

PROVIDENCE HOUSE INC.

699-703 Lexington Avenue, Brooklyn, NY 11221

Environmental Assessment Statement

CEQR #: 25DCP071K

Pepared on behalf of:
Providence House Inc.

Prepared by:
BFJ Planning

April 30, 2025

BFJ Planning

699-703 LEXINGTON AVENUE
Brooklyn, New York

Environmental Assessment Statement

CEQR #: 25DCP071K

Prepared on behalf of
Providence House, Inc.

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

Impact Environmental (Hazardous Materials and Noise)
170 Leyland Court
Bohemia, NY 11716

April 30, 2025

Table of Contents

CEQR ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM 1

ATTACHMENT A-1: PROJECT DESCRIPTION 13

1.1 Project Location 13

1.2 Required Approvals and Proposed Actions 14

1.3 Purpose and Need for the Proposed Actions 15

1.4 Description of the Proposed Development 15

1.5 Reasonable Worst Case Development Scenario 16

ATTACHMENT B-1: LAND USE, ZONING AND PUBLIC POLICY 34

1.1 Introduction 34

1.2 Methodology 34

1.3 Existing Conditions 36

1.4 Future No-Action Condition 43

1.5 Future With-Action Condition 44

ATTACHMENT B-2: SHADOWS 51

2.1 Introduction 51

2.2 Methodology 51

2.3 Assessment 52

ATTACHMENT B-3: HISTORIC AND CULTURAL RESOURCES 62

3.1 Introduction 62

3.2 Methodology 62

3.3 Assessment 63

ATTACHMENT B-4: URBAN DESIGN AND VISUAL RESOURCES 72

4.1 Introduction 72

4.2 Methodology 72

4.3 Assessment 73

ATTACHMENT B-5: HAZARDOUS MATERIALS 92

5.1 Introduction 92

5.2 Phase I Environmental Site Assessment 92

ATTACHMENT B-6: TRANSPORTATION 96

6.1 Introduction 96
6.2 Methodology 96
6.3 Level 1 Screening Assessment 97
ATTACHMENT B-7: AIR QUALITY 105
7.1 Introduction 105
7.2 Methodology 105
7.3 Assessment 106
ATTACHMENT B-8: NOISE 112
8.1 Introduction 112
8.2 Methodology 112
8.3 Assessment 116
ATTACHMENT B-9: CONSTRUCTION 121
9.1 Introduction 121
9.2 Construction Regulations and General Practices 121
9.3 Assessment 125
ATTACHMENT B-10: DISADVANTAGED COMMUNITIES 128

Appendix A: LPC Correspondence

Appendix B: DEP Comment Letter

CEQR ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 699-703 Lexington Avenue

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
25DCP071K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
250194ZMK, 250195ZRK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Providence House Inc.		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Ben Stark, Hirschen Singer & Epstein LLP		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 902 Broadway, 13th Floor		
CITY New York	STATE NY	ZIP 10271	CITY Brooklyn	STATE NY	ZIP 10005
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 646-921-8721	EMAIL bstark@hseny.com	

5. *Project Description*

The Applicant, Providence House Inc. (the "Applicant"), is the owner of the property located 699 - 703 Lexington Avenue (Brooklyn Block 1621, Lots 76, 80, 81), within the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3 (the "Development Site," "Project Area"). The property is improved with three buildings including two four-story tenements used for the Applicant's transitional housing program and a two-story administrative building. The Applicant proposes to rezone Lots 76 and 80 of the Development Site from an R6B District to an R6A District (the "Proposed Action") for the purpose of redeveloping the Development Site with a new six-story community facility building (the "Proposed Development"). The Applicant proposes to map a Mandatory Inclusionary Housing ("MIH") area over the area subject to the rezoning.

The Proposed Development, with 36,393 square feet (SF) of floor area (46,744 gross square feet), would have a floor area ratio ("FAR") of 2.9 and would rise to a maximum height of 60 feet. Of the 36,393 SF of floor area, approximately 33,053 SF would be community facility non-profit with sleeping accommodations (Use Group III(A)), and 3,340 SF would be community facility non-profit without sleeping accommodations (Use Group III(B)). The Proposed Development would contain 85 transitional housing units (single occupancy), dining and recreational areas, and support services and administrative offices. See attached Project Description (Attachment A-1).

