a single-family house.
- Block 6043, Lot 35: A 1924 CO was identified on the site that permitted the use of the building as a two-family dwelling building.
- Block 6043, Lots 23, 26, 27, 34, and 36: No COs were identified on these properties.

DCP has initiated two large-scale rezonings in the past decades that have rezoned portions of the Affected Area:

- Lots p/o 28, 32, 34, 35, and 36 within the Affected Area were rezoned as part of the Special Bay Ridge District Rezoning in 1978 (C 780285 ZRK). This rezoning lowered height limits on these lots, and reduced allowable FAR in an attempt to restrict new development and preserve the existing built form.

- Lots p/o 34, 35, and 36 were again rezoned in 2005 as part of a second Special Bay Ridge District Rezoning (C050134A ZMK). The second rezoning of the Bay Ridge Special District furthered the goal of preserving the low-density character of mid-blocks while allowing for some increases in density and commercial uses along the wider avenues in the neighborhood.

1.3 Description of the Surrounding Area

The Affected Area is located within the Bay Ridge neighborhood of Brooklyn, Community District 10. The area is bounded by 86th Street to the north, Third Avenue to the east, 87th Street to the south and Ridge Boulevard to the west. 86th Street is a two-way, east-west, 100-foot-wide, right-of-way with two moving lanes of traffic in each direction and curbside parking. Third Avenue is a two-way, north-to-south, 80-foot-wide, right-of-way with one moving lane of traffic in each direction and curbside parking. 87th Street is a one-way, east-to-west, 60-foot-wide, right-of-way road with one moving lane of traffic and curbside parking. Ridge Boulevard is a two-way, north-to-south, 80-foot-wide, right-of-way with one moving lane of traffic in each direction and curbside parking.

Existing land uses within a 400-foot buffer around the Affected Area (the "Surrounding Area") primarily consist of one and two-family residences, multi-family residences, mixed commercial and residential buildings, commercial/office buildings, and public facilities and institutions. The one and two-family buildings range from 1 to 3 stories in height. The mixed-use (residential and commercial) buildings range from 2 to 4 stories in height. Third Avenue is a major thoroughfare in the area and contains a mix of commercial and mixed residential and commercial uses. 86th Street is a wide street and is predominantly developed with one and two-family buildings near the Affected Area before becoming more commercial to the east. Similarly, 87th Street is developed with one and two-family buildings near the Affected Area. Ridge Boulevard contains a mix of public/institutional uses, multi-family homes and one and two-family homes.

Built form in the surrounding area varies by use, and generally consists of low-rise residential and mixed use (residential and commercial) buildings ranging from one to four stories.

The Affected Area is within an R3-2 zoning district that generally extends between Ridge Boulevard and Third Avenue to the east and west and 85th and 89th Streets to the north and south. The Affected Area is surrounded by an R2 district to the north, an R6B district to the east R4-1 district to the south, and an R3-1 district to the west. Generally, density increases from west to east and along major avenues.

The area is fairly served by public transit. The 86th Street subway station with service from the R train is located one block to the east of the Affected Area (on Fourth Avenue). There are two bus lines (B16 and B37) that are accessible to users in the area. The B16 bus, which connects Bay Ridge to Prospect Park via 12th, 13th and 14th Avenues has two bus stops in different directions located on the same block as the Affected Area near the corner of 86th Street and Third Avenue

and another on Ridge Boulevard. The B37 bus, which connects Bay Ridge Atlantic Avenue/Barclays Center has two bus stops in different directions located near the corner of 86th Street and Third Avenue.

1.4 Description of the Affected Area

The Affected Area is located on the southern side of 86th Street. The Affected Area includes 30,000 sf of total lot space and is bounded by 86th Street to the north, Third Avenue to the east, 87th Street to the south and Ridge Boulevard to the west.

The Applicant-Owned Development Site

The Applicant-Owned Development Site is located at 250 86th Street (Block 6043, Lot 27). Lot 27 is 2,000 sq ft interior lot with 20 feet of frontage along 86th Street and is improved with a 3,090 GSF (3,000 ZSF, 1.50 FAR), two-story mixed-use residential and community facility building constructed around 1915.

Non-Applicant Controlled Sites

The other lots in the Affected Area are Lots 22, 23, 24, 26, p/o 28, 32, 34, 35, and 36. They are all independently owned:

- Block 6043 Lot 22: a 3,840 GSF (3,725 ZSF, 1.49 FAR) two-story mixed-use building containing both community facility (dentist office) and residential uses (2 dwelling units) on a 2,500 sq ft lot.
- Block 6043 Lot 23: a 2,560 GSF (2,483 ZSF, 0.99 FAR) two-story residential building (3 dwelling units) on a 2,500 sq ft lot.
- Block 6043 Lot 24: a 3,560 GSF (3,453 ZSF, 1.15 FAR) two-story mixed-use building containing both community facility (medical office) use and residential uses (1 dwelling unit) on a 3,000 sq ft lot.
- Block 6043 Lot 26: a 3,072 GSF (2,980 ZSF, 1.49 FAR) two-story residential building (3 dwelling units) on a 2,000 sq ft lot.
- Block 6043 Lot 28: a 13,865 GSF (13,449 ZSF, 0.84 FAR) two-story community facility building (owned by the Salvation Army) on a 16,000 sq ft lot.
- Block 6043 Lot 32: a 2,021 GSF (1,960 ZSF, 0.49 FAR) three-story residential building (1 dwelling unit) on a 4,000 sq ft lot (owned by the Salvation Army).
- Block 6043 Lot 34: a 5,160 GSF (5,005 ZSF, 2.50 FAR) three-story residential building (6 dwelling units) on a 2,000 sq ft lot.
- Block 6043 Lot 35: a 5,160 GSF (5,005 ZSF, 2.50 FAR) three-story residential building (6 dwelling units) on a 2,000 sq ft lot.

- Block 6043 Lot 36: a 5,160 GSF (5,005 ZSF, 2.50 FAR) three-story residential building (6 dwelling units) on a 2,000 sq ft lot.

1.5 Description of the Proposed Project

The Proposed Actions would facilitate the legalization and conversion of one building on the Applicant-controlled Projected Development Site 1 (Block 6043, Lot 27) at 250 86th Street. The existing two-story, 3,090 GSF (3,000 ZSF, 1.50 FAR) with basement, 25-foot-tall residential building would be converted to include a 2,060-GSF (2,000 ZSF, 1.00 FAR) community facility (a medical office/ambulatory diagnostic or treatment facility) in the basement and on the first floor and retain 1,030 GSF (1,000 ZSF, 0.50 FAR) of residential use which would allow for one (1) residential unit on the second floor. The Proposed Actions would enable conformance and compliance of several existing buildings in the Affected Area.

As discussed below, all illegal non-complying uses are expected to be removed from the Affected Area in the No-Action condition. No affordable units, parking or new curb cuts are proposed.

1.6 Action(s) Necessary to Facilitate the Project

The actions necessary to facilitate the construction of the Proposed Development are approvals of:

(1) a Zoning Map Amendment to map a R6B zoning district in the Affected Area currently zoned as R3-2;

(2) a Zoning Text Amendment to amend Brooklyn Community District 10 in Appendix F: Inclusionary Housing Designated Area to establish the Affected Area as an MIH Area.

1.7 Purpose and Need

Currently, all buildings within the Affected Area are non-complying, exceeding the maximum permitted 0.50 residential FAR or 1.0 community facility FAR within the underlying R3-2 zoning district. Particularly, buildings on Block 6043, Lots 34, 35, and 36 reach a residential FAR of 2.50, with the highest built FAR within the Affected Area. With the Proposed Actions, the maximum permitted FAR in the proposed R6B zoning district is 2.00 (2.20 for inclusionary housing). The proposed zoning district would bring the majority of the existing buildings within the Affected Area in compliance and decrease some buildings' degree of non-compliance. The Proposed Actions would also bring non-conforming uses into compliance, including those at the Applicant-owned Projected Development Site 1. On Projected Development Site 1, the Proposed Actions would allow for the legalization and expansion of existing medical office uses.

1.8 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Actions (Future With-Action Scenario) and the

development which could occur under the existing zoning (Future No-Action Scenario) by the build year specified below.

The NYC Department of City Planning is proposing a citywide zoning text amendment, the City of Yes for Housing Opportunity "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City. It is anticipated that this proposed zoning text amendment would be referred into public review in Spring 2024. It has been determined that the 250 86th Street Rezoning RWCDS will not be affected by the CHO citywide text amendment.

