

BEDFORD AVENUE OVERLAY EXTENSION

276 Bedford Avenue, Brooklyn, NY 11249

Environmental Assessment Statement

CEQR #: 20DCP072K

Pepared on behald of:
223 Troutman LLC

Prepared by:
BFJ Planning

January 16, 2020

BFJ Planning

Bedford Avenue Overlay Extension
Brooklyn, NY

Environmental Assessment Statement

CEQR #: 20DCP072K

Prepared on behalf of
223 Troutman LLC
199 Lee Avenue, No. 323
Brooklyn, NY 11211

Prepared By
BFJ Planning
115 Fifth Avenue
New York, NY 10003
Contact: Sarah K. Yackel, AICP, Principal

January 16, 2020

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CEQR ENVIRONMENTAL ASSESSMENT STATEMENT (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* Bedford Avenue Overlay Extension

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
20DCP072K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
200158ZMK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT 223 Troutman LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director – Environmental Assessment and Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Benjamin Stark, Esq, Slater and Beckerman P.C.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 40 Exchange Place, Suite 1502		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10005
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212-391-8045	EMAIL bstark@slaterbeckerman.com	

5. *Project Description*

The Applicant, 223 Troutman LLC, seeks a zoning map amendment to rezone a portion of Brooklyn Block 2380 from R6B to R6B/C2-4, to facilitate the construction of a new 3-story mixed use building containing groundfloor retail and two residential units on upper stories at 276 Bedford Avenue (Brooklyn Block 2380, Lot 20 ["Development Site"]) in the Williamsburg neighborhood of Brooklyn Community District 1. The proposed development is anticipated to have a build year of 2021. Approval of the Proposed Action would facilitate the development of a three-story, approximately 8,519.2 gross square foot (gsf) mixed-use building (5,443.8 sf of zoning sqaure feet [zsf]), containing approximately 4,424.3 gross square feet (gsf) (3,190.7 zsf) of residential floor area (two dwelling units) (1.16 FAR) and approximately 4,094.9 gsf (2,253.1 zsf) of commrcial floor area (.82 FAR). Given the 2,733 square foot (sf) lot size, the approximately 8,519.2 gsf (5,443.8 zsf) proposed building would have a combined FAR of 1.99, which is permitted in the R6B/C2-4 district. For analysis purposes, the maximum height of the building will be 50 feet, as this is the maximum height permitted under zoning. The zoning map amendment also includes a small portion (15 feet) of the adjacent residential condominium building located at 142 N. 1st Street (Brooklyn Block 2380, Lot 7501); it is not anticipated that any new construction or conversion of groundfloor space to commercial use will occur on any portion of this lot.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 1	STREET ADDRESS 276 Bedford Avenue, Brooklyn, New York
TAX BLOCK(S) AND LOT(S) Tax Block 2380, Lot 20 and a portion of Lot 7501		ZIP CODE 11249
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Site is located on the south-west corner of Bedford Avenue and North 1st Street .		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6B; and partially C2-4		ZONING SECTIONAL MAP NUMBER 12d

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

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

☐ CITY MAP AMENDMENT ☐ ZONING CERTIFICATION ☐ CONCESSION
☒ ZONING MAP AMENDMENT ☐ ZONING AUTHORIZATION ☐ UDAAP
☐ ZONING TEXT AMENDMENT ☐ ACQUISITION—REAL PROPERTY ☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY ☐ DISPOSITION—REAL PROPERTY ☐ FRANCHISE
☐ HOUSING PLAN & PROJECT ☐ OTHER, explain:
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): 2,733 Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 0 Other, describe (sq. ft.): vacant lawn

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): 8,519.2
NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 8,519.2
HEIGHT OF EACH BUILDING (ft.): 39 feet NUMBER OF STORIES OF EACH BUILDING: 3

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: 2,733
The total square feet not owned or controlled by the applicant: 542

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: 2,733 sq. ft. (width x length) VOLUME OF DISTURBANCE: 27,330 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 2,733 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.)	4,424.3	4,094.9		
Type (*e.g.,* retail, office, school)	2 units	Retail		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 4 NUMBER OF ADDITIONAL WORKERS: 10

Provide a brief explanation of how these numbers were determined: The Proposed Project would have 2 residential units. The average housing size of renter-occupied units within the Census Tract is 1.8. Retail workers were conservatively calculated using the industry standard of 2.5 workers/1,000 square feet of retail.

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: Under the No-Action scenario the Project Site will remain vacant.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2021

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

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. See Attachment B-1.		
(e) Is the project a large, publicly sponsored project?	☐	☒
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	☐	☒
o Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
o Directly displace more than 500 residents?	☐	☒
o Directly displace more than 100 employees?	☐	☒
o Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
o **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
o **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
o **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
o **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
o If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
o If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
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		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Appendix A for LPC Correspondence.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Singer Environmental Group, LTD performed a Phase I ESA, dated August 29, 2018 on the Development Site. The Phase I revealed no evidence of RECs except for noting that the Development Site has an "E" Designation for Noise. See Attachment B-7 for additional detail on the "E" Designation. Although no RECs were identified in the Phase I ESA, further investigation of the Development Site would be required due to the environmental conditions of surrounding properties which have E-designations. The Study Area was analyzed in the 2004 Greenpoint-Williamsburg Rezoning (04DCP003K) which found that two lots across Bedford Avenue from the Development Site have environmental conditions that require E-Designations.	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		

	YES	NO
(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?	☐	☒
(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): 858		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 1.29E+06		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See Attachment B-6	☐	☒
(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		

	YES	NO
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☒	☐
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☒	☐
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

See Attachment B-8.

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
Sarah K. Yackel, Principal, BFJ Planning	January 16, 2020

SIGNATURE

Sarah K. Yackel

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 of Environmental Review and Assessment Division	Department of City Planning acting on behalf of the City Planning Commission
NAME: Stephanie Shellooe, AICP	DATE: January 17, 2020
SIGNATURE	

Project Name: Bedford Avenue Overlay Extension
CEQR #: 20DCP072K
SEQRA Classification: Unlisted

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, 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 project. 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 project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Hazardous Materials, Air Quality, and Noise:
An (E) designation (E-559) for hazardous materials, air quality, and noise has been incorporated into the proposed actions. Refer to Appendix 1: (E) Designation", attached to this Determination of Significance, for the site affected by the (E) designation and applicable (E) designation and applicable (E) designation requirements in place, the proposed actions would not result in significant adverse impacts to hazardous materials, air quality, and noise. The (E) designation will supersede the (E) designation (E-7A) for noise placed on both lots in the affected area as part of the Bedford Avenue North 3rd Street URA (CEQR No. 85-271K). With these measures in place, the proposed actions would not result in significant adverse impacts to hazardous materials, air quality, and noise.

Land Use, Zoning, and Public Policy:
A detailed analysis related to Land Use, Zoning, and Public Policy is included in the EAS. A significant adverse impact related to Land Use, Zoning, and Public Policy would result if a project would generate a land use incompatible the surrounding area. The proposed action is a zoning map amendment to add a C2-4 commercial overlay affecting the proposed development site (Block 2308, Lot 20) and a portion of an adjacent lot (Block 2308, Lot 7501) in the Williamsburg neighborhood of Brooklyn, Community District 1.The proposed action would facilitate the development of a three-story, approximately 8,519 gross square foot (gsf), mixed-use building containing two dwelling units and 4,095 gsf of ground floor commercial space. The analysis shows that while the action would allow the construction of commercial space that is not otherwise permitted at the site, the requested zoning map amendment to extend the C2-4 commercial zoning district to the rest of the project site and a portion of the adjacent lot would not result in changes to the zoning or land use patterns in the surrounding area. In addition, the proposed project would not conflict with applicable public policy goals. The analysis concludes that the proposed action would not result in a significant adverse impact to Land Use, Zoning, and Public Policy.

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 Alexander McClean at (212) 720-3429.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | (212) 720-3328
NAME Stephanie Shellooe, AICP	DATE January 17, 2020
SIGNATURE	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE January 21, 2020
SIGNATURE	

Determination of Significance Appendix: (E) Designation

To ensure that the proposed actions would not result in significant adverse hazardous materials and air quality, an (E) Designation (E-559) will be placed on the development sites as described below**.** The (E) designation will supersede the (E) designation (E-7A) for noise placed on both lots in the affected area as part of the Bedford Avenue North 3rd Street URA (CEQR No. 85-271K). With these measures in place, the proposed actions would not result in significant adverse impacts to hazardous materials, air quality, and noise.

Hazardous Materials

The (E) Designation requirements for hazardous materials will be placed on Projected Development Site (Block 2380; Lot 20).

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER. If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.
A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Air Quality

The (E) Designation requirements for air quality will be placed on the Projected Development Site (Block 2380; Lot 20) and are as follows:

> **Any new residential/commercial development and/or enlargement on the above-referenced property must ensure that the HVAC stack is located at the highest tier and at least 39 feet above grade, and at least 32 feet away from the north-western lot line facing Berry Street to avoid any potential significant adverse air quality impact.**

Noise

The (E) Designation requirements for noise will be placed on the Projected Development Site (Block 2380; Lot 20) and are as follows:

> **To ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all facades in order to maintain an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.**

ATTACHMENTS

ATTACHMENT A-1: PROJECT DESCRIPTION

The Applicant, 223 Troutman LLC, seeks a zoning map amendment to rezone portions of Brooklyn Block 2380 from an R6B to an R6B with a C2-4 commercial overlay within 100 feet of the Bedford Avenue street line ("Rezoning Area") to facilitate the construction of a 3-story (plus cellar) mixed-use residential and commercial building containing 2 dwelling units and 4,094.9 gross square feet (gsf) of commercial retail use at 276 Bedford Avenue (Block 2380, Lot 20 – the proposed "Development Site"). The proposed development is anticipated to be completed by 2021.

The proposed development would include approximately 8,519.2 gross square feet (gsf) of new development (5,443.8 of zoning square feet [zsf]) in a three-story mixed-use building containing 4,094.9 gsf of commercial retail (2,253.1 zsf) and 4,424.3 gsf of residential use (3,190.7 zsf) on upper stories (two dwelling units).

This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action occurring in a study area of approximately 400 feet around the Rezoning Area. This study area is generally bound by N. 3rd Street to the north, South 1st Street to the south, Berry Street to the west and Driggs Avenue to the east.

1.1 Project Location

The Rezoning Area is located within the Williamsburg neighborhood of Brooklyn Community Board 1 and consists of the northeastern portion of Brooklyn Block 2380 (a portion of Lots 20 and 7501[1]). The Development Site is located at 276 Bedford Avenue (Brooklyn Block, Lot 20) on the southwest corner of Bedford Avenue and North 1st Street. The 2,733 square foot Development Site is currently vacant. The Rezoning Area includes the Development Site and a small portion (approximately 15 feet) of the property located at 142 North 1st Street (Block 2380, Lot 7501; "Neighboring Residential Condo"). The Neighboring Residential Condo is a recently-completed conversion of a former non-residential building into residential apartments, completed in 2015.

The Rezoning Area is located within the existing R6B District with a portion of each lot also covered by a C2-4 commercial overlay. The Development Site is split by a zoning district boundary line. The majority of the Development Site is located exclusively in an R6B District. A smaller portion of the Development Site is located in an R6B/C2-4 District which extends 100 feet from the Grand Avenue street line.

[1] The Neighboring Residential Condo at Brooklyn Block 2380, Lot 7501 is a condo building that includes Condo Lots 1001-1008.

Figures 1, 2, and 3 present a project location map, tax map, and zoning map and Figures 4 and 5 present a photo key map and photographs of the Development Site; Figure 6 presents off-site photos of the Development Site in the context of the surrounding neighborhood. Figure 7 presents land uses within the vicinity of the Development Site.

Land uses in the vicinity of the Rezoning Area include a mix of mixed-use residential/commercial buildings, commercial uses, and institutional uses. North and south of the Development Site, along Bedford Avenue, the surrounding area is developed predominantly with mixed-use buildings three to five stories in height having ground floor retail with residential uses occupying upper floors. Some buildings along Bedford Avenue in this area are strictly residential, including the Monsignor Alexius Jarka Hall located across the street from the Development Site on the north side of North 1st Street. Other notable uses along Bedford Avenue include the Metropolitan Recreation Center (public swimming pool operated by NYC Parks) on the south-east corner of Bedford Avenue and Metropolitan Avenue, approximately one block north of the Development Site.

East and west of the Development Site, the area is also mixed-use. West of the Development Site, North 1st Street between Bedford Avenue and Berry Street is improved with two- to four-story residential buildings. Our Lady of Consolation Roman Catholic Church, which has its primary entrance on Metropolitan Avenue, occupies much of the north side of North 1st Street in this midblock area. East of the Development Site, North 1st Street between Bedford Avenue and Driggs Avenue includes a mix of commercial and residential uses. On the south side of the street, ground floor retail uses occupy most of the blocks one to three-story buildings, including those with residential uses on upper floors. On the north side of the street, a large one-story industrial building occupies much of the block front. There are no designated historic landmarks or designated historic districts in the study area.

The area surrounding the Development Site is served by several public transit options. The Bedford Avenue station of New York City Transit's L Line is located 0.3 miles north of the Development Site and the B62 and Q59 buses also have stops in close proximity to the Development Site.

1.2 Required Approvals and Proposed Actions

The proposed zoning map amendment is a discretionary public action, which is subject to the City Environmental Quality Review (CEQR) as an Unlisted Action. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The proposed zoning map amendment is also a discretionary public action, which is subject to public comment under the Uniform Land Use Review Procedure (ULURP). The ULURP process was established to ensure adequate opportunity for public review of Proposed Actions. ULURP dictates that every project be presented at four levels: the Community Board; the Borough President; the City Planning Commission; and, in some cases the City Council. The procedures mandate time limits for each stage to ensure a maximum review period of seven months.

The Applicant is proposing a zoning map amendment to rezone a portion of Lots 20 (the "Development Site") and 7501 (Neighboring Residential Condo) on Brooklyn Block 2380 between Grand Avenue and North 1st Street within 100 feet of the Bedford Avenue street line from an R6B District to an R6B/C2-4 District. The majority of the Development Site is currently located exclusively in an R6B District with a smaller portion of the Development Site located in an R6B/C2-4 District which extends 100 feet from the Grand Avenue street line. The proposed rezoning will extend inward 100 feet from Bedford Avenue to cover the entire Development Site.

1.3 Purpose and Need for Proposed Actions

The purpose of the Proposed Action is to facilitate the redevelopment of a long-vacant corner site located along the main commercial thoroughfare, Bedford Avenue, within the Williamsburg neighborhood of Brooklyn. The Proposed Action would facilitate the redevelopment of this corner lot for a mixed-use development with groundfloor commercial retail uses and upper floor residential. This type of development is typical of the surrounding neighborhood and appropriate along Bedford Avenue. Given the small size of the lot (2,733 sf) and its corner location on Bedford and N. 1st Street, the Development Site does not easily lend itself to a three-story all residential building. It is the Applicant's opinion that the configuration and location of the lot would be better suited for groundfloor commercial use with upper floors for residential space. Moreover, this action will further the City's goal of steering commercial development to an appropriate location in this growing neighborhood.

1.4 Description of the Proposed Development

The Applicant proposes to redevelop the Development Site with a new 3-story (plus cellar) 8,519.2 gsf (5,443.8 of zsf) mixed-use residential and commercial building containing 4,094.9 gsf of commercial retail (2,253.1 zsf) and 4,424.3 gsf of residential use (3,190.7 zsf) on two upper stories (two dwelling units) with an FAR of 1.99. As permitted under zoning, the building would have a height of 39 feet. No parking spaces are provided as none are required if 5 or fewer spaces are required (only one space is required for two units). The proposed project would be fully sprinklered and meet NYC Seismic Code and the 2014 NYC Building code requirements. The proposed development is expected to be completed and occupied in 2021. See Figures 8 through 16[2].

[2] Architectural drawings contained herein are for presentation purposes only. Final drawings will be submitted to the Building Department.

1.5 Reasonable Worst Case Development Scenario

Future No-Action Scenario

According to the *CEQR Technical Manual*, the future without the Proposed Action, referred to as the Future No-Action condition, provides a baseline condition against which the incremental changes generated by the Proposed Action can be evaluated. If the Proposed Action was not approved and as a result, the proposed project was not subsequently constructed, the Development Site would remain vacant.

For the non-Applicant controlled parcel (Lot 7501) in the Rezoning Area, it is also assumed that existing conditions would remain unchanged in the Future No-Action Scenario.

Future With-Action Scenario

The Future With-Action condition under a Reasonable Worst Case Development Scenario (RWCDS) requires identification of the type, location, and extent of development anticipated as a result of the Proposed Action along with any potential impacts that may arise from that future development. In accordance with *CEQR Technical Manual* guidance, this analysis requires that the With-Action Condition be considered a scenario that maximizes the permitted FAR allowed under the proposed rezoning. As proposed, the With-Action Scenario maximizes the allowable zoning floor area on the Development Site with groundfloor commercial retail and upper floor residential. Approval of the Proposed Action would facilitate the development of a new three-story, approximately 8,519.2 gross square foot (gsf) mixed-use building (5,443.8 zsf) containing 4,094.9 gsf of commercial retail and two residential units on upper stories. For analysis purposes, under the RWCDS, the maximum height of the building would be 50 feet, as this is the maximum height permitted under zoning. The proposed building maximizes the allowable FAR on the site, and therefore the With-Action scenario will not deviate from the proposed project in regard to residential and commercial floor area.