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 3	STREET ADDRESS 699-703 Lexington Avenue
TAX BLOCK(S) AND LOT(S) Block 1621 Lots 76, 80, 81		ZIP CODE 11221

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Development Site is bounded by Lexington Avenue, a line midway between Lexington Avenue and Greene Avenue, a line 75 feet east of and parallel with Stuyvesant Avenue, and a line 200 feet east of and parallel with Stuyvesant Avenue

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6A, R6B	ZONING SECTIONAL MAP NUMBER 17a

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
☒ FUNDING OF CONSTRUCTION, specify: The Applicant is seeking a contract with NYC Department of Homeless Services (DHS).
☐ RULEMAKING
☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES
☒ FUNDING OF PROGRAMS, specify: The Applicant is seeking a contract with NYC Department of Homeless Services (DHS) for their debt service model to secure long-term funding for the operation of the Women's Justice Program.
☐ 384(b)(4) APPROVAL
☐ PERMITS, specify:
☐ OTHER, explain:

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): 12,500
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.): 7,850
Other, describe (sq. ft.):

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 46,744
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 46,744
HEIGHT OF EACH BUILDING (ft.): 60
NUMBER OF STORIES OF EACH BUILDING: 6

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: 12,500
The total square feet not owned or controlled by the applicant: 0

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: 12,500 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 78,500 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 7,850 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.)			46,744	
Type (*e.g.,* retail, office, school)	units		III(A) non-profit with sleeping accomodations (85 beds), III(B) non-profit without sleeping accomodations	

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 60 NUMBER OF ADDITIONAL WORKERS: 20

Provide a brief explanation of how these numbers were determined: Providence House Inc. owns the Development Site and will use the new building to continue to opperate as a non-profit. The current resident count is provided by Providence House, which currently provides 25 beds. The proposed project would provide 85 beds total. Providence House provided a staff count based on current conditions and number of staff needed in the expanded programming that the new development would enable. Providence House would need to meet Department of Homeless Services (DHS) requirements to secure financing, including DHS's preference for an 80-unit minimum.

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

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

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

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2027

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12-18

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The Proposed Project would be constructed in a single phase lasting approximately 12 to 18 months. We anticipate a certification date of Spring 2025, allowing the project to begin construction in early 2026 with project completion anticipated in mid- to late- 2027.

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

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

Part II: TECHNICAL ANALYSIS

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

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

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

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Attachment B-3		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Onsite Property Use: According to the Historical Sanborn maps and City Directories, the subject property was occupied from at least 1939 to 1959 by Kingston Metal Works Inc., a metal cabinet manufacturer. Use of chemical substances associated with metal fabrication and finishing may include petroleum- and-chlorinated volatile organic compounds (VOCs) for cleaning and degreasing. Operations prior to 1984 should be carefully considered as this represents a period prior to strict environmental enforcement and before the advent of environmental regulation (RCRA enacted in 1976 which governs the disposal of solid and hazardous waste; however, strengthened in 1984 with the passing of the Federal Hazardous and Solid Waste Amendments). Based on this past use of the subject property dating back to at least 1939, the potential for releases or discharges resultant of use, storage and handling of hazardous or petroleum chemical associated with these types of operations is considered a REC.	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? See Attachment B-5	☒	☐
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?	☐	☒

	YES	NO
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 1,445		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 1.17E+07		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See Attachment B-7	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		

	YES	NO
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 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.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
See Attachment B-9		

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Sarah K. Yackel, AICP, Principal, BFJ Planning	04/30/2025

SIGNATURE



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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME	DATE
Evren Ulker-Kacar, AICP, Deputy Director	May 2, 2025