Identification of Development Sites

According to the *2021 CEQR Technical Manual*, the following factors, commonly referred to as "soft site criteria," are generally considered when evaluating whether some amount of development would likely be constructed by the build year as a result of a proposed action:

- The uses and bulk allowed: Lots located in areas where changes in use would be permitted and/or contain buildings built to substantially less than the maximum allowable FAR under the existing zoning are considered "soft" enough such that there would likely be sufficient incentive to develop in the future, depending on other factors specific to the area (e.g., the amount and type of recent as-of-right development in the area, recent real estate trends, site specific conditions that make development difficult, and issues relating to site control or site assemblage that may affect redevelopment potential); and
- Size of the development site: Lots must be large enough to be considered "soft." Generally, lots with a small lot size are not considered likely to be redeveloped, even if they are currently built to substantially less than the maximum allowable FAR. A small lot is often defined for this purpose as 5,000 sf or less, but the lot size criteria is dependent on neighborhood-specific trends, and common development sizes in the study area should be examined prior to establishing this criteria.

However, the following uses and types of buildings that meet the soft site criteria are typically excluded from development scenarios because they are unlikely to be redeveloped as a result of a proposed action:

- Full block and newly constructed buildings with utility uses, as these uses are often difficult to relocate;
- Lots where construction is actively occurring, or has recently been completed, as well as lots with recent alterations that would have required substantial capital

investment, unless recently constructed or altered lots were built to less than or equal to half of the maximum allowable FAR under the proposed zoning;

- Lots whose location or irregular shape would preclude or greatly limit future as-of-right development. Generally, development on irregular lots does not produce marketable floor space;
- Long-standing institutional uses with no known development plans; or
- Multi-unit buildings (existing individual buildings with six or more residential units, and assemblages of buildings with a total of 10 or more residential units, are unlikely to be redeveloped because of the required relocation of tenants in rent-stabilized units).

This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions occurring in a study area of approximately 400 feet around the Affected Area. The analysis framework is described below:

Reasonable Worst-Case Development Scenario

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

The *2021 CEQR Technical Manua*l categorizes soft sites as either "projected" or "potential" development sites. Projected development sites are defined as those sites that are more likely to be developed as a result of the proposed project. Potential sites are defined as sites that could be developed but have been determined to have less development potential than the projected development sites, based on observed historic and current market conditions, location, site configuration, proximity to transit, infrastructure and other facilities, and other factors that affect the likelihood that they would be developed under the Proposed Actions. Projected Development Sites are analyzed for both site-specific and density-related effects, whereas potential development sites are only analyzed for site-specific effects.

Pursuant to *2021 CEQR Technical Manual* methodology, sites may be considered 'soft' if they are built to substantially less than the maximum permitted floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. Sites

that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use.

Build Year

The build year for the analysis is anticipated to be 2025 in consideration of a 19-month Environmental Approval process and ULURP process and a 6-month interior construction schedule for Projected Development Site 1.

Future Without the Proposed Actions (No-Action Condition)

In the future No-Action scenario, no additional development is expected to occur on any of the lots within the Affected Area. However, the No-Action condition differs from existing conditions in that the existing illegal non-complying uses would be removed on the Applicant-owned site (Block 6043, Lot 27) and one non-Applicant-owned site (Block 6043, Lot 24).

Projected Development Site 1 (Block 6043, Lot 27) would remove the existing medical office space and revert the building to include residential use only. It is assumed that the 3,090 GSF, two-story, 25-foot-tall existing building on Projected Development Site 1 would remain and would include 2 residential units with a dwelling unit factor of 870 GSF as-of-right under R3-2 zoning. No parking spaces and curb cuts are assumed in the No-Action Condition. The site would continue to be owned by the Applicant and the development trends have been stable in the recent history of the area.

Meanwhile, the existing medical office use on Block 6043, Lot 24 is also illegal non-complying (issued a C of O by NYC DOB), and therefore the medical office use on this lot would be removed in the No-Action condition.

Future With the Proposed Actions (With-Action Condition)

Projected Development Site 1 (Block 6043, Lot 27; Applicant-Owned Lot)

It is assumed that the existing 3,090 GSF (3,000 ZSF, 1.50 FAR), two-story, 25-foot-tall building would remain. The existing two-story residential building would be converted to include a 2,060 GSF (2,000 ZSF, 1.00 FAR) medical office (ambulatory diagnostic or treatment facility) in the basement and on the first floor and one residential unit of 1,030 GSF (1,000 ZSF, 0.50 FAR) on the second floor. No parking or curb cuts are proposed.

The Applicant's proposed building is assumed to be the RWCDS in terms of bulk, height, and uses (2,060 GSF of community facility uses, and 1,030 GSF of residential uses) for Projected Development Site 1.

The other lots within the Affected Area (Other Affected Sites) that are not projected to be redeveloped include:

- Lots 22, 23, 24, and 26 have an existing built FAR of 1.49, 0.99, 1.15, and 1.49, respectively. The increase in permissible floor area would only allow for approximately 0.71 to 1.21 FAR at any of these lots. In addition, these lots are all under 5,000 square feet in lot area and are under separate ownership, making the assemblage and development under future with-action conditions unlikely.
- Lot 28 has an existing built FAR of 0.84. Owned by the Salvation Army, Lot 28 is improved with long-standing institutional uses (a church and community center) that are generally not considered as a soft site per the CEQR TM.
- Lot 32 is improved with a single-family residence with an existing built FAR of 0.49. Though the increase in permissible floor area on this lot in the With-Action scenario would reach 1.71 FAR compared to existing conditions, Lot 32 is a small lot consisting of 4,000 sf, which is less than 5,000 sf. In addition, Lot 32 is owned by the same institutional owner (the Salvation Army) as the adjacent Lot 28, which is an evangelical part of the universal Christian Church. Per the DOB records, the Salvation Army converted the original 2-family residential building to the existing single-family home building in 2015, which is considered as a recent construction improvement. Considering these factors, Lot 32 is not likely to be redeveloped as a result of the Proposed Actions.
- Lots 34, 35, and 36 all have an existing built FAR of 2.50. Therefore, these lots are overbuilt under the proposed R6B zoning district and no expansion or development would occur on these lots.

The Projected and Other Affected Sites are shown in **Figure 1.1-1**. Incremental development resulting from the approval of the Proposed Actions between the No-Action Condition and With-Action Condition would consist of the increase of 2,060 GSF of community facility use (medical office) and the decrease of 2,060 GSF of residential use (1 dwelling unit).

The Existing, No-Action, and With-Action Scenarios at Projected Development Site 1 are shown below in **Table 1.8-1**. The increment of analysis on Projected Development Site 1 are presented in **Table 1.8-2**.

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

Site Info				Existing Condition						No-Action Condition						With-Action Condition					
Site ID	Block	Lot	Lot Area	Zoning	CF (gsf)	Res. (gsf)	Total gsf	Afford. DU	Total DU	Zoning	CF (gsf)	Res. (gsf)	Total gsf	Afford. DU	Total DU	Zoning	CF (gsf)	Res. (gsf)	Total gsf	Afford. DU	Total DU
Projected Site 1	6043	27	2,000	R3-2	2,060	1,030	3,090	0	1	R3-2	0	3,090	3,090	0	2	R6B	2,060	1,030	3,090	0	1
Total				**-**	**2,060**	**1,030**	**3,090**	**0**	**1**	**-**	**0**	**3,090**	**3,090**	**0**	**2**	**-**	**2,060**	**1,030**	**3,090**	**0**	**1**

DU = Dwelling Units

gsf = gross square feet

Res. = Residential

CF = Community Facility

Afford. = Affordable

Table 1.8-2: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Community Facility GSF	0	2,060	+2,060
Residential GSF	3,090	1,030	-2,060
Total GSF	3,090	3,090	0
Residential DUs	2	1	-1
Residents[1]	6	3	-3
Workers[2]	0	5	5

1: Assumes 1 employee per 425 sf of medical office space

2: Assumes 2.65 residents per household average – 2016-2020 American Community Survey Bay Ridge NTA

2 Environmental Review

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus, additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *2021 CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

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

- Land Use, Zoning, and Public Policy

2.1 Land Use, Zoning, and Public Policy

The *2021 CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the Surrounding Area. Land use, zoning, and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Affected Area and the Surrounding Area as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions would permit more allowance with regard to lot coverage and building specifications, including greater bulks, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

