7502 New Utrecht Avenue Rezoning Environmental Assessment Statement (EAS)

February 13, 2026

CEQR No. 78DCP017K
ULURP No. TBD

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

Prepared by:
AKRF, Inc.
440 Park Avenue South
New York, NY 10016

7502 New Utrecht Avenue Rezoning EAS

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Environmental Assessment Statement 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* 7502 New Utrecht Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
78DCP017K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT 7502 Property Inc.		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON 7502 Property Inc.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 7502 New Utrecht Avenue		
CITY New York	STATE NY	ZIP 10271	CITY Brooklyn	STATE NY	ZIP 11214
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE	EMAIL 7502propertyinc@gmail.com	

5. *Project Description*

The Applicant, 7502 Property Inc., is proposing to rezone the eastern-most portion of Brooklyn Block 6225, Lots 11-14, 17, 21-25, 28, and portions of Lots 8 and 29-32 (the "Proposed Rezoning Area") from R5/C2-2 to C4-4D and establish the Proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"). Lot 17, which is a corner lot, is owned by the Applicant and comprises the "Proposed Development Site." Under the RWCDS, the Proposed Actions would facilitate the development of a 11-story (145-foot-tall; 165-foot-tall including mechanical bulkhead), approximately 88,202-gsf mixed-use building, consisting of approximately 63,073-gsf of residential uses (74 dwelling units [DUs]), approximately 6,525-gsf of local retail uses, approximately 9,302-gsf of commercial office uses, and approximately 15 parking spaces located in the cellar of the building (the "Projected Development"). Pursuant to the City's MIH program, up to 20, 25, or 30 percent of the 74 DUs (or approximately 15-22 units) would be designated as permanently affordable at an average affordability level not exceeding 60 percent of area median income (AMI) under Option 1, 80 percent of AMI under Option 2, or 40 percent of AMI under Option 3, respectively.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 11	STREET ADDRESS 7502 New Utrecht Avenue
TAX BLOCK(S) AND LOT(S) Block 6225, Lots 8, 11-14, 17, 21-25, 28-32		ZIP CODE 11204
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Bay Ridge Parkway to the north, New Utrecht Avenue to the east, 76th Street to the south, and Block 6225 to the west		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5/C2-2		ZONING SECTIONAL MAP NUMBER 22d

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 ☐ Cogeneration Facility ☐ Title V Permit

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

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

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

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

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

☒ SITE LOCATION MAP ☒ 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.): 35,317
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 35,317
Other, describe (sq. ft.): 0

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): 88,202
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 88,202
HEIGHT OF EACH BUILDING (ft.): 145
NUMBER OF STORIES OF EACH BUILDING: 11

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: ~9,302
The total square feet not owned or controlled by the applicant: ~21,556

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: ~9,302 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 93,020 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: ~9,302 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.)	63,073	15,827	0	0
Type (*e.g.,* retail, office, school)	74 units	Local Retail and Office	N/A	N/A

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 218
NUMBER OF ADDITIONAL WORKERS: 41
Provide a brief explanation of how these numbers were determined: Residential population based on the average household size in Brooklyn Community District 11 (2.94 persons per household) per the 2020 Decennial Census. Estimate of workers based

on standard rates of: 1 employee per 25 DU, 1 employee per 300 sf (commercial retail), 1 employee per 250 sf (commercial office) and 1 employee per 50 spaces.

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

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: N/A

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2029

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Refer to Attachment B, "Supplemental Screening"

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

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Mixed-use Residential/Commercial Buildings, Public Facilities & Institutions, Transportation/Utility, Parking Facilities, Vacant Land, All Others or No Data

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 and/or zoning different from the surrounding area?	☒	☐
(b) Is there the potential to affect an applicable public policy?	☐	☒
(c) If "yes," to (a) and/or (b), complete a preliminary assessment and attach. See Attachment C		
(d) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a OneNYC assessment and attach.		
(e) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 250 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Create a retail concentration?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 100 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate a net increase of more than 175 residential units in an existing R1-R4 district or 250 units in an existing R5 or above, C, or M district?		
(c) Would the project generate more than 500 additional employees?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in with-action structures of 250 feet or more?	☐	☒
(b) Would the proposed project result in in with-action structures between 50-250 feet and be located adjacent to, within, or across the street from a sunlight-sensitive resource?	☐	☒

	YES	NO
(c) Would the proposed project result in greater than 50 feet of incremental height change or substantial changes in bulk?	☒	☐
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 I		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project result in a building over 250 feet tall, have a project area greater than 1.5 acres or be classified as a general large-scale development?	☐	☒
(b) Does the project require a special permit to allow the modification of bulk and yard requirements or special uses?	☐	☒
(c) Does the proposed project introduce new, or change the location of, streets or public open spaces?	☐	☒
(d) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment D	☐	☒
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? See Attachment D	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒

	YES	NO
(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): (74 DUs x 41 pounds per week) + (21 retail employees x 79 pounds per week) + (37 office employees x 9 pounds per week) = 5,026 pounds per week		
○ 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): (63,073 gsf residential x 126.7 MBtu/sf [the source energy for the large residential building type]) + (15,827 gsf x 216.3 MBtu/sf [the source energy for commercial building type]) = 11,414,729 MBtu or 11,414,729,200 BTU		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☐
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐

	YES	NO
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. The Proposed Actions would not result in any significant adverse impacts in any of the technical areas related to public health, including air quality, hazardous materials, or noise. Therefore, the Proposed Actions would not result in a significant adverse impact to public health, and further analysis is not warranted.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; 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. The Proposed Actions would not result in any significant adverse impacts in any of the technical areas related to neighborhood character, including land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise. Therefore, the Proposed Actions would not result in a significant adverse impact to neighborhood character, and further analysis is not warranted.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. Construction would occur in a single phase lasting 18 months. As with all construction projects, work at the Projected Development Site would result in temporary disruptions to the surrounding area, including occasional noise and dust. However, such effects would be temporary and would be limited to the single construction period. Construction of the Projected Development would be carried out in accordance with New York City laws and regulations, which allow construction activities to occur between 7 AM and 6 PM on weekdays. If work is required outside of normal construction hours, necessary approvals would be obtained from the appropriate agencies (i.e., DOB and DEP). Through implementation of the measures described above, adverse effects associated with the proposed construction activities would be minimized. Accordingly, the Projected Development would not result in significant adverse impacts during construction, and no further analysis is required.		
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

SIGNATURE

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

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

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

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

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

2. Does the project have the potential to disproportionately affect disadvantaged communities, or cause or increase a disproportionate pollution burden on a disadvantaged community. ☐ YES ☐ NO

3. 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.

4. 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.

5. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

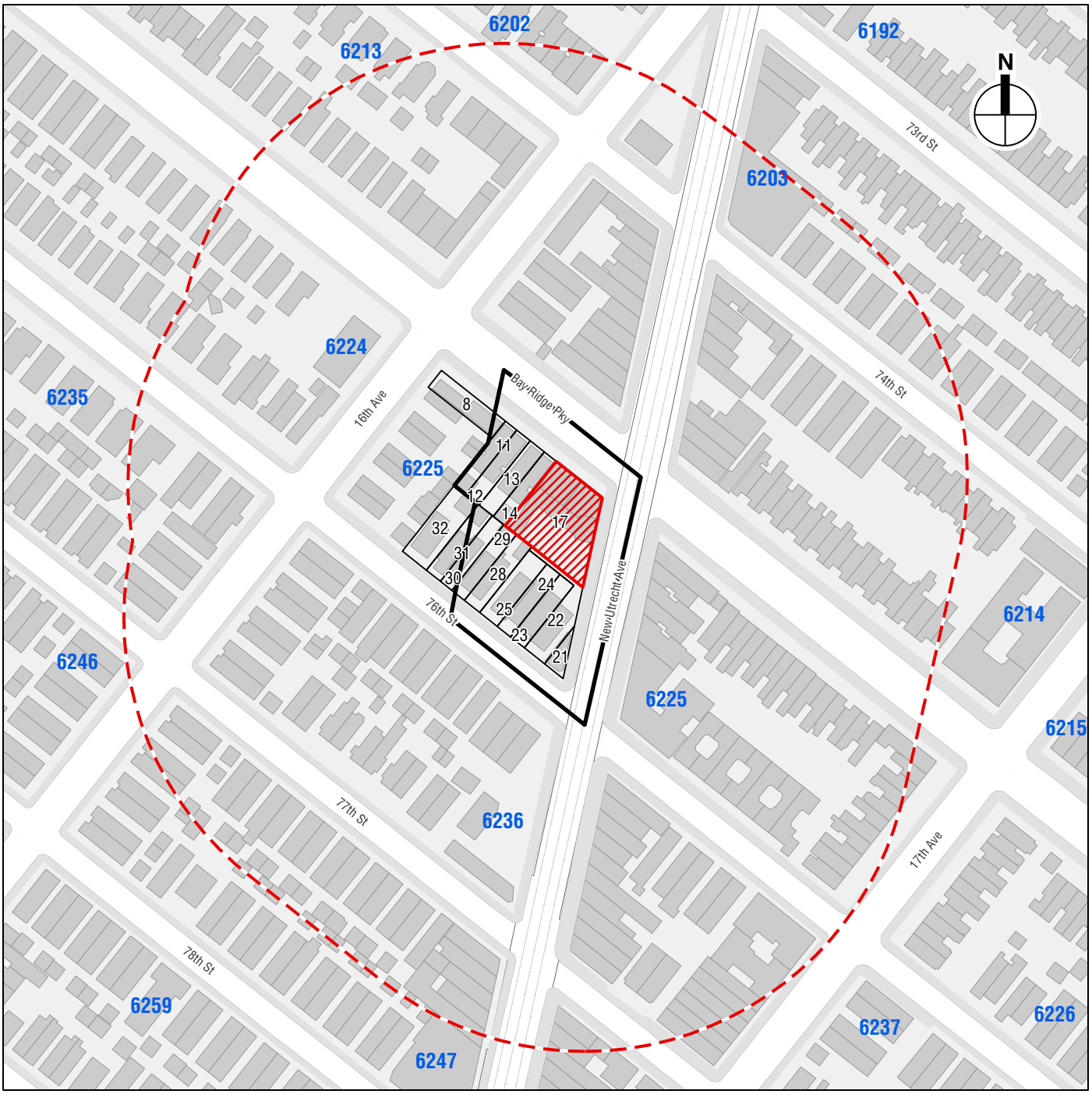
Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, assumed the role of lead agency for the environmental review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

Reasons Supporting this Determination

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

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

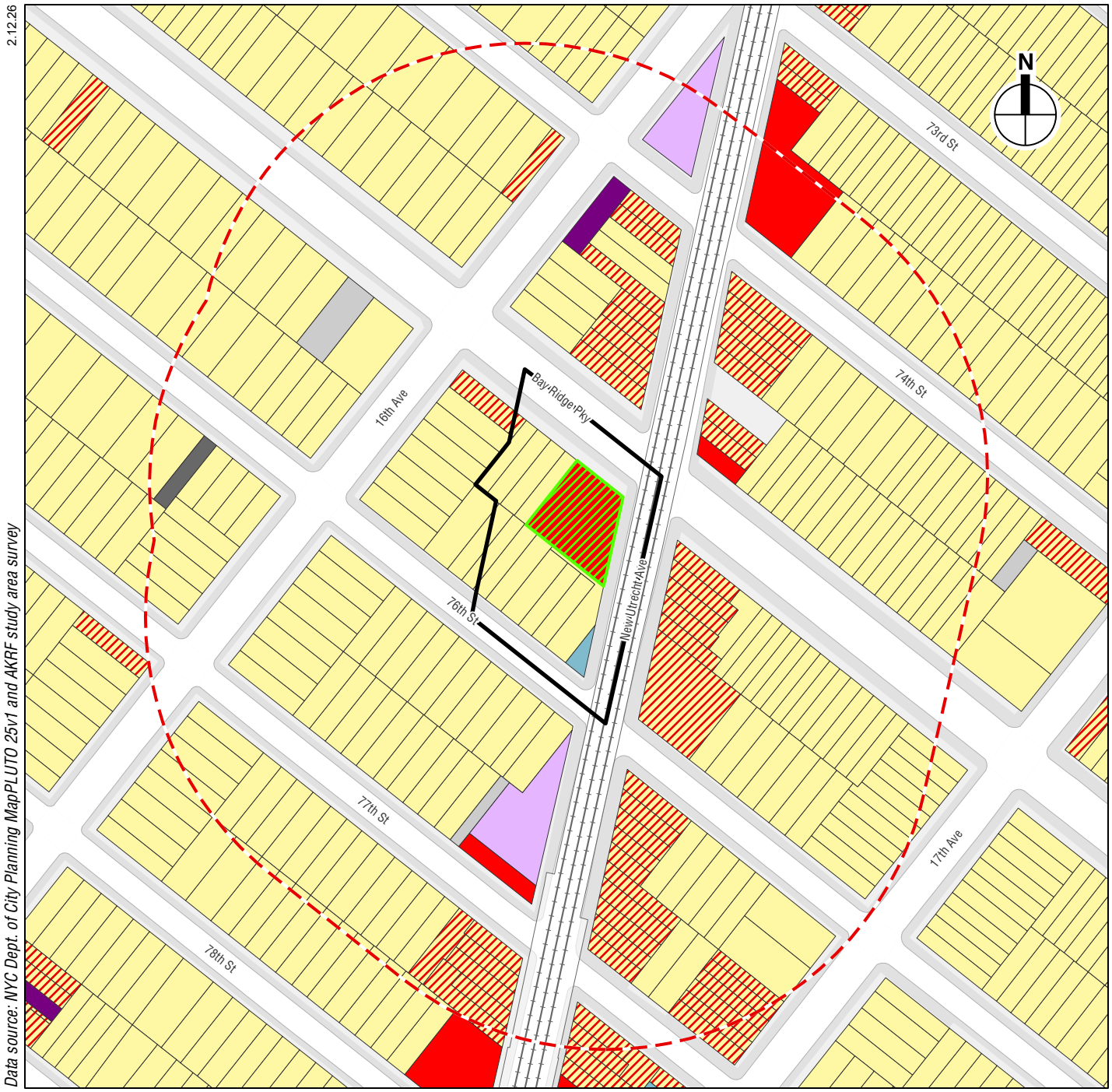
TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	



Project Location

7502 NEW UTRECHT AVENUE REZONING EAS

Figure 1



Existing Land Use

7502 NEW UTRECHT AVENUE REZONING EAS

Figure 2



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

Source: NYC Dept. of City Planning

Proposed Rezoning Area

Projected Development Site

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
06-11-2025 C 230378 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

22a	22c	23a
22b	**22d**	23b
28a	28c	29a

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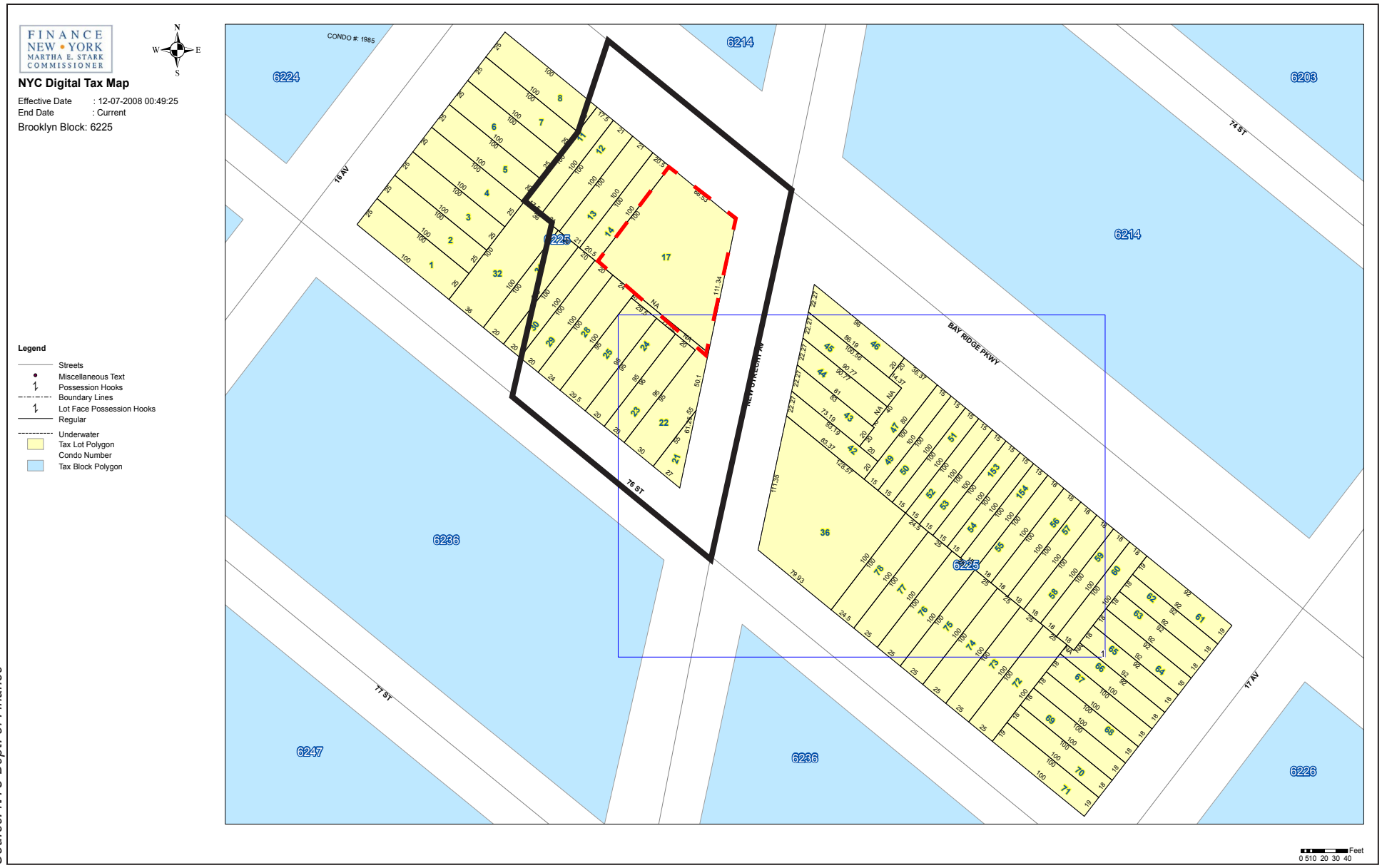
ZONING MAP **22d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Zoning Map
Figure 3