The RWCDS assumes that the only site affected by the rezoning is the Development Site (276 Bedford Avenue – Block 2380, Lot 20) and that the Applicant's proposed project is the RWCDS. As such this is the only site included as a Projected Development Site. As described above, the rezoning includes the Development Site and a small portion (approximately 15 feet) of the Neighboring Residential Condo building (142 North 1st Street – Block 2380, Lot 7501). The Proposed Action would rezone approximately 542 square feet (sf) of the residential condo lot with the C2-4 commercial overlay, allowing for a net increase of 1,084 square feet of commercial floor area. However, conversion of the ground floor of a portion of the Neighboring Residential Condo is not included as a projected or potential development site for purposes of the RWCDS. The Applicant has reviewed the condo declaration, maps, and by-laws for the Neighboring Residential Condo property. The work necessary to convert any portion of the residential condo to commercial use (electrical, plumbing) would require alteration to the condo's "common elements," which requires

the approval of all condo owners. It is unlikely that such universal agreement could be reached. For these reasons, the Neighboring Residential Condo has not been considered. See Table 1.5-1 below.

The future without the Proposed Action (No-Action Scenario) will be the baseline condition for conducting the impact analysis in the EAS. According to the *CEQR Technical Manual* (2016), the future without the Proposed Action, referred to as the No-Action Condition, provides a baseline condition against which the incremental changes generated by the Proposed Action can be evaluated. As provided in Table 1.5-2 below, the With-Action scenario would result in an incremental increase of 4,094.9 gsf of commercial floor area and 4,424.3 gsf of residential floor area and 2 residential units as compared to the No-Action condition.

Table 1.5-1 Description of Existing and Proposed Conditions

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	3-story building	3-story building
No. of dwelling units	N/A	N/A	2	2
No. of low- to moderate-income units	N/A	N/A	0	0
Gross floor area (sq. ft.)	N/A	N/A	4,424.3 sf	4,424.3 sf
Commercial	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	☐ No
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	N/A	Unknown at this time	Unknown at this time
Gross floor area (sq. ft.)	N/A	N/A	4,094.9 gsf	4,094.9 gsf
Manufacturing/Industrial	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☐ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A		
Gross floor area (sq. ft.)	N/A	N/A		
Vacant Land	☑ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:	2,733.1 sf vacant site	N/A	N/A ☑ No	
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Attended or non-attended	N/A	N/A	N/A	
Lots	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	

Table 1.5-1 Description of Existing and Proposed Conditions

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Population				
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify number:	N/A	N/A	4	4
Briefly explain how the number of residents was calculated:	Number of residents calculated based on the average household size of renter-occupied units within the Census Tract (1.8 x 2 units = 4).			
Businesses	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	0	0	1	1
No. and type of workers by business	0	0	10	10
No. and type of non-residents who are not workers	0	0	38	38
Briefly explain how the number of businesses was calculated:	Number of employees calculated based on 2.5 employees/1,000 SF of retail.; numbe riof non-residents who are not workers calculated based on International Building Code standard of 60 SF/person for retail. Please note that retail was assumed for workers and non-resident/non-workers but the actual groundfloor use is yet to be determined.			
Other (students, visitors, concert-goers, *etc* .)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	R6B, C2-4 (partial)	R6B, C2-4 (partial)	R6B, C2-4 (completely)	
Maximum amount of floor area that can be developed	5,466.20	5,466.20	5,466.20	0
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land use: - mixed-use residential with groundfloor commercial to south, northwest and west. - Institutional to the north. - multifamily residential to the west. - Industrial to the east along N. 1st Street. - Zoning: R6B/C2-4; R6B; R6A; M1-2/R6A	Land use: - mixed-use residential with groundfloor commercial to south, northwest and west. - Institutional to the north. - multifamily residential to the west. - Industrial to the east along N. 1st Street. - Zoning: R6B/C2-4; R6B; R6A; M1-2/R6A	Land use: - mixed-use residential with groundfloor commercial to south, northwest and west. - Institutional to the north. - multifamily residential to the west. - Industrial to the east along N. 1st Street. - Zoning: R6B/C2-4; R6B; R6A; M1-2/R6A	

Table 1.5-2 Proposed Zoning Area Site Data

Existing

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Parking SF	Total DU (Market + Affordable)	Market-rate DU	Parking		
								Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF				Residential	Commercial	Community
Site	276 Bedford Avenue	2380	20	2,733	2,733	R6B, C2-4 (partial)		0.00	2.00	0.00	2.00	0.00	2.0 (for a portion of the site)	0.00	2.00	0	5	0	50'	0	0	0	0	0	0	0	0	0	0	N/A	0
TOTAL				2,733	2,733															0	0	0	0	0	0	0	0	0	0	0	0

No-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Parking SF	Total DU (Market + Affordable)	Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF				Residential	Commercial	Community
Site	276 Bedford Avenue	2380	20	2,733	2,733	R6B, C2-4 (partial)		0.00	2.00	0.00	2.00	0.00	2.0 (for a portion of the site)	0.00	2.00	0	5	0	50'	0	0	0	0	0	0	0	0	0	0	N/A	0
TOTAL				2,733	2,733															0	0	0	0	0	0	0	0	0	0	0	0

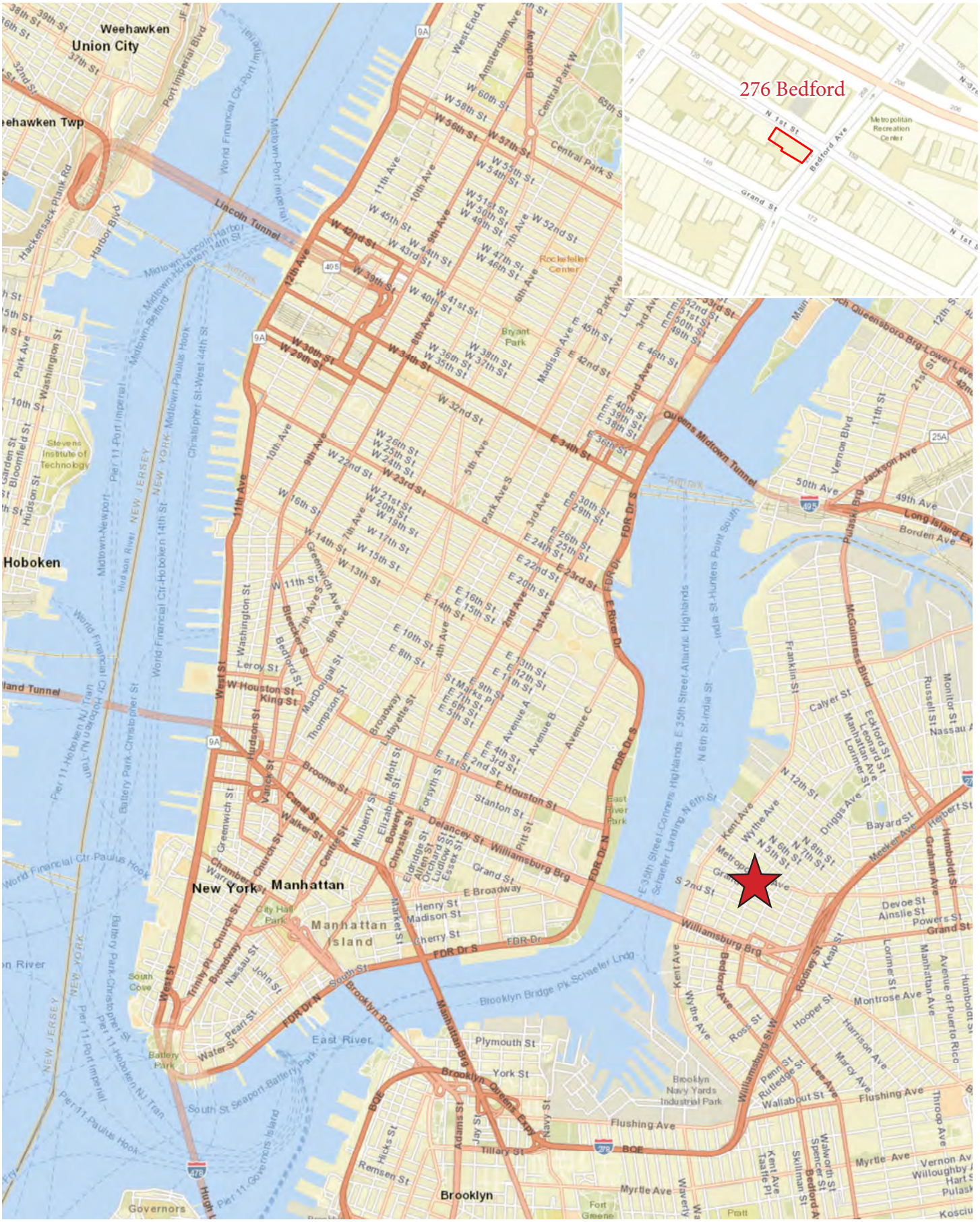
With-Action Scenario

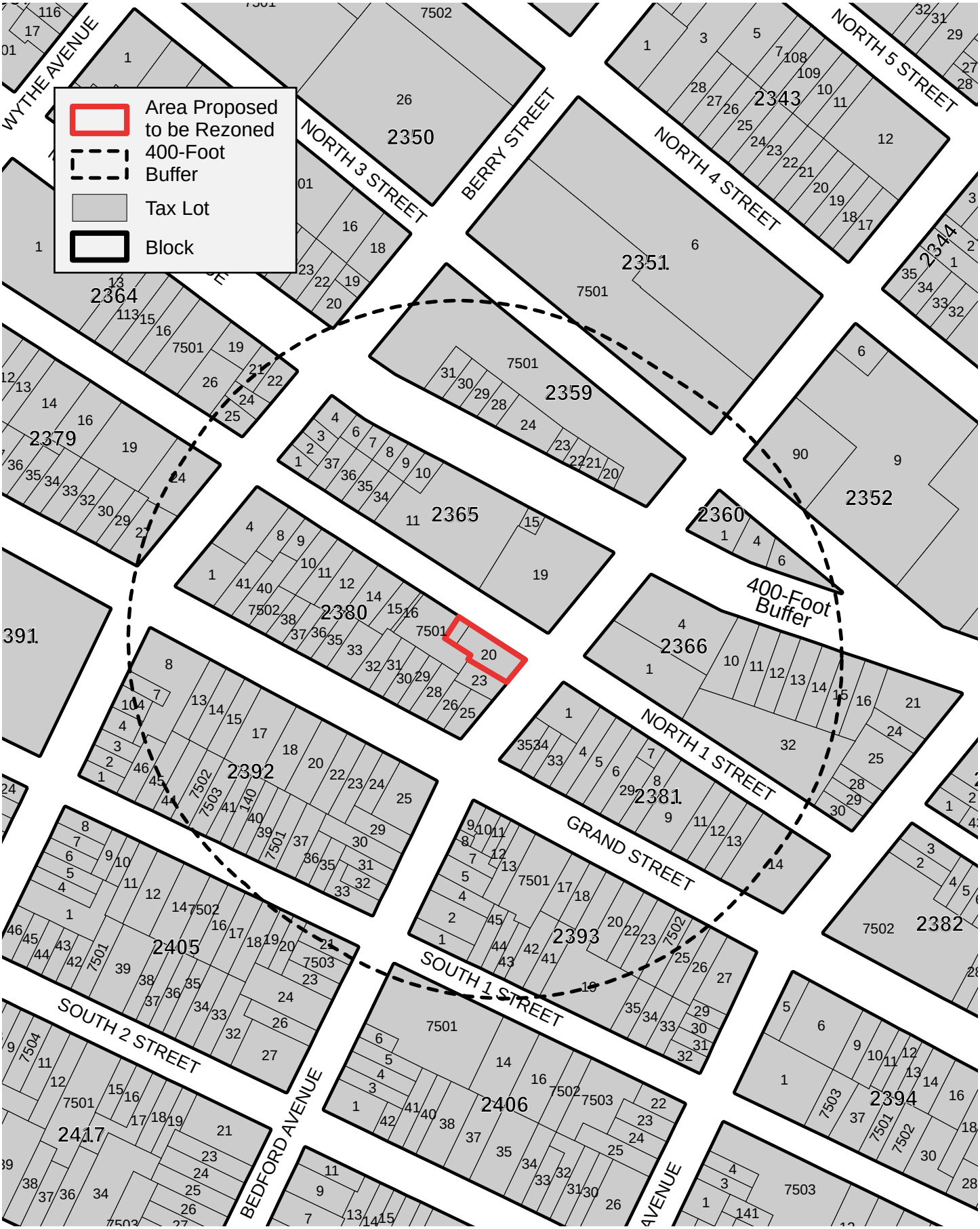
	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	Proposed Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Parking SF	Total DU (Market + Affordable)	Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF				Residential	Commercial	Community
Site	276 Bedford Avenue	2380	20	2,733	2,733	R6B, C2-4		1.98	2.00	1.16	2.00	0.82	2.00	0.00	2.00	3	5	36'	50'	8,519.2	5,443.8	4,424.3	3,190.7	4,094.9	2,253.1		2	2	0	0	0
TOTAL				2,733	2,733															8,519.2	5,443.8	4,424.3	3,190.7	4,094.9	2,253.1	0	2	2	0	0	0
INCREMENT				0	0															8,519.2	5,443.8	4,424.3	3,190.7	4,094.9	2,253.1	0	2	2	0	0	0

Other Sites Not Expected To Be Affected By The Proposed Actions

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Rationale for Exclusion
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	
Other Site 1	142 N. 1st Street	2380	7501	4,861	4,861	R6B, C2-4 (partial)		2.21 (existing - 8 units)	2.00	2.21 (existing - 8 units)	2.00	0.00	2.00	0.00	2.00	5	5	50' (existing)	50'	10,743 (existing)	Unknown	10,743 (existing)	Unknown	0.00	0.00	The rezoning includes the Development Site and a small portion (approximately 15 feet) of the neighboring residential condo building (142 North 1st Street – Block 2380, Lot 7501). However, conversion of the groundfloor of a portion of the neighboring residential condo is not included as a projected or potential development site for purposes of the RWCDS. The Applicant has reviewed the condo declaration, maps, and bi-laws for the residential condo property. The work necessary to convert any portion of the residential condo to commercial use (electrical, plumbing) would require alteration to the condo's "common elements," which requires approval of all condo owners. It is unlikely that such universal agreement could be reached. For these reasons, the residential condo has not been considered.
TOTAL				4,861	4,861															0	0	0	0	0	0	

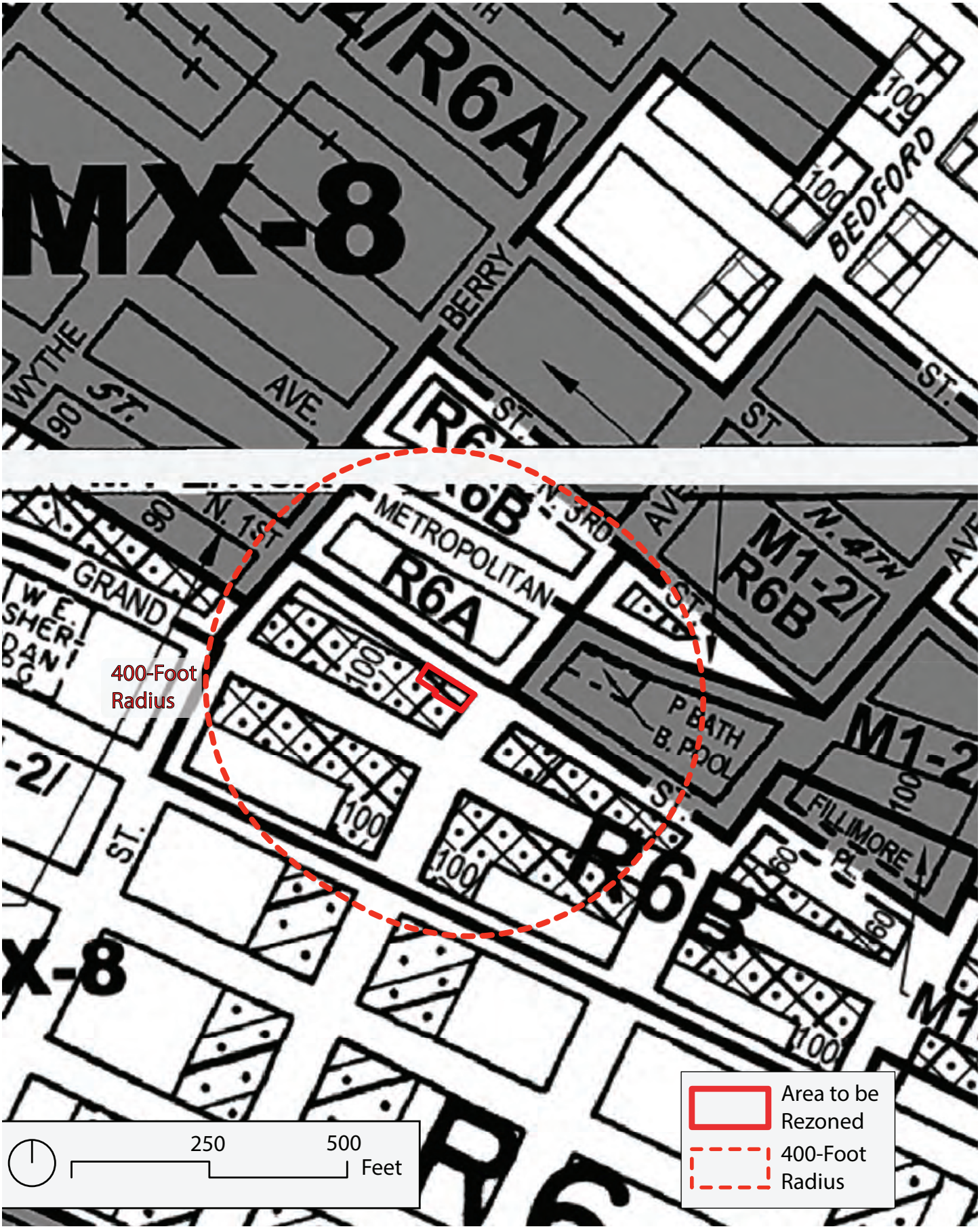
EAS PART I, Section 8. Site Description - Graphics