SIGNATURE 

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The applicant, Providence House Inc., is seeking a Zoning Map Amendment to rezone Brooklyn Block 1621, Lots 76, 80 from an existing R6B district to an R6A district (the "Rezoning Area") and a Zoning Text Amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing (collectively, the “Proposed Actions”) area coterminous with the Rezoning Area in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3. The Project Area is the north blockfront along Lexington Avenue, between Stuyvesant Avenue and Malcolm X Boulevard. The Proposed Actions would facilitate the development of a mixed-use building on the applicant owned Brooklyn Block 1621, Lots 76, 80, and 81 (the Development Site), containing 85 transitional housing units and community facility space (the “Proposed Development”). The Development Site is currently improved with three buildings used by the Applicant’s transitional housing program for the past 40 years, while the Proposed Actions would allow for the increased density necessary to meet Department of Homeless Services (DHS) requirements to secure financing. The R6A zoning allows for greater density on the Development Site than R6B due to a higher floor area ratio for residential and community facility uses and a greater maximum height before setbacks are required, which would be consistent with zoning already seen on many mid-blocks in the neighborhood. The increased density created by the Proposed Actions would allow for Providence House to provide transitional housing units, consistent with the public policy goals set out by the NYC Mayor’s Office of Criminal Justice. The Proposed Actions would not result in significant adverse impacts to land use, zoning, or public policy.

Historical and Cultural Resources

A detailed analysis of historic and cultural resources is conducted in coordination with the Landmarks Preservation Commission (“LPC”) and is included in the EAS. The assessment shows that the Proposed Development would be located within 400-feet of the Bedford-Stuyvesant Central-East Historic District, a State and National Register Eligible (“S/NR”) Historic District, as well as the S/NR eligible Stuyvesant Gardens I (NYCHA campus. Due to the Proposed Development’s immediate adjacency to the Bedford-Stuyvesant Central-East Historic District, an LPC-approved Construction Protection Plan (“CPP”) will be developed by the Applicant, recorded in a Restrictive Declaration and implemented as a Project Component Related to the Environment (“PCRE”). With the implementation of a CPP, no significant adverse historic and cultural resources impacts would occur and no further analysis is warranted.

Urban Design and Visual Resources

An assessment of Urban Design and Visual Resources is included in the EAS. The Proposed Development would not block any view corridors or views of any visual resources, including the State/National Register Eligible Bedford Stuyvesant East Central Historic District and Stuyvesant Gardens I apartment complex along Quincy Street. Some buildings within the Bedford Stuyvesant East Central Historic District abut the Development Site, but only on their backsides, leaving the facades visible. The Proposed Development would not change urban design features so that the context of a natural or built resource is adversely altered and would not partially or totally block any significant views to a visual resource, therefore, the Proposed Project would not result in significant adverse impacts to visual resources or urban design.

Construction

An assessment related to construction is included in the EAS. In order to protect identified architectural resources within 90 feet of the Proposed Development, an LPC-approved Construction Protection Plan will be recorded in a Restrictive Declaration and implemented as a PCRE to ensure the integrity of historic resources adjacent to the Development Site. Standard practices would be used in order to avoid transportation impacts by ensuring safe pedestrian and vehicular access to nearby buildings, streets, and sidewalks. In addition, the Proposed Actions would not result in adverse construction impacts related to transportation, air quality, or noise. Therefore, the Proposed Project would not result in significant adverse impacts during construction and no further analysis is warranted.

Disadvantaged Communities

This EAS includes an assessment for effects on Disadvantaged Communities (DAC). The Project Site is located within a census tract identified as a DAC having comparatively lower burdens and vulnerabilities. As the CEQR Technical Manual has not been updated to include guidance for an assessment of Effects of Disadvantaged Communities, the SEQRA Environmental Assessment for (EAF) has been consulted for guidance for this analysis. The Proposed Actions would not result in significant adverse impacts in any technical areas analyzed in this EAS: land use, zoning and public policy; shadows; historical resources; urban design and visual resources; transportation; noise; construction; and hazardous materials and air quality. Based on this assessment, the Proposed Actions would not disproportionately affect disadvantages communities, nor cause or increase a disproportionate pollution burden.