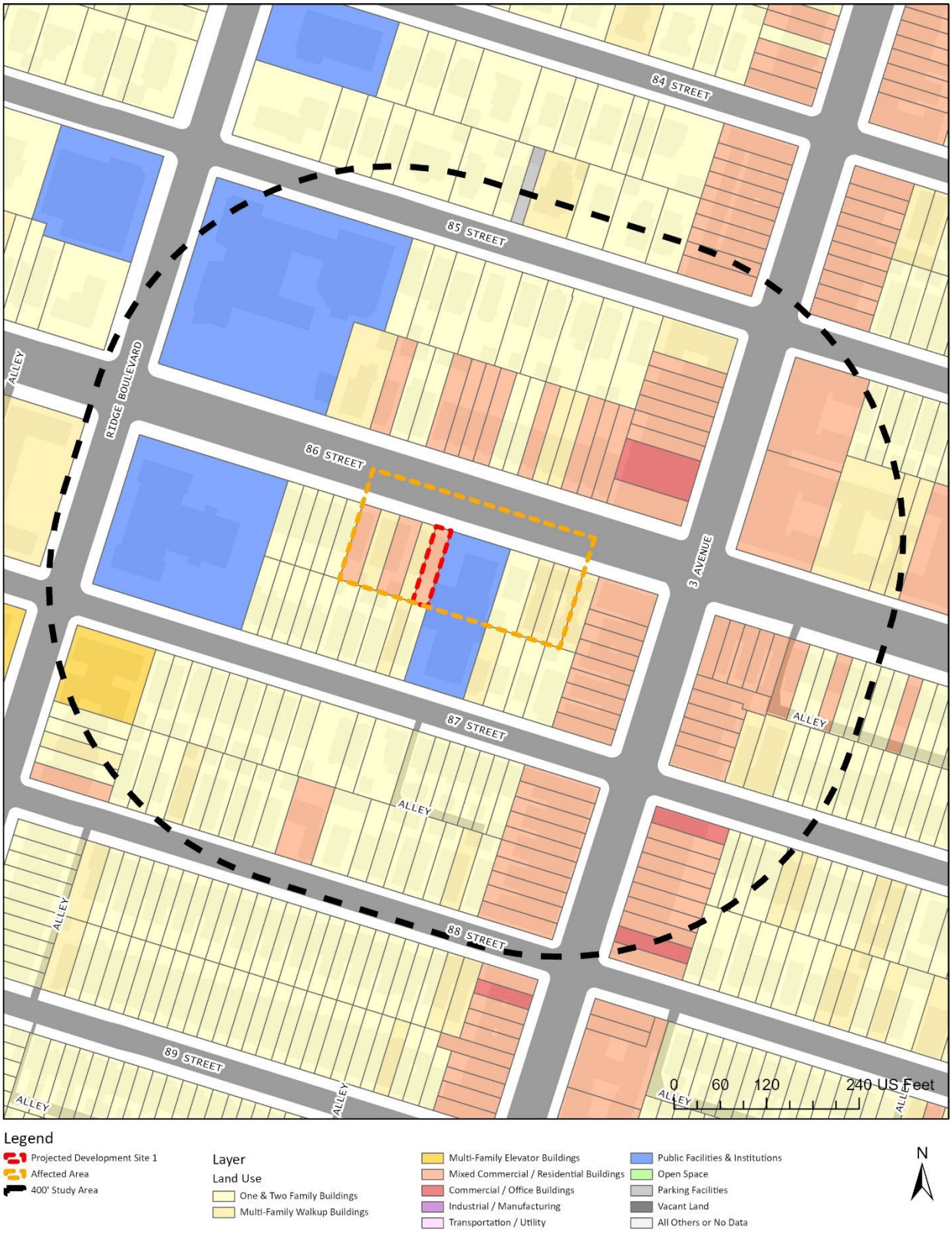
Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 20v4 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area was performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of NYCDCP and other city agencies' programs and data.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy Study Area should generally extend 400 feet from the Affected Area ("the Surrounding Area"). Existing land uses within approximately 400 feet of the Affected Area are presented in **Figure 2.1-1** below.

Figure 2.1-1: Land Use Map



Existing Conditions

Land Use Study Area

As shown in **Figure 2.1-1** and stated in **Section 1.3**, the surrounding area primarily consists of one and two-family residences, multi-family residences, mixed commercial and residential buildings, commercial/office buildings, and public facilities and institutions. The one and two-family buildings range from 1 to 3 stories in height. The mixed-use (residential and commercial) buildings range from 2 to 4 stories in height. Third Avenue is a major thoroughfare in the area and contains a mix of commercial and mixed residential and commercial uses. 86th Street is a wide street and is predominantly developed with one and two-family buildings near the Affected Area before becoming more commercial to the east. Similarly, 87th Street is developed with one and two-family buildings near the Affected Area. Ridge Boulevard contains a mix of public/institutional uses, multi-family homes and one and two-family homes.

Affected Area

A full breakdown of each lot within the Affected Area can be found in **Section 1.4**.

The Applicant-Owned Development Site is located at 250 86th Street (Block 6043, Lot 27). Lot 27 is a 2,000-sf interior lot with 20 feet of frontage along 86th Street and is improved with a 3,090 GSF (3,000 ZSF, 1.50 FAR), two-story, mixed-use residential and community facility building constructed around 1915. The community facility use on Lot 27 (medical office) is illegal non-complying under the underlying R3-2 zoning district.

The non-Applicant-controlled lots on Block 6043, on which redevelopment is not anticipated, are Lots 22, 23, 24, 26, 28, 32, 34, 35, and 36 and are summarized below:

- Block 6043 Lot 22 is a 2,500-sf interior lot improved with a 3,840 GSF (3,725 ZSF, 1.49 FAR) two-story mixed-use building containing both community facility (dentist office) and residential uses (2 dwelling units).
- Block 6043 Lot 23 is a 2,500-sf interior lot improved with a 2,560 GSF (2,483 ZSF, 0.99 FAR) two-story residential building (3 dwelling units).
- Block 6043 Lot 24 is a 3,000-sf interior lot improved with a 3,560 GSF (3,453 ZSF, 1.15 FAR) two-story mixed-use building containing illegal non-complying community facility use (medical office) and complying residential uses (1 dwelling unit).
- Block 6043 Lot 26 is a 2,000-sf interior lot improved with a 3,072 GSF (2,980 ZSF, 1.49 FAR) two-story residential building (3 dwelling units).
- Block 6043 Lot 28 is a 16,000-sf interior lot improved with a 13,865 GSF (13,449 ZSF, 0.84 FAR) two-story community facility building (owned by the Salvation Army).

- Block 6043 Lot 32 is a 4,000-sf interior lot improved with a 2,021 GSF (1,960 ZSF, 0.49 FAR) three-story residential building (1 dwelling unit owned by the Salvation Army).
- Block 6043 Lot 34 is a 2,000-sf interior lot improved with a 5,160 GSF (5,005 ZSF, 2.50 FAR) three-story residential building (6 dwelling units).
- Block 6043 Lot 35 is a 2,000-sf interior lot improved with a 5,160 GSF (5,005 ZSF, 2.50 FAR) three-story residential building (6 dwelling units).
- Block 6043 Lot 36 is a 2,000-sf interior lot improved with a 5,160 GSF (5,005 ZSF, 2.50 FAR) three-story residential building (6 dwelling units).

Future No-Action Condition

Land Use Study Area

There are no active construction permits in the surrounding 400-foot study area. The land use pattern within the 400-foot study area would remain the same as the existing conditions under the No-Action Condition, except that the illegal non-complying medical office uses on Block 6043, Lots 24 and 27 within the Affected Area would be reverted to residential uses.

Affected Area

In the future No-Action scenario, no additional development is expected to occur on any of the lots within the Affected Area. However, the No-Action condition differs from the existing conditions in that existing illegal non-complying uses would be removed.

Projected Development Site 1 (Block 6043, Lot 27) would remove the existing medical office space and revert the building to include residential use only. It is assumed that the 3,090 GSF, two-story, 25-foot-tall existing building on Projected Development Site 1 would remain and would include 2 residential units with a dwelling unit factor of 870 GSF as-of-right under R3-2 zoning. No parking spaces and curb cuts are assumed in the No-Action Condition. The site would continue to be owned by the Applicant and the development trends have been stable in the recent history of the area.