Source: NYC Dept. of Finance

Proposed Rezoning Area Projected Development Site

Tax Map
Figure 4



1. View of the Proposed Development Site facing northwest from New Utrecht Avenue.

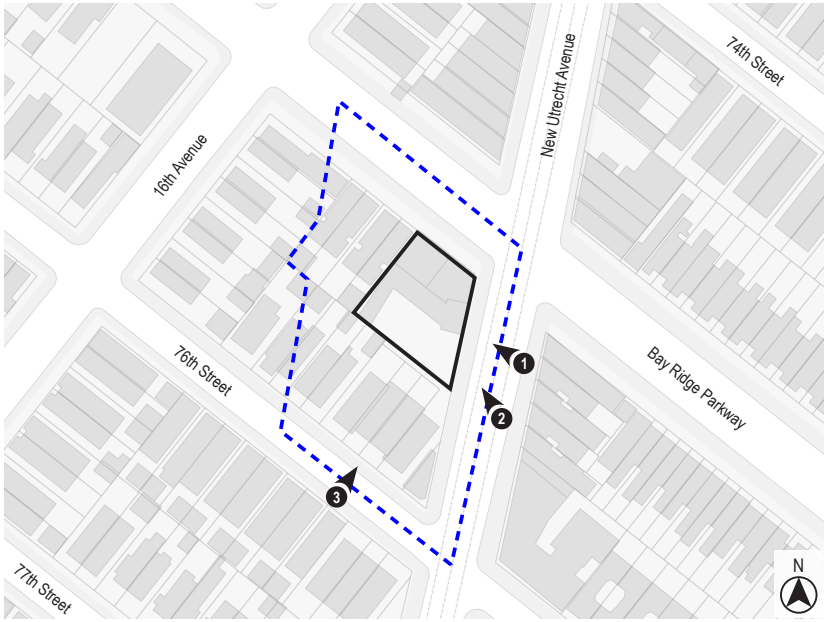


2. View of the Proposed Development Site facing northwest from New Utrecht Avenue.



3. View of New Utrecht Avenue facing northeast (Proposed Development Site at left).

Photographs Taken on March 10, 2023



Site Photos

Figure 5a

7502 NEW UTRECHT AVENUE REZONING EAS



4. View of the Proposed Development Site facing southwest from Bay Ridge Parkway.

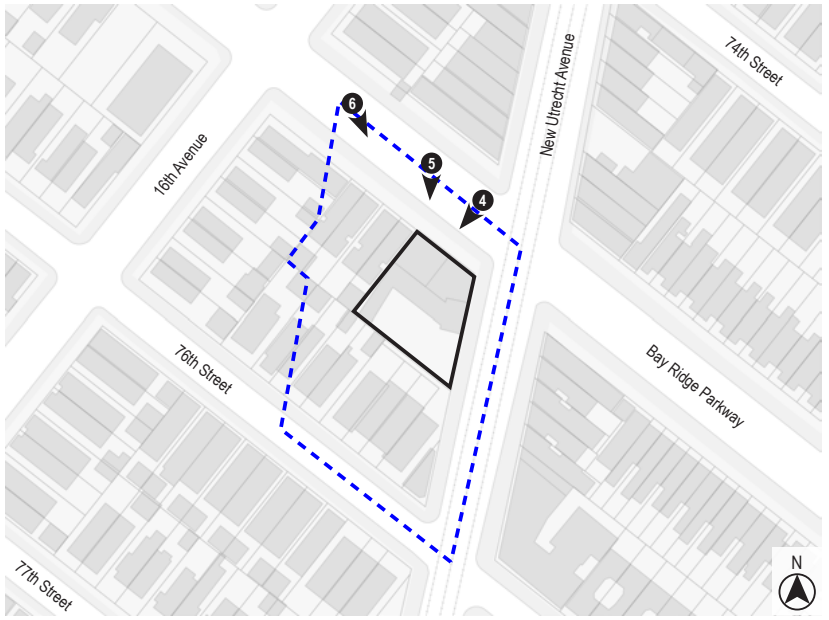


5. View of the Proposed Development Site facing south from Bay Ridge Parkway.



6. View of the Proposed Rezoning Area facing southeast from Bay Ridge Parkway.

Photographs Taken on March 10, 2023



Site Photos

Figure 5b

Attachment A:

Project Description

7502 NEW UTRECHT AVENUE REZONING EAS
ATTACHMENT A: PROJECT DESCRIPTION

I. INTRODUCTION

The Applicant, 7502 Property Inc., is seeking to rezone the eastern-most portion of Brooklyn Block 6225, Lots 11-14, 17, 21-25, 28, and portions of Lots 8 and 29-32 (the "Proposed Rezoning Area") from R5/C2-2 to C4-4D and establish the Proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area, which would be mapped with Options 1 and 2 (the "Proposed Actions"). The Proposed Rezoning Area would extend from New Utrecht Avenue to a depth of 150 feet along both Bay Ridge Parkway and 76th Street. Furthermore, the proposed zoning changes would also eliminate the existing C2-2 overlay mapped on Block 6225.

The Applicant is seeking to develop 7502 New Utrecht Avenue (Brooklyn Block 6225, Lot 17; the Applicant-owned "Proposed Development Site") with a new 11-story (127-foot-tall), approximately 88,202-gross-square-feet (gsf) mixed-use residential and commercial building (the "Proposed Development"). The Proposed Development would consist of approximately 63,073-gsf of residential uses, totaling approximately 51 dwelling units (DUs), including 10-15 income-restricted DUs, approximately 9,302-gsf of commercial office uses, and approximately 6,525-gsf of local retail uses. There would also be an accessory parking garage for residential uses, with approximately 15 spaces (voluntary), located in the cellar.

As a Reasonable Worst-Case Development Scenario (RWCDS), it is assumed that the With-Action condition would maximize the building height (145 feet) and feasibly maximizes the permitted floor area ratio (FAR) of 7.2 under the requested C4-4D zoning. For conservative purposes, the RWCDS will assume an average DU size of 850 gsf. Approval of the Proposed Actions would allow the Applicant to build a new approximately 88,202-gsf (66,322-zoning-square-feet [zsf]) mixed-use residential and commercial building with a floor area ratio (FAR) of 7.19 on the Proposed Development Site. It would consist of approximately 63,073-gsf of residential uses (74 DUs), approximately 6,525-gsf of local retail uses, approximately 9,302-gsf of commercial office uses, and approximately 15 voluntary accessory parking spaces[1] located in the cellar of the building (the "Projected Development"). Pursuant to the City's MIH program, up to 20, 25, or 30 percent of the 74 DUs (or approximately 15-22 units) would be designated as permanently affordable at an average affordability level not exceeding 60 percent of area median income (AMI) under Option 1, 80 percent of AMI under Option 2, or 40 percent of AMI under Option 3.

This attachment provides a summary and description of the Proposed Actions, including the Proposed Rezoning Area and Proposed Development Site, existing conditions, project's purpose and need, the analysis framework and RWCDS, and the governmental approvals required. The attached supplemental studies examine the potential for the Proposed Actions to result in impacts in any City Environmental Quality Review (CEQR) technical areas, including separate attachments with analyses of land use, zoning, and public policy, hazardous materials, and noise, in **Attachments C** through **E**, respectively. All other

[1] The 15 accessory parking spaces would be voluntary as no accessory parking spaces would be required pursuant to Zoning Resolution (ZR) Sections 25-222 and 25-37 for the residential and non-residential components, respectively, of the Proposed Development (the Proposed Development Site is less than 10,000 sf and parking requirements would be waived).

warranted preliminary screening assessments are summarized in **Attachment B, "Supplemental Screening."**

II. BACKGROUND AND EXISTING CONDITIONS

Background

The Proposed Rezoning Area was originally zoned R5 with a C2-2 commercial overlay in the original City of New York Zoning Resolution (ZR) in 1961 and has remained as an R5/C2-2 district ever since. Available historic certificate of occupancy ("C of O") records show that the Applicant-owned Proposed Development Site has contained commercial retail uses, as it once contained a restaurant in 1957. The non-Applicant owned Lot 21 once contained a medical office in 2000. The other non-Applicant owned lots (Lots 11-14, 22-25, and 28) have always been occupied by residential uses. There are no E-designations or CEQR related restrictive declarations on the Proposed Rezoning Area.

III. EXISTING CONDITIONS

Proposed Rezoning Area

The directly affected area (or "Proposed Rezoning Area") comprises the eastern-most portion of a singular, irregular-shaped block in Brooklyn located on the west side of New Utrecht Avenue between Bay Ridge Parkway and 76th Street (see **Figure 1** in the **Environmental Assessment Statement (EAS) Short Form**). It includes approximately 35,317-square-feet (sf), consisting of 16 tax lots on Block 6225, including Lots 11-14, 17, 21-25, 28, and portions of Lots 8 and 29-32, which comprise the block bound by Bay Ridge Parkway to the north, New Utrecht Avenue to the east, 76th Street to the south, and 16th Avenue to the west.

The Proposed Rezoning Area is currently mapped with a R5 residential zoning district with a C2-2 commercial overlay. R5 is a transition residential district between lower- and higher-density neighborhoods. It allows for a variety of housing at a higher density than permitted in R3-2 and R4 districts. R5 zoning districts permit a maximum FAR of 2.0 for residential uses (for a qualifying residential site) and a maximum FAR of 2.0 for community facility uses.

The Proposed Rezoning Area is also mapped with a C2-2 commercial overlay. C2 commercial overlays are mapped within residential districts along streets that serve local retail needs. C2 commercial overlay districts permit a slightly wider range of uses than C1 districts, such as funeral homes and repair services. When mapped over R5 zoning districts, the permitted commercial FAR is 1.0. The C2-2 commercial overlay is mapped at a depth of approximately 170 west from New Utrecht Avenue. The Proposed Rezoning Area is not mapped within any special purpose district.

The Proposed Rezoning Area has approximately 223 feet of frontage along New Utrecht Avenue and approximately 150 feet of frontage along both Bay Ridge Parkway and 76th Street. New Utrecht Avenue is classified as a "wide" street with 80 feet in width while Bay Ridge Parkway and 76th Street are "narrow" streets with 60 feet in width. New Utrecht Avenue has a north- and south-bound moving lane with parking

on both curbs. Bay Ridge Parkway has one eastbound and westbound moving lane with curbside parking on both curbs. 76th Street has one westbound moving lane with parking on both curbs.

Proposed Development Site (Applicant-owned)

The Applicant-owned Proposed Development Site (Block 6225, Lot 17) is an irregular-shaped corner lot with a total lot area of approximately 9,302-sf. Lot 17 has approximately 111 feet of frontage along New Utrecht Avenue and approximately 69 feet of frontage along Bay Ridge Parkway. The Proposed Development Site is currently occupied by a single-story retail (plumbing supply store) building containing approximately 6,193 gsf of commercial retail space, as well as a covered, surface accessory parking lot with approximately five spaces.

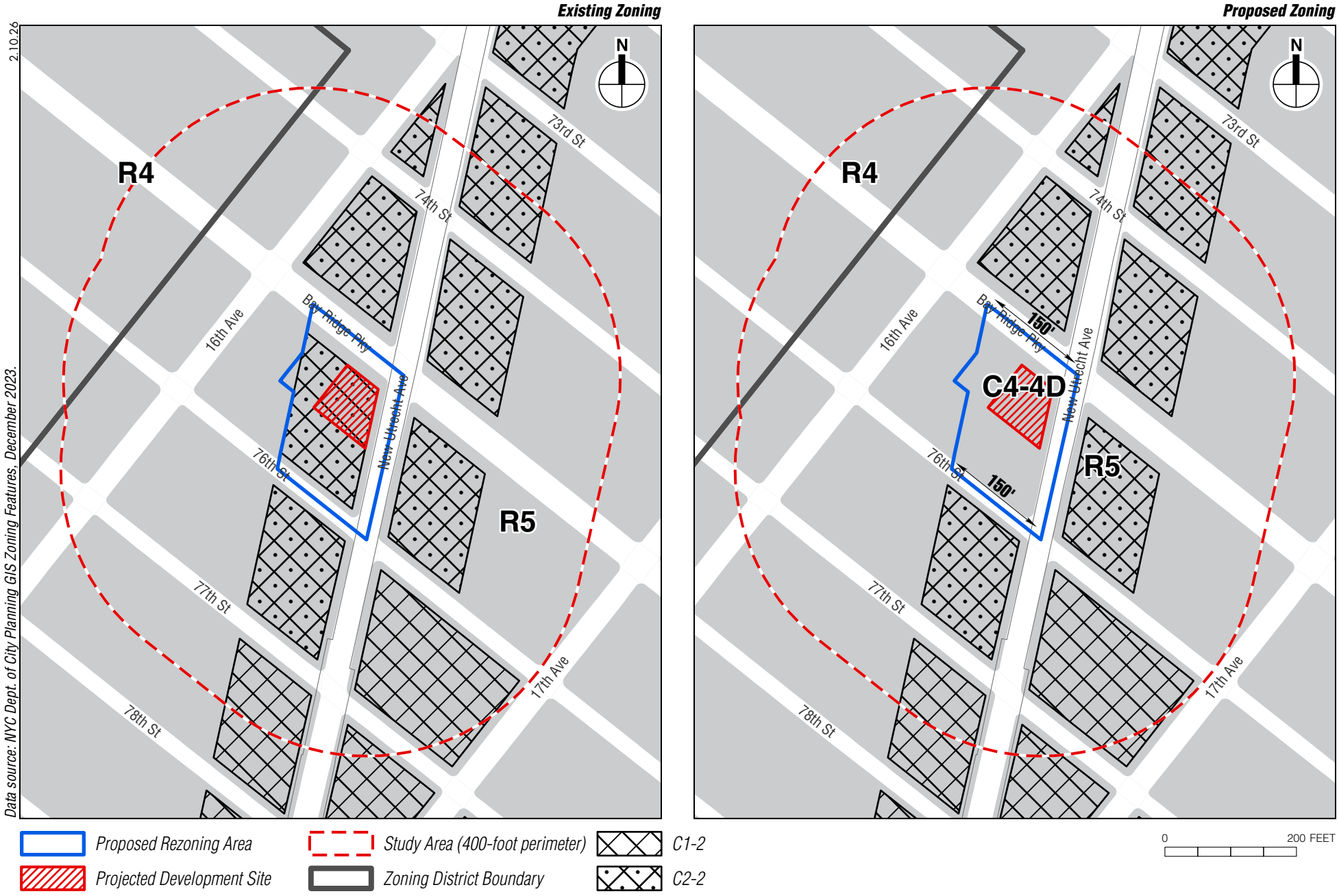
Remainder of the Proposed Rezoning Area

The remainder of the Proposed Rezoning Area comprises non-Applicant Lots 8, 11-14, 21-25, 28, and 29-32 on Block 6225. Each of the non-Applicant-owned lots, with the exception of Lot 21, are occupied by two- to three-story residential buildings, ranging in built residential floor area from 1,716 gsf to 4,265 gsf and containing two to three dwelling units (DUs). Lot 21 is occupied by a two-story commercial building containing approximately 1,708 gsf of commercial retail space.

IV. DESCRIPTION OF THE PROPOSED ACTIONS

The Applicant's Proposed Development Site for 7502 New Utrecht Avenue requires the following discretionary land use actions:

- Zoning Map Amendment: The Applicant is proposing a zoning map amendment to rezone an approximately 35,317-sf portion of Brooklyn Block 6225, which includes Lots 11-14, 17, 21-25, and 28, and portions of Lots 8, 29-32 mapped on the west side of New Utrecht Avenue between Bay Ridge Parkway and 76th Street. As shown in **Figure A-1**, the proposed zoning change would establish a C4-4D district that would extend from New Utrecht Avenue to a depth of 150 feet along Bay Ridge Parkway and 76th Street. The proposed zoning change would also eliminate the existing C2-2 overlay mapped on Block 6225. **Table A-1** compares the use and bulk requirements under the existing and proposed zoning districts. The proposed C4-4D district permits a maximum building height of 145 feet with a qualifying ground floor.
- Zoning Text Amendment: The Applicant is proposing a zoning text amendment to Appendix F of the Zoning Resolution of the City of New York (ZR) to establish the Proposed Rezoning Area as an MIH designated area. The establishment of the MIH designated area would require a share of new housing to be permanently affordable where significant new housing capacity would be created. The MIH program includes three primary options for set-aside percentages with different affordability levels. Option 1 requires that 25 percent of residential floor area be affordable for residents with incomes averaging 60 percent AMI (with 10 percent of the floor area affordable at 40 percent AMI), Option 2 requires that 30 percent of residential floor area be affordable for residents with incomes averaging 80 percent of the income index, and Option 3 requires that 20 percent of the residential floor area be affordable for residents with incomes averaging 40 percent of the income index. Also, a "Workforce Option" may be utilized provided that 30 percent of residential floor area contains housing units affordable to households with incomes at a weighted average of 115 percent, with five percent of residential floor area comprising units affordable to



Existing and Proposed Zoning

Figure A-1

households at incomes of 70 percent of the income index and another five percent of residential floor area affordable to households at an income band of 90 percent of the income index.

TABLE A-1
Comparison of Allowable Uses and Maximum FAR for the Existing and Proposed Zoning

	Existing Zoning	Proposed Zoning
Zoning District	**R5/C2-2**	**C4-4D**
Use Groups	UG I to VIII	UG I to VIII
Maximum FAR		
Residential	2.0 (for qualifying residential sites)	6.02 (7.2 with MIH)
Community Facility	2.0	6.5
Commercial	2.0	3.4
Manufacturing	N/A	N/A

Source: Zoning Resolution of the City of New York.

V. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The Proposed Actions would encourage new development along New Utrecht Avenue which will increase the number of new housing units, including affordable housing, in an area where there is a strong demand and need for additional housing. The Proposed Actions would also increase the locally serving retail spaces within the Applicant-owned Proposed Development Site that will contribute to the economic strength of the neighborhood. The location of the Proposed Rezoning Area along the Metropolitan Transportation Authority's (MTA) elevated D subway line is consistent with New York City's goal to promote transit-oriented development.

The Applicant-owned Proposed Development Site is currently underdeveloped and underutilized with a one-story commercial building. The current R5/C2-2 zoning has a maximum residential FAR of 2.0 (for a qualifying residential site) and a maximum commercial and community facility FAR of 2.0, however the existing total FAR of the Applicant-owned Proposed Development Site is well below the permitted maximum bulk with an existing built FAR of 0.58. In addition, the Projected Development could not be developed under the existing zoning regulations because of the limited residential FAR and commercial FAR permitted under existing conditions. The proposed C4-4D district would permit residential development up to 7.2 FAR (with MIH), community facilities development up to 6.5 FAR, and commercial development up to 3.4 FAR.

The proposed C4-4D district would increase the housing capacity for the surrounding neighborhood. Pursuant to the City's MIH program, up to 20 to 30 percent of the residential floor area would be required to be set aside for permanently affordable housing. These permanently affordable units would be set at an average affordability level not exceeding 60 percent of area median income (AMI) under Option 1, an average affordability level not exceeding 80 percent AMI under Option 2, and an average affordability level not exceeding 40 percent AMI under Option 3. The Proposed Actions would create new affordable housing units that would be consistent with the goals set forth by Housing Our Neighbors: A Blueprint for Housing and Homelessness. Housing our Neighbors is the City's comprehensive plan intended to cover the entire spectrum of New Yorkers' housing needs and options, including creating and preserving high-quality affordable housing. The Proposed Actions would be consistent with the Housing Our Neighbors policy by adding approximately 15-22 affordable DUs in a community where affordable housing demand is high.

VI. DESCRIPTION OF THE PROPOSED DEVELOPMENT

As described above, the Applicant is seeking to develop the Applicant-owned Proposed Development Site (Block 6225, Lot 17) located at 7502 New Utrecht Avenue with a new 11-story (127-foot-tall), approximately 88,202-gsf mixed-use residential and commercial building. The Proposed Development would have a FAR of 7.13, which would feasibly maximize the maximum permitted FAR of 7.2 with MIH (approximately 99 percent of the available FAR is utilized) in the proposed C4-4D district. The Proposed Development would consist of approximately 63,073-gsf of residential uses, totaling approximately 51 DUs (including 10-15 income-restricted DUs), approximately 9,302-gsf of commercial office uses, and approximately 6,525-gsf of local retail uses. There would also be an accessory parking garage for residential uses, with approximately 15 spaces (voluntary), located in the cellar (refer to **Figure A-2a**). As shown in **Figures A-2b and A-2c**, the development would have retail uses and a main lobby for residential uses on the ground floor and commercial office uses on the second floor. **Figures A-2d** to **A-2g** represents the illustrative site plans of the residential spaces located on the third to 11th floors. **Figures A-2h and A-2i** illustrates building sections from New Utrecht Avenue and Bay Ridge Parkway, respectively.