Project Name: 699 - 703 Lexington Avenue Rezoning
CEQR # 25DCP071K
SEQRA Classification: Unlisted

Hazardous Materials and Air Quality

An (E) designation (E-846) related to hazardous materials and air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or air quality.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Alexander Plackis at +1 212-720-3332.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 5/2/2025
SIGNATURE Evren Ulker Kacar	
Title, Chair, City Planning Commission	
Name, Daniel R. Garodnick	Date 5/5/2025
Signature	

Project Name: 699 - 703 Lexington Avenue Rezoning
CEQR # 25DCP071K
SEQRA Classification: Unlisted

Determination of Significance Appendix

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

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Block 1621, Lots 76, 80, 81

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality an (E) designation (**E-846**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Project Name: 699 - 703 Lexington Avenue Rezoning
CEQR # 25DCP071K
SEQRA Classification: Unlisted

Air Quality

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

> ***Projected Development Site 1:*** *Any new community facility development on the above-referenced property must ensure the HVAC system and hot water equipment are powered by electricity only with no venting or stacks, to avoid any potential significant adverse air quality impacts.*

ENVIRONMENTAL ASSESSMENT STATEMENT

ATTACHMENTS

ATTACHMENT A

EAS ADDENDA

EAS PART I, SECTION 5. PROJECT DESCRIPTION

EAS PART I, SECTION 7. SITE DESCRIPTION - GRAPHICS

ATTACHMENT A-1: PROJECT DESCRIPTION

The Applicant, Providence House Inc. (the "Applicant"), is the owner of the property located 699 - 703 Lexington Avenue (Brooklyn Block 1621, Lots 76, 80, 81), within the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3 (the "Development Site," "Project Area"). The property is improved with three buildings including two four-story tenements used for the Applicant's transitional housing program and a two-story administrative building. The Applicant proposes to rezone Lots 76 and 80 of the Development Site from an R6B District to an R6A District for the purpose of redeveloping the Development Site with a new six-story community facility building (the "Proposed Development"). The Applicant proposes to map a Mandatory Inclusionary Housing ("MIH") area over the area subject to the rezoning.

The Proposed Development, with 36,393 square feet (SF) of floor area (46,744 gross square feet), would have a floor area ratio ("FAR") of 2.9 and would rise to a maximum height of 60 feet. Of the 36,393 SF of floor area, approximately 33,053 SF would be community facility non-profit with sleeping accommodations (Use Group III(A)), and 3,340 SF would be community facility non-profit without sleeping accommodations (Use Group III(B)). The Proposed Development would contain 85 transitional housing units (single occupancy), dining and recreational areas, and support services and administrative offices.

The New York City Department of City Planning proposed a citywide zoning text amendment, the City of Yes for Housing Opportunity "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. The New York City Council adopted the CHO on December 5, 2024.These changes to the City's Zoning Resolution enable more housing and a wider variety of housing types in every neighborhood, from the lowest density districts to the highest, to address the housing shortage and high cost of housing in New York City. In an R6A Zone, the adoption of CHO increases the allowable residential maximum building height (from 85 feet with a qualifying ground floor to 95 feet) for affordable and senior residential developments. The maximum FAR for residential developments in the R6A district with either MIH and/or AIRS residential developments was 3.9 prior to the adoption of CHO and remains unchanged. The Proposed Development is a community facility. After the adoption of CHO, the maximum FAR for a community facility use in an R6A zone remains 3.0, the maximum base height is 65 feet, and maximum lot coverage is 60%.

1.1 Project Location

The "Development Site" (or "Project Area") is comprised of 699 Lexington Avenue (Brooklyn Block 1621 Lot 81), 701 Lexington Avenue (Brooklyn Block 1621, Lot 80), and 703 Lexington Avenue (Brooklyn Block 1621 Lot 76), in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3. The

Development Site is a 12,500 SF rectangular area that extends 125 feet along Lexington Avenue beginning about 75 feet east of Stuyvesant Avenue. The Development Site has 125 feet of lot frontage along Lexington Avenue and a lot width of 100 feet. The Proposed Actions (see 1.2 for a description of the "Proposed Actions") would only apply to the Development Site.