Meanwhile, the existing medical office use on Block 6043, Lot 24 is also illegal non-complying (issued a C of O by NYC DOB), and therefore the medical office use on this lot would be removed in the No-Action condition.

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the Study Area are anticipated to remain unchanged in the future with the Proposed Actions. The Proposed Actions would not induce any new construction but would bring existing non-conforming bulk and land uses within the Affected Area into compliance.

Affected Area

Projected Development Site 1 (Block 6043, Lots 27)

It is assumed that the existing 3,090 GSF (3,000 ZSF, 1.50 FAR), two-story, 25-foot-tall building would remain. The existing two-story residential building would be converted to include a 2,060 GSF (2,000 ZSF, 1.00 FAR) medical office (ambulatory diagnostic or treatment facility) in the basement and on the first floor and 1 residential unit of 1,030 GSF (1,000 ZSF, 0.50 FAR) on the second floor. No parking or curb cuts are proposed.

Conclusion

The density and uses permitted by the Proposed Actions would be consistent with the nearby low- to medium-density residential and mixed-use buildings. The Proposed Actions would not be incompatible with surrounding uses, which are predominantly residential uses with commercial and community facility uses along the major thoroughfares, and would not alter or accelerate development patterns in the area. Therefore, there would be no adverse impacts on land use as a result of the Proposed Actions, and further analysis is not required.

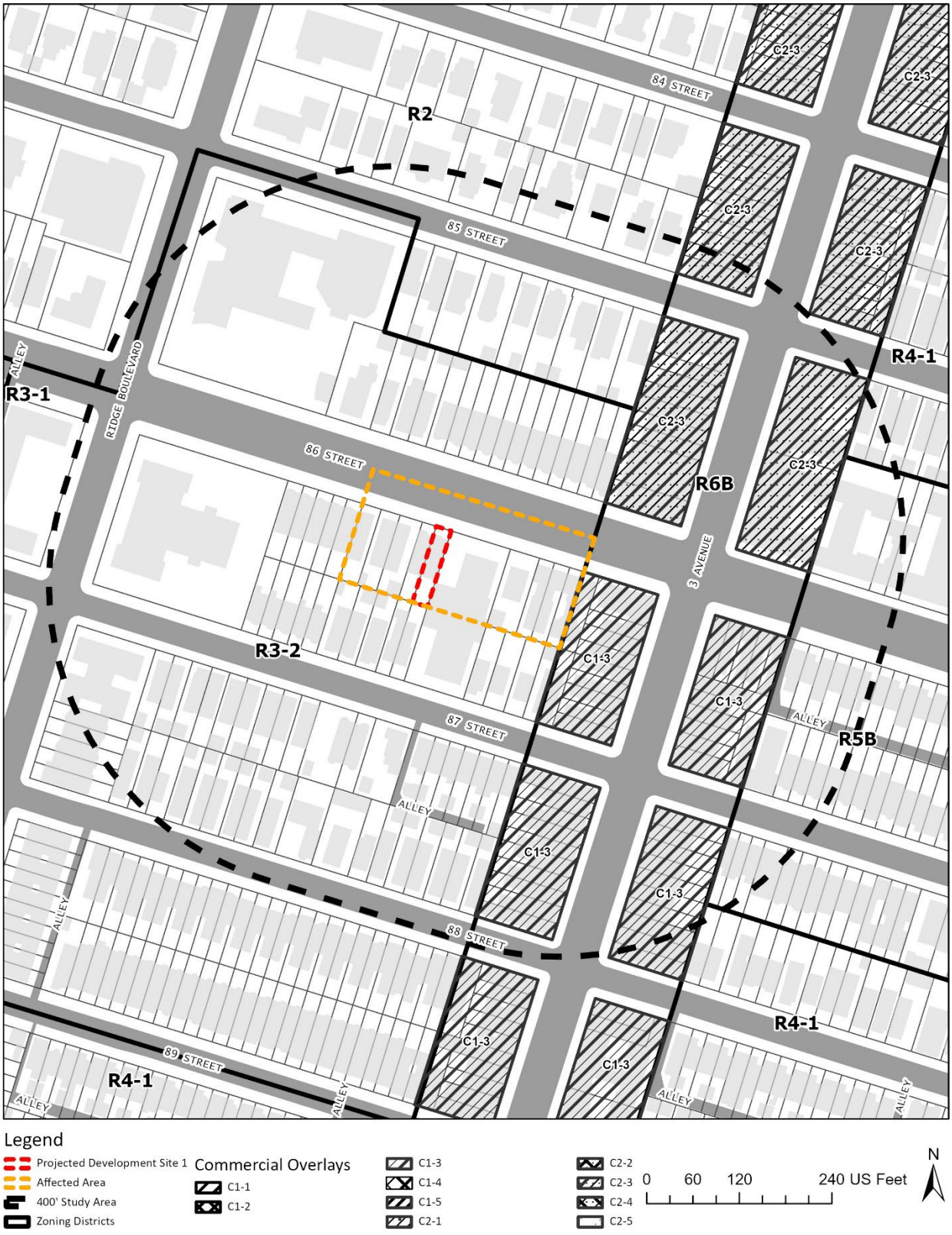
2.1.2 Zoning

The *2021 CEQR Technical Manual* suggests that a zoning Study Area should extend 400 feet from the Affected Area. The proposed zoning map amendment and zoning text amendment would affect the following lots: Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36. The actions necessary to facilitate the Proposed Development are approvals of:

- a Zoning Map Amendment to map an R6B zoning district in the Affected Area currently zoned as R3-2;
- a Zoning Text Amendment to amend Brooklyn Community District 10 in Appendix F: Inclusionary Housing Designated Area to establish the Affected Area as an MIH Area.

Existing zoning districts within approximately 400 feet of the Affected Area are presented in **Figure 2.1-2** below.

Figure 2.1-2: Area to be Rezoned Overlaid Existing Zoning Map



Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R2, R3-2, R4-1, R5B, and R6B/C1-3, as illustrated in **Table 2.1-1**.

Table 2.1-1: Zoning Districts in the Surrounding Area[1]

Zoning District	Type and Use Group	Floor Area Ratio (FAR)	Parking
R2	Residential UGs 1, 3, 4	0.5 FAR - Residential 0.5 FAR - Community Facility	100% of DU; 0 for IRHU
R3-2	Contextual Residential UGs 1-4	0.5 FAR - Residential 1.0 FAR - Community Facility	100% of DU; 50% for IRHU
R4-1	Contextual Residential UGs 1-4	0.75 FAR – Residential 2.0 FAR – Community Facility	100% of DU; 50% for IRHU
R5B	Contextual Residential UGs 1-4	1.35 FAR – Residential 2.0 FAR - Community Facility	66% of DU; 35% for IRHU
R6B	Contextual Residential UGs 1-4	2.2 FAR – Residential (MIH) 2.0 FAR – Community Facility	50% of DU; 25% for IRHU
C1-3 Commercial Overlay	Local Retail UGs 1-6	1.0 FAR - Commercial (R1-R5B) 2.0 FAR - Commercial (R5D - R10X)	1 per 400 sf

Existing zoning districts in the surrounding area include:

R2

Residential development in R2 districts is limited exclusively to single-family detached houses. The smaller lot area and lot width requirements in R2 districts allow a higher density than in R1 districts, although the maximum floor area ratio (FAR) of 0.5 is the same. The minimum lot width is 40 feet. The maximum height of buildings is not fixed but is governed by a sky exposure plane. As in other lower-density residence districts, one off-street parking space is required for each dwelling unit.

R3-2

R3-2 districts are general residence districts that allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. It is the lowest density zoning district in which multiple dwellings are permitted.

The maximum permitted 0.5 residential FAR may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before

[1] Zoning Handbook, New York City Department of City Planning, 2019

sloping or being set back to a maximum building height of 35 feet. Lots with detached homes must be at least 40 feet wide; if occupied by semi-detached and attached buildings, lots must be at least 18 feet wide. The maximum street wall length for a building on a zoning lot is 125 feet. The maximum lot coverage of any residence is 35%. Front yards must be at least 15 feet deep.

Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. One off-street parking space is required for each dwelling unit. However, off-street parking spaces are required for 50% of income-restricted housing units (IRHU) and affordable independent residences for seniors (AIRS) outside of the Transit Zone, which could further be waived within the Transit Zone.