VII. ANALYSIS FRAMEWORK

Analysis Year

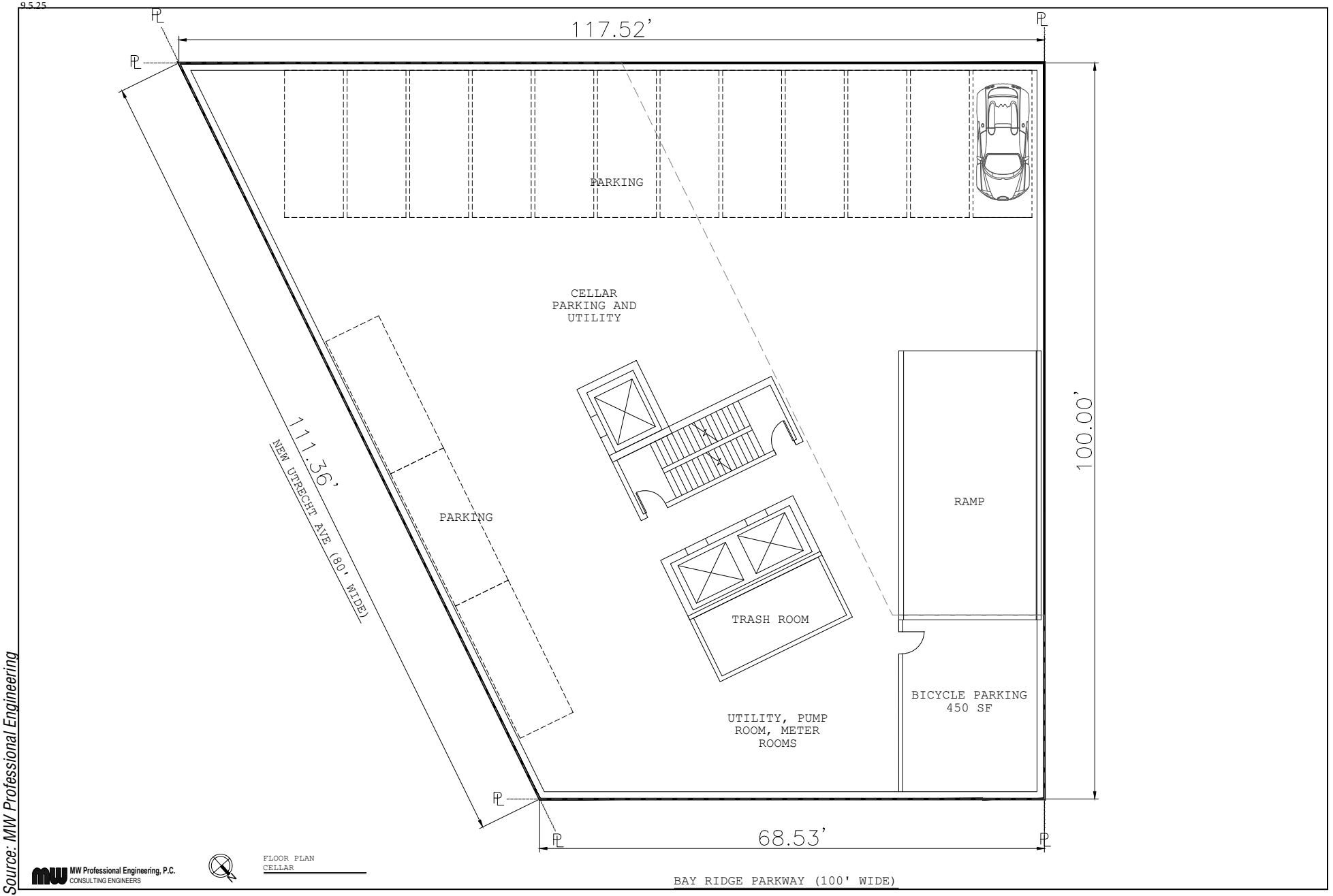
It is anticipated that the Proposed Actions would be approved and certified by late 2026 or early 2027. Assuming the completion of the ULURP process by mid-2027, and a period of approximately 18 months of construction, completion and occupancy of the Projected Development is expected to occur in early 2029. Accordingly, the environmental documents will use 2029 as the analysis year, or Build Year, for assessing future conditions pursuant to *CEQR Technical Manual* guidance.

Reasonable Worst-Case Development Scenario (RWCDS)

In order to assess the possible effects of the Proposed Actions, a RWCDS was established for both the future without the Proposed Actions (No-Action condition) and the future with the Proposed Actions (With-Action condition) for an analysis year, or Build Year, of 2029. The incremental difference between the No-Action and With-Action conditions will serve as the basis of the impact category analyses.

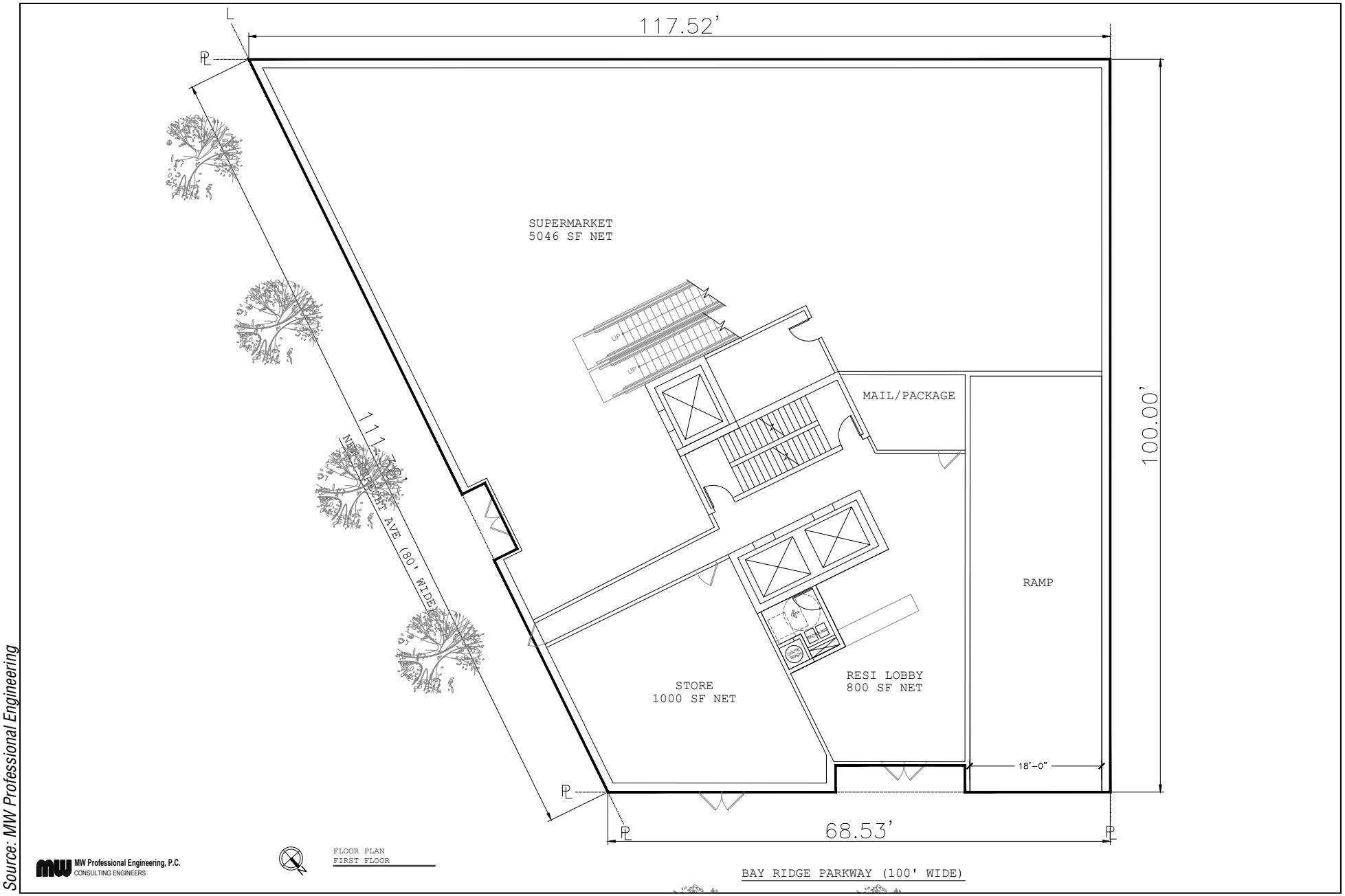
Future without the Proposed Actions (No-Action Condition)

Absent the Proposed Actions (the "No-Action condition"), the Applicant-owned Proposed Development Site and the remaining non-Applicant owned lots within the Proposed Rezoning Area would remain as under existing conditions. While the Proposed Actions would also rezone the non-Applicant owned Lots 11-14, 21-25, and 28, and portions of Lots 8 and 29-32 within the Proposed Rezoning Area, none are expected to be redeveloped in the future 2029 With-Action condition as per DCP's "soft site" criteria, and there are no known development plans on any of these lots that would result in new development by the 2029 Build Year. As each of the non-Applicant owned lots are small and narrow and contain less than 5,000 sf in lot area, and as no non-Applicant owned lots share common ownership (and thus, are unlikely to be assembled in the future), the non-Applicant owned lots fully or partially located within the Proposed Rezoning Area would not meet CEQR's "soft site" criteria, and therefore are unlikely to be redeveloped in