Figures 1, 2, and 3 present a project location map, tax map, and zoning map and Figures 4, 5 and 6 present a photo key map and photographs of the Development Site and surroundings.

The Development Site is divided between two zoning districts. Of the Development Site's 125 feet of frontage on Lexington Avenue, the westernmost 25 feet (2,500 SF) is in an R6A district, which extends 100 feet east from Stuyvesant Avenue (Block 1621 Lot 81). The remaining 100 feet of the Development Site (10,000 SF) is in an R6B district (Block 1621 Lots 76 and 80).

The area within a 400-foot radius of the Project Area (the "Study Area") is a largely residential section of the Bedford Stuyvesant neighborhood. The Study Area is mapped with R6B and R6A zoning districts, with C2-4 overlays along portions of the north-south running Stuyvesant Avenue. The Development Site lies within the Inner Transit Zone, an area where no accessory parking is required for any newly developed residential dwelling units or rooming units and off-street accessory requirements are waived if required spaces fall under the 25-space requirement threshold. The Development Site is also located within a FRESH zone with zoning and discretionary tax incentives for FRESH food stores.

The closest subway station, Kosciuszko Street served by the J train, is a half a mile away at Broadway. The A/C/E subway line runs along Fulton Street approximately ¾-miles south of the Development Site. Nearby bus lines include the B38, which runs from Ridgewood to Downtown Brooklyn with stops on Lafeyette Avenue, the B46 and B46SBS, which runs between Kings Plaza and Williamsburg with stops on Malcolm X. Boulevard, and the B52, which runs between Ridgewood and Downtown Brooklyn with stops on Gates Avenue.

1.2 Required Approvals and Proposed Actions

The land use actions required to facilitate the Proposed Development are as follows:

1. An amendment to the zoning map in the Zoning Resolution of the City of New York ("Zoning Resolution" or "ZR") to rezone the Project Area from an R6B District to an R6A District bounded by Lexington Avenue, a line midway between Lexington Avenue and Greene Avenue, a line 100 feet east of and parallel with Stuyvesant Avenue, and a line 200 feet east of and parallel with Stuyvesant Avenue, pursuant to Section 197-c of the New York City Charter; and
2. An amendment to the text of Appendix F of the Zoning Resolution pursuant to Section 201 of the New York City Charter to designate the area subject to the rezoning as a MIH Area.

1.3 Purpose and Need for the Proposed Actions

The Proposed Actions would facilitate the development of new headquarters and transitional housing facility at the Development Site for Providence House. Providence House, a non-profit organization, provides temporary housing for women and gender non-conforming individuals who have experience with the criminal justice system, and transitional housing for families experiencing homelessness, pursuant to contracts with the New York City Department of Homeless Services ("DHS"). The Applicant proposes to demolish the existing three-building facility at the Development Site and replace it with the Proposed Development, which would contain their new headquarters, social service support offices, and transitional housing for women and gender non-conforming individuals who have experience with the criminal justice system as well as a dedicated space for community activities available for use to local neighbors. The Proposed Development would expand the non-profit's capacity to serve more at-risk populations, enhance the existing on-site administrative offices, and create a more welcoming community space.

1.4 Description of the Proposed Development

The proposed actions would facilitate development of the Proposed Development, a six-story, 46,744 gross square foot (GSF) building containing Providence House's central administrative offices, supportive services, and its Women's Justice Program, transitional housing and supportive services for women and gender-nonconforming individuals who have been impacted by the criminal justice system.

The Proposed Development would contain 40,379 GSF of single-occupancy transitional housing units (85 units), classified as Community Facility Use Group III(A) non-profit institution with sleeping accommodations, in addition to 6,365 GSF of cellar and ground floor social service support and administrative offices classified as Community Facility Use Group III(B). The 85 transitional housing units, dining and recreational areas would be located on the second through sixth floors, and the support services, administrative offices and a community room would be located on the first floor. The housing units, dining and recreational areas (Use Group III(A)) would comprise approximately 33,053 SF of zoning square feet (ZSF), and the support services and administrative offices would comprise approximately 3,340 ZSF. A 45-foot-deep rear yard would be landscaped and accessible to the building's residents.