R4-1

R4-1 districts are contextual residential districts designed for neighborhoods with a slightly wider range of housing types than might be found in other contextual neighborhoods. This district allows slightly larger single- or two-family detached and semi-detached residences than might be found in R3-1 districts. Detached and semi-detached single- and two-family homes are permitted a maximum FAR of 0.75 (plus 20% for attic allowance), a maximum perimeter wall height of 25 feet, and a maximum building height of 35 feet. These homes must have a minimum front yard of 10 feet and a minimum rear yard of 30 feet. Detached homes are required 1 side yard totaling 8 feet. Semi-detached homes are required 1 side yard at a minimum of 4 feet, totaling 4 feet. R4-1 districts are permitted to have a maximum 2.00 FAR for community facilities. Off-street parking is required per dwelling unit, and 50% is require for income-restricted housing units (IRHU).

R5B

R5B districts are contextual residential districts that permit detached and semi-detached residential buildings. The R5B districts are primarily a three-story rowhouse district typical of such neighborhoods as Windsor Terrace and Bay Ridge in Brooklyn. R5B districts allow for a maximum FAR of 1.35 with a maximum street wall height of 30 feet, above which the building slopes or is set back to a maximum height of 33 feet. These homes must have a minimum front yard of 5 feet and must be at least as deep as one adjacent front yard and no deeper than the other, which cannot exceed a depth of 20 feet. Attached rowhouses do not require side yards but there must be at least 8 feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lot frontages less than 40 feet. Where off-street parking is required, on-site spaces must be provided for two-thirds of the dwelling units although parking can be waived when only one space is required. Requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone. Front yard parking is prohibited.

R6B

R6B districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards

that are typical of Brooklyn's "brownstone" neighborhoods, such as Park Slope, Boerum Hill and Bedford Stuyvesant.

The FAR of 2.0 and the mandatory Quality Housing regulations also accommodate apartment buildings at a similar four- to five-story scale. The base height of a new building before setback must be between 30 and 40 feet and the maximum height is 50 feet. For buildings providing a qualifying ground floor, the maximum base height and overall height increase by 5 feet. Higher maximum FAR are available for buildings participating in the Inclusionary Housing program or that provide certain senior facilities.

Off-street parking spaces are required for 50% of the dwelling units. However, requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone. Parking can be waived if five or fewer spaces are required.

C1-3 Commercial Overlay

C1-3 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet. C1-3 overlay districts have a parking requirement of 1 per 400 sf of commercial floor area.

<u>Affected Area</u>

The Affected Area is zoned R3-2. R3-2 districts are contextual residence districts that allow a variety of housing types, including low-rise attached houses, small multifamily apartment houses, and detached and semi-detached one- and two-family residences. It is the lowest density zoning district in which multiple dwellings are permitted. Because of their flexibility, R3-2 districts are mapped widely in all boroughs except Manhattan. The FAR for residential uses is 0.5 in R3-2 districts, while the FAR for community facilities is higher, reaching 1.0. An R3-2 district requires one off-street parking space per dwelling unit and only one space per two income restricted housing units.

Future No-Action Condition

Zoning Study Area and Affected Area

No changes to zoning would occur in the future without the Proposed Actions in the 400-foot study area or the Affected Area. Existing zoning patterns would remain, and the Affected Area would continue to be subject to R3-2 zoning regulations.

Future With-Action Condition

Zoning Study Area

Changes to zoning would only occur in the Affected Area in the future with the Proposed Actions.

Affected Area

Block 6043, Lots 22, 23, 24, 26, 27, p/o 28, 32, 34, 35, and 36 would be rezoned from an existing R3-2 zoning district to a R6B zoning district.

Under the With-Action condition, the proposed R6B district would permit a maximum FAR of 2.0 for residential uses (2.20 FAR when inclusionary housing is provided). The FAR for community facilities is also 2.0. The maximum building height within the R6B zoning district is 55 feet (with a Qualifying Ground Floor) after a setback from the base height of up to 45 feet (with a Qualifying Ground Floor). Buildings must set back above the maximum base height to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum of 5 floors. Off-street parking is required for 50 percent of the residential dwelling units (25% of income restricted units).

In comparison with the existing R3-2 zoning districts mapped in the Affected Area currently, the proposed R6B zoning districts would allow for larger bulks and higher building heights within the Affected Area, which would enhance the zoning conformity in the surrounding area which is predominantly zoned as low- to medium-density residential districts.

Conclusion

The Applicant believes that the proposed zoning changes would not induce new development. Rather, it would bring existing buildings closer to compliance and make existing uses in the affected area conforming. The proposed R6B zoning district is mapped along two wide streets (100-foot-wide 86th Street and 80-foot-wide Ridge Boulevard) adjacent to an existing R6B district, which, from the Applicant's perspective, is appropriate for a higher density of mixed residential and community facility uses while maintaining the residential character of nearby side streets. The rezoning would not adversely affect surrounding land uses, nor would it be incompatible with those land uses. Therefore, no significant adverse impacts are anticipated to zoning, and further analysis is not required.

2.1.3 Public Policy

According to the *2021 CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports, which pertain to the Study Area. If the Proposed Actions could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

The Affected Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. In addition, the Affected Area is located within a designated FRESH-eligible area but would not include any FRESH programming.

The Proposed Actions include a Zoning Text Amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 10, Brooklyn, to establish the Affected Area as an MIH Area. As a result, an analysis of the Proposed Development's alignment with Housing New York is warranted.

Though the Proposed Actions are not a large publicly sponsored project, consistency with the City's OneNYC for sustainability is provided below. In addition, the Proposed Actions consistency with *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery* and *Housing Our Neighbors: A Blueprint for Housing and Homelessness* are provided below.

Existing Conditions

Housing New York 2.0

Carried out by Housing Preservation and Development (HPD), Housing New York is former Mayor Bill de Blasio's plan to build or preserve 300,000 affordable homes by 2026. The plan outlines a comprehensive set of policies and programs to address the city's affordable housing crisis and retain the diversity and vitality of its neighborhoods.

OneNYC

OneNYC is New York City's long-term strategy and Green New Deal to confront climate crisis, achieve equity, and strengthen democracy so that people can build a strong and fair city. It covers eight strategies: a vibrant democracy, an inclusive economy, thriving neighborhoods, healthy lives, equity and excellence in education, a livable climate, efficient mobility, and modern infrastructure.

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

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

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

Housing Our Neighbors: A Blueprint for Housing and Homelessness

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

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

Future No-Action Condition

No changes to *Housing New York 2.0,* OneNYC, *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery,* or *Housing Our Neighbors: A Blueprint for Housing and Homelessness* are anticipated under the Future No-Action Condition.

Future With-Action Condition

Housing New York 2.0

The Proposed Actions are consistent with the goals of Housing New York as an MIH area would be established over the Affected Area. Although the Proposed Actions are not anticipated to result in the creation of new dwelling units, the inclusion of an MIH Area ensures that any future development would include affordable units. The affordable units that would be provided would

foster diverse and livable neighborhoods, preserve the affordability and quality of the housing stock, and build new affordable housing for all New Yorkers.

OneNYC

The Proposed Actions support the OneNYC strategies in terms of an inclusive economy and thriving neighborhoods by creating new job opportunities within the proposed community facility (medical office) spaces.

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

The Proposed Development would provide legal (bring into conformance) space for a small business, increase the community's access to medical care, and create quality jobs for New Yorkers. Thus, the Proposed Actions are supportive of this policy.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

The Proposed Actions would facilitate the conversion of the existing two-story, 3,090-gross-square-foot (GSF) with basement, 25-foot-tall residential building on the Projected Development Site to include a 2,060-GSF community facility (a medical office/ambulatory diagnostic or treatment facility) in the basement and on the first floor and retain 1,030 GSF of residential use, which would allow for one (1) residential unit on the second floor. The Proposed Actions would not adversely impact the goal of getting New Yorkers into safe, high-quality, affordable homes expressed in "Housing Our Neighbors: A Blueprint for Housing and Homelessness". Accordingly, no further analysis of this policy is warranted.

Conclusion

The development effectuated as a result of the Proposed Actions would not create a land use conflict, nor would it conflict with public policies and plans for the site or surrounding area. The Proposed Actions would also not result in significant material changes to existing regulations or policy. Therefore, no significant adverse impacts are anticipated on public policies, and no further analysis is warranted.