Source: MW Professional Engineering

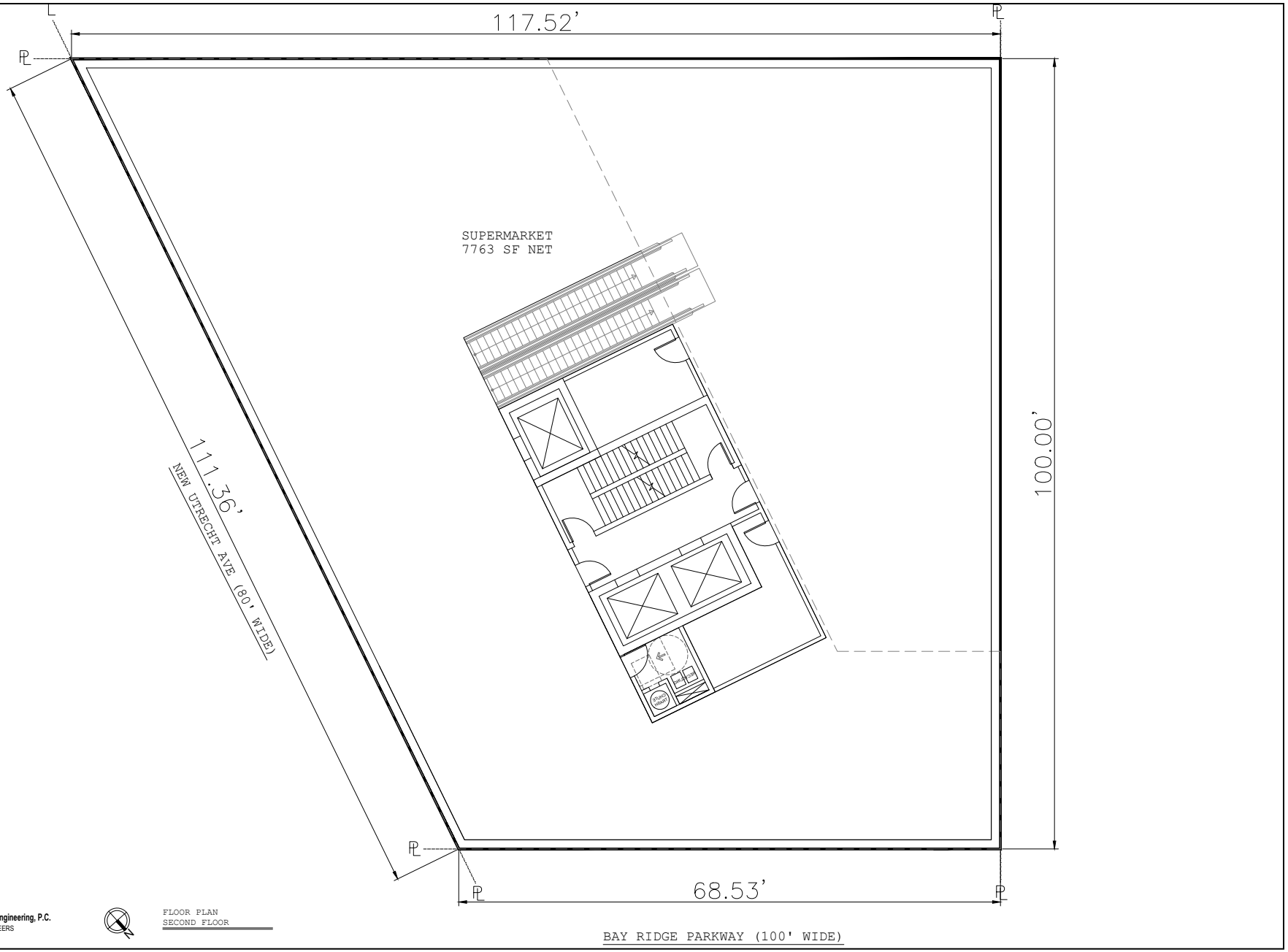
Illustrative Site Plan - Cellar



Source: MW Professional Engineering

Site Plan - First Floor

9.5.25



Source: MW Professional Engineering

Site Plan - Second Floor



Source: MW Professional Engineering

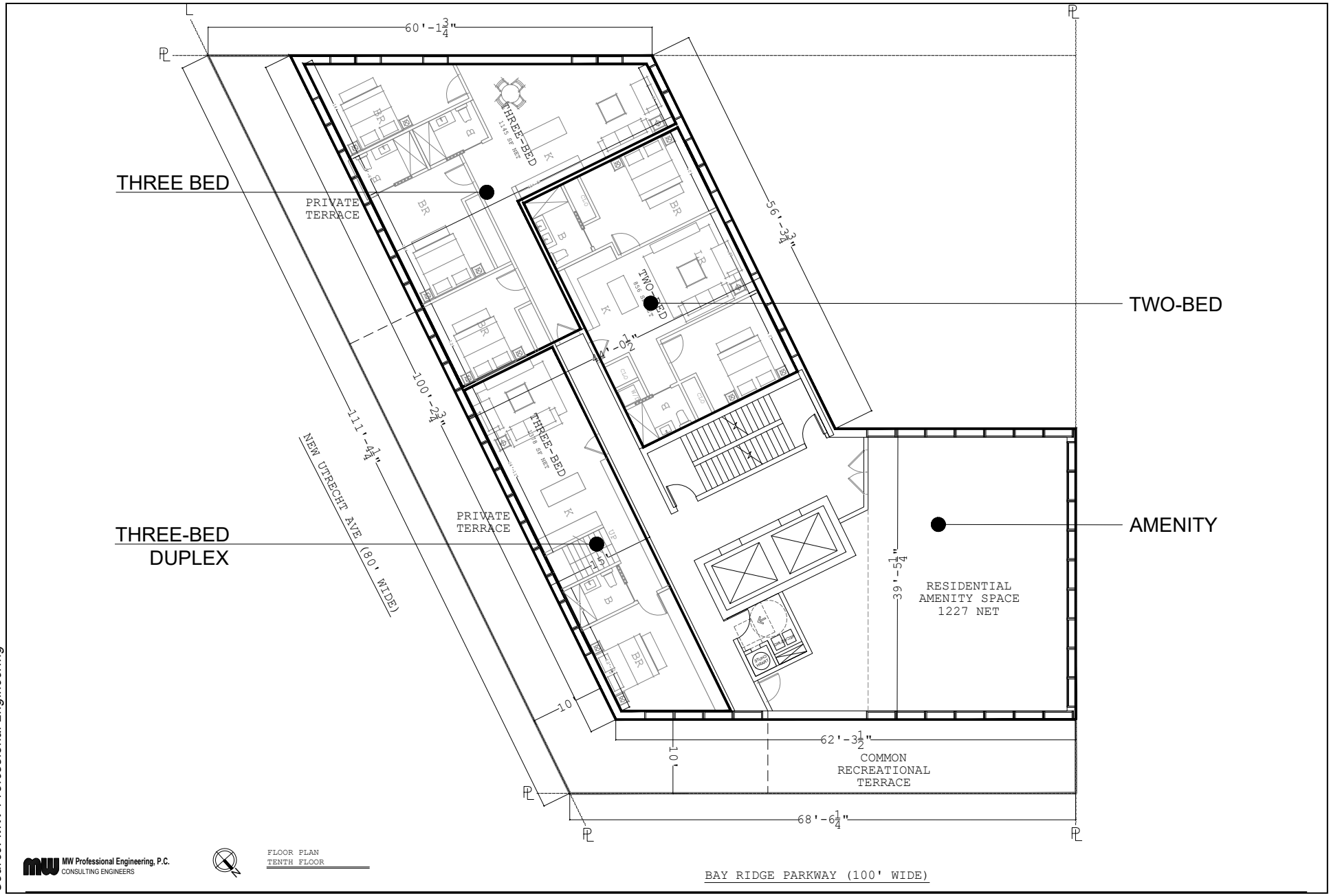
Site Plan - Third to Sixth Floors



Source: MW Professional Engineering

Site Plan - Seventh to Ninth Floors

9.5.25

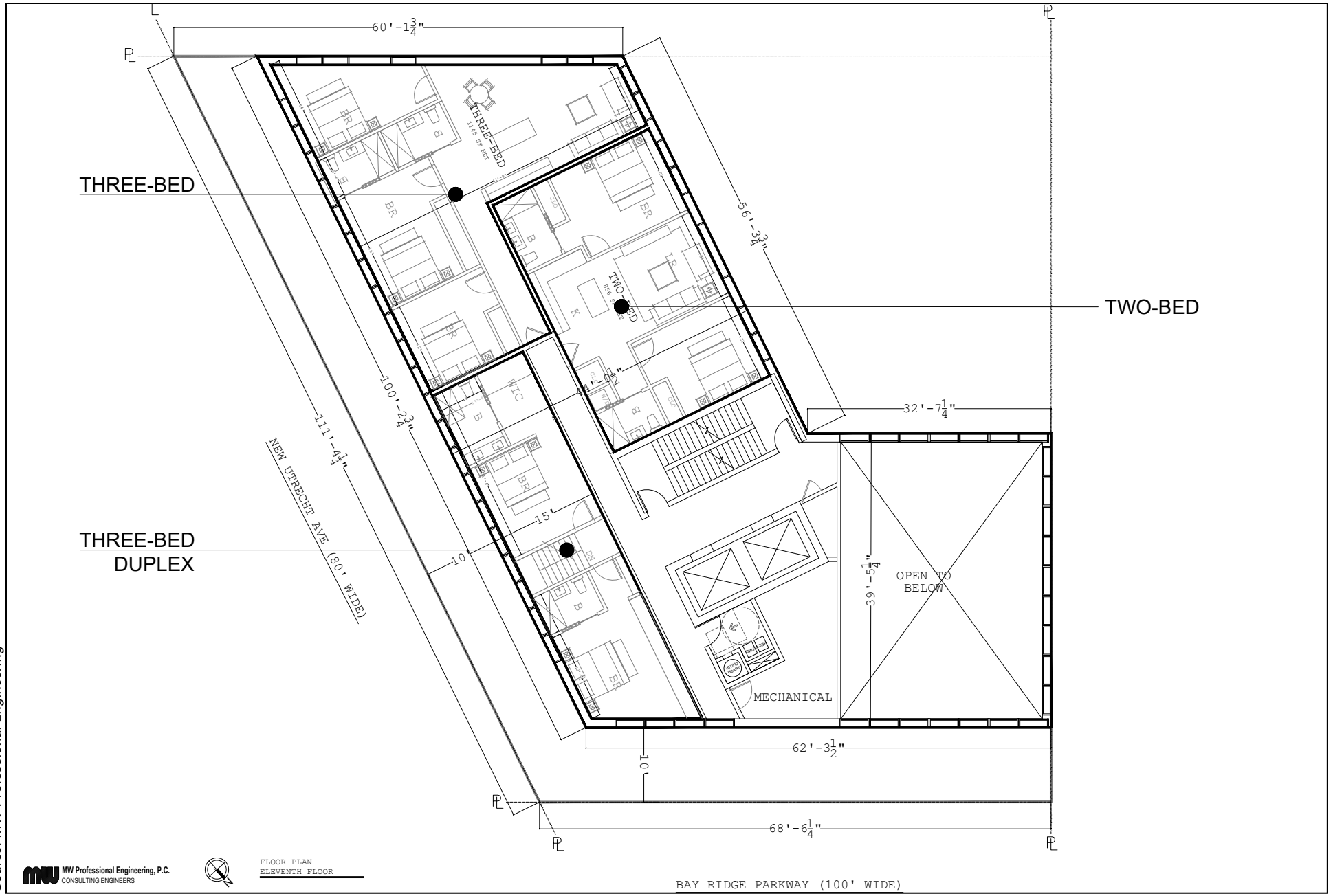


Source: MW Professional Engineering

Site Plan - Tenth Floor

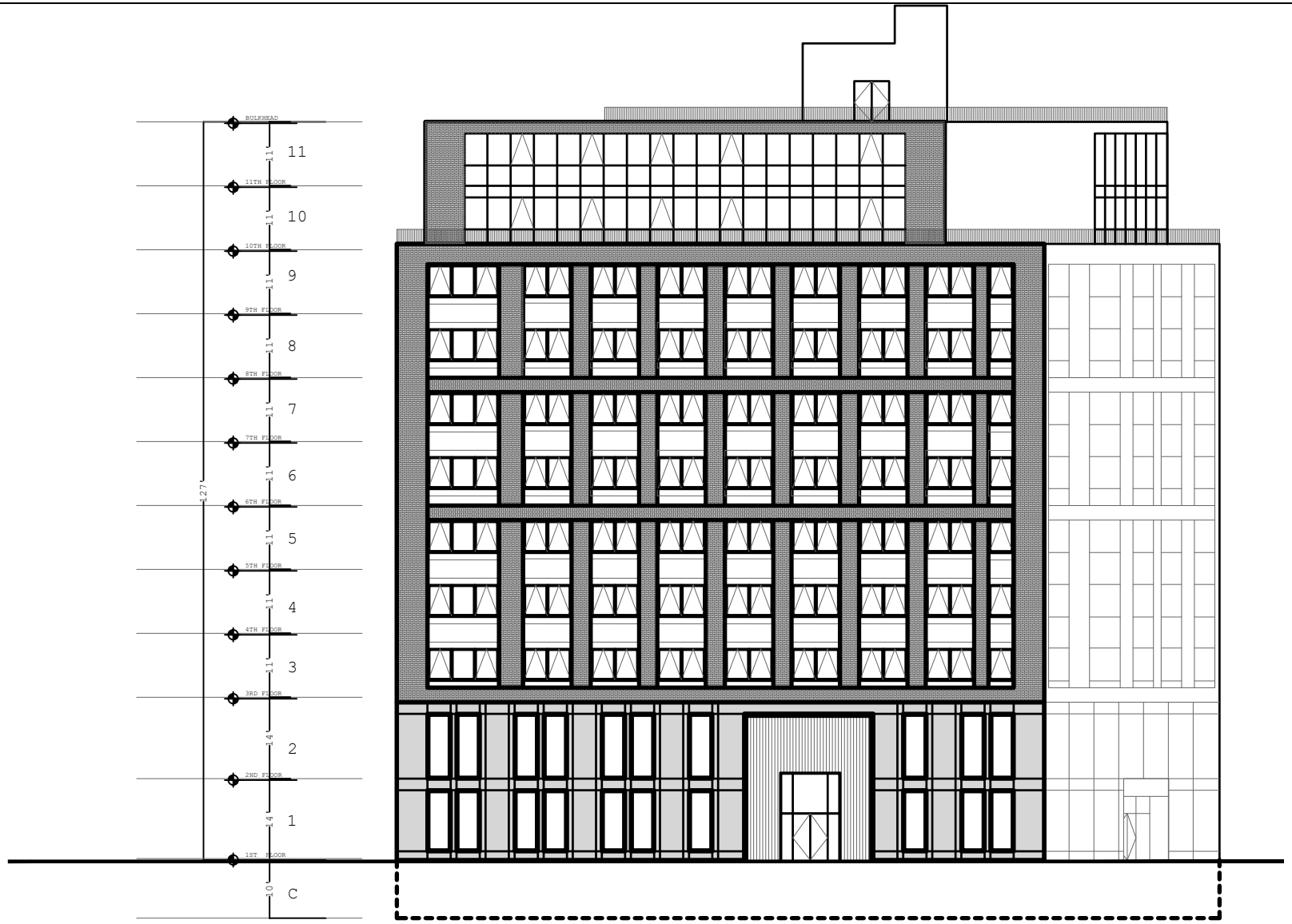
7502 NEW UTRECHT AVENUE REZONING EAS

Figure A-2f



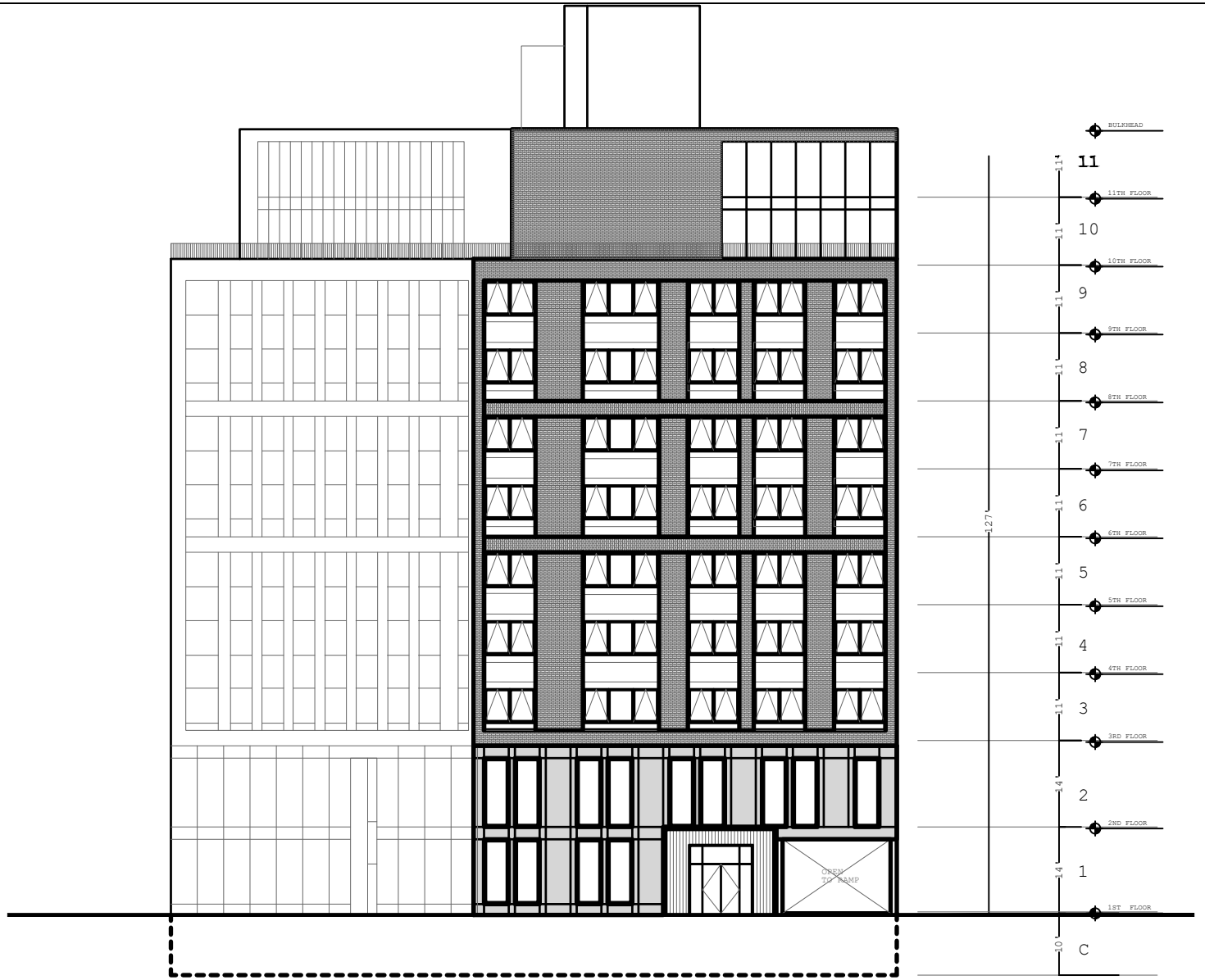
Source: MW Professional Engineering

Site Plan - Eleventh Floor



Source: MW Professional Engineering

Building Section - New Utrecht Avenue



BUILDING SECTION
BAY RIDGE PARKWAY

MW Professional Engineering, P.C.
CONSULTING ENGINEERS

Source: MW Professional Engineering

Building Section - Bay Ridge Parkway

the future with the Proposed Actions. It is also noted that non-Applicant owned Lots 23 and 24 within the Proposed Rezoning Area are non-compliant since they exceed the existing permitted residential FAR of 1.5 applicable pursuant to the underlying R5/C2-2 zoning with a residential FAR of 1.74.

Future with the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions (the "With-Action condition"), the proposed zoning map and text changes would be approved, and the Applicant-owned Proposed Development Site would be redeveloped with an 11-story (127-foot-tall), approximately 88,202-gsf mixed commercial and residential building (7.19 FAR). The Applicant's Proposed Development feasibly maximizes the allowable FAR under the proposed C4-4D zoning district (approximately 99.9 percent of the available FAR is utilized). However, the height of the Applicant's Proposed Development (127-foot-tall to the rooftop; 147-foot-tall including bulkhead) would not be fully maximized in the proposed C4-4D zoning district (145-foot-tall). Therefore, under the RWCDS, the Applicant-owned Projected Development assumes a maximum building height of 145 feet (165 feet including mechanical bulkhead).

The Applicant-owned Proposed Development Site would contain approximately 63,073-gsf of residential space, approximately 9,302-gsf of commercial office space, and 6,525-gsf of local retail space. The residential component is assumed to comprise a total of 51 DUs (approximately 1,237-gsf), including 10-15 income-restricted DUs. As such, the RWCDS will analyze a more conservative scenario in which the average DU size is 850-gsf. Thus, under the RWCDS, the Applicant-owned Proposed Development Site could be redeveloped with up to 74 DUs (of which, 20-30 percent or up to 15-22 units would be designated as income-restricted pursuant to the City's MIH program). This would result in 23 additional DUs (74 total DUs) over the Applicant's proposed total of 51 DUs. The Projected Development would also include 15 voluntary accessory parking spaces located within the cellar of the building.

Possible Effects of the Proposed Actions

Table A-2 below provides a comparison of the No-Action and With-Action conditions identified for CEQR analysis purposes. As shown, the incremental (net) change that would result from the Proposed Actions is the addition of a total of 63,073-gsf of residential uses (74 total DUs), including approximately 52-59 market rate DUs and 15-22 income-restricted DUs (pursuant to the City's MIH program), approximately 332-gsf of local retail uses, approximately 9,302-gsf of commercial office uses, and approximately 10 accessory parking spaces. **Table A-2** also provides an estimate of the number of residents and workers generated by the Proposed Actions. As shown in **Table A-2**, the Proposed Actions are expected to generate an estimated 218 incremental residents and 41 incremental workers, as compared to the 2029 No-Action condition.

TABLE A-2:
Comparison of No-Action and With-Action Conditions for the Project Development Site (RWCDS)

Use	No-Action	With-Action	Increment
Residential (GSF)	0 gsf	63,073 gsf	+63,073 gsf
Total units	0 DUs	74 DUs	+74 DUs
Affordable units	*0 DUs*	*15-22 DUs*	*+15-22 DUs*
Market Rate units	*0 DUs*	*52-59 DUs*	*+52-59 DUs*
Commercial Retail (GSF)	6,193 gsf	6,525 gsf	+332 gsf
Commercial Office (GSF)	0 gsf	9,302 gsf	+9,302 gsf
Parking	5	15	+10
Population/Employment[1]	**No-Action**	**With-Action**	**Increment**
Residents	0	218	+218
Workers	21	62	+41

Notes:
1 Average household size of 2.94 residents per household in Brooklyn CD 11 (based on 2020 US Census); 1 employee per 300-sf of retail space; 1 employee per 250-sf of office space; 1 employee per 25 DUs; and 1 garage employee per 50 spaces.

VIII. REQUIRED APPROVALS

The Applicant requires one zoning text amendment and one zoning map amendment to facilitate the Proposed Development at 7502 New Utrecht Avenue. The proposed one zoning text amendment and one zoning map amendment are discretionary public actions that are subject to both the Uniform Land Use Review Procedure (ULURP) and CEQR.

The City's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: the Community Board; the Borough President; the CPC, and the City Council. The procedure has mandated time limits for review at each stage to ensure a maximum review period of approximately seven months. The process begins with certification by CPC that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case Brooklyn Community Board 11). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution on the ULURP application. The Brooklyn Borough President then has up to 30 days to review the application. The CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. If CPC approved, the application is then forwarded to the City Council, which has 50 days to review the ULURP application.

CEQR is a process by which agencies review discretionary actions to identify the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act (SEQRA). In addition, the City has published a guidance manual for environmental review, the *CEQR Technical Manual*.

Attachment B:

Supplemental Screening

7502 NEW UTRECHT AVENUE REZONING EAS
ATTACHMENT B: SUPPLEMENTAL SCREENING

I. INTRODUCTION

This Environmental Assessment Statement ("EAS") has been prepared in accordance with the guidance and methodologies presented in the 2025 *City Environmental Quality Review* ("CEQR") *Technical Manual*. For each technical area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using this guidance, preliminary screening assessments were conducted for the Proposed Actions and resultant reasonable worst-case development scenario (RWCDS) to determine whether detailed analysis of any technical area may be appropriate. Part II of the EAS Short Form identifies those technical areas that warrant additional assessment. For those technical areas that warranted a "Yes" answer in Part II of the EAS Short Form, supplemental screening assessments are provided in this attachment. The remaining technical areas detailed in the *CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger initial CEQR thresholds.

The supplemental screenings contained herein identified that additional analyses are required in the areas of Land Use, Zoning, and Public Policy; Hazardous Materials; and Noise. These analyses are provided in **Attachments C through E**, respectively. **Table B-1** presents a summary of screening analysis information for the Proposed Actions.

TABLE B-1
Summary of CEQR Technical Areas Screening

CEQR TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions	X		
Community Facilities and Services	X		
Open Space	X		
Shadows	X		
Historic & Cultural Resources	X		
Urban Design & Visual Resources	X		
Natural Resources	X		
Hazardous Materials			X
Water and Sewer Infrastructure	X		
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation - Traffic & Parking - Transit - Pedestrians	 X X X		
Air Quality - Mobile Sources - Stationary Sources	 X[1] X[1]		
Greenhouse Gas Emissions	X		
Noise			X
Public Health	X		

CEQR TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	ANALYSIS REQUIRED
Neighborhood Character	X		
Construction	X		
Effects on Disadvantaged Communities		X	

Note:
[1] Detailed analysis of Air Quality can be screened out per the EAS Short Form. Information supporting the Air Quality screening determination is provided in this attachment.

As described in **Attachment A, "Project Description,"** compared to the No-Action condition, the Proposed Actions and resultant RWCDS would result in the net increase of approximately 63,073-gross-square-foot (gsf) of residential uses (74 DUs; including 15-22 income-restricted units), approximately 332-gsf of local retail uses, approximately 9,302-gsf of commercial office uses, and approximately 10 voluntary accessory parking spaces.

II. SUPPLEMENTAL SCREENING AND SUMMARY OF DETAILED ANALYSES

Land Use, Zoning, and Public Policy

Refer to **Attachment C, "Land Use, Zoning, and Public Policy."**

Hazardous Materials

Refer to **Attachment D, "Hazardous Materials."**

Air Quality

According to *CEQR Technical Manual* guidance, air quality analyses are conducted to assess the effect of an action on ambient air quality (i.e., the quality of the surrounding air), or effects on the project because of ambient air quality. Air quality can be affected by "mobile sources," pollutants produced by motor vehicles, and by pollutants produced by fixed facilities, i.e., "stationary sources." As per the 2025 *CEQR Technical Manual*, an air quality assessment should be carried out for actions that can result in either significant adverse mobile source or stationary source air quality impacts.

Mobile Sources

As stated in the 2025 *CEQR Technical Manual*, projects—whether site-specific or generic—may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic, create any other mobile sources of pollutants (e.g., diesel trains, helicopters, boats), or add new uses near mobile sources (e.g., roadways, garages, parking lots). The incremental peak hour vehicle trips generated by the Proposed Actions would not exceed the 50-trip analysis threshold for analysis of traffic at any intersections during the weekday AM, midday, PM, or Saturday peak hours. Therefore, the Proposed Actions would not generate peak hour vehicle volumes exceeding the CEQR carbon monoxide (CO) analysis screening threshold of 170 vehicle trips at any intersections in the study area, nor the particulate matter (PM)

emission screening threshold discussed in Chapter 17, Sections 210 and 311, of the 2025 *CEQR Technical Manual*. In addition, as 15 voluntary accessory parking spaces would be provided in the cellar of the Projected Development, a parking analysis is not warranted. Therefore, a mobile source analysis is not required, and no significant adverse impacts would result from mobile sources associated with the Proposed Actions.

Stationary Sources

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

HEATING AND HOT WATER SYSTEMS

The Projected Development would utilize electric-powered equipment for all heating, cooling and domestic hot water systems. To ensure that there is no potential for significant adverse impacts from the Projected Development's HVAC system(s) emissions, an Air Quality (E) designation [E-XXX] would be mapped on the Proposed Development Site (Block 6225, Lot 17) in connection with the Proposed Actions. The proposed (E) designation text is as follows:

Any new residential, commercial, and/or community facility development on the above referenced property must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting or stacks to avoid any potential significant adverse air quality impacts.

Therefore, an analysis of emissions associated with heating and hot water systems is not necessary and no significant adverse impacts would result from the Projected Development.

EXISTING SOURCES

Nearby industrial sources were examined to identify any potential air quality impacts on the Projected Development from air toxics. Land uses were reviewed to identify potential sources of emissions from manufacturing/industrial operations within the industrial source study area. A search of city permit data was conducted using the New York City Department of Environmental Protection (DEP) Clean Air Tracking System (CATS) database and a search of federal- and state-permitted and registered facilities was conducted. No currently permitted manufacturing or processing activities were identified within the 400-foot study area around the Proposed Development Site, and no other sources of emissions. Therefore, no analysis of industrial sources is required, and no potential for significant adverse air quality impacts on the Projected Development are anticipated from industrial sources of emissions.

The *CEQR Technical Manual* requires an analysis of projects that may result in a significant adverse impact due to certain types of new uses located near a "large" or "major" emissions source. Major sources are defined as those located at facilities that have a Title V or Prevention of Significant Deterioration air permit, while large sources are defined as those located at facilities that have a State Facility Permit. To assess the potential effects of these existing sources on the Projected Development, a review of DEC Title V and State Facility Air permits was performed to identify any federal or state-permitted facilities. To assess the potential effects of these existing sources on the Proposed Development Site, a review of major- and large-sources permits found no such facilities within 1,000 feet of the Proposed Rezoning Area.

Therefore, no analysis is required, and no significant adverse air quality impacts would occur on the Projected Development from major or large stationary sources of emissions.

Noise

Refer to **Attachment E, "Noise."**

Effects on Disadvantaged Communities

Section 8-0109(4) of the New York State Environmental Conservation Law requires that a determination of significance consider whether the action may cause or increase a disproportionate pollution burden on disadvantaged communities ("DACs"). On January 29, 2025, the New York State Department of Environmental Conservation ("DEC") proposed draft State Environmental Quality Review Act ("SEQRA") Amendments to implement this new statutory provision. Therefore, this analysis is provided to assess the Proposed Actions potential to cause or increase a disproportionate pollution burden on DACs.