276 Bedford
Weehawken
Union City
Hoboken
New York
Manhattan
Manhattan Island
Brooklyn
Lincoln Tunnel
Queens Midtown Tunnel
Holland Tunnel
Hudson River
East River
Brooklyn Bridge
Manhattan Bridge
Williamsburg Brg
Pulaski Brg
FDR Dr
FDR Dr S
FDR Dr N
Central Park
Bryant Park
Rockefeller Center
Grand St
Bedford Ave
N 1st St
Metropolitan Recreation Center
Brooklyn Navy Yards Industrial Park
Flushing Ave
Myrtle Ave
Tillary St
Plymouth St
York St
Water St
Pearl St
Broadway
Nassau St
John St
Fulton St
Canal St
Houston St
Stanton St
Delancey St
Grand St
E Broadway
Henry St
Madison St
Cherry St
Montrose Ave
Hooper St
Ross St
Penn St
Rutledge St
Wallabout St
Lee Ave
Harrison Ave
Marcy Ave
Flushing Ave
Throop Ave
Myrtle Ave
Vernon Ave
Willoughby Ave
Hart St
Pulaski St
Kosciuszko St
Bedford Ave
Skillman St
Spencer St
Walworth St
Kent Ave
Taaffe Pl
Fort Greene
Pratt
Brooklyn Navy Yards
Navy St
Jay St
Hicks St
Remsen St
Clinton St
Adams St
Columbia St
Atlantic Ave
Brooklyn-Queens Expy
BQE
Governors Island
South Cove
Battery Park
City Hall Park
Stevens Institute of Technology
Midtown-Newport
Midtown-Hoboken
Midtown-Belford
Pier 11-Port Imperial
Pier 11-Hoboken NJ Tran
Pier 11-Paulus Hook
Pier 11-Governors Island
Battery Park-Christopher St
World Financial Ctr-Port Imperial
World Financial Ctr-Paulus Hook
World Financial Ctr-Hoboken NJ Transit
Midtown Tunnel
Hackensack Plank Rd
Harbor Blvd
Port Imperial Blvd
Midtown-Lincoln Harbor
Midtown-Hoboken 14th St
Midtown-Paulus Hook
Christopher St-West 44th St
Hudson River NEW JERSEY NEW YORK-Midtown-Paulus Hook
Amtrak
Long Island Expy
Borden Ave
Vernon Blvd
Jackson Ave
50th Ave
49th Ave
11th St
21st St
McGuinness Blvd
Franklin St
Calyer St
Eckford St
Leonard St
Manhattan Ave
Lorimer St
Russell St
Monitor St
Nassau Ave
N 12th St
Driggs Ave
Bayard St
Meeker Ave
Herbert St
Graham Ave
Humboldt St
Devoe St
Ainslie St
Powers St
Grand St
Lorimer St
Manhattan Ave
Avenue of Puerto Rico
Kent Ave
Wythe Ave
Bedford Ave
Rodney St
Keap St
S 2nd St
N 6th St
N 7th St
N 8th St
N 5th St
Kent Ave
Wythe Ave
India St-Hunters Point South
N 6th St-India St
E 35th Street-Corners HighLands
Schaefer Landing-N 6th St
Brooklyn Bridge Pk Schaefer Lndg
Hudson St
Washington St
West St
Leroy St
W Houston St
King St
Bleecker St
Bedford St
MacDougal St
Thompson St
Broadway
Lafayette St
Mercer St
Greene St
Wooster St
Sullivan St
Thompson St
Mulberry St
Mott St
Elizabeth St
Bowery
Chrystie St
Forsyth St
Eldridge St
Allen St
Orchard St
Ludlow St
Essex St
Pitt St
Avenue A
Avenue B
Avenue C
Avenue D
1st Ave
2nd Ave
3rd Ave
Park Ave S
Madison Ave
5th Ave
6th Ave
7th Ave
8th Ave
9th Ave
10th Ave
11th Ave
12th Ave
Broadway
Central Park W
Amsterdam Ave
West End Ave
Columbus Ave
Riverside Dr
Park Ave
Lexington Ave
3rd Ave
2nd Ave
1st Ave
Greenwich Ave
7th Ave
6th Ave
5th Ave
Park Ave S
Madison Ave



BEDFORD AVENUE OVERLAY EXTENSION **FIGURE 2: TAX MAP**

ENVIRONMENTAL ASSESSMENT STATEMENT SOURCE: NYC DEPT. OF CITY PLANNING, 2019 BFJ Planning



BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 3: ZONING MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2019



BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 4: PHOTO KEY MAP

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: GOOGLE EARTH, 2019

BFJ Planning



Photo 1: View of rezoning area looking west from across Bedford Avenue.



Photo 2: View of rezoning area looking northwest from Bedford Avenue.



Photo 3: View of rezoning area looking northwest from Bedford Avenue



Photo 4: View of rezoning area looking southwest from N. 1st Street.

FIGURE 5: SITE PHOTOS

SOURCE: BFJ PLANNING, 2019



Photo 5: View of community facility and residential development along N. 1st Street looking north.



Photo 6: View of mixed-use development and the Metropolitan Recreation Center across Bedford Avenue looking east from the Project Site.



Photo 7: View of mixed-use and commercial development across Bedford Avenue looking south of rezoning area.



Photo 8: View of mixed-use development located adjacent to the Project Site looking west down Bedford Avenue from the rezoning area.

BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 6: OFF-SITE PHOTOS

SOURCE: BFJ PLANNING, 2019

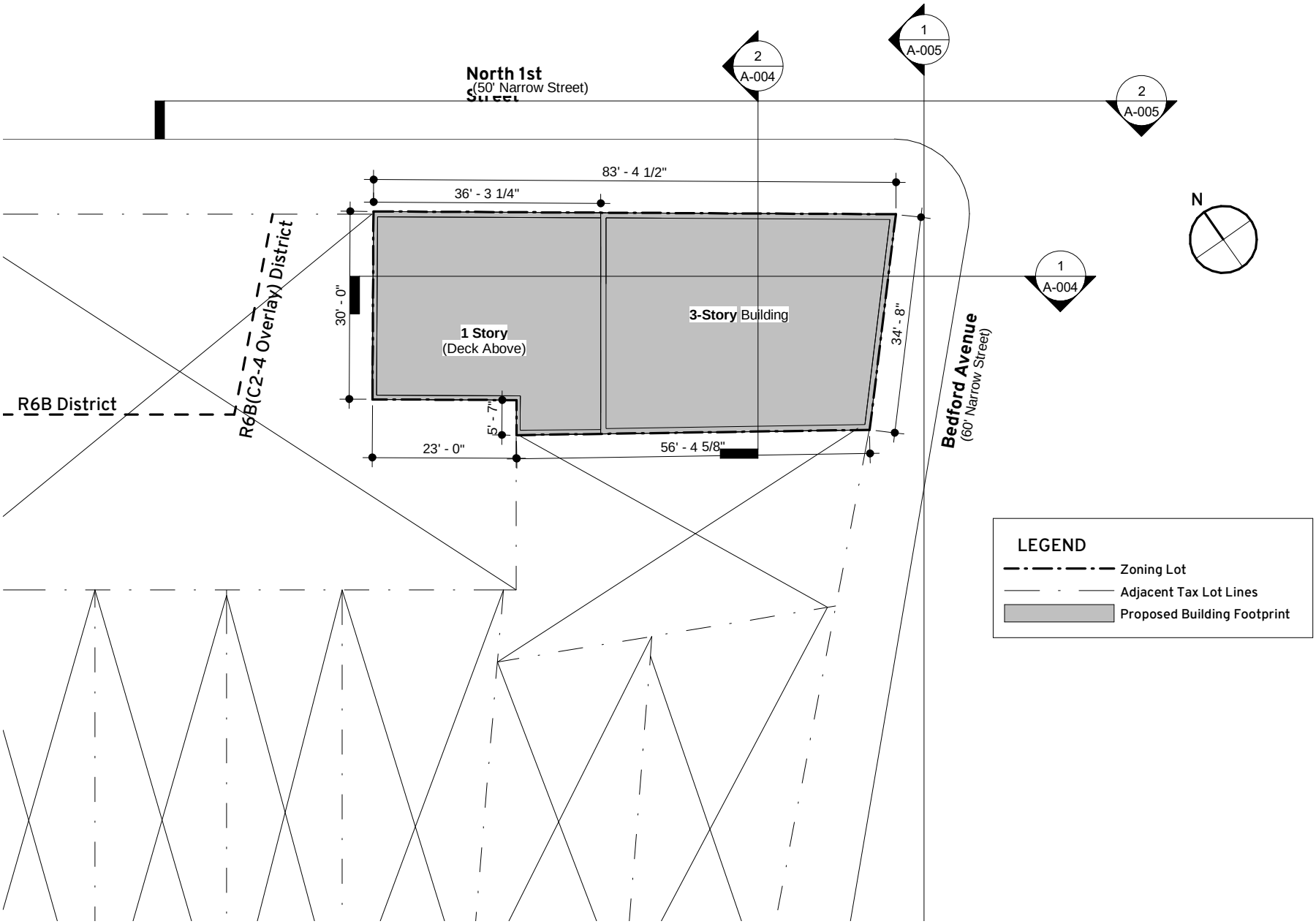


BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 7: LAND USE MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2019

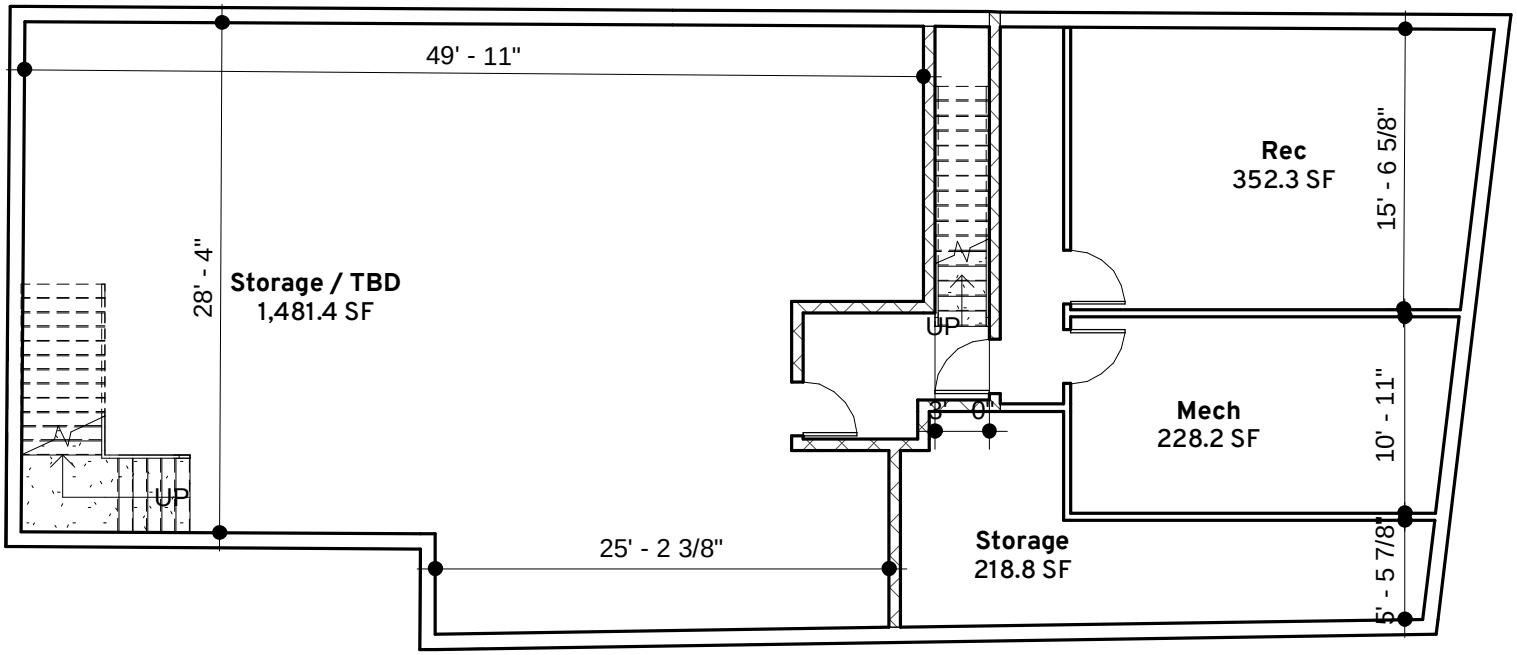
BFJ Planning



BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 8: PROPOSED SITE PLAN

SOURCE: REDFLUX ARCHITECTURE, 2019



1 Cellar Plan

3/32" = 1'-0"

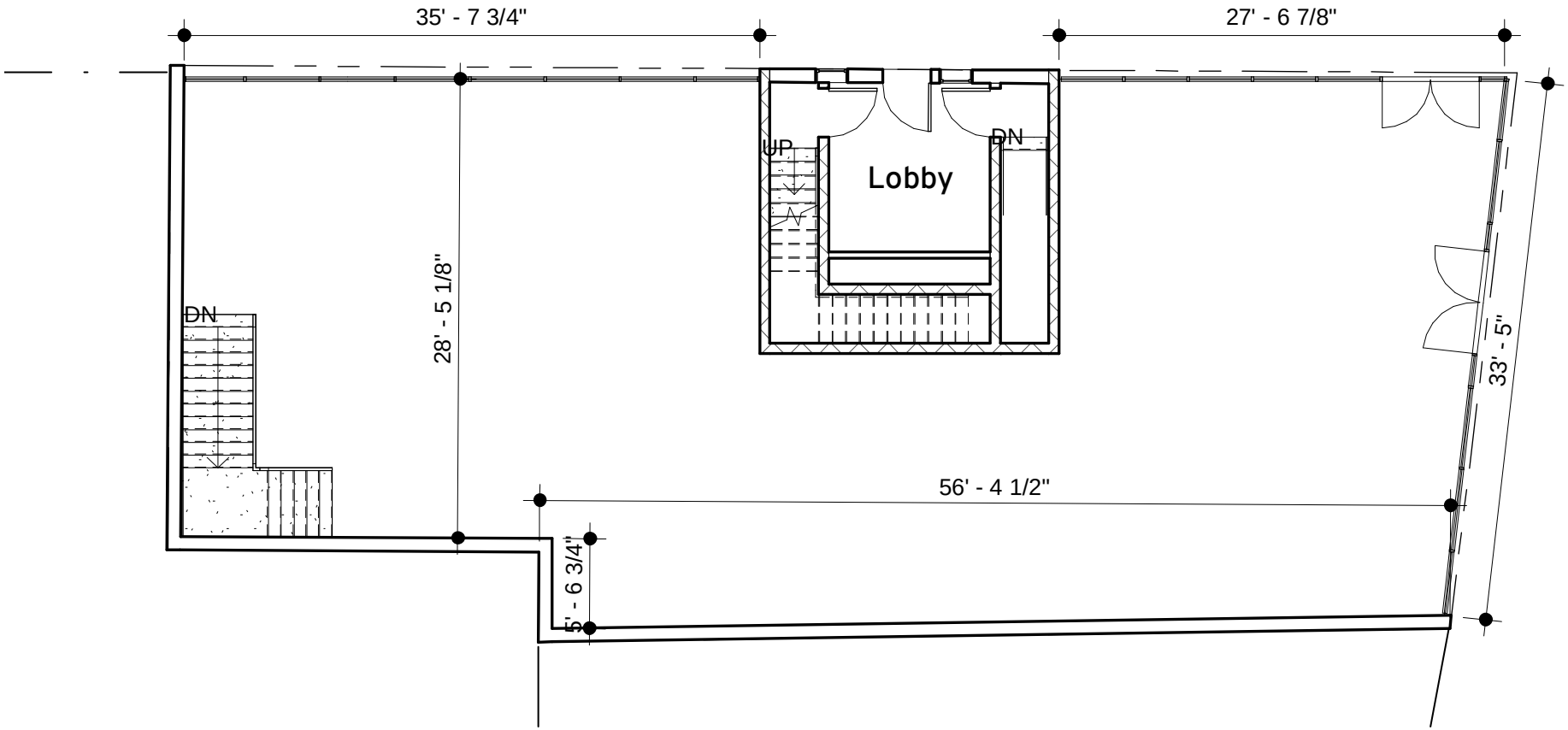
Applicant's stamp and seal corresponds the information regarding the developm