APPENDIX A

ILLUSTRATIVE ARCHITECTURAL PLANS

LIST OF DRAWINGS

Architectural

T-001 TITLE SHEET
A-101 FLOOR PLANS
A-201 ELEVATIONS

Property Info

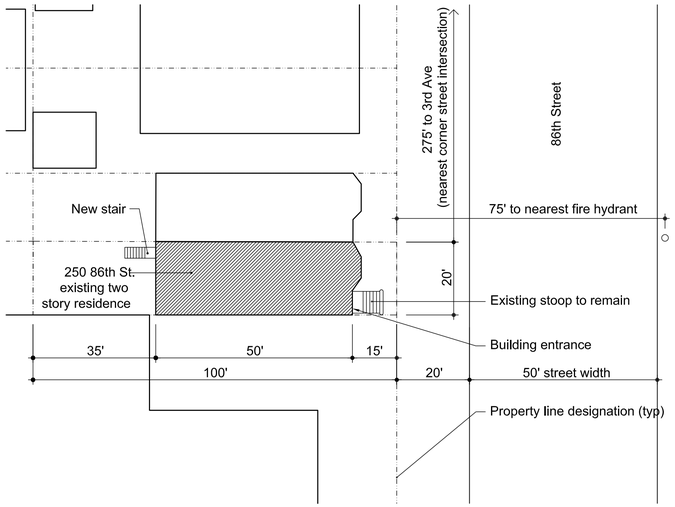
BIN: 3153426
Block: 6043
Lot: 27
Zone: R6-B
Zoning Map: 22b
Landmark Status: No
Community Board: 310
Certificate of occupancy: None
Construction Class: Class 3
Construction Code: 1968

Zoning Calculations

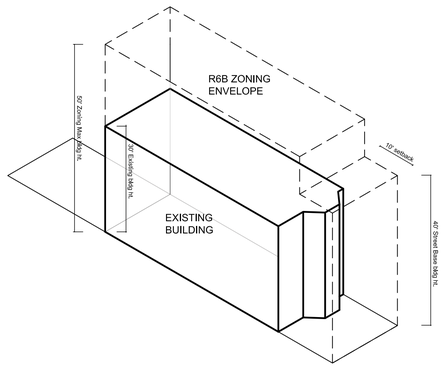
J-3 / R-3 Occupancy, use group 4, in an R6-B zoning (Bay Ridge District):

Lot coverage Requirements = 60% max allowable
Total lot size = 2,000sf
Footprint of building = 1,030sf
Proposed building footprint enlargement = 0sf
Lot coverage = (1,030sf+0sf)/2,000sf = 51% lot coverage < 60% max allowable
No Proposed change in Lot Coverage or Open Space

Required FAR - 2.0 maximum for Residential
Maximum Allowable Floor Area = 2.0 x 2,000sf = 4,000sf
Total Gross Area of Building = 3 floors x 1,030sf = 3,090sf
Total Proposed Addition = 0sf
Existing total floor area to remain = 3,090sf
Existing FAR to remain = 2.0
No Proposed change in Floor Area



1 Site Plan
NTS



2 Height / Setback Axonometric Diagram
NTS

ZONING RESOLUTION CODE per R6B for Residential and Community Facilities (Information provided by Boyd Consulting):

Zoning Regulations	Item	Permitted /Required	Proposed	Remarks
22-12	Use Group	Use Group 2A, 2B Residential and Accessory Use	Use Group 2A is Proposed Residential Use	OK
22-14	Use Group	Use Group 4 A. Community facilities Use Ambulatory diagnostic or treatment health care facilities1, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities licensed by the State of New York, or a facility in which patients are diagnosed or treated by health care professionals, licensed by the State of New York or by persons under the supervision of such licensee for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted.	Use Group 4A is Proposed Community Facility (Treatment health care facility)	OK
23-153	Floor Area Ratio	Residential FAR Quality Housing R6B: Max FAR = 2.0 2,000sf x 2 = 4,000 sf	Proposed Residential FAR R6B: 3,090sf/2,000sf = 1.54 < 2.00 Total Area: 3,090sf sf	OK
24-00	Bulk Regulations for Community Facility in Residence District			
24-011	Quality Housing	The Bulk Regulations: In R6B Districts any community facility building or portion of a building containing community facility uses shall comply with the height and setback regulations for Quality Housing buildings set forth in Article II, Chapter 3.		OK
24-11	Maximum Floor Area Ratio and Percentage of Lot Coverage	R6B Max FAR = 2.0 Max Lot Coverage = 60% Max allowed Floor area 2.00 x 2,000sf = 4,000 s.f.		OK
24-12		The portion of a building containing a community facility use located at any height up to but not exceeding 23 feet	Lot coverage above 23' is within the limits set forth in ZR 24-11	OK
	Height and Application of Lot Coverage	above curb level or base plane, where applicable, may be excluded in determining the percentage of lot coverage set forth in Section 24-11	Lot coverage below 23' exceeds the limits set forth in ZR 24-11	
24-165	Lot Coverage for Lot containing Community Facility and Residential	The higher lot coverage shall be applied to any level containing both such uses. Furthermore, the maximum percent of lot coverage for community facility uses located below the level of residential uses need not be lower than the maximum percent of lot coverage permitted for such residential uses.	See above both are 60%	OK
23-20	Density Regulations to Lots has Community Facility and Residential	The maximum number of dwelling units on a zoning lot containing both community facility and residential uses shall be as set forth in Section 23-24.	See above 23-24	OK
23-153	Lot Coverage	Max Lot Coverage: Interior Lot R6B: 60% 60% x 2,000 s.f. = 1,200 s.f.	No change in Coverage: Interior Lot R6B: 60% Lot coverage = (1,030sf+0sf)/2,000sf = 51% lot coverage < 60% max allowable No Proposed change in Lot Coverage or Open Space	OK
23-22 & 23-24	Density Regulations	Max. Number of dwelling units R6B: 680sf/PER D.U. 3,090sf/680s.f = 4.54 = 4 Units	Proposed Number of dwelling 1 unit < 4 Units	OK
23-40	Yard Regulations			
23-45	Front Yard	No front yard required	15' front yard provided (existing)	OK
23-462(c)	Side Yard	No side yard required Side Yard for all other buildings containing residences in R6B no side yards are required. If provided it shall be 8' wide minimum.	No side yard proposed	OK
23-47	Rear Yard	A Rear yard with a depth of not less than 30 feet shall be provided at every rear lot line	35' Rear Yard provided (Existing)	OK
23-662(a)	Min & Max Base and Building Height Regulations (Quality Housing)	Min Base Height 30' Max Base Height 40' Max Building Height 50'	Building Height: 30 feet	OK
23-662(c)	Setback Regulations	10' Setback on Wide Street above base height	10' Setback on wide Street above base height	OK
23-23	Minimum Size of Dwelling Units	Residential 6B 50% of dwelling units		
25-261	Off-Street Parking	Waiver required for small number of spaces (R6 to R10)	Proposed "0" Parking spaces	OK
25-811(a)	Bicycle Parking Regulations	Residential Building containing 10 dwelling units or less are not required	Proposed No Bike spaces	OK
26-41	Tree Planting Regulations	1 Per 25 feet of street frontage of zoning lot	Required 1 Tree 20/25' = 1 Tree	OK

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NOTES:

NO:	DATE:	REMARKS:
1	6 DEC. 2021	ISSUED FOR NYC DCP RE-ZONING

ISSUES / REVISIONS

PROJECT:

WESTFALL PROPERTY
250 86TH STREET
BROOKLYN, NY 11209

DWG TITLE:

TITLE SHEET
ZONING CALCULATIONS
SITE PLAN
LIST OF DWGS

ARCHITECT SEAL & SIGNATURE:

REGISTERED ARCHITECT
KENNETH JOHN CONZELMANN
021426
STATE OF NEW YORK

DOB BSCAN STICKER:

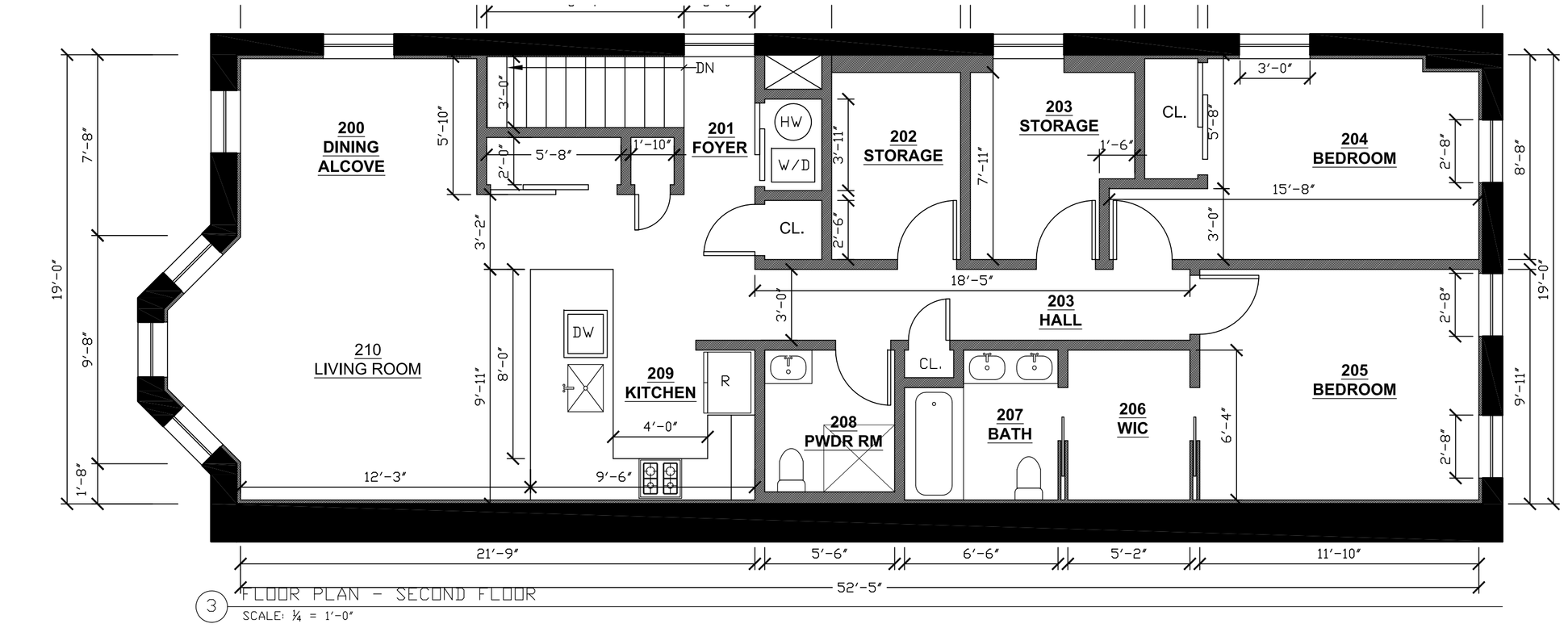
DOB STAMPS / SIGNATURES:

REVISED:

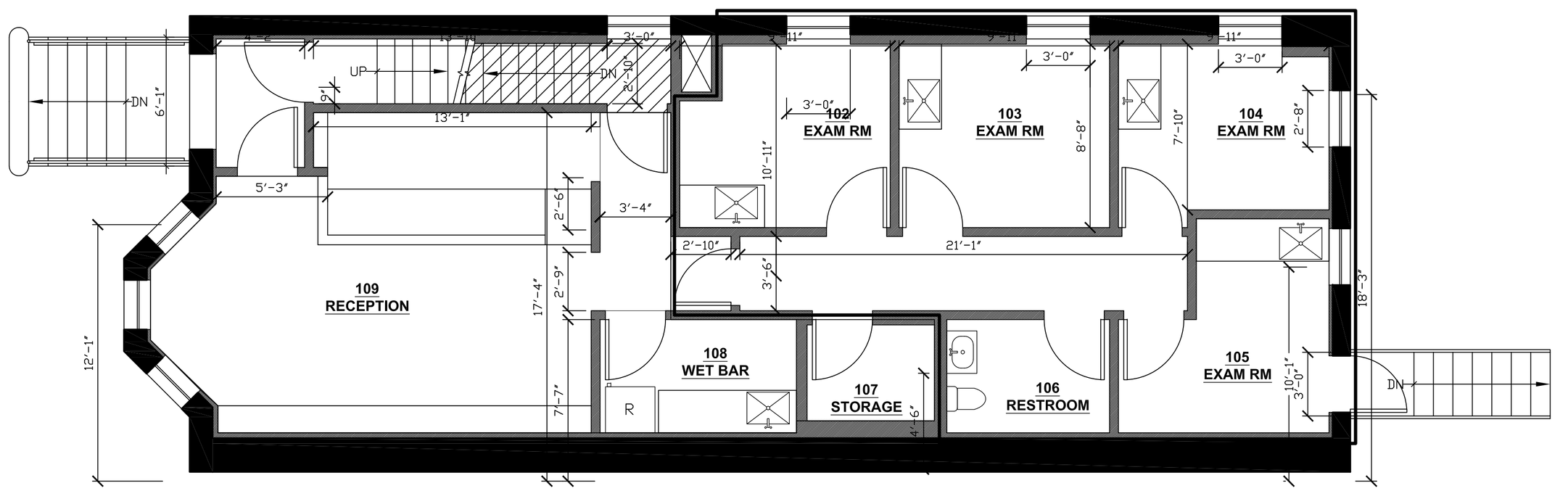
DATE:	24 NOVEMBER 2021
PROJECT No:	
DRAWN BY:	BL, FL, KC
CHECKED BY:	KC
SCALE:	AS SHOWN
SHEET SIZE:	22"x34"

DWG No:

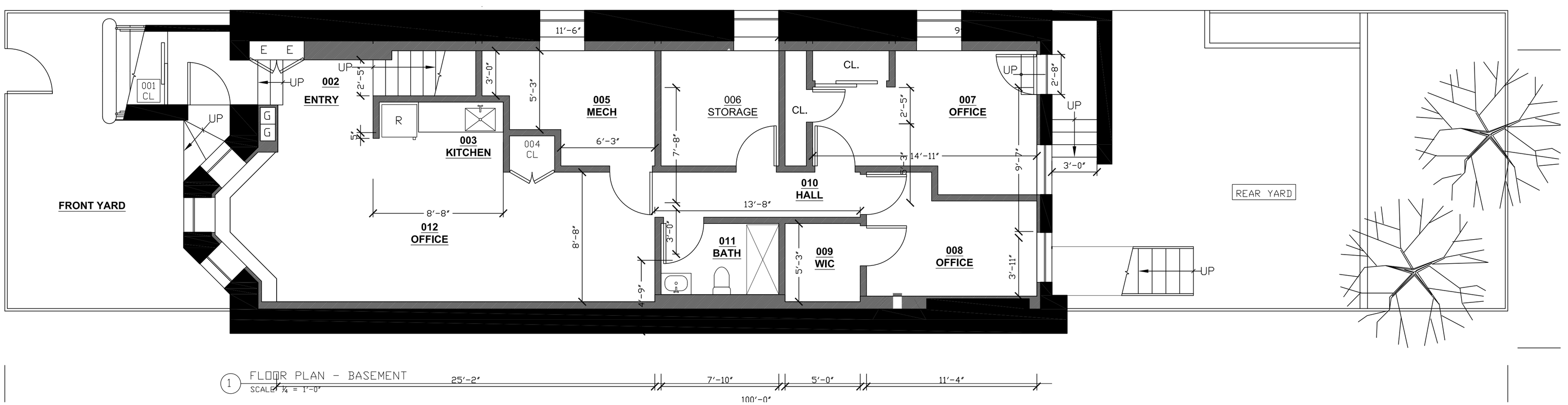
T-001



3 FLOOR PLAN - SECOND FLOOR
SCALE: ¼ = 1'-0"



2 FLOOR PLAN - FIRST FLOOR
SCALE: ¼ = 1'-0"



1 FLOOR PLAN - BASEMENT
SCALE: ¼ = 1'-0"

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WESTFALL PROPERTY
250 86TH STREET
BROOKLYN, NY 11209

DWG TITLE:

FLOOR PLANS

ARCHITECT SEAL & SIGNATURE:

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KENNETH JOHN CONZELMANN
021426
STATE OF NEW YORK

DOB BSCAN STICKER:

DOB STAMPS / SIGNATURES:

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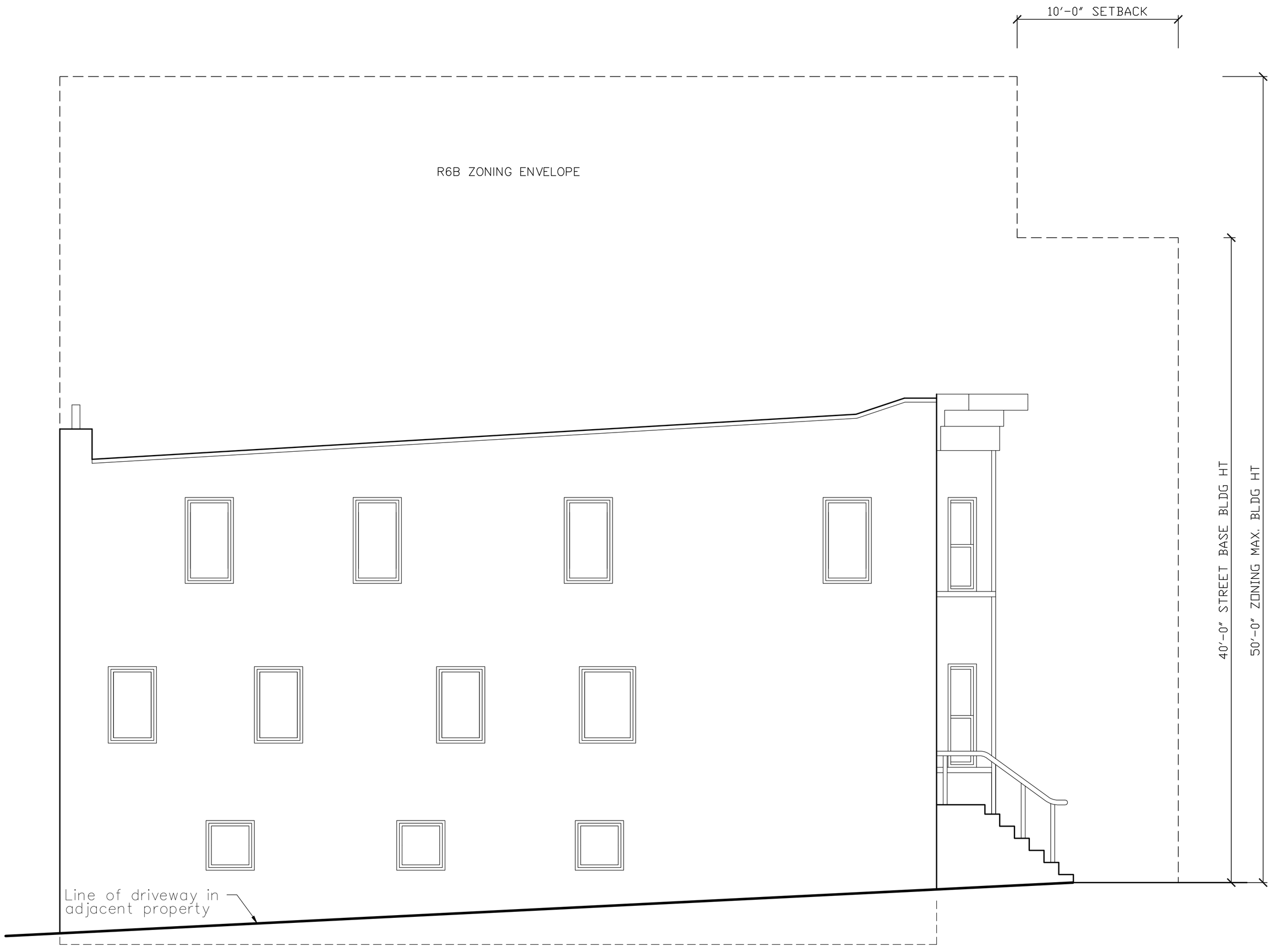
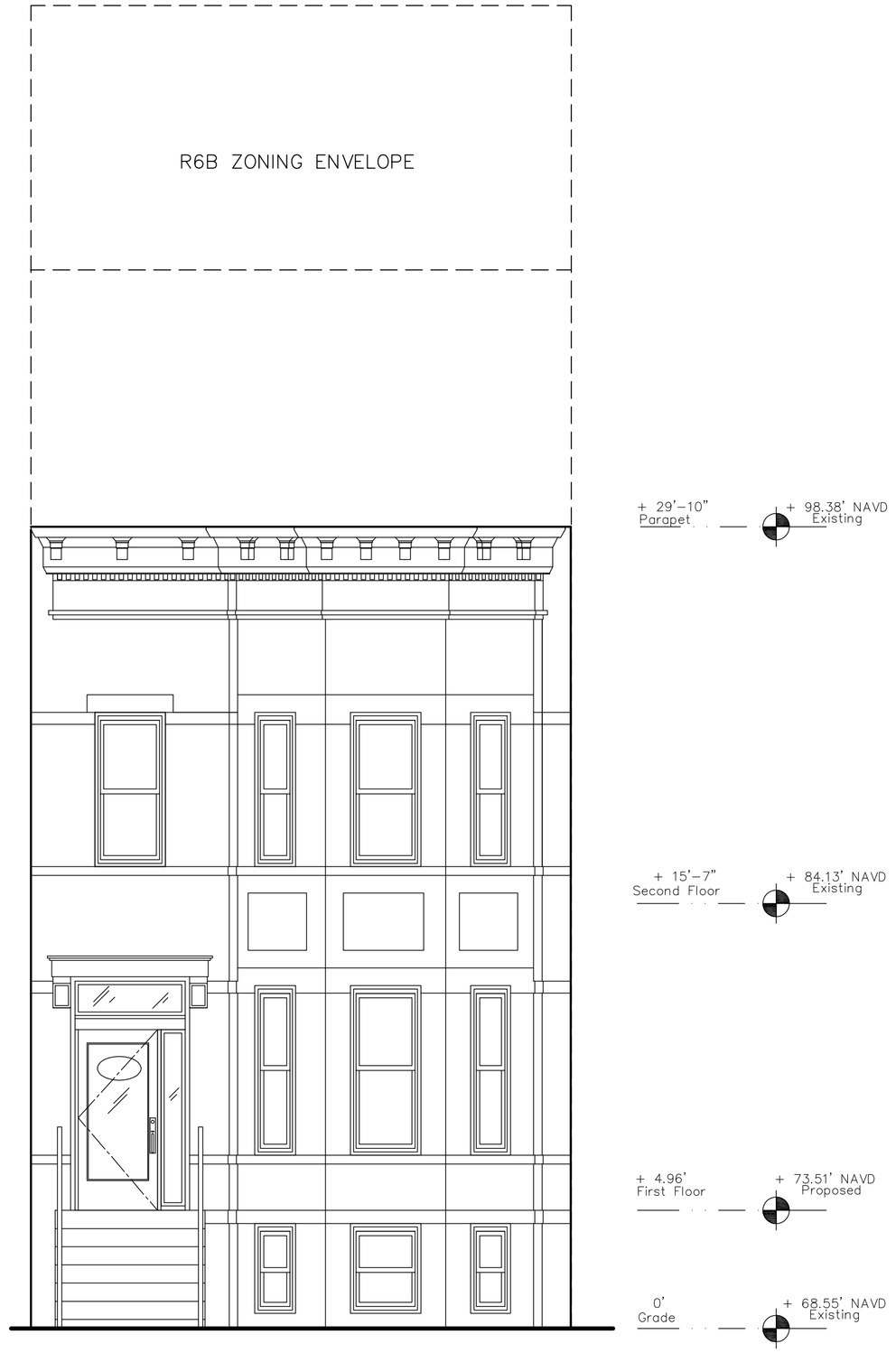
DRAWN BY:	BL, FL, KC
CHECKED BY:	KC
SCALE:	AS SHOWN
SHEET SIZE:	22"x34"
DWG No:	

A-101



1 East Elevation
1/4" = 1'0"



2 North Elevation
1/4" = 1'0"

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BROOKLYN, NY 11209

DWG TITLE:

ELEVATIONS

ARCHITECT SEAL & SIGNATURE:

REGISTERED ARCHITECT KENNETH JOHN CONZELMANN 021426 STATE OF NEW YORK

DOB BSCAN STICKER:

DOB STAMPS / SIGNATURES:

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PROJECT No:	
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SCALE:	AS SHOWN
SHEET SIZE:	22"x34"
DWG No:	

A-201