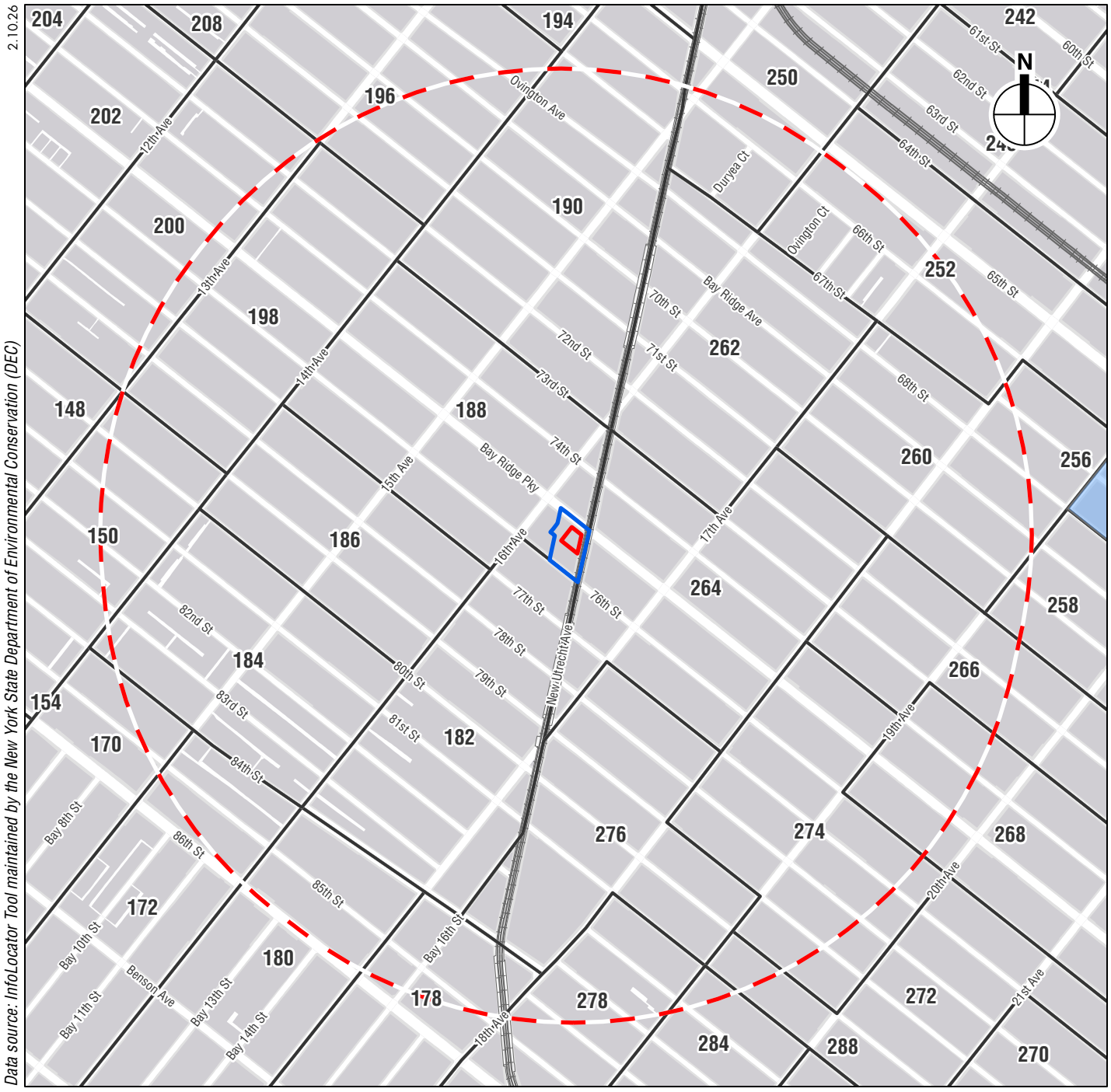
As described in **Attachment A, "Project Description,"** the Applicant is seeking a zoning map amendment to rezone the eastern-most portion of Brooklyn Block 6225, Lots 11-14, 17, 21-25, 28, and portions of Lots 8 and 29-32, including Applicant-owned site at 7502 New Utrecht Avenue (Proposed Development Site) from R5/C2-2 to C4-4D and a zoning text amendment to designate the Proposed Development Site as a Mandatory Inclusionary Housing (MIH) area. The Proposed Development Site is located in the Bensonhurst neighborhood of Brooklyn Community District 11 (Block 6225, Lot 17), within Brooklyn Census Tract 188.

Pursuant to 2025 *CEQR Technical Manual* guidance, the assessment of effects on DACs considers the Proposed Actions' potential impacts as identified pursuant to applicable guidance from DEC in determining whether the Proposed Actions would result in disproportionate impacts on DACs.[1]

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

As shown in **Figure B-1**, the Proposed Development Site is located within Census Tract 188, which is wholly outside of a DAC. There are no DAC census tracts within ½-mile of the Proposed Development Site.

[1] DEC, State Environmental Quality Review Act (SEQR) Regulatory Revisions, https://dec.ny.gov/regulatory/regulations/proposed-emergency-recently-adopted-regulations/state-environmental-quality-review-act-regulatory-revisions, last accessed February 11, 2026



DEC Disadvantaged Communities in the Study Area

7502 NEW UTRECHT AVENUE REZONING EAS

Figure B-1

The Proposed Actions would not result in significant adverse impacts in the following technical areas analyzed in this EAS: land use, zoning, and public policy; hazardous materials; or noise.

As the Proposed Development Site is not located within a DAC, nor within the ½-mile threshold of potential impacts to a DAC, and the Proposed Actions would not result in any significant adverse impacts in any of the technical areas analyzed in this EAS, the Proposed Actions would not disproportionately affect disadvantaged communities, nor would they cause or increase a disproportionate pollution burden on DACs.

Attachment C:

Land Use, Zoning, and Public Policy

7502 NEW UTRECHT AVENUE REZONING EAS
ATTACHMENT C: LAND USE, ZONING, & PUBLIC POLICY

I. INTRODUCTION

Under 2025 *CEQR Technical Manual* guidance, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action(s) and determines whether the action(s) would be compatible with those conditions or potentially adversely affect them. Similarly, the analysis considers the proposed action's compliance with, and effect on, the area's zoning and other applicable public policies.

As discussed in **Attachment A, "Project Description,"** the Proposed Actions include a zoning map and zoning text amendment that would affect the eastern-most portion of a single block (Brooklyn Block 6225, Lots 11-14, 17, 21-25, 28, and portions of Lots 8 and 29-32) bound by Bay Ridge Parkway, New Utrecht Avenue, 76th Street, and 16th Avenue in the Bensonhurst neighborhood of Brooklyn Community District (CD) 11. Under the Reasonable Worst Case Development Scenario (RWCDS) in the future with the Proposed Actions, the Applicant-owned Proposed Development Site (Block 6225, Lot 17) would facilitate the development of a new approximately 88,202-gross-square-feet (gsf) (66,322-zoning-square-feet [zsf]) mixed-use residential and commercial building with a floor area ratio (FAR) of 7.19 on the Proposed Development Site. It would consist of approximately 63,073-gsf of residential uses (74 dwelling units [DUs]), approximately 6,525-gsf of local retail uses, approximately 9,302-gsf of commercial office uses, and approximately 15 voluntary accessory parking spaces[1] located in the cellar of the building (the "Projected Development"). Pursuant to the City's MIH program, up to 20, 25, or 30 percent of the 74 DUs (or approximately 15-22 units) would be designated as permanently affordable at an average affordability level not exceeding 60 percent of area median income (AMI) under Option 1, 80 percent of AMI under Option 2, or 40 percent of AMI under Option 3.

According to the *CEQR Technical Manual*, a land use and zoning analysis is warranted for actions facilitating a change in land use or zoning. As the Proposed Actions involve zoning changes that would result in an increase in the allowable density, an analysis of land use, zoning, and public policy is warranted.

II. METHODOLOGY

The purpose of this attachment is to examine the effects of the Proposed Actions and determine whether they would result in any significant adverse impacts on land use, zoning, or public policy. The analysis methodology is based on the guidance of the *CEQR Technical Manual* and examines the Proposed Actions' consistency with land use patterns and development trends, zoning regulations, and other applicable public policies. As described in **Attachment A, "Project Description,"** in order to assess the possible effects of the Proposed Actions, a RWCDS was established for the future without the Proposed Actions (the No-

[1] The 15 accessory parking spaces would be voluntary as no accessory parking spaces would be required pursuant to Zoning Resolution (ZR) Sections 25-222 and 25-37 for the residential and non-residential components, respectively, of the Projected Development (the Proposed Development Site is less than 10,000 sf and parking requirements would be waived).

Action condition) and future with the Proposed Actions (the With-Action condition) for the 2029 analysis year.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy may be appropriate when a change in land use and zoning would occur and a preliminary assessment cannot succinctly describe land use conditions in the study area. The Proposed Actions do seek to make changes in zoning, therefore requiring a detailed assessment to provide a sufficient description and assessment of the effects on land use conditions. In addition, a detailed assessment is needed to sufficiently inform other technical reviews and determine whether zoning changes could affect conditions analyzed in those technical areas. Therefore, this attachment includes a detailed analysis that involves a thorough description of existing land uses and zoning within the directly affected area and the surrounding study area. Following the guidance of the *CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Actions to such conditions, assesses the nature of any changes on these conditions that would be created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse.

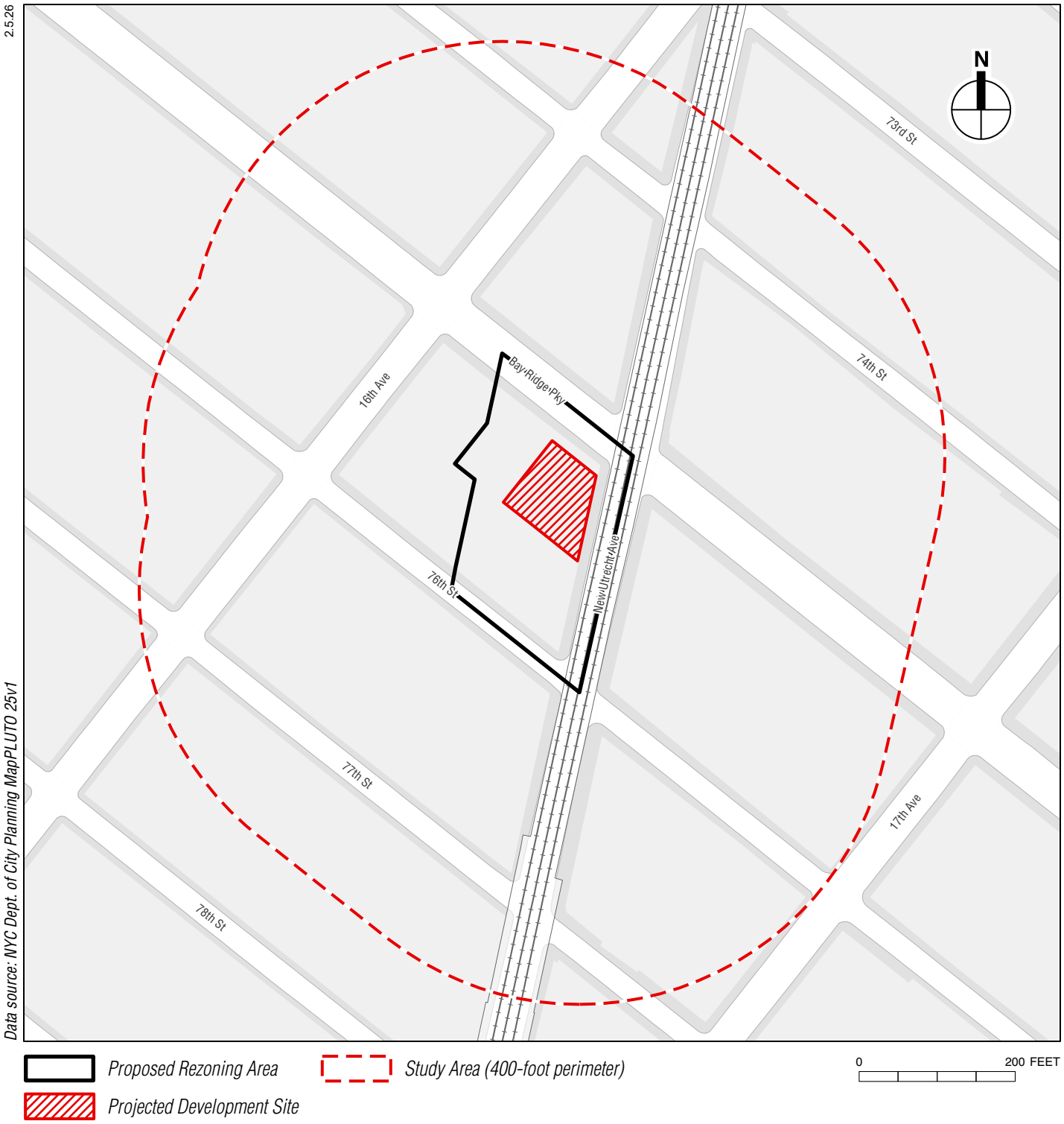
Analysis Year

As discussed in **Attachment A, "Project Description,"** construction of the Projected Development is expected to begin in mid-2027 following the completion of the ULURP process, and is expected to be completed in 18 months. Therefore, for the purpose of determining potential impacts, this analysis assesses current conditions and forecasts those conditions to 2029.

Study Area Definition

According to the *CEQR Technical Manual*, the appropriate study area for land use, zoning, and public policy is related to the type and size of an action, as well as the location and context of the area that could be affected. Study area boundaries vary according to these factors, with suggested study areas ranging from 400 feet for a small project to 0.5 miles for a very large project. The study areas for the Proposed Actions have been established in accordance with *CEQR Technical Manual* guidance and are shown in **Figure C-1**.

As shown in **Figure C-1**, land use, zoning, and public policy are addressed and analyzed for two geographical areas for the Proposed Actions. The study areas include: (1) the primary study area, which comprises the Applicant-Owned Proposed Development Site (Brooklyn Block 6225, Lot 17) and Proposed Rezoning Area (including the entirety of Lots 11-14, 21-25, 28, and portions of Lots 8 and 29-32 within Brooklyn Block 6225) and (2) a secondary study area that encompasses an area that has the potential to experience indirect effects as a result of the Proposed Actions. Given the limited geographic scope of the Proposed Actions and the small scale of the Applicant's Projected Development relative to the density of the surrounding area, a 400-foot radius from the boundary of the Applicant-owned Proposed Development Site has been selected as the secondary study area. As shown in **Figure C-1**, the secondary study area is generally bound by approximately 100 feet north of 74th Street to the north, 17th Avenue to the east, approximately 100 feet south of 77th Street to the south, and approximately 250 feet west of 16th Avenue to the west.



Land Use Study Area

Data Sources

Existing land uses in the study area were identified through review of a combination of sources including field surveys and the City's Primary Land Use Tax Lot Output (PLUTO™) data files for 2025 and July 2025 field visits. Two discrepancies in the land use categorization was found in which PLUTO data files categorizes 7520 New Utrecht Avenue (Block 6225, Lot 21) as a public facility use and 7501 16th Avenue (Block 6225, Lot 8) as a mixed-use commercial and residential use. Lot 21 is currently operating as a home design store and should be categorized as a commercial retail building and Lot 8 is currently a single family residential building containing 3 DUs and should be categorized as a residential building. New York City Zoning and Land Use (ZoLa), New York City Zoning maps, and the *Zoning Resolution of the City of New York* (ZR) were consulted to describe existing zoning districts in the study areas. Relevant public policy documents, recognized by the New York City Department of City Planning (DCP) and other City agencies were utilized to describe existing public policies pertaining to the study areas.

III. EXISTING CONDITIONS

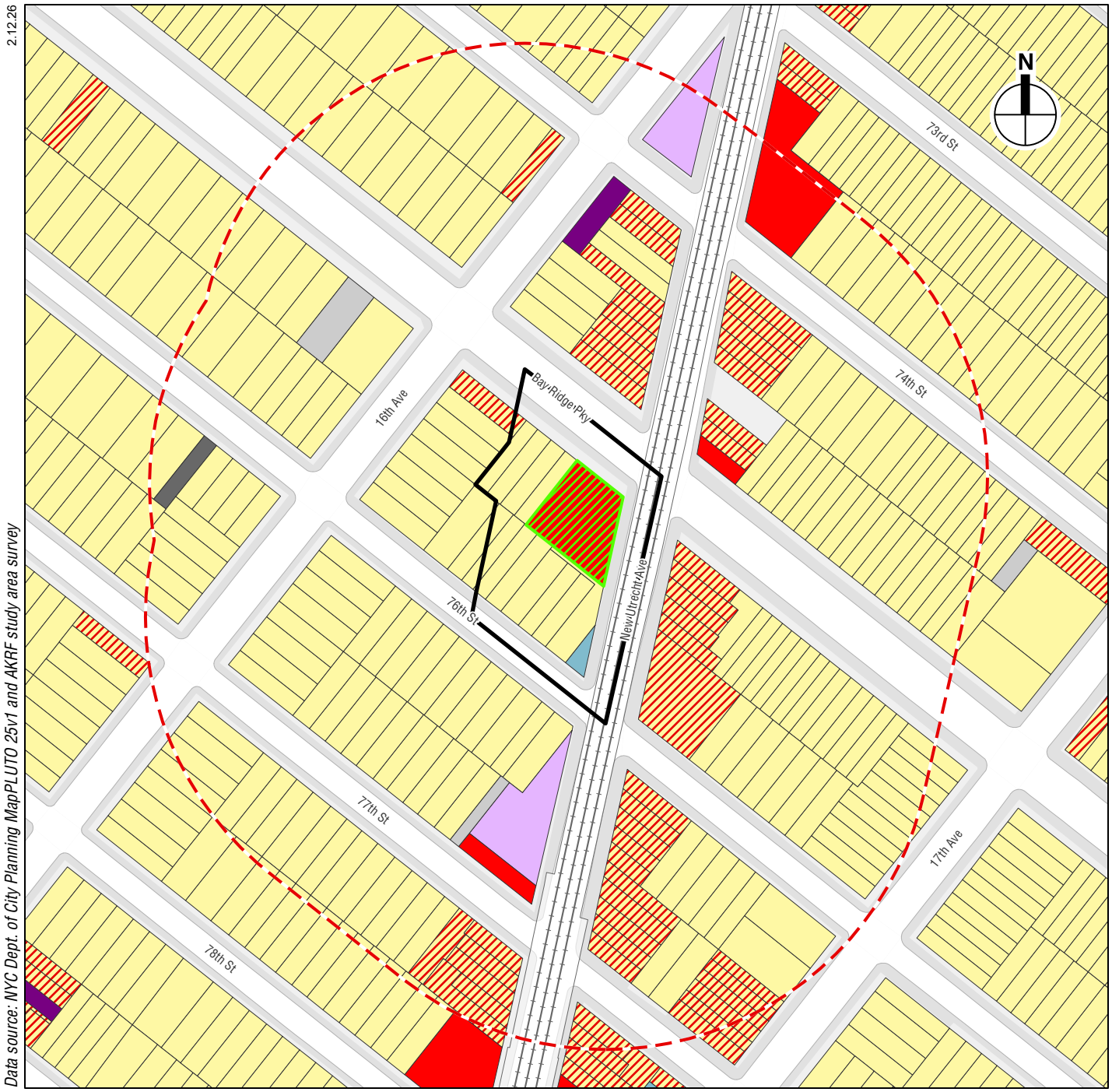
Land Use

Proposed Rezoning Area (Primary Study Area)

As shown in **Figure C-2**, the primary study area is bound by New Utrecht Avenue to the east, Bay Ridge Parkway to the north, 76th Street to the south, and the remainder of Block 6225 to the west. The primary study area is located on the eastern-most portion of Brooklyn Block 6225. The primary study area consists of the Proposed Rezoning Area (Lot 17) and 15 non-Applicant owned lots (Lots 11-14, 21-25, and 28 in their entirety and portions of Lots 8 and 29-32) and totals approximately 35,317 sf. New Utrecht Avenue is classified as a "wide" street with 80 feet in width while Bay Ridge Parkway and 76th Street are "narrow" streets with 60 feet in width. New Utrecht Avenue has a north- and south-bound moving lane with parking on both curbs. Bay Ridge Parkway has one eastbound and westbound moving lane with curbside parking on both curbs. 76th Street has one westbound moving lane with parking on both curbs.