BEDFORD AVENUE OVERLAY EXTENSION

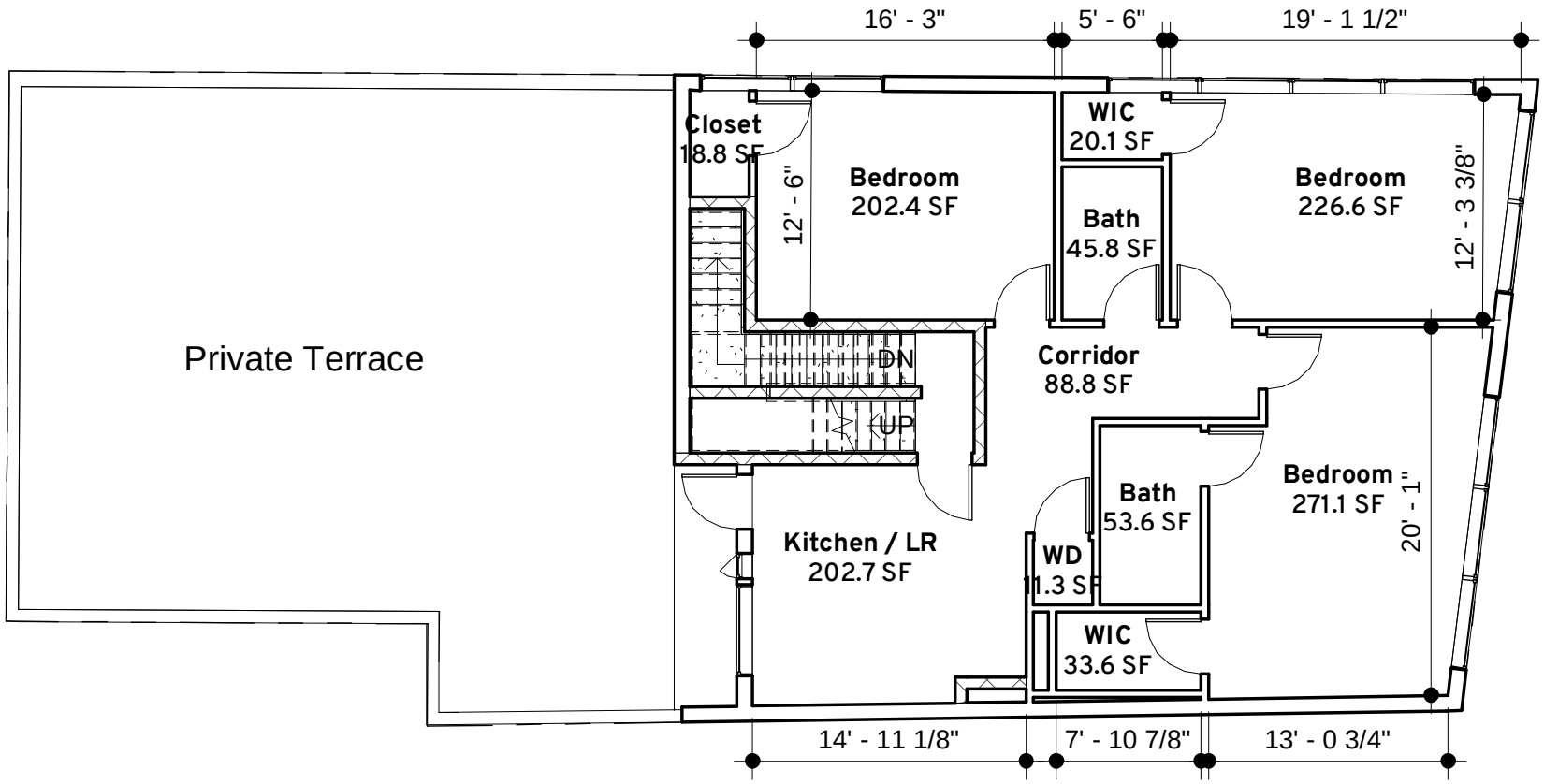
FIGURE 9: PROPOSED CELLAR PLAN

SOURCE: REDFLUX ARCHITECTURE, 2019

BFJ Planning

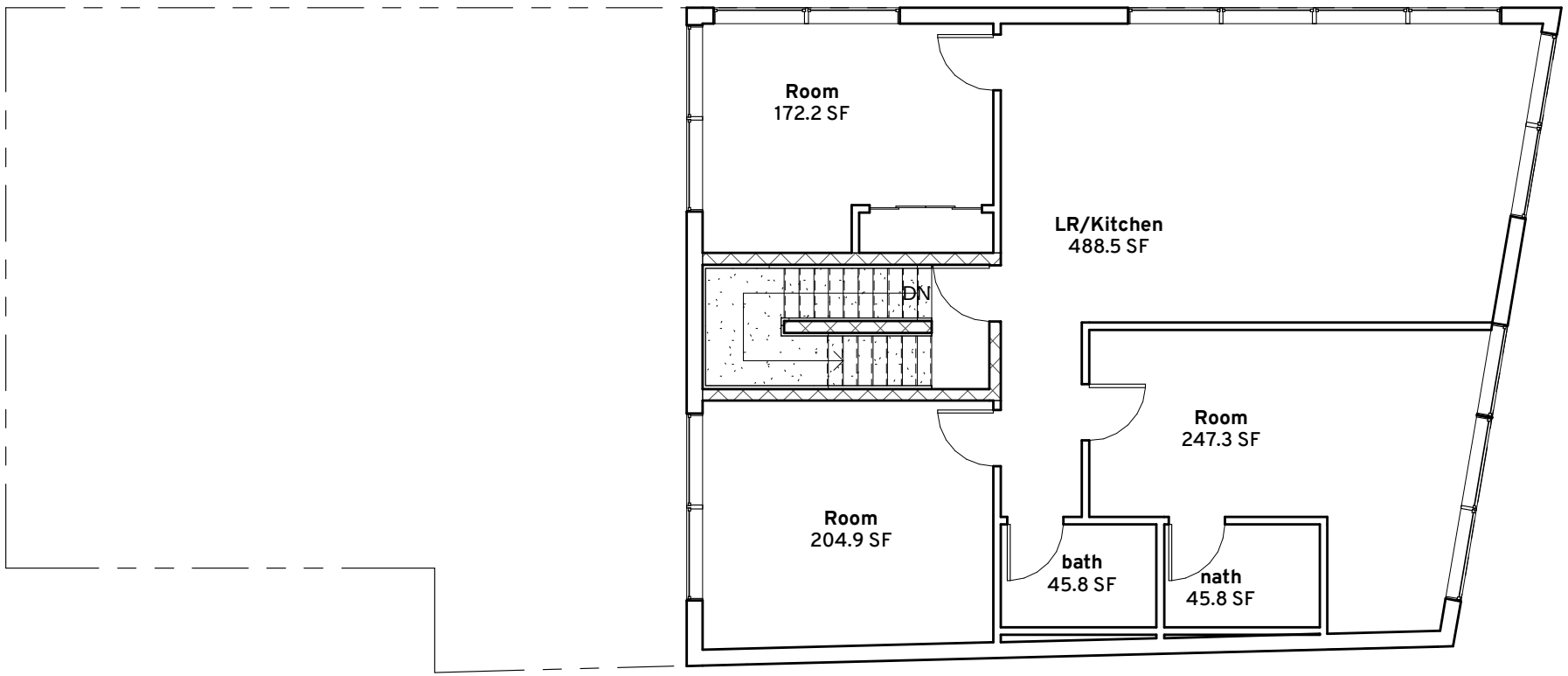


2 1st Floor Plan
3/32" = 1'-0"



3 2nd Floor Plan

3/32" = 1'-0"

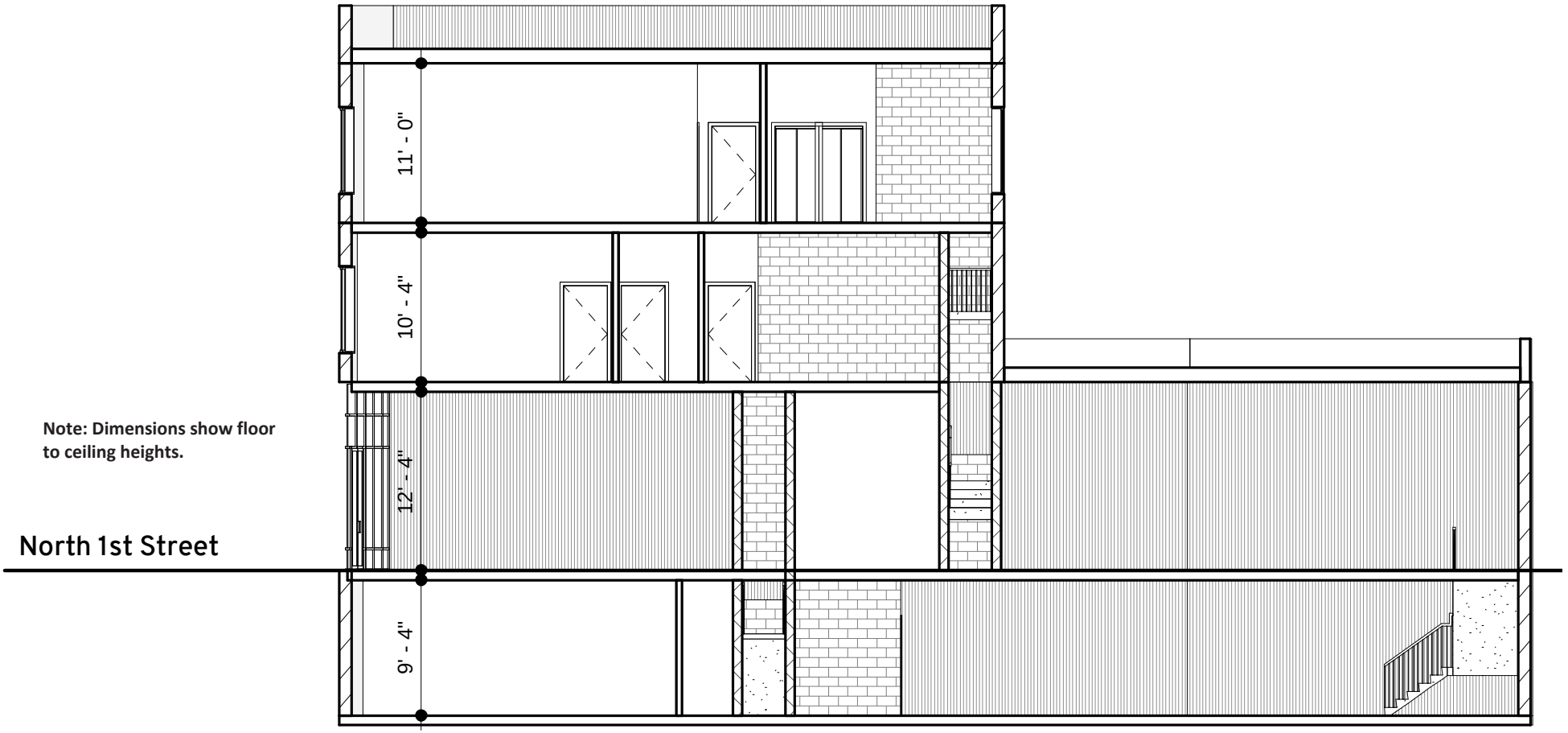


BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 12: PROPOSED THIRD FLOOR PLAN

SOURCE: REDFLUX ARCHITECTURE, 2019

BFJ Planning

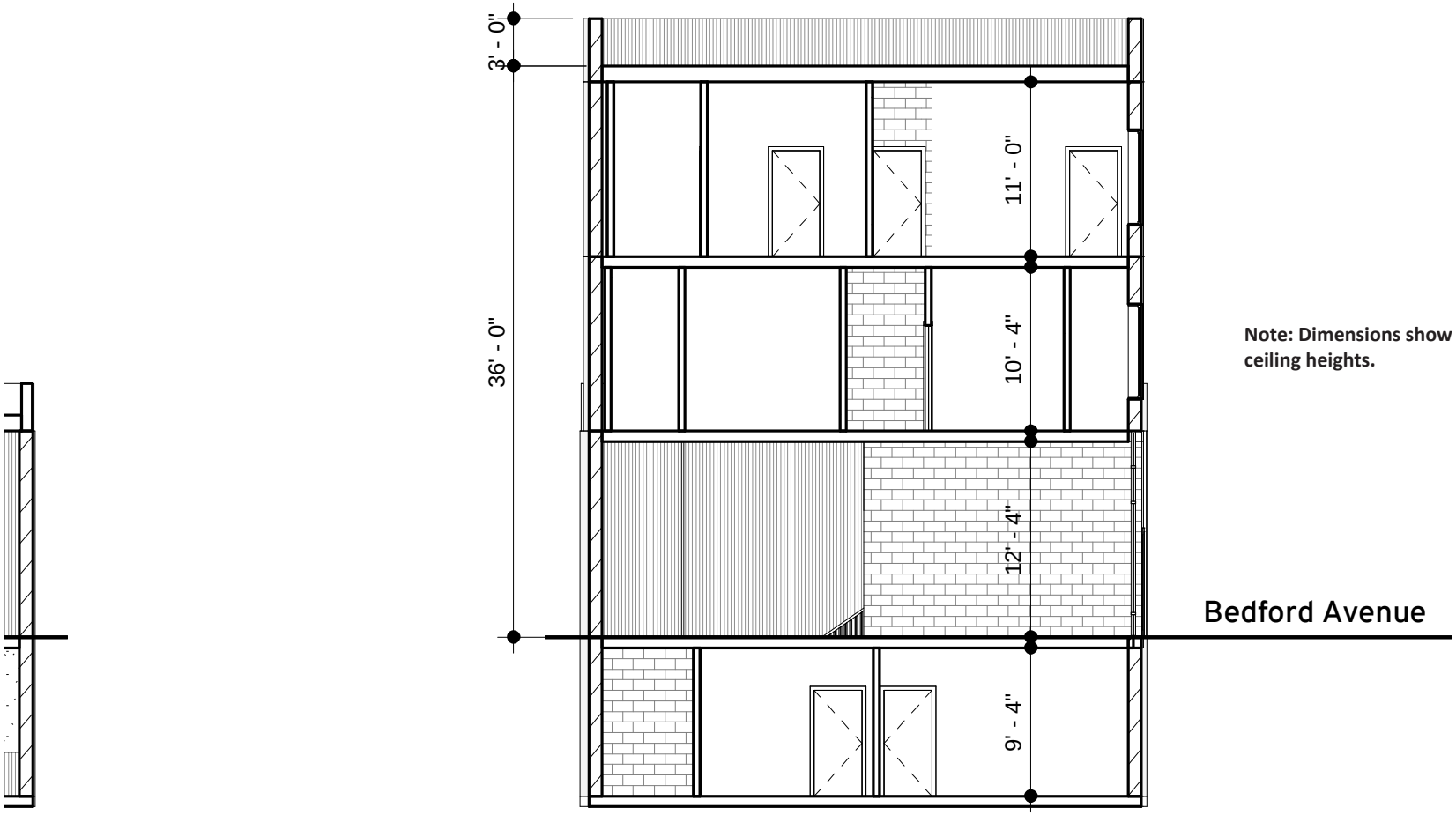


1 Section - Parallel w/ N. 1st Street
3/32" = 1'-0"

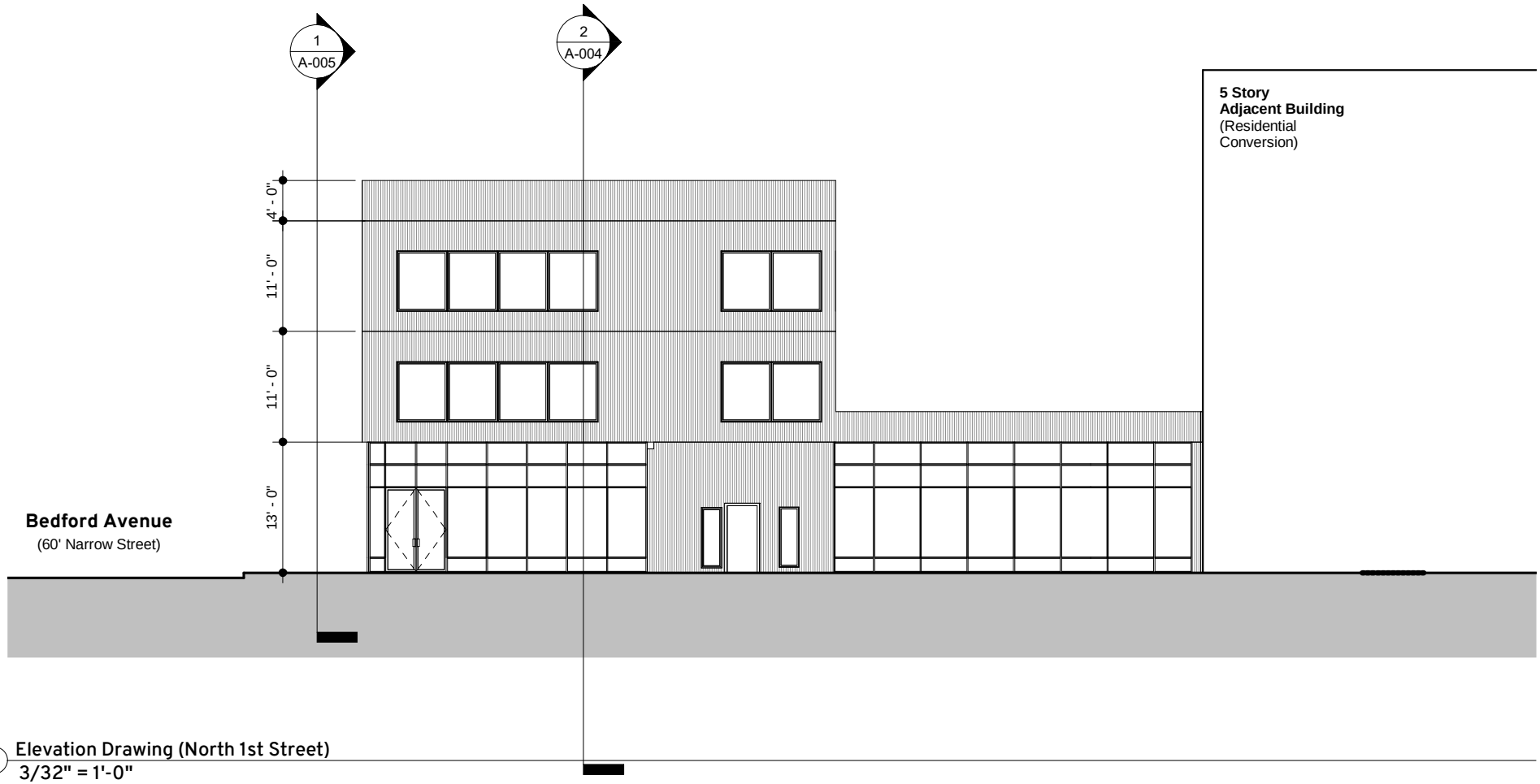
BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 13: PROPOSED SECTION VIEWED FROM NORTH 1ST STREET