The Applicant-owned Proposed Development Site is an approximately 9,302 sf area with approximately 111 feet of frontage along New Utrecht Avenue and 69 feet of frontage along Bay Ridge Parkway. The Applicant-owned Proposed Development Site is currently occupied by a single-story retail (plumbing supply store) building containing approximately 6,193 gsf (5,385 zsf) of commercial retail space, as well as a covered, surface accessory parking lot with approximately five spaces. The remainder of the Proposed Rezoning Area comprises non-Applicant owned Lots 8, 11-14, 21-25, and 28-32 on Block 6225. Each of the non-Applicant-owned lots, with the exception of Lot 21, are occupied by two- to three-story residential buildings, ranging in built residential floor area from 1,716 gsf to 4,265 gsf and containing two to three DUs. Lot 21, although categorized as a public facility use on ZoLa (refer to **Figure C-2**), is currently occupied by a two-story commercial building containing approximately 1,708 gsf of commercial retail space.[2] Collectively, the primary study area contains approximately 37,167 gsf of residential uses (33 total DUs) and approximately 7,901 gsf of commercial retail uses.

[2] Lot 21 (7520 New Utrecht Avenue) was historically occupied with a house of worship and categorized as a public facilities/institution use (see **Figure C-2**). However, according to satellite imagery, since around 2014, the lot was converted from a public facilities/institution building to its current occupant as a commercial (home design store) building. Field visits confirmed the home design store is still in business. As such, the change in land use has not been reflected in the most recent DCP data set.



Existing Land Use

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Figure C-2

Secondary Study Area (400-foot Radius)

As shown in **Figure C-2**, the secondary study area is generally bound by approximately 100 feet north of 74th Street to the north, 17th Avenue to the east, approximately 100 feet south of 77th Street to the south, and approximately 250 feet west of 16th Avenue to the west. Land uses within the secondary study area are comprised of residential uses (one- and two-family buildings and multi-family walkup buildings), mixed-use commercial/residential uses, commercial uses, industrial/manufacturing uses, transportation/utility uses, parking facilities, vacant land, and all other or no data.

The secondary study area is predominantly characterized by residential uses, in particular, one- and two-family buildings. These buildings occupy lots of smaller sizes (less than 5,000 sf) and smaller, 15- to 33-feet-wide street frontages. Large multi-family walkup buildings are located on slightly larger lots with street frontages ranging from 18- to 100-foot-wide. The largest residential building in the secondary study area, 1684 76th Street (Block 6236, Lot 67), is located southeast of the Proposed Rezoning Area and was constructed in 1931. The four-story building totals approximately 18,000-gsf and contains 20 total DUs.

Mixed-use commercial and residential uses and standalone commercial uses are generally found along New Utrecht Avenue, which is a major commercial corridor. They generally occupy irregular-shaped lots with varied sizes and contain local retail uses such as laundromats, delis, restaurants, and salons. The largest mixed-use commercial and residential building, 7511 New Utrecht Avenue (Block 6225, Lot 36), was constructed in 1929 and is located directly across the street from the primary study area.

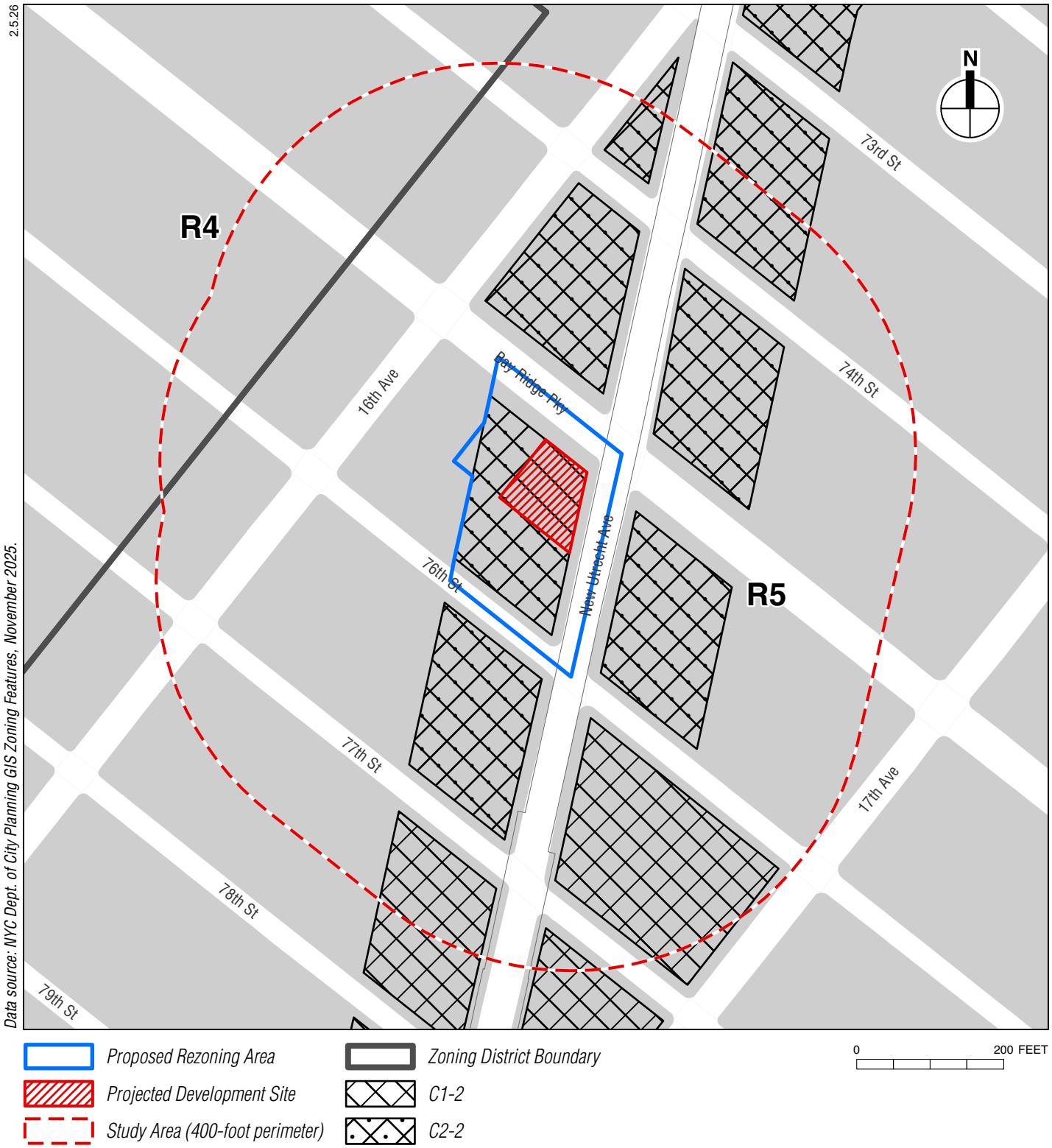
Industrial/manufacturing uses in the study area is limited to one small corner lot located at Block 6214, Lot 9, which is occupied by a beverage system manufacturing company. The two transportation/utility uses within the secondary study area consists of a gas station and an auto service shop and are located along New Utrecht Avenue. There is a parking facility located on the western side of the secondary study area along 76th Street. In addition, there are two vacant lots located along the side streets of the secondary study area and one lot with no data located along the east side of New Utrecht Avenue.

Zoning

Primary Study Area

As shown in **Figure C-3**, the primary study area is currently zoned R5 with a C2-2 commercial overlay mapped along all three bounding streets. R5 districts are low and medium-density residential zoning districts, which permit residential uses (Use Groups I and II) at a maximum FAR of 1.5 on standard sites, and 2.0 for qualifying residential sites. Community facility uses (Use Group III) are permitted at a maximum FAR of 2.0. R5 districts also provide a transition between lower and higher-density neighborhoods. With R5 districts, buildings may have a maximum building height of 45 feet. Residential buildings must provide a front yard at a minimum depth of 10 feet. In the Outer Transit Zone, one off-street accessory parking space is required for 35 percent of DUs. However, there are no accessory parking requirements for qualifying residential sites and income-restricted housing units (IRHU).

C2 commercial overlays are mapped within residential districts long streets that serve local retail needs and permit commercial uses (Use Groups III to VIII). They are mapped along major thoroughfares in medium and higher-density areas of the city. In mixed-use buildings, commercial uses are limited to one or two floors and must always be located below the residential uses. C2-2 commercial overlay districts permit a fewer range of uses than C1 districts. Commercial overlay districts differ from other commercial districts in that bulk regulations are governed by the residence district within which the commercial



Existing Zoning

overlay is mapped. C2-2 commercial overlays allow commercial uses up to 2.0 FAR when mapped over R4 to R12 districts. In C2-2 commercial overlays, above a building height of 30 feet, a commercial development would require an initial setback of 20 feet on a narrow street and 15 feet on a wide street. One off-street accessory parking space is required per 300 sf of commercial space.

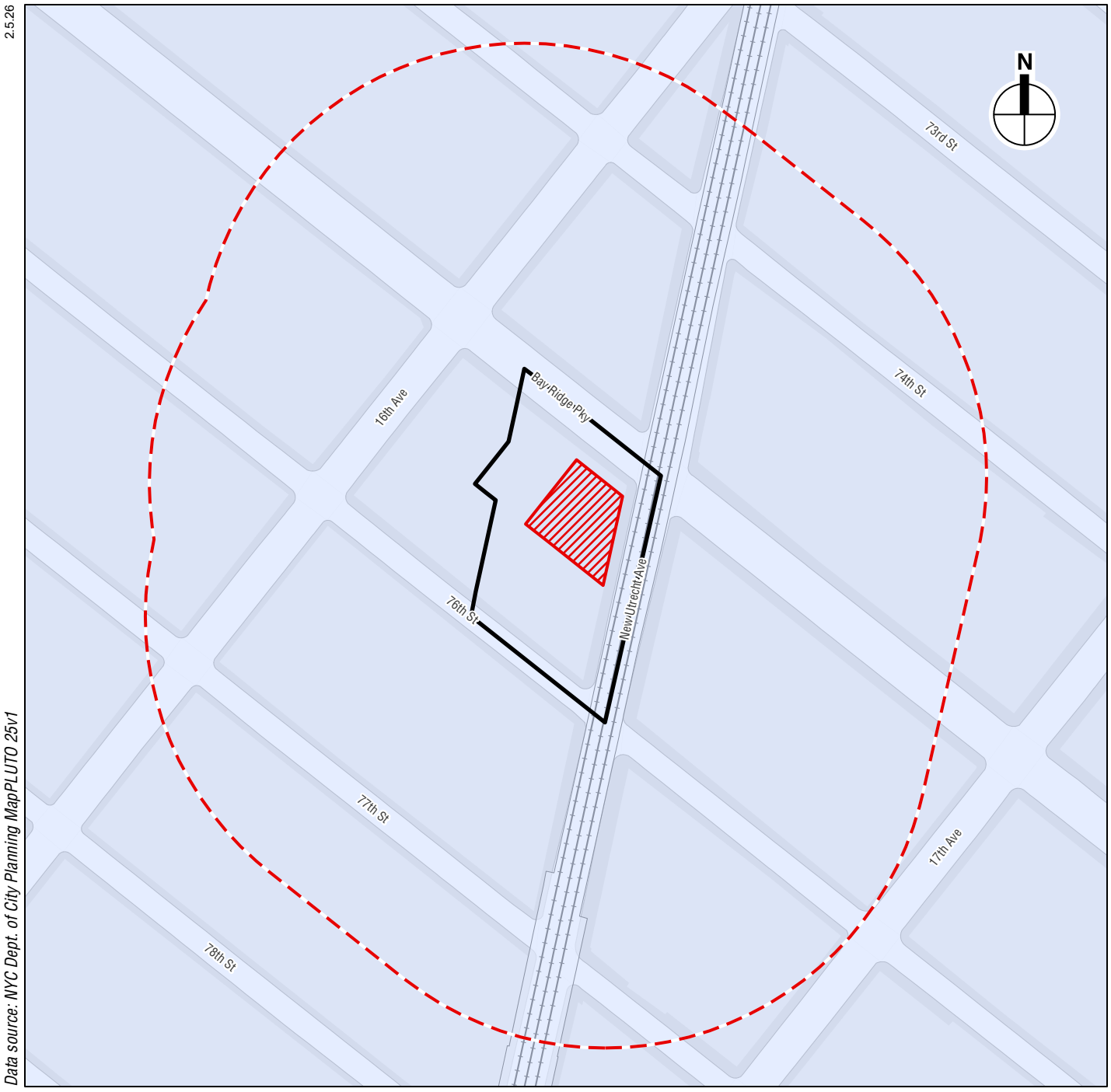
The primary study area is not mapped within any of the City's special purpose districts or special purpose sub-districts. However, the primary study area is located within a Transit Zone (refer to **Figure C-4**). The boundaries of the Transit Zone are set forth in Appendix I of the ZR. The Transit Zone is defined by DCP as an area where special lower accessory parking requirements apply for various types of affordable housing, including IRHUs. Areas located within the Transit Zone are generally areas of the city beyond the Manhattan Core within one-half mile of a subway station where auto ownership rates are among the lowest in the city. As set forth in Appendix I of the ZR, portions of Brooklyn Community District 11 is located within the boundaries of the Transit Zone.

Secondary Study Area

Zoning classifications within the secondary study area are also shown in **Figure C-3** and listed in **Table C-1**. As shown in **Figure C-3**, the R5 residential zoning district mapped on the primary study area is also mapped throughout the secondary study area generally to the east of 16th Avenue. The C2-2 commercial overlay mapped along the primary study area is also generally mapped along New Utrecht Avenue to the north of 77th Street. As shown in **Figure C-3**, R4 zoning district is generally mapped to the west of 16th Avenue and the C1-2 commercial overlay is also generally mapped along New Utrecht Avenue to the south of 76th Street. In addition, the secondary study area is also located within the Transit Zone (refer to **Figure C-4**). Zoning classifications within the secondary study area are described in **Table C-1**.

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

Name	Definition/General Use	Maximum FAR
	Residential Districts	
R4	R4 districts are low-density districts that allow residences of all types and permit most community facility uses. The maximum FAR for standard residences is 1.0, and 1.5 for QRS. Community facilities are permitted at an FAR of 2.0. Front yards with a depth of 10 feet are required but may be modified depending on building type as well as specific contexts. The height and setback regulations for single- and two-family residences are governed by a pitched-roof envelope with a maximum perimeter wall height of 25 feet, and maximum overall height limit of 35 feet. Multifamily residences on standard lots are governed by a flat-roofed envelope where the maximum base and overall height limit is 35 feet, while those on QRS have an envelope with a 35-foot maximum base height and, after setback, a 45-foot maximum overall height limit. In the Outer Transit Zone, parking is required for 35 percent of standard residences, while no parking is required for QRS/IRHU. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.	R: 1.0/1.5 (QRS) CF: 2.0 C/M: 0.0
R5	R5 is a transition residential district between lower- and higher-density neighborhoods. The maximum FAR for standard residences is 1.5, and 2.0 for QRS. Community facility uses are permitted at a maximum FAR of 2.0. With R5 districts, buildings may have a maximum building height of 45 feet. Residential buildings must provide a front yard at a minimum depth of 10 feet. Multifamily residences on standard lots are governed by a flat-roofed envelope where the maximum base height limit is 35 feet, and, after setback, a 45-foot maximum overall height limit. In the Outer Transit Zone,	R: 1.5/2.0 (QRS) CF: 2.0 C/M: 0.0



Transit Zone

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Figure C-4

Name	Definition/General Use	Maximum FAR
	parking is required for 35 percent of standard residences, while no parking is required for QRS/IRHU. Parking is required for some community facility uses, though waivers are available for small lots and mixed buildings.	
Commercial Districts		
C1-2 (overlay)	C1 commercial overlays are mapped within residential districts along streets that serve local retail needs, as well as meet broader shopping and service needs. In mixed-use buildings, commercial uses are limited to one or two floors and must always be located below the residential uses. C1 commercial overlay districts permit a fewer range of uses than C2 districts.	C: 1.0 (R1-R3)/1.6 (R3-2)/ 2.0 (R4-R12)
C2-2 (overlay)	C2-2 districts are commercial overlays mapped within residential districts. These districts are mapped along streets that serve local retail needs and found throughout lower- and medium-density areas and occasionally in higher-density districts. Most uses listed in Use Groups I through X are permitted with certain limitations or conditions (e.g. certain automotive, entertainment, storage and production uses are not permitted). When mapped in R1 through R3 districts, the maximum commercial FAR is 1.0; when mapped in R4 through R12 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk regulations.	C: 1.0 (R1-R3)/2.0 (R4-R12)

Source: Zoning Resolution of the City of New York
Notes: R=Residential; C=Commercial; CF=Community Facility; M=Manufacturing; QRS=Qualifying Residential Sites; IRHU=Income Restricted Housing Unit

Public Policy

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

While there are no specific initiatives and goals in the City's *Housing Our Neighbors: A Blueprint for Housing and Homelessness* plan that relate specifically to the primary or secondary study areas, it is a citywide policy initiative that would be applicable to the study areas and is, therefore, included in this analysis. Other citywide policy initiatives applicable to the study areas include the *Where We Live NYC Plan*, which is also discussed below. The study areas are not part of, or subject to, an Urban Renewal Plan, adopted community 197-a Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), the Waterfront Revitalization Program (WRP), or the Food Retail Expansion to Support Health Program (FRESH) zoning and discretionary tax incentive area. The Proposed Actions also do not include a large publicly sponsored project, and as such consistency with the City's OneNYC for sustainability is not warranted.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

In 2022, the administration of Mayor Eric Adams released Housing Our Neighbors: A Blueprint for Housing and Homelessness, a comprehensive, citywide blueprint aimed at addressing the city's housing crisis. The Blueprint outlines policies and strategies to address five goals: (1) Transform NYCHA, (2) Address Homelessness and Housing Instability, (3) Create and Preserve Affordable Housing, (4) Improve the Health and Safety of New Yorkers, and (5) Reduce Administrative Burden. The plan details the specific actions that agencies and stakeholders should undertake to address these goals. Similar to the previous

administration's Housing New York plan, the Blueprint emphasizes the importance of building new housing in amenity-rich areas and expanding the availability of different housing types including affordable housing and senior housing. The Blueprint additionally emphasizes cooperation between numerous city agencies.

Where We Live NYC Plan

Through the *Where We Live NYC Plan*, the city has developed a plan to take bold, transformative action to break down barriers to opportunity and build more integrated, equitable, and inclusive neighborhoods throughout New York City. The plan recognizes that intentional policies and practices have created segregation and inequity across the country and in New York City, and that it will take concerted effort from all levels of government, as well as partners in the private and non-profit sectors, to undo legacies of segregation and inequity. The plan is separated into six key goals that will guide the city's work in advancing fair housing through 2025:

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

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

Land Use

Primary Study Area

In the 2029 future without the Proposed Actions, the Applicant-owned Proposed Development Site and the remaining non-Applicant owned lots within the Proposed Rezoning Area would remain as under existing conditions. As there are no known as-of-right development projects for the lots within the Proposed Rezoning Area, the existing conditions are assumed to remain.

Secondary Study Area

There are no new developments anticipated within the secondary study area by the anticipated build year of 2029.

Zoning

Primary Study Area

In the future No-Action condition, no zoning changes are anticipated within the primary study area. As such, it is anticipated that the existing R5/C2-2 zoning district would be retained.

Secondary Study Area

There are currently no planned zoning changes in the secondary study area in the future without the Proposed Action.

Public Policy

In absence of the Proposed Actions, no changes to public policies are anticipated in the primary or secondary study areas.

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

Under the With-Action condition, the proposed zoning map amendment and zoning text amendment would be approved and the Applicant-owned Proposed Development Site would be redeveloped as proposing to rezone the Proposed Rezoning Area (consisting of Block 6225, Lots 11-14, 17, 21-25, 28 and portions of Lots 8 and 29-32) from R5/C2-2 to C4-4D and establish the Proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area (the "Proposed Actions"), in order to increase the allowable density for the Applicant-owned Proposed Development Site from a maximum residential floor area ratio (FAR) of 2.0 to a FAR of 7.2 (under the proposed C4-4D district with MIH). As shown in **Figure 5 in the EAS Form**, the proposed zoning district boundary would extend from New Utrecht Avenue to a depth of 150 feet along Bay Ridge Parkway and 76th Street. The proposed C4-4D district permits a maximum residential FAR of 7.2 under MIH.

Under the RWCDS, in the future with the Proposed Actions, the Applicant proposes to demolish the existing structures at the Applicant-owned Proposed Development Site to facilitate the development of a new mixed-use, 11-story (145-foot-tall) predominantly residential building with ground and second floor commercial space. The residential space would be located on the third to 11th floors. The Projected Development would comprise of approximately 63,073 gsf of residential uses (74 total DUs), approximately 9,302 gsf of commercial office uses, and approximately 6,525 gsf of local retail uses, as well as approximately 15 voluntary accessory, off-street parking spaces to be located in the cellar level, for a total development size of approximately 88,202 gsf (66,322 zsf) and a built FAR of 7.19. Pursuant to the City's MIH program, up to 20, 25, or 30 percent of the 74 DUs (or approximately 15-22 units) would be designated as permanently affordable at an average affordability level not exceeding 60 percent of area median income (AMI) under Option 1, 80 percent of AMI under Option 2, or 40 percent of AMI under Option 3.

TABLE C-3
Comparison of No-Action and With-Action Development Scenarios

Use	No-Action	With-Action	Increment
Residential (GSF)	0 gsf	63,073 gsf	+63,073 gsf
Total units	0 DUs	74 DUs	+74 DUs
Affordable units	*0 DUs*	*15-22 Dus*	*+15-22 DUs*
Market Rate units	*0 DUs*	*52-59 DUs*	*+52-59 DUs*
Commercial Retail (GSF)	6,193 gsf	6,525 gsf	+ 332 gsf
Commercial Office (GSF)	0 gsf	9,302 gsf	+9,302
Parking	5	15	+10
Population/Employment1	**No-Action**	**With-Action**	**Increment**
Residents	0	218	+218
Workers	21	62	+41

Note:
[1] Average household size of 2.94 residents per household in Brooklyn CD 11 (based on 2020 US Census); 1 employee per 300-sf of retail space; 1 employee per 250-sf of office space; 1 employee per 25 DUs; and 1 garage employee per 50 spaces.

Land Use

Primary Study Area

The Proposed Actions would result in changes to land use within the primary study area by increasing the allowable density from what is currently allowed as-of-right. As described in detail in **Attachment A, "Project Description"**, approval of the Proposed Actions would result in an increase of allowable residential density under zoning in the Proposed Rezoning Area from 1.50/2.00 FAR to 7.2 FAR (with MIH). Under the RWCDS, the Proposed Actions would facilitate a new 11-story mixed-use residential and commercial development on an underutilized site that contains a one story retail store. Compared to the No-Action condition, the Proposed Actions under the RWCDS would result in a net increase of 63,073 gsf of residential space (74 DUs), a net increase of 332 gsf of commercial retail space, a net increase of 9,302 gsf of commercial office space, and a net increase of 10 parking spaces.

Secondary Study Area

No additional changes to land use are anticipated in the secondary study area as a result of the Proposed Actions. The Proposed Actions are site-specific and are not expected to alter development trends or patterns in the secondary study area.

Assessment

The proposed mixed-use residential and commercial building would be consistent with the existing neighborhood character and support existing land uses already present in the surrounding secondary study area. The proposed residential use is expected to complement existing one and two family buildings, multi-family walkup apartment buildings, mixed-use residential and commercial buildings, and standalone commercial buildings near the primary study area on the bounding streets. The proposed commercial uses are expected to contribute to the neighborhood character of the area.

The Proposed Actions would not generate land uses that would be incompatible with surrounding uses, nor would they directly displace land uses in such a way as to adversely affect surrounding land uses. The introduction of housing in a transit accessible area would further contribute to the mission and purpose of integrating housing with transportation and jobs, thus encouraging live-work communities and transit-oriented development as the Applicant-owned Projected Development would occur within a Transit Zone.

The Proposed Actions are not expected to alter development trends or patterns in the secondary study area. The Proposed Actions would have no direct effect on land use in the secondary study area and the secondary study area would not undergo any changes because of the Proposed Actions. The proposed residential uses at the Applicant-owned Proposed Development Site would complement and be consistent with the mix of residential and commercial uses in the secondary study area. As noted above, land uses in the secondary study area are predominantly residential uses with some commercial uses. Replacing underutilized and underbuilt buildings currently located at the Applicant-owned Proposed Development Site would also activate the streetscape along New Utrecht Avenue.

Therefore, the Proposed Actions would not introduce any new land uses that would be incompatible with their surroundings, and the Proposed Actions would not represent a significant adverse impact on land use in the secondary study area in accordance with the criteria set forth in the *CEQR Technical Manual.*

Zoning

Primary Study Area

In the future with the Proposed Actions, the Proposed Rezoning Area would be rezoned from R5/C2-2 to C4-4D (R8A equivalent). R5 districts are medium-density, transition residential districts. R5 districts generally produce buildings of up to three or four stories. Residential developments in an R8A district mapped in an MIH area can achieve a maximum FAR of 7.2, a maximum base height of 105 feet, and a maximum building height of 145 feet. Community facility uses are permitted at a maximum FAR of 6.5 and commercial uses are permitted a maximum FAR of 3.4.

The proposed zoning text amendment will establish a Mandatory Inclusionary Housing (MIH) zone for the entire Project Area. All future developments within the Proposed Rezoning Area will be required to follow MIH regulations. Affordable housing units are required to be provided in MIH zones. The specifics of how many units are dedicated to certain AMI thresholds are dictated by the MIH option chosen. This option will be decided during the public review process.

Secondary Study Area

The Proposed Actions would only affect the primary study area, and no changes in zoning would occur in the secondary study area as a result of the Proposed Actions.

The Proposed Actions would only apply in the primary study area and would not affect the larger secondary study area. The proposed one zoning map and one zoning text amendment would align with the City's land use, zoning, and public policy objectives to encourage denser development in areas well served by public transit, as per the transit zone the site is mapped within, and to facilitate the development of permanent affordable housing. The proposed zoning changes would be consistent with other residential and commercial overlay zoning designations in the secondary study area as the entire secondary study area is zoned for residential uses with the avenues mapped with commercial overlays. The Proposed Actions would not result in any significant impacts to zoning patterns in the secondary study area, nor have a significant impact on the extent of conformity within the secondary study area.

Assessment

The Proposed Actions would not result in a significant adverse impact to zoning in the primary or secondary study areas. The proposed zoning map and text amendments would align with the City's policy

objective to encourage denser development in areas served by public transit and facilitate the development of affordable housing. The proposed zoning changes would be consistent with other residential and commercial overlay zoning designations in the secondary study area as the entire secondary study area is zoned for residential uses with the avenues mapped with commercial overlays. The Proposed Actions would not result in any significant impacts to zoning patterns in the secondary study area, nor have a significant impact on the extent of conformity within the secondary study area.

Public Policy

As detailed below, the Proposed Actions would not result in any significant adverse public policy impacts to the primary or secondary study areas. The proposed zoning changes are expected to help foster diverse and livable neighborhoods with mixed-use residential and commercial buildings in an underutilized area and ensure the City's housing supply increases in a more equitable way, through the construction of new affordable housing units alongside market-rate housing units.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

The proposed zoning actions would be consistent with *Housing Our Neighbors* and would result in a net increase of 74 DUs compared to No-Action conditions. Under MIH, approximately 20-30 percent of any future residential floor area developed in the Proposed Rezoning Area would be permanently affordable to residents with incomes averaging 40-80 percent of the AMI, depending on the MIH option selected during the public review process. The Projected Development would support the initiatives outlined in the City's *Housing Our Neighbors: A Blueprint for Housing and Homelessness* plan by creating permanently affordable housing and increasing access to transit and amenities for low-income New Yorkers. The Proposed Actions would also be consistent with the *Blueprint* goal of increasing the diversity of affordable housing options.

Where We Live NYC Plan

The Proposed Actions would support Goal 2 of the *Where We Live NYC Plan* by establishing an MIH area encompassing the primary study area, which would require future residential development to include permanent IRHUs. An MIH area requires compliance with one of the income-restricted housing options provided in ZR Section 23-154(d)(3). Therefore, the Proposed Actions would be consistent with Goal 2 of the *Where We Live NYC Plan*.

For these reasons, the Proposed Actions would not result in a significant adverse impact on public policy within the primary or secondary study areas, in accordance with the criteria set forth in the 2025 *CEQR Technical Manual*.

Attachment D:

Hazardous Materials

7502 NEW UTRECHT AVENUE REZONING EAS
ATTACHMENT D: HAZARDOUS MATERIALS

I. INTRODUCTION

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

As discussed in **Attachment A, "Project Description,"** under the RWCDS, the Proposed Actions would result in the new construction of an 11-story (145-feet-tall), approximately 88,202-gross-square-feet (gsf) mixed-use building at 7502 New Utrecht Avenue (Brooklyn Block 6225, Lot 17; the Applicant-owned "Proposed Development Site") in the Bensonhurst neighborhood of Brooklyn Community District (CD) 11.

Construction activities that would require subsurface disturbance include excavation for the new building's foundation. This assessment considers the potential for exposure to hazardous materials during and following construction, and the specific measures that would be employed to protect public health, worker safety, and the environment.

The analysis is based on a review of existing studies of the Proposed Development Site, including a Phase I Environmental Site Assessment (ESA) (non-ground-intrusive research) and a Phase II (subsurface sampling) investigation. The studies revealed that the Proposed Development Site was historically occupied by a residence and a portion of a small automotive/storage garage by 1906, which were demolished by 1929. The current Proposed Development Site buildings were constructed between circa 1968 and 2004. Impacts associated with construction of the new building would be avoided by incorporating the measures detailed below.

II. EXISTING CONDITIONS

Subsurface Conditions

The Proposed Development Site is approximately 24 feet above the North American Vertical Datum (NAVD) of 1988, an approximation of mean sea level. Based on the Proposed Development Site's proximity to Gravesend Bay and the topographic gradient of the surrounding area, groundwater is expected to flow in a generally southwesterly direction. However, actual groundwater flow direction may be influenced by other factors, including past pumping and/or subsurface obstructions such as building foundations, subway tunnels, and other utilities. Groundwater in this part of Brooklyn is not used as a source of potable

water.

Phase I Environmental Site Assessment (ESA)

Phase I ESA, 7502 New Utrecht Avenue, Brooklyn, New York, AKRF – September 2025

AKRF prepared a Phase I ESA dated September 17, 2025 for the Proposed Development Site in accordance with ASTM Standard E1527-21 (*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*) (refer to **Appendix 2** for Phase I ESA). The following Recognized Environmental Condition (REC) was identified:

- According to historic Sanborn maps and City Directory listings, uses in the surrounding area included dry cleaning, a tinsmith, an undertaker, and a plastics novelty manufacturer.

In addition, the following Business Environmental Risks (BERs) and De Minimis Condition were identified:

BERS

- A 1975 oil burner application was filed with the New York City Department of Buildings (NYCDOB). No other evidence that oil was stored and/or used at the Proposed Development Site was ascertained, it is possible that the Proposed Development Site building formerly used fuel oil.
- The Proposed Development Site was initially developed by 1906 and the Subject Property buildings were razed by 1929. Historic fill material of unknown origin and/or demolition debris may be present in the subsurface and may contain polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), and/or lead-based paint (LBP). PCBs, ACM, and/or LBP may also be present in building components.

DE MINIMIS CONDITION

- Minor staining of unknown origin was observed on the concrete slab in the Proposed Development Site building.

Based on the results of the Phase I ESA, a Phase II (Subsurface) Investigation Work Plan (Work Plan) dated November 2025 was prepared for review and approval by the New York City Department of Environmental Protection (NYCDEP). The Work Plan was approved with comments on January 29, 2026.

Phase II Investigation

AKRF will conduct a Subsurface Phase II Investigation in accordance with the City Environmental Quality Review (CEQR) Technical Manual and American Society for Testing and Materials (ASTM) Practice E 1903-11 and the November 2025 NYCDEP-approved Work Plan. The scope will consist of a geophysical investigation followed by the advancement of soil borings (with continuous soil core collection and field screening), the installation of temporary groundwater monitoring wells, and installation of soil vapor points. The investigation will include the collection and laboratory analysis of soil, groundwater, and soil vapor samples.

Soil and groundwater samples will be analyzed for volatile organic compounds (VOCs) by EPA Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270 including 1,4-dioxane by the SIM method, polychlorinated biphenyls (PCBs) by EPA Method 8082, pesticides by EPA Method 8081, and

Target Analyte List (TAL) metals by EPA Method 6000/7000. Soil vapor samples will be analyzed for VOCs via EPA Method TO-15.

The soil sampling results will be compared to the 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) and the Restricted Residential Soil Cleanup Objective (RRSCOs). The groundwater sampling results were compared to the Class GA Ambient Water Quality Standards and Guidance Values (AWQSGVs) in the New York State Department of Environmental Conservation (DEC) Division of Water Technical Operational and Guidance Series (TOGS) Memo 1.1.1. It should be noted that these Standards and Guidance Values were developed to protect human health assuming groundwater is used as the source of drinking water, a scenario which does not currently occur at the Proposed Development Site (and would not be expected in the future). Although there are no standards for soil vapor, the results will be conservatively compared to the Soil Vapor/Indoor Air matrices included in the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006 with updates in 2013, 2015, 2017 and 2024.

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

In the future without the Proposed Actions (the "No-Action" condition), it is assumed that the current uses would continue. No other changes are expected. Without the demolition and soil disturbance associated with the Proposed Actions, the potential for exposure to hazardous materials on the lots would be avoided by compliance with applicable regulatory programs, e.g., related to ACM and LBP, and the potential for exposure to hazardous materials in the subsurface would be eliminated.

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

In the future with the Proposed Actions (the "With-Action" condition), subsurface disturbance would result, in connection with construction of the Projected Development, potentially increasing exposure to hazardous materials. Impacts at the Proposed Development Site would be avoided by implementing the following:

- To preclude the potential for a significant adverse hazardous materials impact, an (E) Designation would be assigned on Brooklyn Block 6225, Lot 17. The (E) Designation provides the impetus to identify and address environmental conditions so that significant adverse impacts during development would be reduced, with the New York City Office of Environmental Remediation (OER) providing the regulatory oversight of the environmental investigation and remediation during the development process. Building permits are not issued by the New York City Department of Buildings (DOB) without prior OER approval of the investigation and/or remediation pursuant to the provisions of Section 11-15 of the New York City Zoning Resolution.

The text of the hazardous materials (E) Designation (E-###) for Brooklyn Block 6225, Lot 17 would be as follows:

Task 1: Sampling Protocol

Prior to construction, the Applicant must submit to the New York City Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase II Investigation protocol, including a description of methods and a site map with all sampling locations

clearly and precisely represented.

No sampling should begin until written approval of a protocol is received by 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 the 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 for the test results, a proposed remedial action plan (RAP) must be submitted by 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 (CHASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

With the measures outlined above included as part of the Proposed Actions, and adherence to existing regulations, there would be no increase in the exposure of people or the environment to hazardous materials associated with the Proposed Actions. Therefore, no significant adverse impacts related to hazardous materials would be expected to occur as a result of the Proposed Actions.

Attachment E:

Noise

7502 NEW UTRECHT AVENUE REZONING EAS
ATTACHMENT E: NOISE

I. INTRODUCTION

This attachment considers the potential for the Proposed Actions to result in significant adverse noise impacts. **Attachment A, "Project Description"** describes the Projected Development, the development of one new building at 7502 New Utrecht Avenue in the Bensonhurst neighborhood of Brooklyn Community District 11. According to the guidance of the 2025 *City Environmental Quality Review (CEQR) Technical Manual*, an initial noise impact screening considers whether a proposed project would generate any mobile or stationary source noise or be located in an area with high ambient noise levels. A noise analysis examines a project for its potential effects on sensitive noise receptors, and the effects on the interior noise levels of residential, commercial, and institutional uses.

In terms of mobile sources, the number of vehicle trips generated by the Proposed Actions would be lower than the threshold that would require any detailed transportation analysis. Considering the small number of vehicular trips generated by the Proposed Actions, the development would not generate sufficient traffic to have the potential to cause a significant noise impact (i.e., it would not result in a doubling of noise passenger car equivalents [Noise PCEs], which would be necessary to cause a 3 dBA increase in noise levels). Therefore, the Proposed Actions would not result in significant adverse mobile source noise impacts and further assessment is not warranted.

Consequently, the noise analysis is focused on the level of building attenuations necessary to ensure that interior noise levels within the proposed building would satisfy applicable interior noise criteria.

II. ACOUSTICS FUNDAMENTALS

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

"A"-Weighted Sound Level (dBA)

To establish a uniform noise measurement that simulates people's perception of loudness and annoyance, the decibel measurement is weighted to account for those frequencies most audible to the human ear. This is known as the A-weighted sound level, or "dBA," and it is the descriptor of noise levels most often used for community noise. As shown in **Table E-1**, the threshold of human hearing is defined as 0 dBA; very quiet conditions (e.g., a library) are approximately 40 dBA; levels between 50 dBA and 70 dBA define

the range of noise levels generated by normal daily activity; levels above 70 dBA would be considered noisy, and then loud, intrusive, and deafening as the scale approaches 130 dBA.

TABLE E-1
Noise Levels of Common Sources

Sound Source	SPL (dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50–60
Quiet Suburban Area at Night	40–50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Source: 2025 *CEQR Technical Manual*	

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

Sound Level Descriptors

Because the sound pressure level unit of dBA describes a noise level at just one moment and few noises are constant, other ways of describing noise that fluctuates over extended periods have been developed. One way is to describe the fluctuating sound heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level," L_{eq}, can be computed. L_{eq} is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by $L_{eq(1)}$, or 24 hours, denoted by $L_{eq(24)}$), conveys the same sound energy as the actual time-varying sound. Statistical sound level descriptors such as L_1, L_{10}, L_{50}, L_{90}, and L_x, are used to indicate noise levels that are exceeded 1, 10, 50, 90, and x percent of the time, respectively. Similar to the L_{eq}, the L_{dn} (Day-Night Average Sound Level) is the equivalent sound level across a 24-hour period, with a 10 dB penalty for nighttime hours between 10:00 pm and 7:00 am.

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

The L_{10} and L_{dn} descriptors have been selected as the noise descriptors to be used in this evaluation. According to *CEQR Technical Manual* noise exposure guidelines, the 1-hour L_{10} is the noise descriptor used

in when vehicular traffic is the dominant noise source and the L_{dn} is the noise descriptor used when rail traffic is the dominant noise source.