SOURCE: REDFLUX ARCHITECTURE, 2019

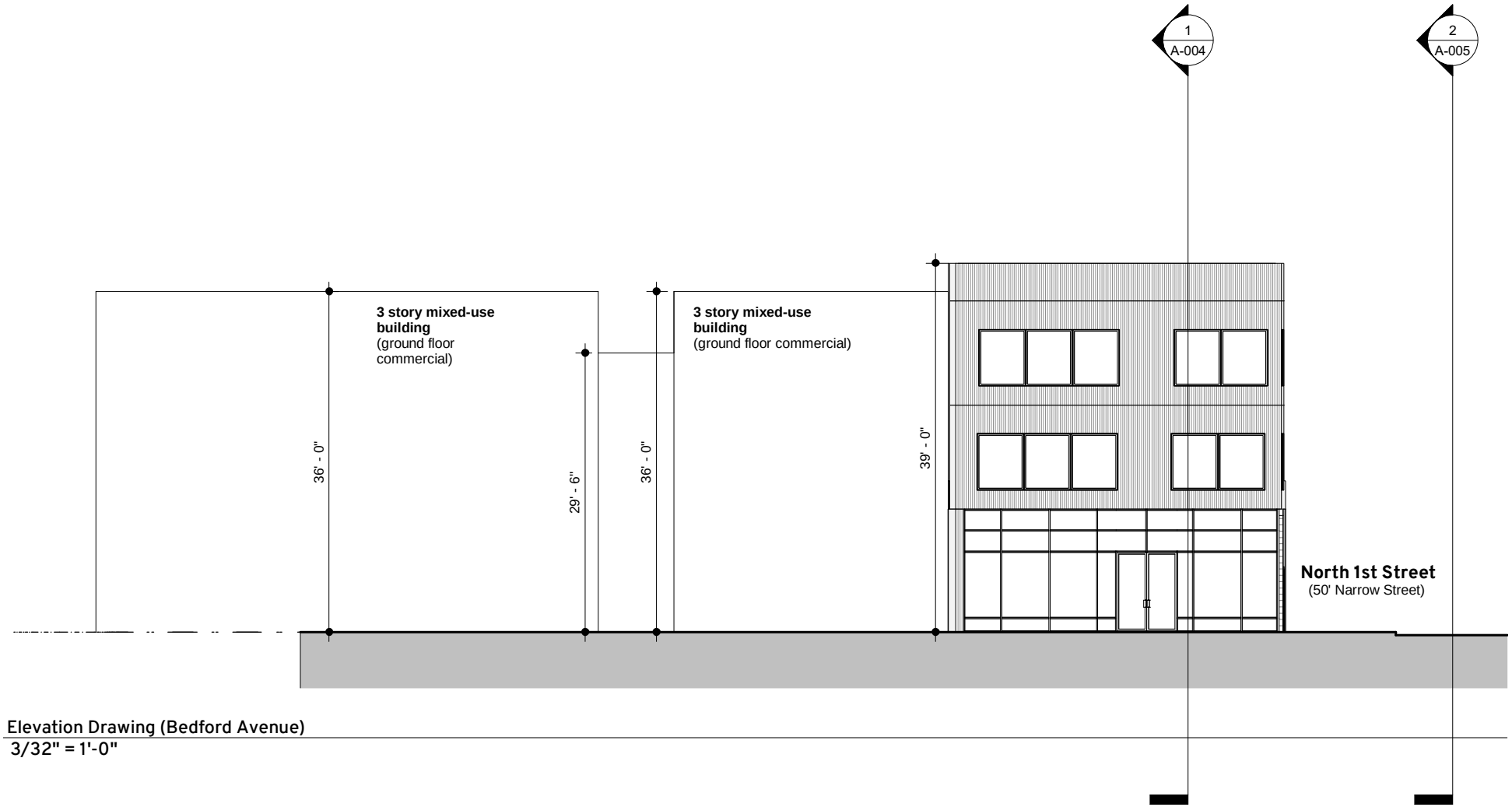


2 Section - Parallel w/ Bedford Ave.
3/32" = 1'-0"



2 Elevation Drawing (North 1st Street)
3/32" = 1'-0"

DRAFT A



Elevation Drawing (Bedford Avenue)
3/32" = 1'-0"

ATTACHMENT B: TECHNICAL ANALYSES

INTRODUCTION

Based on the analysis contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, shadows, and air quality, as further detailed below.

ATTACHMENT B-1: LAND USE, ZONING AND PUBLIC POLICY

1.1 Land Use

1.1.1 Existing Conditions

Existing land use patterns of city blocks within approximately 400 feet of the Rezoning Area are presented in Figure 7: Land Use Map. The *CEQR Technical Manual* suggests that a land use, zoning and public policy study area should extend 400 feet from the site of the Proposed Action. This study area is generally bound by N. 3rd Street to the north, South 1st Street to the south, Berry Street to the west and Driggs Avenue to the east. The Rezoning Area is located with the Williamsburg neighborhood of Brooklyn Community District 1.

Land uses in the vicinity of the Rezoning Area and 400-foot study area generally consist of mixed-use residential/commercial buildings, commercial uses, institutional uses and some limited industrial/warehousing uses. North and south of the Rezoning Area, along Bedford Avenue, the surrounding area is developed predominantly with mixed-use buildings three to five stories in height having ground floor retail with residential uses occupying upper floors. Some buildings along Bedford Avenue in this area are strictly residential, including the Monsignor Alexius Jarka Hall located across the street from the Rezoning Area on the north side of North 1st Street. Other notable uses along Bedford Avenue include the Metropolitan Recreation Center (public swimming pool operated by NYC Parks) on the south-east corner of Bedford Avenue and Metropolitan Avenue, approximately one block north of the Development Site.

East and west of the Rezoning Area, the area is also mixed-use. West of the Rezoning Area, North 1st Street between Bedford Avenue and Berry Street is improved with two- to four-story residential buildings. Our Lady of Consolation Roman Catholic Church, which has its primary entrance on Metropolitan Avenue, occupies much of the north side of North 1st Street in this midblock area. East of the Rezoning Area, North 1st Street between Bedford Avenue and Driggs Avenue includes a mix of commercial and residential uses. On the south side of the street, ground floor retail uses occupy most of the blocks one to three-story buildings, including those with residential uses on upper floors. On the north side of the street, a large one-story industrial building occupies much of the block front. There are no designated historic landmarks or designated historic districts in the study area.

1.1.2 Future No-Action Condition

The Rezoning Area is located in the Williamsburg neighborhood of Brooklyn, which is densely developed. No significant new construction was observed and no known developments have been identified within 400 feet of the Rezoning Area, although a few smaller vacant lots are present. Therefore in the future without the Proposed Action, it is assumed that the existing uses within the Rezoning Area would remain unchanged. If the Proposed Action was not approved and as a result, the proposed project was not subsequently constructed, the Development Site would remain vacant. For the non-Applicant controlled parcel (Lot 7501) in the Rezoning Area, it is also assumed that existing conditions would continue and that the site would remain a residential condo building under the Future No-Action Condition.

1.1.3 Future With-Action Condition

Under the With-Action Scenario, the proposed rezoning would amend the zoning map to rezone a portion of the Development Site and Neighboring Residential Condo on Brooklyn Block 2380 between Grand Avenue and North 1st Street within 100 feet of the Bedford Avenue street line from an R6B District to an R6B/C2-4 District to facilitate the construction of a 3-story (plus cellar) mixed-use residential and commercial building containing 2 dwelling units and 4,094.9 gsf of commercial retail use at 276 Bedford Avenue (Block 2380, Lot 20). As noted above, the RWCDS assumes that a 5-story building would be constructed on the site. No other projected or potential development is anticipated as a result of the proposed rezoning.

The extension of the commercial overlay, which would facilitate the development of commercial ground floor use, to the remainder of the Development Site would be consistent and compatible with land use patterns within the study area. The majority of buildings along Bedford Avenue, Grand Street and North 1st Street (to the east of the Development Site) are comprised of mixed-use commercial ground floors and residential uses on the upper floors. Specifically, the remainder of the block frontage along Bedford Avenue between Grand Street and N. 1st Street adjacent to the Development Site consists of mixed-use commercial/residential buildings. Further, building heights in the area generally range from three to five stories, so the proposed project is also consistent with existing building heights in the area.

1.2 Zoning

The Applicant is proposing a zoning map amendment to rezone a portion of Lots 20 (the "Development Site") and 7501 (Neighboring Residential Condo) on Brooklyn Block 2380 between Grand Avenue and North 1st Street within 100 feet of the Bedford Avenue street line from an R6B District to an R6B/C2-4 District.

1.2.1 Existing Conditions

The majority of the Development Site is currently located exclusively in an R6B District with a smaller portion of the Development Site located in an R6B/C2-4 District which extends 100 feet from the Grand Avenue street line.

Zoning districts in the 400-foot study area include residential zones with and without commercial overlays, and special mixed-use residential and light industrial zones. Residential zones include R6B, R6A, and R6; and the commercial overlays include C2-3 and C2-4. The MX-8 Special Use District joins M1-2 zones with R6A and R6B zones in the study area. These zoning districts are illustrated in Figure 3 and in Table 1.2.1-1 below.

Table 1.2.1-1 Summary of Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)
R6	Medium Density Residential; 1-4	2.2-3.6 FAR – Residential 4.8 FAR – Community Facility
R6A	Medium Density Contextual Residential; UGs 1-4	3.0-3.6 FAR – Residential 3.0 FAR – Community Facility
R6B	Medium Density Contextual Residential; UGs 1-4	2.0-2.2 FAR – Residential 2.0 FAR – Community Facility
MX-8 Special Use District M1-2/R6A	Medium Density Contextual Residential and Light Manufacturing UGs 1-14 with restrictions	3.0-3.6 FAR – Residential 3.0 FAR – Community Facility 2.0 FAR – Industrial/ Commercial
MX-8 Special Use District M1-2/R6B	Medium Density Contextual Residential and Light Manufacturing UGs 1-14 with restrictions	2.0-2.2 FAR – Residential 2.0 FAR – Community Facility 2.0 FAR – Industrial/ Commercial
C2-3 Overlay	Local Retail and Service Overlay Depth of Overlay: 150 feet UGs 1-9, 14	Commercial – 2.0
C2-4 Overlay	Local Retail and Service Overlay Depth of Overlay: 100 feet UGs 1-9, 14	Commercial – 2.0

R6 residential zones are non-contextual districts that are mapped in medium-density parts of the City. In Brooklyn, the R6 district is mapped in Williamsburg south of Grand Street, and in Bushwick, Crown Heights, Brownsville, Borough Park, Brooklyn Heights, and Cobble Hill. Only a small portion of the study area south of South 1st Street between Berry Street and Bedford Avenue is mapped R6. A wide range of residential and community facility buildings can be built in R6 zoning, including smaller buildings facing narrow streets that have a maximum height of 55 feet to larger Quality Housing buildings facing wide streets that have a maximum height of 70 feet. Quality Housing

regulations include standards for interior space, recreation areas, and landscaping. “Tower in the park” buildings can also be constructed in R6 zones with height factor regulations which do not have a maximum height.

R6A districts are medium-density contextual districts that are designed to produce buildings that are seven or eight stories tall. In the study area, R6A districts are mapped on the entire block across North 1st Street, and on the southern half of the block west of the Rezoning Area north of Grand Street and between Wythe Avenue and Berry Street. R6A districts are mapped in many parts of Brooklyn and are usually found along wide streets. Bulk regulations include a minimum base height of 40 to 60 feet (65 feet with Qualifying Ground Floor [QGF]) and maximum building height of 70 feet (75 feet with QGF) under basic construction or 80 feet (85 feet QGF) with Mandatory Inclusionary Housing.

Most of the Rezoning Area and blocks to the southwest, south, and southeast of the Rezoning Area are within an R6B district. R6B districts are medium-density contextual districts that are created to reflect the character of the old row house and brownstone blocks. The district is widely mapped in Brooklyn, including Sunset Park, Park Slope, Carrol Gardens, Boerum Hill, Prospect Heights, Fort Greene, Bedford Stuyvesant, East Williamsburg, and Greenpoint. R6B districts have an FAR that ranges from 2.0 to 2.2, and a maximum building height of 50 feet (55 feet with QGF).

The Special Mixed-Use 8 district (MX-8) combines an M1-2 district with either an R6A or R6B district within the study area. Special Mixed Use Districts were created for neighborhoods that have residential and industrial uses side by side. The allowed residential, commercial, community facility, and light industrial uses can be located beside each other or within the same building. An M1-2/R6A district is mapped directly east of the Rezoning Area across Bedford Avenue, and west of the Rezoning Area across Berry Street. A small part of the study area on the north side of North 4th Street is mapped M1-2/R6B. MX-8 districts are mostly mapped in Greenpoint and Williamsburg. Bulk dimensions for residential uses are regulated by the residential district, and commercial, industrial, and community facility uses must follow the M1-2 bulk dimensions, which allow for an FAR of 2.0.

There are two commercial overlays in the study area: C2-3 and C2-4. These overlays are mapped along the local retail streets in otherwise residential neighborhoods. Both have a commercial FAR of 2.0 when paired with R6 to R10 districts. In mixed-use buildings in the study area, commercial uses are restricted to the ground floor but can occupy two floors if the building is commercial-only. C2-3 districts have an overlay depth of 150 feet, and C2-4 districts have an overlay depth of 100 feet.

1.2.2 Future No-Action Conditions

In the future under the No-Action Condition, the Rezoning Area and Development Site would remain zoned R6B and R6B/C2-4. The Development Site was rezoned from R6 to R6B, and the southernmost ten feet of the Development Site was rezoned from C2-3 to C2-4 as part of the Grand Street Rezoning in 2008. Due to the small size of the Rezoning Area, it is unlikely that the Development Site would be rezoned in the absence of this application for a zoning map amendment.

Future zoning changes are also not expected in the study area because it has been recently rezoned in 2008 by the Grand Street Rezoning and in 2005 by the Greenpoint-Williamsburg Rezoning.

1.2.3 Future With-Action Conditions

The proposed zoning map amendment would extend the C2-4 commercial overlay 100 feet inward from Bedford Avenue to cover the entire Development Site (Brooklyn Block 2380, Lot 20) and a portion (approximately 15 feet) of the adjacent parcel Brooklyn Block 2380, Lot 7501). This proposed zoning map amendment would not change bulk regulations at the Development Site, but would only allow commercial use.

Although this zoning map amendment would cover portions of two lots, the only lot that would be affected is Lot 20, which contains the Development Site. Lot 7501 is a building that was recently converted to residential condos, and the work necessary to convert any portion of the residential condo to commercial use would require alteration to the condo's "common elements". This work would likely include changing a portion of the buildings electrical and plumbing and would require the approval of all condo owners. It is unlikely that such universal agreement could be reached, and therefore it is unlikely that Lot 7501 would be affected by the proposed zoning map amendment.

The extension of the C2-4 commercial overlay would be consistent with surrounding zoning. The C2-4 commercial overlay covers the two other parcels on Block 2380 that are located along Bedford Avenue. The C2-4 commercial overlay also covers the entirety of Block 2381, which is located across Bedford Avenue from the Rezoning Area. The C2-4 commercial overlay further addresses portions of the blocks south of the Rezoning Area, which are partially bordered by Grand Street and Bedford Avenue (Block 2392 and Block 2393). Additionally, the C2-3 commercial overlay is located along Bedford Avenue south of South 1st Street.