III. NOISE STANDARDS AND CRITERIA

New York CEQR Noise Criteria

The *CEQR Technical Manual* sets external noise exposure standards; these standards are shown in **Table E-2**. Noise exposure is classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable.

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

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

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

The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise level (see **Table G-3**). Recommended noise attenuation values for buildings are designed to maintain an interior L_{10} noise level of 45 dBA for residential or community facility uses and 50 dBA for commercial office uses when vehicular traffic is the dominant noise source, and an interior L_{dn} noise level of 40 dBA for residential

uses or community facility uses with sleeping accommodations when aircraft and/or train activity is the dominant noise source.

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

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

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

IV. EXISTING NOISE LEVELS

A total of 3 receptor locations adjacent to the Project Site were selected for evaluation of noise attenuation requirements. These locations are detailed below in **Table E-4** and shown in **Figure E-1**.

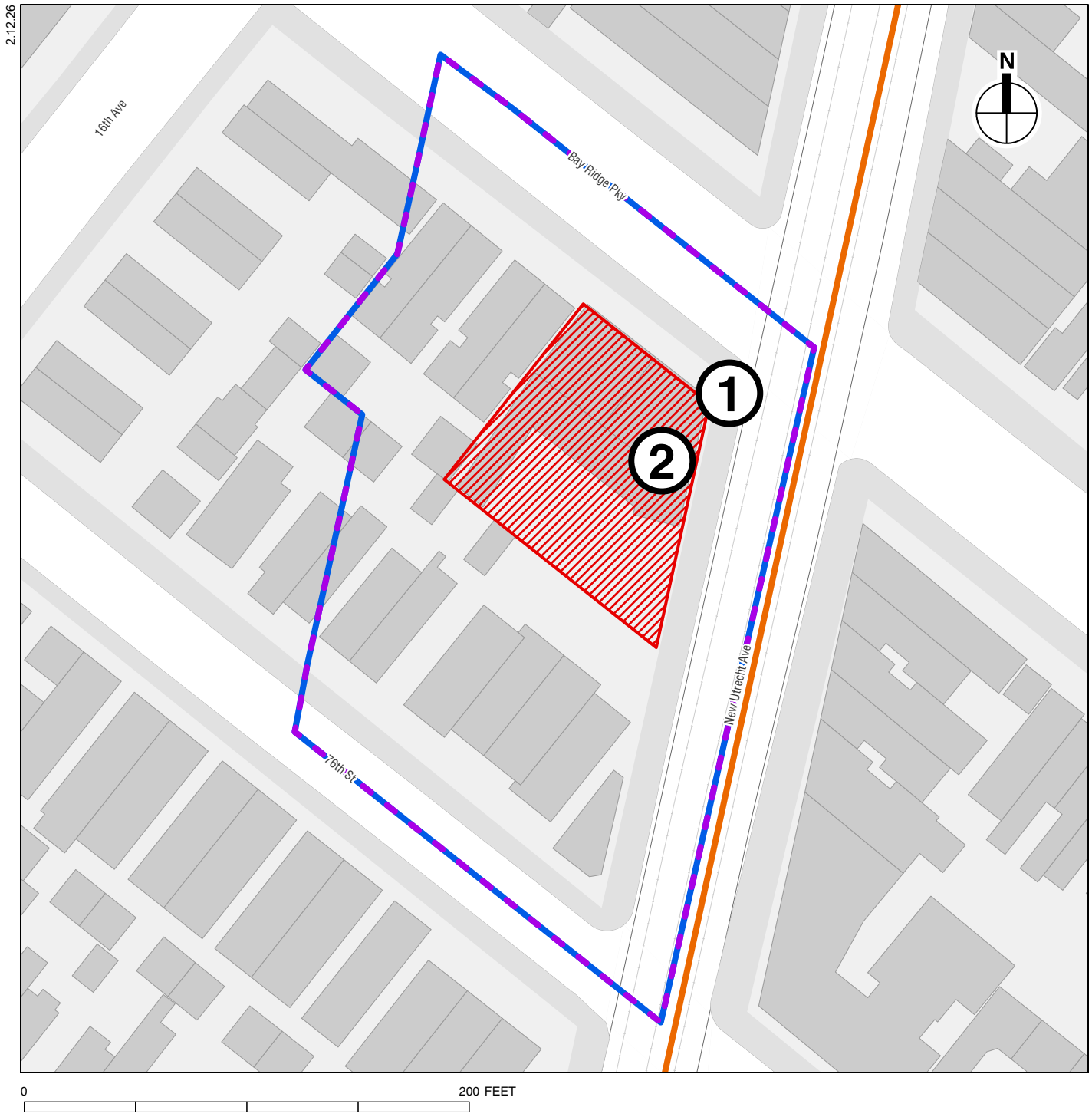
TABLE E-4
Noise Measurement Locations

Noise Receptor Site	Location
1	Along Bay Ridge Parkway, between New Utrecht Avenue and 16th Avenue
2	Along New Utrecht Avenue, between Bay Ridge Parkway and 76th Street
3	On the rooftop of the existing onsite building

At receptor Sites 1 and 2, the existing noise levels were measured for 60-minute periods during three weekday peak periods — AM (7:00 AM to 9:00 AM), midday (MD) (12:00 PM to 2:00 PM), and PM (4:00 PM to 6:00 PM). At receptor Site 3, the existing noise levels were measured for a 24-hour period. Measurements were conducted on September 9, 2025.

Equipment Used During Noise Monitoring

The 60-minute measurements were performed using one Brüel & Kjær Sound Level Meter (SLM) Type 2270, one Brüel & Kjær 1/2-inch microphone Type 4189, and one Brüel & Kjær Sound Level Calibrator Type 4231. The 24-hour continuous measurements were performed using one NTi Sound Level Meter (SLM) Type XL3, one NTi 1/2-inch microphone Type M2340, and one NTi Sound Level Calibrator Type CAL200. Each SLM has a valid laboratory calibration within 1 year, as is standard practice. The Brüel & Kjær and NTi SLM are Class 1 instruments according to ANSI Standard S1.4-1983 (R2006). The microphone for the 60-minute measurement sites was mounted on a tripod at a height of approximately 5 feet above the ground. The microphone for the 24-hour measurement site was mounted to a tripod which was



Proposed Rezoning Area

Projected Development Site

Proposed C4-4D District

Elevated D Train

① *Monitoring Locations*

Noise Monitoring Locations

extended above the rooftop and secured. All microphones were positioned at least approximately 5 feet away from any large reflecting surfaces. The SLMs were calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. Measurements were made on the A-scale (dBA). The data was digitally recorded by the sound level meters and displayed at the end of the measurement period in units of dBA. Measured quantities included L_{eq}, L_1, L_{10}, L_{50}, L_{90}, and 1/3 octave band levels. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.

Noise Measurement Results

The results of the existing noise level measurements are summarized in **Table E-5 and Table E-6**.

TABLE E-5
Existing Noise Levels Measured at Sites 1 and 2 (in dBA)

Receptor Site	Measurement Location	Time	L_{eq}	L_1	L_{10}	L_{50}	L_{90}
1	Along Bay Ridge Parkway, between New Utrecht Avenue and 16th Avenue	AM	73.2	84.1	76.1	66.5	60.8
		MD	73.5	84.8	75.6	66.2	59.8
		PM	72.3	84.2	73.0	65.7	59.0
2	Along New Utrecht Avenue, between Bay Ridge Parkway and 76th Street	AM	79.3	92.6	76.0	67.4	62.6
		MD	79.6	92.9	73.8	65.8	60.9
		PM	79.4	92.7	74.6	66.6	62.0
Note: Measurements were performed by AKRF on September 9, 2025.							

TABLE E-6
Existing Noise Levels Measured at Site 3 (in dBA)

Receptor Site	Measurement Location	Measurement Duration	Measured L_{dn}
3	On the rooftop of the existing onsite building	24 Hours	76.3
Notes: Continuous noise level measurements were conducted by AKRF, Inc. on September 9, 2025.			

At each of the three receptor sites, train activity on the adjacent elevated rail was the dominant noise source, although motor vehicle traffic on local roads also contributed to the measured noise levels. Measured levels reflect the level of train activity on the adjacent elevated rail line. In terms of the CEQR criteria, the existing noise levels at Sites 1 and 2 are in the "marginally unacceptable" category and Site 3 is in the "clearly unacceptable" category.

V. NOISE PREDICTION METHODOLOGY

The Proposed Actions would not result in sufficient additional traffic to require a detailed traffic analysis. Consequently, the Proposed Actions would not generate a substantial amount of vehicular traffic and would not have the potential to cause a significant noise impact. Additionally, since train activity was the dominant noise source at all sites, future noise levels are not expected to increase.

Existing noise levels at Sites 1 and 2 were prorated based on measured hourly noise levels at Site 3 to estimate the 24-hour distribution of noise levels, which were used to calculate L_{dn} values in accordance

with *CEQR Technical Manual* noise exposure guidance for locations where rail traffic is the dominant source of noise. To evaluate the noise levels incident on the east façade from the elevated rail line, noise levels measured at Site 3 were back calculated based on the difference between distance from the elevated rail and the future east façade and the elevated rail line and the measurement location. The results are shown below in **Table E-7**.

TABLE E-7
Calculated L_{dn} at Sites 1, 2, and 3 (in dBA)

Receptor Site	Measurement Location	L_{dn}
1	Along Bay Ridge Parkway, between New Utrecht Avenue and 16th Avenue	77.3
2	Along New Utrecht Avenue, between Bay Ridge Parkway and 76th Street	84.3
3	On the rooftop of the existing onsite building	78.9
Note: Noise level measurements were conducted by AKRF, Inc. on September 9, 2025		

VI. NOISE ATTENUATION MEASURES

As shown in **Table E-3**, the *CEQR Technical Manual* has set noise attenuation requirements for buildings based on exterior noise levels. For the north and east façades and portions of the south façade, rail traffic along the adjacent elevated rail line is the dominant source of noise, so the L_{dn} descriptor has been used to establish minimum required window/wall attenuation in order to maintain interior L_{dn} noise levels of 40 dBA or lower for residential uses or community facility uses with sleeping accommodations. For portions of the south façade and the entire west façade, which would be shielded from the rail line by the proposed building, the L_{10} descriptor documented at Receptor 1 has been used to establish minimum required window/wall attenuation, where the rail line is not the dominant source of noise to maintain interior L_{10} noise levels of 45 dBA for residential or community facility uses and 50 dBA for commercial office uses. Finally, for all elevated floors exposed to elevated rail noise (i.e. floors 3 and above on the east, and portions of the north and south façades), the L_{dn} noise levels at Receptor 3 have been used to establish minimum required window/wall. The minimum window/wall attenuation requirements are shown below in **Table E-8**.

TABLE E-8
Window Wall Attenuation Requirements (in dBA)

Building Façade Location	Building Floors	Associated Receptor Site	L_{10}	L_{dn}	Attenuation Required[1]
North Façade (facing Bay Ridge Parkway) at least 50 feet from elevated rail line	All Floors	1	N/A	77.3	38
East Façades (facing New Utrecht Avenue) and North/South Façades within 50 feet of elevated rail line	Floors 1 and 2	2	N/A	84.3	45
	Floors 3 and up	3	N/A	78.9	39
South and West Façades (facing block interior) at least 50 feet from elevated rail line	All Floors	1	76.1	N/A	33

Notes:
[1] Attenuation values are shown for residential or community facility uses; commercial office uses would require 5 dBA less attenuation.

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Normally, a building façade consists of wall, glazing, and any vents or louvers associated with the building mechanical systems in various

proportions. The façade design for the proposed project would be required to meet the minimum attenuation values shown in **Table E-8** in order to ensure acceptable interior noise levels. The project design would also be required to provide an alternative means of ventilation in all habitable rooms, allowing for the maintenance of a closed window condition. The building attenuation requirements are shown in **Figure E-2**.

To require attenuation at the Projected Development, an (E) Designation (E-XXX) for noise would be applied, specifying the appropriate amount of window/wall attenuation. The text of the (E) Designation would be as follows:

Block 6225, Lot 17

To ensure an acceptable interior noise environment, the building façade(s) of future development on Block 6225, Lot 17 must provide minimum composite building façade attenuation as shown in Table G-8, in order to maintain an acceptable interior noise level not greater than the thresholds specified for residential, community facility, or commercial office. To maintain a closed-window condition in these areas, an alternate means of ventilation that brings outside air into the building without degrading the acoustical performance of the building façade(s) must also be provided.

By adhering to the requirements specified the (E) Designation described above, the Projected Development would provide sufficient attenuation to achieve acceptable interior noise levels according to the CEQR Technical Manual guidelines for residential, community facility, or commercial office uses.

VII. MECHANICAL SYSTEM

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

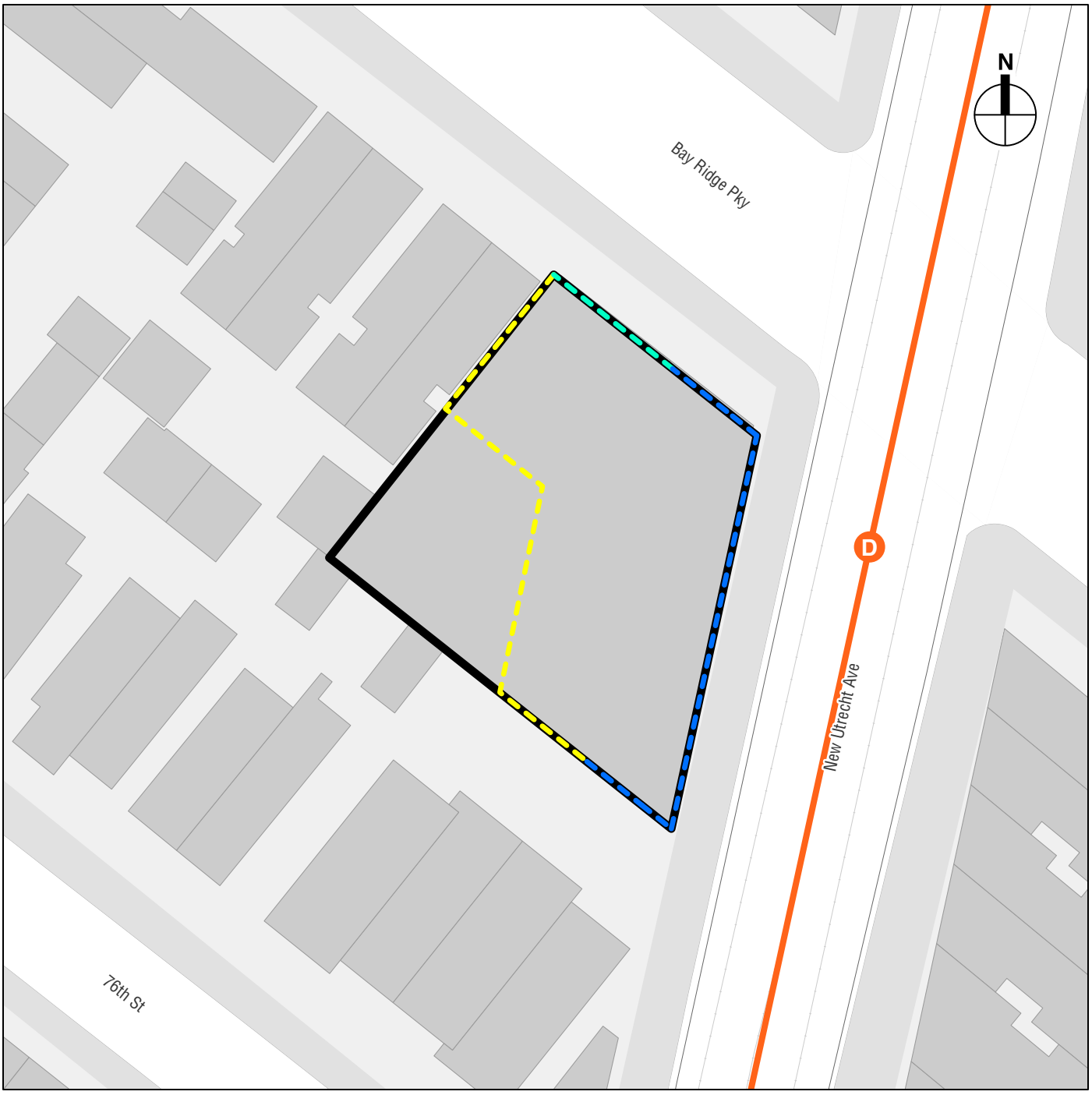
2.12.26



NOTE; Attenuation values for east facade to wrap-around north and south facades for a minimum of 50 feet from elevated rail line

Required Building Attenuation For Floors 1 and 2

2.12.26



NOTE; Attenuation values for east facade to wrap-around north and south facades for a minimum of 50 feet from elevated rail line

Required Building Attenuation For Floors 3 and up

Appendix 1:
New York City Landmarks Preservation Commission Consultation

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Final Sign-Off (Single Site)

Project number: LA-CEQR-K (DEPARTMENT OF CITY PLANNING)
Project: NEW UTRECHT AVENUE REZONING
Address: 7502 NEW UTRECHT AVENUE BBL: 3062250017
Date Received: 10/15/2024

[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 10/17/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37482_FSO_DNP_10172024.docx

Appendix 2:
Phase I Environmental Site Assessment (ESA)

7502 NEW UTRECHT AVENUE

BROOKLYN, NEW YORK

Phase I Environmental Site Assessment

AKRF Project Number: 250993



Prepared for:

Mr. Ben Wong
Great City Plumbing Inc.
16 Bowery
New York, NY 10013

Prepared by:

AKRF, Inc.
440 Park Avenue South
New York, NY 10016
212-696-0670

SEPTEMBER 2025

EXECUTIVE SUMMARY

AKRF, Inc. (AKRF) was retained by Great City Plumbing Inc. (the User and Client) to prepare a Phase I Environmental Site Assessment (ESA) of 7502 New Utrecht Avenue, Brooklyn, New York, identified as Brooklyn Borough Tax Block 6225, Lot 17 (the "Subject Property"). The Subject Property also includes the addresses 1623 and 1628 Bay Ridge Parkway. The approximately 8,255-square-foot Subject Property was developed with three interconnected one-story commercial buildings occupied by a plumbing supply store and an asphalt-paved area with an overhead steel frame structure and corrugated metal roof used for storage. The Subject Property location is shown on Figure 1 and a Subject Property detail map is provided as Figure 2.

This Phase I ESA was performed in conformance with ASTM International (ASTM) Standard E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions to, or deletions from, the Standard are described in Section 6.0. The term "Recognized Environmental Condition" (REC) means: (1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the Subject Property under conditions that pose a material threat of a future release to the environment. The Standard also includes definitions of Historical REC (HREC), Controlled REC (CREC), and *De Minimis* Condition.

The assessment revealed the following:

Recognized Environmental Condition (REC)

- According to historic Sanborn maps and City Directory listings, uses in the surrounding area included dry cleaning, a tinsmith, an undertaker, and a plastics novelty manufacturer.

Controlled RECs (CRECs)

- No CRECs were identified.

Historic RECs (HRECs)

- No HRECs were identified.

Business Environmental Risks (BERs)

- A 1975 oil burner application was filed with the New York City Department of Buildings (NYCDOB). No other evidence that oil was stored and/or used at the Subject Property was ascertained, it is possible that the Subject Property building formerly used fuel oil.
- The Subject Property was initially developed by 1906 and the Subject Property buildings were razed by 1929. Historic fill material of unknown origin and/or demolition debris may be present in the subsurface and may contain polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), and/or lead-based paint (LBP). PCBs, ACM, and/or LBP may also be present in building components.

De Minimis Conditions

- Minor staining of unknown origin was observed on the concrete slab in the Subject Property building.

Summary of Significant Data Gaps

- No significant data gaps were identified.