1.3 Public Policy

The proposed zoning map amendment is not part of a larger city-sponsored project or neighborhood or economic development plan. The Rezoning Area is also located outside of the New York City Coastal zone and therefore does not have to be reviewed for consistency with the City's Waterfront Revitalization Program.

A search of Zoning and Land Use Applications revealed that there are no active land use applications within the study area. There have been two rezonings in the past 15 years that affected the study area: the Grand Street Rezoning and the Greenpoint-Williamsburg Rezoning.

Grand Street Rezoning

The Grand Street Rezoning involved a zoning map amendment for all or portions of 13 blocks in the Williamsburg section of Brooklyn, including the Rezoning Area and Development Site. The zoning map amendment rezoned the R6 district to contextual R6B and R6A districts. The zoning map amendment also changed commercial overlays from C1-3 and C1-4 to C2-3 and reduced the depth of the overlay from 150 to 100 feet along Bedford Avenue, and Roebling and Havemeyer Streets. The Development Site was rezoned from C2-3 (partial) to C2-4 (partial) as part of this rezoning.

Greenpoint-Williamsburg Rezoning

The Greenpoint-Williamsburg Rezoning featured zoning map and text amendments to an area that covers much of Williamsburg and western Greenpoint. Approximately 184 blocks were covered by the rezoning, however, the blocks between Bedford Avenue and Berry Street between North 4th Street and South 1st Street were not included in the area covered by this rezoning. The rezoning permitted residential use on the East River waterfront and allowed residential and mixed use on the inland areas. In addition, portions of the area that were zoned for heavy industry were rezoned for light industrial uses. The objectives of the rezoning were to create more housing in these neighborhoods, to facilitate the creation of affordable housing, to maximize public access to the waterfront, and to retain manufacturing zoning districts where activity and employment still existed.

Other Land Use Actions

There are no other active land use applications within the 400-foot study area.

The extension of the C2-4 commercial overlay would be consistent with the Grand Street Rezoning and the Greenpoint-Williamsburg Rezoning. Portions of the Development Site were rezoned from C2-3 to C2-4 in the Grand Street Rezoning, and therefore the proposed extension of the C2-4 commercial overlay would be directly compatible. The Greenpoint-Williamsburg Rezoning increased residential density within the rezoning boundary with the goal of creating more housing. The extension of the C2-4 commercial overlay would facilitate ground-floor retail at the Development Site, which would serve the residents that live in the additional housing that was facilitated by the Greenpoint-Williamsburg Rezoning.

ATTACHMENT B-2: SHADOWS

2.1 Introduction

The *CEQR Technical Manual* defines a shadow as the circumstance in which a building or other built structure blocks the sun from the land or other publicly accessible sunlight-sensitive resources of concern. As described below, the Proposed Action is not expected to result in significant adverse shadow impacts.

2.2 Methodology

Definitions

Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. Increases in shadow coverage can make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details which make the resources significant.

In general, shadows on city streets and sidewalks or on other buildings are not considered significant under CEQR. Some open spaces contain facilities that are not sensitive to sunlight. These are usually paved spaces such as handball or basketball courts, contain no sitting areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadows impacts. Additionally, it is generally not necessary to assess resources located to the south of development sites as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within an hour and a half of sunrise and sunset generally are not considered significant under CEQR.

Methodology

Following the guidelines of the *CEQR Technical Manual*, a shadow assessment is required only if the project would either (a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more or (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, where a project's height increase is ten feet or less and it is located adjacent to, or across the street from, a sunlight-sensitive open space resource, which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places or eligible for these programs, the lead agency may determine, in consultation with the NYC Department of Parks and Recreation (NYC Parks), whether a shadow assessment is required in that case.

To determine whether new shadows could adversely affect the aforementioned opens spaces, screening analyses are necessary. A preliminary screening assessment must first be conducted to

determine whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. Prior to conducting the three-tiered analysis, a base map illustrating the proposed site location in relation to the sunlight-sensitive resources must be prepared. After the base map is developed, the longest shadow study area is determined (Tier 1 Screening Assessment). The longest shadow study area encompasses the site of the proposed project and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure and occurs on December 21, the winter solstice. To find the longest shadow length, multiply the maximum height of the structure (including any rooftop mechanical equipment) resulting from the proposed project by the factor of 4.3. Once the longest shadow length has been determined, any sunlight sensitive resources located within the shadow extent should be identified.

If any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 Screening Analysis must be performed. Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. Therefore, on the base map, the triangular area that cannot be shaded by the proposed project site starting from the southernmost portion of the site, covering the area between -108° degrees from true north and +108 degrees from true north should be located. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project. Any sunlight sensitive resources located within the reduced shadow extent should be identified; if none of the sunlight-sensitive resources lay within the area that can be shaded by the proposed project, no further assessment of shadows is necessary.

Based on the results of the Tier 2 screening assessment, a Tier 3 screening assessment should be performed if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project. The Tier 3 assessment recommends the use of three-dimensional computer modeling to determine the extent and duration of shadow impacts on any identified sun-light sensitive resources.

2.3 Assessment

2.3.1 Future without the Proposed Action (No-Action Condition)

Under the No-Action Condition, the Development Site would remain vacant. As no new construction would occur under the No-Action Condition, no new shadows would occur.

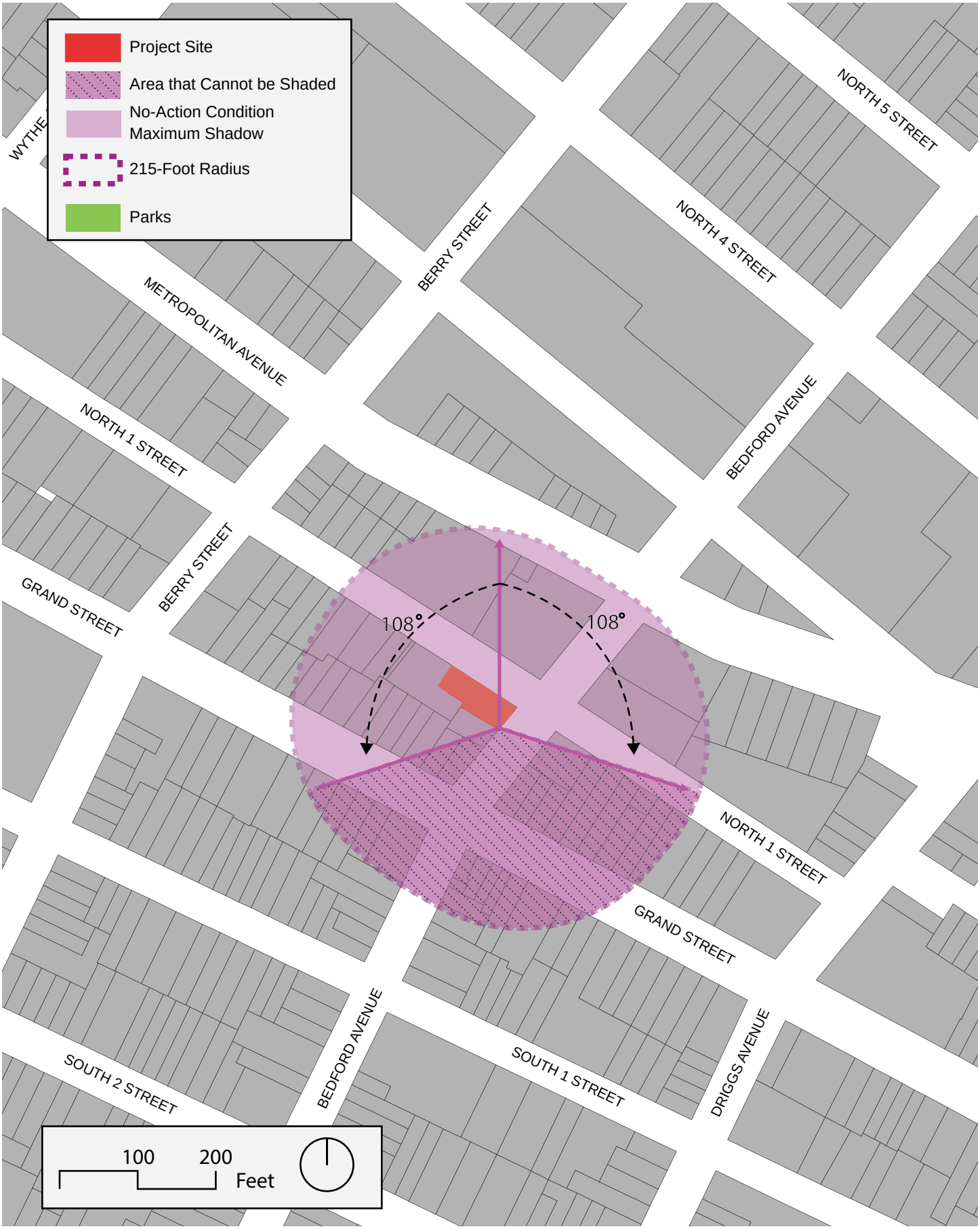
2.3.1 Future with the Proposed Action (With-Action Condition)

Tier 1 Screening Assessment

Under the Proposed Action (With-Action Condition), a new three-story building would be constructed that would rise to 39 feet at the roofline. However, for purposes of this analysis, the RWCDS assumes a maximum building height of 50 feet as this is the maximum height allowed under zoning. Under the No-Action Condition, the Development Site would remain vacant; therefore, the incremental increase in height between the No-Action Condition and the With-Action Condition is 50 feet. This increase in incremental height requires a shadow assessment.

According to the *CEQR Technical Manual*, the longest shadow cast by any structures in New York City occurs on December 21 (the winter solstice) and is 4.3 times the height of the structure. For a building with a height of 60 feet, the longest shadow it would cast would be approximately 215 feet (see Figure 17).

As illustrated in Figure 17, there are no sunlight sensitive, historic or important natural resources located within the maximum shadow extent of the proposed building. As the results of the Tier 1 screening indicate that no sunlight sensitive resources would be impacted by the longest possible shadow cast, the effect of shadows would not be significant, and no further analysis is required.



BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 17: SHADOWS

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: NYC DEPT. OF CITY PLANNING, 2019

BFJ Planning

ATTACHMENT B-3: HISTORIC AND CULTURAL RESOURCES

3.1 Introduction

This section assesses the potential for the Proposed Action to affect historic resources. Historic resources include both archaeological and architectural resources. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. They may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground. Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. As a general rule, archaeological resources do not include 20th and 21st Century artifacts.

The study area for archaeological resources is the Development Site, which is the area that could be disturbed by the project's construction. To evaluate potential effects due to on-site construction activities, and also to account for visual or contextual impacts, the study area for architectural resources generally consist of an area defined by the radius of 400 feet from the borders of the Project Area (see Figure 7: Land Use Map).

According to the *CEQR Technical Manual*, the following are always considered historical and cultural resources:

- Designated New York City Landmarks, Interior Landmarks, Scenic Landmarks, and properties within designated New York City Historic Districts.
- Resources calendared for consideration as one of the above by Landmarks Preservation Commission (LPC).
- Resources listed on, or formally determined eligible for inclusion on, the State and/or National Register of Historic Places (S/NR), or contained within a district listed on, or formally determined eligible for listing on, the State and/or National Register of Historic Places.
- Resources recommended by the New York State Board for listing on the State and/or National Registers of Historic Places.
- National Historic Landmarks.
- Resources not identified by one of the programs listed above, but that meet their eligibility requirements.

3.2 Methodology

Architectural Resources

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

Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells, and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The Rezoning Area has not been identified as having sensitivity for archeological resources as defined and mapped by New York's State Historic Preservation Office (SHPO) and the Rezoning Area has previously been disturbed. Further, according to correspondence with the New York City LPC the Rezoning Area has no potential for archaeological resources (see Appendix B for LPC dated March 27, 2019).

3.3 Assessment

3.3.1 Existing Conditions

Rezoning Area

Development Site

The Development Site is currently vacant, and Sanborn History Maps show that it has been vacant since at least 1987. Historic Sanborn Maps depict stores being located on the Development Site and the 1940s Department of Finance Brooklyn Tax Photos show a three-story building on the Development Site with what appears to be ground-floor commercial space. According to a City Directory Abstract search historic commercial tenants at the Development Site include a barber (1934), tailor, a stationery store (1940), and a pet shop (1965, 1970, 1973, 1976).[3] The 1980s Department of Finance Tax Photo is unavailable for the Development Site.

[3] Phase I Environmental Assessment. 276-278 Bedford Avenue, Brooklyn NY 11249. Prepared by Singer Environmental Group, LTD. 5318 New Utrecht Avenue, Brooklyn, NY 11219. Issued August 29, 2018.

Neighboring Residential Condo

The Rezoning Area includes a portion of the Neighboring Residential Condo, which was converted from a non-residential building to a condo building in 2015. According to New York City Department of Buildings (DOB) records, the non-residential building was a warehouse that was smaller than the current condo building, and the process to convert the warehouse to a residential building began in 2008. The 1980s Department of Finance Tax Photo shows this site was a single-story building that was built in 1936.

Study Area

There are two historic resources located within the 400-foot study area that are eligible for listing on the State and National Register for Historic Places: Our Lady of Consolation Church complex (USN 04701.016407), and The Grand Street Historic District (USN 04701.022534). Neither resource is a New York City Landmark. Detailed information about the resources is not available on the New York Cultural Resource Information System (CRIS)

Our Lady of Consolation Church complex

The Our Lady of Consolation Church complex is a group of five buildings located at 184 Metropolitan Avenue, across North 1st Street from the Development Site. The parcel, which is located in the middle of the block and fronts both Metropolitan Avenue and North 1st Street, is approximately 50 feet north of the Rezoning Area. The Church complex includes a church, rectory, and school. The buildings are designed in the Neo-classical style and were constructed between 1910 and 1929. The buildings were designed by Robert J. Reiley, and are made of dark brown brick and are three-stories in height. The complex was determined to be eligible for the State/National Register between 2007 and 2008 during a consultation project for the Domino Sugar Rezoning.

Grand Street Historic District

The Grand Street Historic District is located southwest of the Development Site. It consists of roughly 70 buildings that were constructed in the mid- to late-nineteenth century. Most of the buildings in the district are three to four stories tall, and are made of brick. The buildings share the Italianate and Romanesque Revival design style. The district includes buildings that are located on the north side of Grand Street between Bedford Avenue and Kent Avenue are within the eligible district. The district also includes most of the buildings the south side of Grand Street between Kent Avenue and Wythe Avenue and between Berry Street and Bedford Avenue.

The northeastern corner of the historic district begins approximately 30 feet southwest of the Rezoning Area, at the parcel located in the northwestern corner of the intersection of Bedford Avenue and Grand Street. The district was determined to be eligible for the State/National Register between 2007 and 2008 during a consultation project for the Domino Sugar Rezoning.

3.3.2 Future without the Proposed Action (No-Action Condition)

Rezoning Area

Development Site

The Development Site is currently vacant, and it would remain vacant under the No-Action Condition. Under the No-Action Condition, no construction would occur. Further, no archaeological resources have been identified at the Development Site, therefore no impacts would result.

Neighboring Residential Condo

Under the No-Action Condition, the Neighboring Residential Condo would remain a residential condominium building.

Study Area

The National/State Eligible Our Lady of Consolation Church complex is located approximately 50 feet north of the Development Site and Grand Street Historic District is located approximately 30 feet southwest of the Development Site. As no construction would occur under the No-Action Condition, no impacts to the Eligible historic resources would occur.

3.3.3 Future with the Proposed Action (With-Action Condition)

Rezoning Area

Development Site

As discussed in Attachment A-1: Project Description, the Proposed Action (With-Action Condition) would involve amending the zoning map to rezone a portion of the Development Site and Neighboring Residential Condo with the extension of the C2-commercial overlay. This would facilitate the redevelopment of the Development Site with a new 3-story mixed-use residential and commercial building (8,519.2 gsf) on an underutilized vacant lot. The directly affected area consists of previously developed land and the ground within the area has been previously disturbed.

As part of the environmental review process, the project Applicant submitted a letter dated March 25, 2019, to the LPC requesting a review of the Development Site and surrounding area for potential architectural or archaeological resources (see Appendix B). According to LPC comments dated March 27, 2019, the Development Site does not have architectural or archaeological significance (see Appendix B). Therefore, the Proposed Action would not result in a significant adverse impact to architectural or archaeological resources.

Neighboring Residential Condo

As discussed in Attachment A1-5: Reasonable Worst Case Development Scenario, the Proposed Action would rezoning would extend the C2-4 commercial overlay into the Neighboring Residential Condo by approximately 15 feet. This would allow for a net increase of 1,084 square feet of commercial floor area. However, the work necessary to convert any portion of the residential condo to commercial use (electrical, plumbing) would require the approval of all condo owners, and it is unlikely that such universal agreement could be reached. Therefore, there would be no change to the Neighboring Residential Condo under the With-Action Condition.

Study Area

There are two historic resources that are eligible for listing on the State/National Historic Register within the 400-foot study area. The Our Lady of Consolation Church complex is located approximately 50 feet north and across North 1st Street of the Development Site. The Grand Street Historic District is located approximately 30 feet southwest of the Development Site, and the southerly adjacent building separates the Development Site from the closest building within the Grand Street Historic District. The LPC did not identify either resource as in need of further study as part of the consultation process (see Appendix B).

Regardless, any construction activities within 90 feet of a historic resource are required to comply with the regulatory mechanism that addresses concerns regarding vibrations associated with construction. As a site located within 90 feet of two resources eligible to be listed on the State/National Register, the potential for physical disturbance will be disclosed and the project will be required to comply with the New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88. TPPN # 10/88 supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to the historic resource and to detect at an early stage the beginnings of damage so that construction procedures may be changed.

For these reasons, no impacts are anticipated and no additional analysis is warranted.

ATTACHMENT B-4: URBAN DESIGN AND VISUAL RESOURCES

4.1 Introduction

This section assesses the potential for the Proposed Action to affect the pedestrian experience in the vicinity of a proposed development. An urban design and visual resources analysis focuses on the arrangement, appearance, and functionality of the built environment. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe a physical alteration beyond what is allowed by the existing zoning. This includes:

- Projects that permit the modification of yard, height, and setback requirements;
- Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project.

The Proposed Action would involve amending the zoning map to rezone a portion of the Development Site and Neighboring Residential Condo with the extension of the C2-4 commercial overlay. This would facilitate the redevelopment of the Development Site with a new 3-story mixed-use residential and commercial building (8,519.2 gsf) on an underutilized vacant lot. This rezoning would allow the proposed building to have a commercial use on the ground-floor, but would not change the underlying bulk requirements of the R6B district which covers the Development Site. Due to the potential for ground-floor commercial uses where they were previously not allowed, a preliminary assessment is for urban design and visual resources is appropriate.

4.2 Methodology

According to the *CEQR Technical Manual*, preliminary assessments of urban design and visual resources include descriptions of the project area, and aerial map, ground-level photographs of the site area, building heights, any view corridors, and zoning and floor area calculations. The Proposed Action would allow a commercial use at the Development Site, but would not otherwise change the permitted building envelope. In order to analyze the Proposed Action, the maximum building envelope is analyzed instead of the building that would be constructed on the Development Site as a result of the Proposed Action.

As discussed in the *CEQR Technical Manual*, the study area for this preliminary assessment is the area where the Proposed Action may influence land use patterns and the built environment. The proposed zoning map amendment would cover portions of Lot 20 and Lot 7501, and facilitate construction on Lot 20. Therefore, the analysis focuses on the streetscapes of the surrounding streets and the view of the Development Site from those streets.

4.3 Assessment

4.3.1 Existing Conditions

Rezoning Area and Development Site

The Rezoning Area and Development Site are zoned R6B, which has an FAR of 2.0 to 2.2 and permits buildings up to 50 feet tall (55 feet with QGF). Base heights in the R6B District must be between 30 and 40 feet (45 with QGF). The maximum allowable lot coverage is 60 percent, and the minimum rear-yard is 30 feet. However, if a lot is located on a corner (like Lot 20, the Development Site), a building could have 100 percent lot coverage. R6B Districts allow residential and community facility uses (Use Groups 1 through 4). Parking is required for 50 percent of units, unless a development is income-restricted or would have to provide less than 5 parking spaces. Buildings in this district to range from four to five stories.

The Rezoning Area includes portions of the Neighboring Residential Condo, and the Development Site. The Neighboring Residential Condo is four stories tall, and faces North 1st Street. The Development Site is currently vacant, and is located at the corner of Bedford Avenue and North 1st Street. Bedford Avenue and North 1st Street are one-way streets with on-street parking on both sides of the street. Metropolitan Avenue and Grand Street are wider two-way streets that are located one block north and one block south, respectively, of North 1st Street. There are sidewalks on both sides of the street throughout the area. Pedestrian-level views around the Rezoning Area area are limited by topography, orientation of the street grid, and the narrow width of Bedford Avenue and North 1st Street.

4.3.2 Future without the Proposed Action (No-Action Condition)

Under the No-Action Condition, the Development Site would remain vacant. As no new construction would occur under the No-Action Condition, there would be no changes to how the Development Site affects the pedestrian experience.

4.3.3 Future with the Proposed Action (With-Action Condition)

The Proposed Action would extend the C2-4 commercial overlay to the Rezoning Area. The C2-4 commercial overlay has a commercial FAR of 2.0, and allows commercial uses to occupy two floors in a commercial-only building, but restricts the commercial use to the ground floor in mixed-use buildings. The underlying R6B district restricts the permitted height of bulk of a building that could be constructed on the Development Site.

Under the Proposed Action, a building on the Development Site could be constructed with a residential or commercial FAR of 2.0. The Development Site is 2,733 square feet, therefore a 5,466 zsf building could be constructed. The Proposed Action would facilitate the development of a three-

story 5,443.8 zsf mixed-use building. This building would be constructed to 1.98 FAR (1.16 residential FAR, 0.82 commercial FAR), which results in 8,519.2 gsf.

The massing diagrams on Figure 18 shows the maximum building envelope that would be allowed under the R6B/C2-4 district. The maximum building envelope would be 50 feet tall, and would cover the entire lot since the R6B district allows 100 percent lot coverage on corner lots[4]. Existing buildings along Bedford Avenue and North 1st Street generally range in height from two to four stories, however, five- and six-story buildings are not uncommon, especially at street corners. As discussed in Attachment B-1: Land Use, Zoning, and Public Policy, zoning in the vicinity of the Rezoning Area generally consists of R6, R6A, and R6B districts. R6B districts have the most restrictive height limits; R6 districts have maximum heights that range from 55 to 70 feet, R6A limits building height to 70 to 85 feet, and R6B districts limit maximum building height to 50 to 55 feet.

The Neighboring Residential Condo is 4 stories tall (59 feet), and the Jarka Hall Senior Residence (270 Bedford Avenue) located across North 1st Street from the Development Site is 6 stories tall (56 feet). The mixed-use building diagonally opposite of the Development Site across Bedford Avenue and North 1st Street (263 Bedford Avenue) is 6 stories tall (60 feet) and the mixed-use building across Bedford Avenue from the Development Site is 4 stories tall (44 feet). As the Proposed Action would not change the underlying bulk regulations of the R6B district, and zoning districts in the surrounding area allow buildings at least 50 feet tall, the Proposed Action would be consistent with the neighborhood's size and bulk.

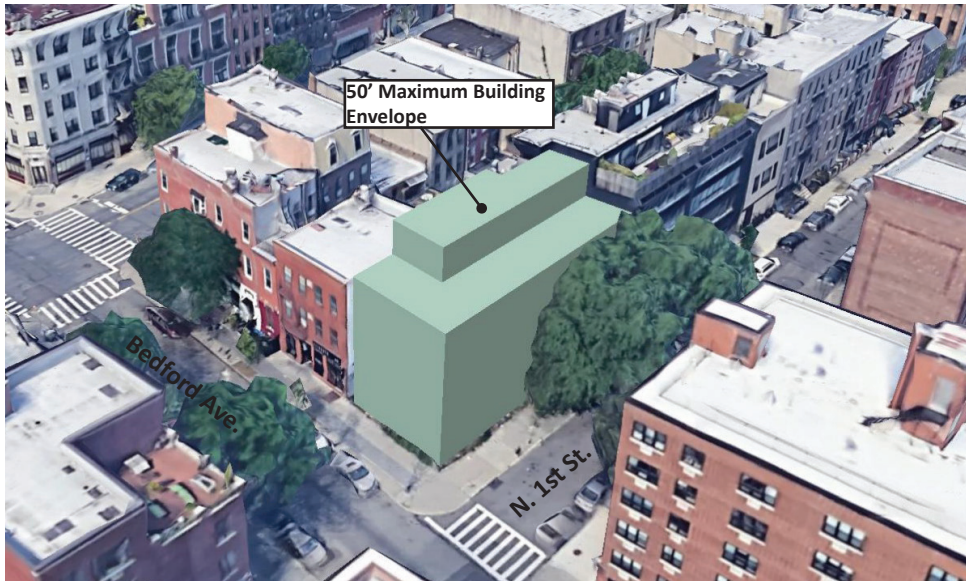
The Proposed Action would allow for commercial uses at the Development Site, which are currently not allowed under the R6B district regulations. Bedford Avenue is a commercial corridor, and the two buildings immediately south of the Development Site each have ground-floor commercial uses, as do the buildings across Bedford Avenue and the building diagonally opposite of the Development Site. Grand Street, located one block south of North 1st Street is another commercial corridor where many buildings have ground-floor commercial uses. Figure 4 shows an aerial map of the surrounding area, and Figure 6 shows photos of nearby buildings.

The Proposed Action would not change the surrounding street grid or pedestrian infrastructure. It would not change height and bulk regulations in the Rezoning Area, and would not introduce a new land use to the neighborhood. The Proposed Action would allow development that is consistent with the size of nearby buildings and with Bedford Avenue's mixed-use character. The Proposed Action would therefore not have any impact on the pedestrian experience that is not allowed by zoning or currently exists in the neighborhood. For these reasons, no impacts are anticipated and no additional analysis is warranted.

[4] The Proposed Action would facilitate the construction of a 39-foot tall building, which would maximize the 2.0 FAR at the Development Site.



Massing 1: View of the 50-foot maximum building envelope looking north from Bedford Avenue south of the Project Site.



Massing 2: Looking west to the 50-foot maximum building envelope from the intersection of N. 1st Street and Bedford Avenue.



Massing 3: Looking southwest to the 50-foot maximum building envelope from N. 1st Street east of the Project Site.



Massing 4: Looking north to the 50-foot maximum building envelope from the intersection of Bedford Avenue and Grand Street.

ATTACHMENT B-5: HAZARDOUS MATERIALS

5.1 Introduction

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

5.2 Phase I Environmental Site Assessment

On behalf of the Applicant, Singer Environmental Group, PLLC performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 157-13 for the Development Site (276 Bedford Avenue, Block 2380, Lot 20), dated August 29, 2018.

The purpose of the Phase I assessment was to identify recognized environmental conditions (RECs) on and near the Development Site and records of those areas that may adversely impact the subject property owner or operator under existing federal, state, and local environmental laws, and to recommend further actions necessary to confirm, quantify, or abate those conditions.

The Phase I ESA reports that the Development Site is currently a vacant lot, and it has been vacant since at least 1987. According to Sanborn Maps, the Development Site was previously occupied by commercial stores in between 1910 and 1960. Buildings on the Development Site may have included dwellings, however some of the Sanborn maps are unclear. According to a City Directory Abstract Search, tenants who were located at the Development Site include a barber (1934), tailor, stationery (1940), and pet shop (1965, 1970, 1973, 1976). The Phase I ESA acknowledged that the Development Site has an e-designation for noise, but the designation is not considered a recognized environmental condition.

The Phase I ESA did not identify any RECs on the Development Site, or any activities on surrounding properties that would impact the Development Site's environmental quality during the field inspection.

5.3 Further Investigation

Although no RECs were identified in the Phase I ESA, further investigation of the Development Site would be required due to the environmental conditions of surrounding properties which have E-designations. The Study Area was analyzed in the 2004 Greenpoint-Williamsburg Rezoning

(04DCP003K) which found that two lots across Bedford Avenue from the Development Site have environmental conditions that require E-138 designations. 265 Bedford Avenue (Block 2381, Lot 1) has a history of use as an auto repair and gas station, and 263 Bedford Avenue (Block 2366, Lot 1) is adjacent to a property with a suspect fuel tank (169 North 1st Street). The Development Site was also included in the 2008 Grand Street Rezoning (08DCP029K) but the contextual rezoning did not include a soft sites analysis and therefore no e-designations were mapped.

To avoid any potential impacts associated with hazardous materials, the following (E) designation (E-559) for hazardous materials will be placed on Block 2380, Lot 20:

Task 1 – Sampling Protocol
The applicant submits to OER, for review and approval, a Phase 1 of the site along with a soil and groundwater testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2 – Remediation Determination and Protocol
A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER. If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

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

With this (E) designation in place, significant adverse impacts related to hazardous materials are not expected, and no further analysis is warranted. Therefore, the proposed actions would not result in significant adverse impacts related to hazardous materials.

ATTACHMENT B-6: AIR QUALITY

6.1 Introduction

The proposed project would affect local air quality levels and potential air quality impacts could be associated with:

1. Potential for changes in vehicular travel associated with proposed development to result in significant mobile source (vehicular related) air quality impacts;
2. The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses.

The following air quality analyses were conducted in accordance with the procedures outlined in the 2014 *CEQR Technical Manual* to determine whether the proposed project would result in violations of ambient air quality standards.

6.2 Methodology

Mobile Source

Under guidelines contained in the *CEQR Technical Manual,* and in this area of New York City, projects generating fewer than 170 additional vehicle trips in any given hour are considered as unlikely to result in significant mobile source impacts and do not warrant detailed carbon monoxide (CO) impact analysis. The Proposed Action will not result in more than 170 vehicle trips in a given peak hour, and therefore the Proposed Action would not result in significant adverse air quality impacts from CO.

Under the guidelines of the *CEQR Technical Manual,* a detailed $PM_{2.5}$ analysis is required for projects generating at least between 12 to 23 heavy duty diesel vehicles (HDDV) (depending on road classification) during the peak hour. The Proposed Action is below the thresholds identified in Table 16-1 of the *CEQR Technical Manual*, and therefore a transportation analysis does not need to be performed. According to the *CEQR Technical Manual*, projects that are below the thresholds in Table 16-1 are unlikely to generate more than 50 peak hour vehicle trips, but in order to calculate the number of peak hour HDDV trips that would be generated by the Proposed Action, 50 peak hour vehicle trips were entered into the Equivalent Truck Calculation worksheet provided in the *CEQR Technical Manual*. Bedford Avenue is a Minor Arterial, and therefore the worksheet states that 50 peak hour vehicle trips would result in 2 HDDV equivalent trips, which is below the threshold of 23 HDDV peak hour trips for Minor Arterials. Therefore, the Proposed Action would not result in significant adverse air quality impacts from $PM_{2.5}$.

Therefore, no detailed air quality mobile source analysis would be required for the Proposed Action per the *CEQR Technical Manual* as Therefore, no significant mobile source air quality impacts would be generated by the Proposed Action.

Stationary Source

Projects may result in stationary source air quality impacts when they would (i) create new stationary sources of pollutants—such as emission stacks for industrial plants, hospitals, other large institutional uses, or even a building's boilers—that may affect surrounding uses; (ii) introduce certain new uses near existing or planned emissions stacks that may affect the use; or (iii) introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

6.3 Assessment

6.3.1 Future without the Proposed Action (No-Action Condition)

Since the Development Site is currently vacant, there are no mobile or stationary sources of air quality emissions generated at or by the Development Site. This condition would not change under the No-Action condition, therefore no impacts would occur.

6.3.2 Future with the Proposed Action (With-Action Condition)

Screening-Level Analysis of the Heating, Ventilation and Air Conditioning (HVAC)

A screening analysis was performed using the methodology described in Chapter 17 of the *CEQR Technical Manual* to assess air quality impacts associated with emissions from the proposed project's natural gas-fired hot water system; the buildings heating and cooling system would be supplied by electric heat pumps and no emissions would result. The *CEQR* screening methodology for hot water systems determines the threshold of development size below which there is no potential for significant adverse impact. The screening procedure uses information regarding the type of fuel used, the maximum development size or estimated emissions, the exhaust stack height, and the distance to the nearest building of similar or greater height to evaluate whether a significant adverse impact is likely. Based on the distance to the nearest building of a similar or greater height, if the maximum development size is greater than the threshold size in the *CEQR Technical Manual*, then there is the potential for significant air quality impacts and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis and no further study is required.

A review of existing land uses within 400 feet of the Development Site via the New York City Open Accessible Space Information System (OASIS) Land Use interactive mapping application, Google

imaging map was conducted, and building height data supplied by NYC OpenData[5]. This review determined that there are numerous buildings with a taller building height that the proposed project located within 400 feet of the Development Site that might be impacted. The closest of these buildings is the five-story (59 feet) residential building at 142 N. 1st Street (Block 2380, Lot 7501) is located directly adjacent to the Development Site, and contains sensitive receptors in the form of outdoor patios. An analysis was therefore conducted, using *CEQR Technical Manual* screening procedures, to determine whether the HVAC emissions of the proposed development would have the potential to significantly impact air quality levels at the closest existing building.

The *CEQR Technical Manual* nomographic procedure was used to determine the threshold distance between the proposed development and existing building. Because the proposed development's hot water system would be heated by natural gas, Figure 17-7 of the *Air Quality Appendix* was used as follows to determine the potential for significant nitrogen dioxide (i.e., the critical pollutant for natural gas) impacts:

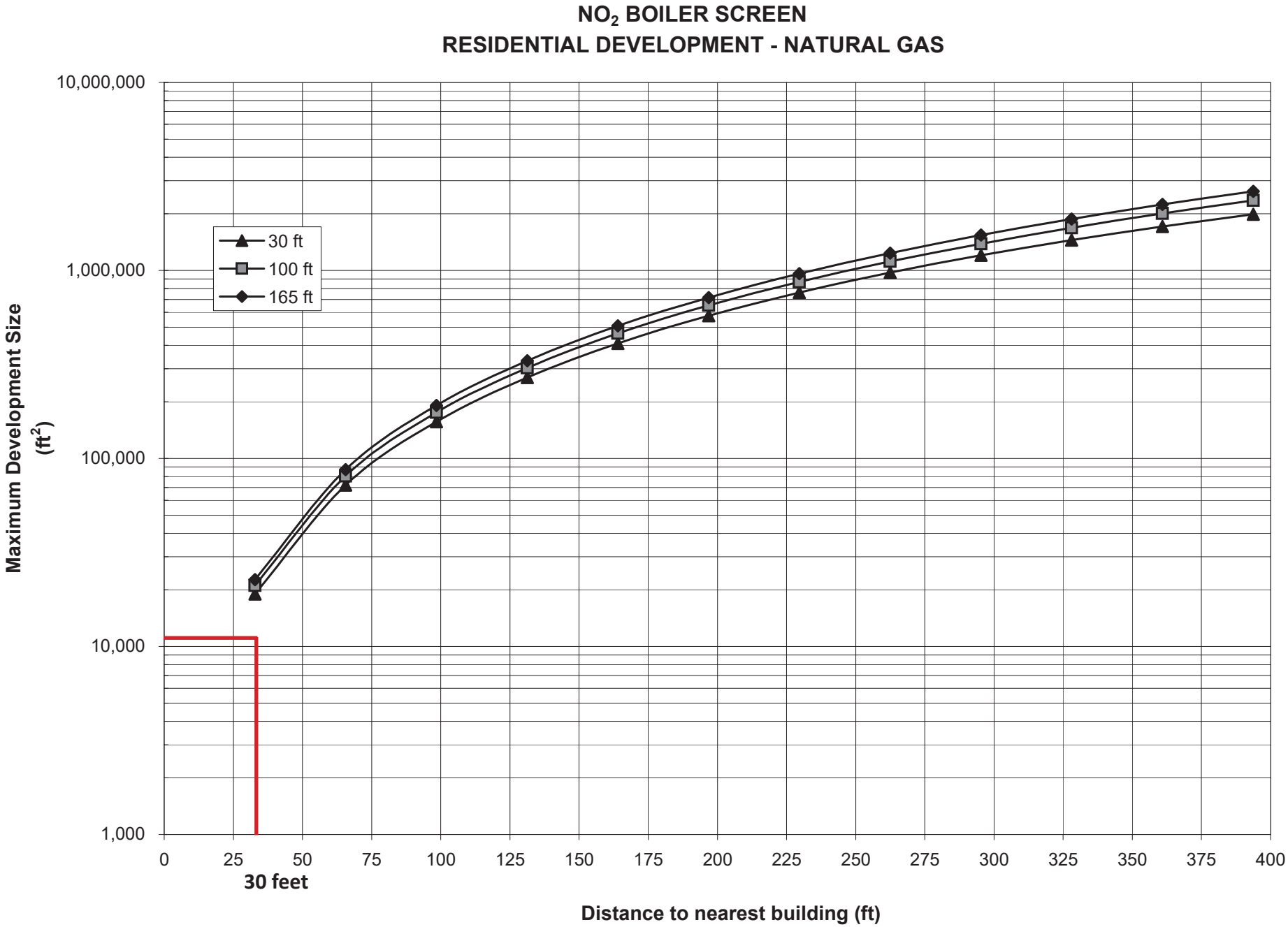
- The estimated maximum size of the proposed development (8,519.2 gsf) is below the minimum required development size (12,000 gsf) to use the nomograph, and therefore 12,000 gsf was plotted on the nomograph (see Figure 19: Boiler Screening) against the distance to a potentially affected building on Block 2380 (142 N. 1st Street).
- A development size of approximately 12,000 gsf at a distance of 30 feet distance is the threshold over which a potentially significant impact is likely to occur.
- Because the westerly adjacent building at 142 N. 1st Street is taller than the proposed development and contains sensitive receptors, an HVAC emissions stack would need to be at least 30 feet from the lot line shared with 142 N. 1st Street.

To ensure that there would be no significant adverse air quality impacts associated with the Proposed Action, an E designation (E-559) will be placed on the Development Site as follows:

Block 2380, Lot 20 (Development Site): Any new residential/commercial development and/or enlargement on the above-referenced property must ensure that the HVAC stack is located at the highest tier and at least 39 feet above grade, and at least 32 feet away from the north-western lot line facing Berry Street to avoid any potential significant adverse air quality impact.

With this (E) designation in place, significant adverse air quality impacts related to the Proposed Action are not expected, and no further analysis is warranted. Therefore, the Proposed Action would not result in significant adverse air quality impacts.

[5] The building height data was accessed through the Building Footprints shapefile available to download on NYC Open Data and maintained by NYC Department of Information Technology and Telecommunications (DoITT).



BEDFORD AVENUE OVERLAY EXTENSION

FIGURE 19: BOILER SCREENING ANALYSIS

SOURCE: CEQR TECHNICAL MANUAL, 2014

Air Toxics Screening Analysis

In addition to evaluating the impact of the proposed rezoning on the study area and other potential receptors, we must determine whether the Development Site may be impacted from existing emissions stacks from nearby industrial or manufacturing uses.

As indicated in Figure 7: Land Use Map, there are only 3 parcels identified as Industrial/Manufacturing within the 400-foot study area surrounding the Rezoning Area. Field inspection of the study area indicated that the two industrial parcels on Berry Street are one site. The warehouse on Berry Street is west of the Rezoning Area and is a warehouse for A to Z Kosher Meat Products Co. located at 230 Berry Street (Block 2379, Lots 24 and 27). The industrial parcel east of the Rezoning Area is located at 169 North 1st Street, and also appears to be a warehouse. Both of the sites are surrounded by residential and mixed residential and commercial uses, and neither has an active air toxics permit according to the NYC Department of Environmental Protection's (NYCDEP) Clean Air Tracking System (CATS) database (see Appendix B for backup data).

The CATS database returns four entries for A to Z Kosher Meat Products Co. Two of the applications are related to an engine/generator registration (Applications PA054281 and PA054381), and two are for a boiler registration (Applications CA044691 and CA252395). Application PA054281 was cancelled on 6/27/1989, and Application PA054381 expired on 12/11/2017. Application CA044691 was cancelled on 2/6/1991, and Application CA252395, which was for the cancellation of a boiler registration, expired on 9/20/2019.

Based upon the absence of air toxics permits and highly mixed-use character of the study area, it is not believed that any existing land uses pose a hazardous impact to the Rezoning Area, and no further analysis is required.

In addition, there are no large-scale emissions sources within 1,000 feet of the Rezoning Area. Therefore, there is no potential for surrounding development to create significant air toxics impacts on the Rezoning Area, and no further analysis is warranted.

Conclusion

Based on the above analysis, the Proposed Action will not result in any air quality impacts, nor will the proposed project be subject to air toxic impacts from nearby uses; no additional analysis is warranted.

ATTACHMENT B-7: NOISE

7.1 Introduction

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

In terms of hearing, humans are less sensitive to low frequencies (<250 Hz) than mid-frequencies (500-1,000 Hz). Humans are most sensitive to frequencies in the 1,000 to 5,000 Hz range. Since ambient noise contains many different frequencies all mixed together, measures of human response to noise assign more weight to frequencies in this range. This is known as the A-weighted sound level.

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed "dBA." The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dBA, and the threshold of pain is about 140 dBA.

Because the scale is logarithmic, a relative increase of ten decibels represents a sound pressure level that is ten times higher. However, humans do not perceive a ten dBA increase as ten times louder; they perceive it as twice as loud. The following are typical human perceptions of dBA relative to changes in noise level:

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

7.2 Methodology

The *CEQR Technical Manual* recommends, if warranted, an analysis of two principal types of noise sources: mobile sources and stationary sources. The initial impact screening of these two types of noise sources considers whether the project would: (1) generate any mobile or stationary sources of noise; and/or (2) be located in an area with existing high ambient noise levels. If the proposed project is located in areas with high ambient noise levels, which typically include those near highly-trafficked thoroughfares, airports, rail, or other loud activities, further noise analysis may be warranted to determine the attenuation measures that are appropriate for the proposed project.

The Proposed Action will not generate any stationary sources of noise; therefore, this EAS only includes an analysis of mobile sources.

7.3 Assessment

7.3.1 Future without the Proposed Action (No-Action Condition)

The project site is currently vacant. There are currently no mobile sources of noise generated by the Project Site nor are there any sensitive receptors located on the site. These conditions would not change under the No-Action condition, therefore no impacts would occur.

6.3.2 Future with the Proposed Action (With-Action Condition)

Mobile Sources

The following analysis of mobile sources is based on analysis contained in the Final Environmental Impact Statement (FEIS) for the Greenpoint-Williamsburg Rezoning (CEQR#04DCP003K) prepared by the New York City Department of City Planning in March 2005[6].

Mobile noise sources are those which move in relation to receptors. The mobile source screening analysis addresses potential noise impacts associated with vehicular traffic generated by the Proposed Development. According to the *CEQR Technical Manual*, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a proposed action, a detailed analysis is generally performed. Vehicular traffic studies are not warranted, as the proposed development is not expected to generate over 50 vehicle trips through any intersections during peak periods. With the relatively moderate to high numbers of vehicles in the immediate area, the proposed action would not likely result in a doubling of noise passenger car equivalents (PCEs) to cause a 3 dBA increase in noise levels and cause significant adverse impact to existing receptors. As a result, no significant adverse mobile source noise impacts due to vehicular traffic are anticipated as a result of the Proposed Action.

As discussed in the *CEQR Technical Manual*, if a proposed project is located in an area with high ambient noise levels, which typically include those near heavily-traveled thoroughfares, airports, rail, or other loud activities, further noise analysis may be warranted to determine the attenuation measures for the project. The project site is on Bedford Avenue, which may be considered a heavily-trafficked thoroughfare. The Development Site has an E designation for noise. According to the 1985 Conditional Negative Declaration for CEQR No. 85-271-K (Bedford Avenue-North 3rd Street URA), the Development Site requires a minimum of 25 dbA window wall attenuation. Since that

[6] https://a002-ceqraccess.nyc.gov/ceqr/ProjectInformation/ProjectDetail/3808-04DCP003K#b

time, the *CEQR Technical Manual* has been updated, and the lowest level of required attenuation is 28 dB(A).

Ambient noise levels in the area were measured as part of the FEIS for the Greenpoint-Williamsburg Rezoning project and, given the close proximity of the Greenpoint-Willimsburg Rezoning area to the project site (across Bedford Avenue to the north and one-block to the south along Berry Street), such noise levels are used herein to provide an assessment of the potential for mobile source noise to have a significant adverse effect on the future residents and tenants of the proposed building. The Greenpoint-Williamsburg Rezoning FEIS conducted noise measurements at 35 locations, one of which (site 29) – Berry Street between Grand Street and North 1st Street – is located one block south of the project site. Given that the monitoring location is in similar road condition and in close proximity to the project site, it is assumed that the noise environment (traffic noise predominantly associated with vehicular traffic) in the two areas is similar, making the noise measurement on Berry between Grand Street and North 1st Street a comparable location to the project site in terms of noise impacts.

Noise monitoring at Site 29 was performed on May 11-13, 20, 25, 27, and June 1-2, 8, 9 and 10, 15-17, 22, 23, 2004. At the site, 20-minute measurements were taken during weekday AM (7:30 AM – 10:00 AM), midday (MD) (11:00 AM – 3:00 PM), and PM (4:30 PM – 6:30 PM) peak periods. These analysis periods also correspond with the traffic peak periods. The results of the noise measurements under the With Action Condition are summarized below.

Table 7-1: Greenpoint-Williamsburg Rezoning Future with Action Noise Levels at Site 29

Site	Location	Time Period	Noise Level (L_{10})
29	Berry Street between Grand Street and North 1st Avenue	AM	71.6
		MD	71.9
		PM	67.4

Source: Greenpoint-Williamsburg Rezoning FEIS, 2005 (04DCP003K).

In accordance with the *CEQR Technical Manual,* if the ambient noise levels at the Project Site exceed the marginally acceptable level of 70.0 dB(A), a significant impact could occur unless the building design provides a composite building attenuation that would be sufficient to reduce these levels to an acceptable interior noise level. Table 19-2 in the *CEQR Technical Manual* contains noise exposure guidelines. For a residence, an L_{10} of between 65 and 70 dB(A) is identified as a marginally acceptable general external exposure; a L_{10} of between 70 and 80 dB(A) is identified as a marginally unacceptable general external exposure. The highest recorded L_{10} value at the equivalent monitoring site was 71.9 during the mid-day peak period. According to the *CEQR Technical Manual* Table 19-3, window-wall attenuation of 28 db(A) is required for an L_{10} between 70 and 73.

To ensure that there would be no significant adverse noise impacts associated with the Proposed Action, an E designation (E-559) will be placed on the Development Site as follows:

Block 2380, Lot 20 (Development Site): To ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation on all facades in order to maintain an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

With this (E) designation in place, significant adverse noise impacts related to the Proposed Action are not expected, and no further analysis is warranted. Therefore, the Proposed Action would not result in significant adverse noise impacts.

ATTACHMENT B-8: CONSTRUCTION

CONSTRUCTION

The construction activities associated with the development of an 8,519.2 gross square footage (gsf) mixed-use building, with 4,094.9 gsf of groundfloor retail and two residential units on the upper stories (the "proposed project"), would be expected to result in conditions typical of construction sites in New York City. Construction of the proposed building would occur over a period of approximately twelve months. Construction of the proposed project would be carried out in accordance with New York City laws and regulations, which allow construction activities between 7:00 AM and 6:00 PM on weekdays. If work is required outside of normal construction hours, necessary approvals would be obtained from the appropriate agencies (i.e., the New York City Department of Buildings and New York City Department of Environmental Protection).

Transportation

Construction actions could result in short-term disruption of both traffic and pedestrian movements in the vicinity of the Development Site. This would occur primarily due to the potential temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the Development Site. Additionally, construction may at times result in significant closings of sidewalks adjacent at the Development Site. However, these conditions would not result in significant adverse impacts on traffic and transportation conditions given the limited duration of any obstruction. During construction, standard practices would be followed to ensure safe pedestrian and vehicular access to nearby buildings, streets, and sidewalks. Accordingly, the Proposed Action would not result in significant adverse construction-related transportation impacts.

Noise

Noise and vibration from construction equipment operation, possible rock excavation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved, the construction schedule, and the location of potentially sensitive noise receptors. Noise associated with construction would be limited to typical construction activities and would be subject to compliance with the New York City Noise Code and by EPA noise emission standards for construction equipment. These local and federal requirements mandate that a certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize construction noise and its effect on adjacent uses. Construction noise associated with the Proposed Action is expected to be similar to noise

generated by other construction projects in the area. Accordingly, the Proposed Action would not result in significant adverse construction-related noise impacts.

Air Quality

Excavation and construction would be conducted with care and all appropriate fugitive dust control measures required by law, including watering of exposed areas and dust covers for trucks would be employed. Given the size of the project and the limited construction period, the mobile source emissions generated by the Proposed Action would not be significant.

Conclusion

Overall, the construction-related activities associated with the development of the proposed project are not expected to have significant adverse impacts and further analysis is not required. Overall, through the implementation of the measures described above, adverse effects associated with the proposed construction activities would be minimized. Accordingly, the proposed project would not result in significant adverse impacts during construction, and no further analysis is required.

Appendix A

NYC LPC Correspondence

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: 276 BEDFORD AVENUE
Address: 150 NORTH 1 STREET, **BBL:** 3023800020
Date Received: 3/25/2019

[X] No architectural significance

[X] No archaeological significance

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

[ ] Listed on National Register of Historic Places

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

[ ] May be archaeologically significant; requesting additional materials

Gina Santucci 3/27/2019

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 34077_FSO_DNP_03272019.doc

Appendix B

Air Toxics Data

Air Toxics Analysis Tables

Table 1: Industrial Sites and CATS Info

BLOCK	LOT	ADDRESS	LAND USE	PLUTO LAND USE NUMBER	CURRENT USE	CATS INFO
2379	24	228 BERRY STREET	Industrial/Manufacturing	6	A to Z Kosher Meat Products Co.	No Record
2379	27	123 GRAND STREET	Industrial/Manufacturing	6	A to Z Kosher Meat Products Co.	*See Table 2 Below
2366	32	169 NORTH 1 STREET	Industrial/Manufacturing	6	Warehouse	No Record

Table 2: Brooklyn Block 2379, Lot 27 CATS Information

APPLICATION ID	TYPE	REQUEST TYPE	STATUS	SUBMITTED DATE	DECISION DATE	EXPIRATION DATE
CA252395	Registration - Boiler	Cancellation - Boiler Registration	Expired	9/21/2017	N/A	9/20/2019
CA044691	Registration - Boiler	Cancellation - Boiler Registration	Cancelled	N/A	2/6/1991	3/8/1997
PA054381	Registration - Engine/Generator	Renewal - Combustion	Expired	N/A	4/8/1988	12/11/2017
PA054281	Registration - Engine/Generator	Cancellation - Combustion	Cancelled	N/A	6/27/1988	12/10/1989

Discussion

Block 2379, Lots 24 and 27 appear to be the same Industrial/Manufacturing Use, A to Z Kosher Meat Products Co. A search of the CATS Database for Block 2379, Lot 27 returns four entries. Two of the applications are related to an engine/generator registration (Applications PA054281 and PA054381) and two are for a boiler registration (Applications CA044691 and CA252395). Application PA054281 was cancelled on 6/27/1989, and Application PA054381 expired on 12/11/2017. Application CA044691 was cancelled on 2/6/1991, and Application CA252395, which was for the cancellation of a boiler registration, expired on 9/20/2019.