The Proposed Development would be located at the front lot line and would rise without setback to a height of 60 feet (six stories). The street wall of the Proposed Development would be located at the front lot line in order to maximize usable area in the landscaped rear yard.

No accessory parking is required for any newly developed residential dwelling units or rooming units in the Inner Transit Zone, regardless of affordability level. Nor is any off-street accessory parking required for the Proposed Development, as the parking required falls below the minimum waiver threshold of 25 spaces. The Use Group IIIA transitional shelter beds and accessory space (PRC E3) require 1 space per 20 beds, resulting in a 4-space requirement. The Use Group IIIB office and supportive service space requires 1 space per 20 persons rated capacity, resulting in a 3-space requirement. No parking spaces

are provided in the Proposed Development because the total number of spaces required is below 25 and the parking requirements do not apply.

1.5 Reasonable Worst Case Development Scenario

1.5.1 Build Year

The build year for the completion of the project is 2027, with the construction anticipated to take approximately 12-18 months.

1.5.2 Future No-Action Scenario

According to the *CEQR Technical Manual*, the future without the Proposed Action, referred to as the No-Action condition, provides a baseline condition against which the incremental changes generated by the Proposed Action can be evaluated. Under these conditions, Providence House would continue to operate its transitional housing program and administrative offices within its three existing buildings at the Development Site. The existing conditions of these three buildings and lots are described below.

Lot 76 is 7,500 SF and contains an 11,250 GSF (10,913 ZSF) two-story (approximately 29 feet) building that houses the Providence House central administrative offices, classified as Use Group III(B) non-profit without sleeping accommodations. Lot 80 and 81 are each 2,500 SF in size (collectively 5,000 SF) and each contain a 5,000 GSF four-story (approximately 45 feet) building (total of 10,000 GSF; 9,300 ZSF) that contains 25 beds of transitional housing for Providence House, classified as Use Group III(A) non-profit with sleeping accommodations. Collectively, the Development Site in the Future No-Action Scenario would have 21,250 GSF of community facility use and 25 beds of transitional housing.

Lot 81 is zoned R6A. Under R6A zoning, the maximum permitted FAR is 3.0 for both residential and community facility uses and 3.9 for qualifying affordable housing and qualifying senior housing. Height and setback regulations allow for a maximum base height of 65 feet and a maximum building height of 75 feet (or 95 feet for qualifying affordable housing or qualifying senior housing).. Lots 76 and 80 are zoned R6B. R6B allows a maximum of 2.0 FAR for both residential and community facility uses and a 2.4 FAR for qualifying affordable housing or qualifying senior housing. Height and setback regulations allow for a maximum base height of 45 feet and a maximum building height of 55 feet (or 65 feet for qualifying affordable housing or qualifying senior housing).Under current zoning, the maximum amount of floor area that could be developed on the entire Development Site would be 27,500 SF, consisting of 7,500 SF on Lot 81 and 20,000 SF on Lots 76 and 80.

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

The Future With-Action condition under a Reasonable Worst Case Development Scenario (RWCDS) requires identification of the type, location, and extent of development anticipated as a result of the Proposed Action along with any potential impacts that may arise from that future development. In accordance with *CEQR Technical Manual* guidance, this analysis requires that the With-Action Condition

be considered a scenario that maximizes the permitted FAR allowed under the proposed rezoning. As proposed, the With-Action Scenario maximizes the allowable zoning floor area on the Development Site for a Community Facility Use (2.91 FAR of 3.0 FAR maximum). Providence House owns the Development Site and there are no non-applicant-controlled sites or other potential development sites within the proposed rezoning area.

Approval of the Proposed Actions would facilitate the development of a new six-story (60 feet), 46,744 GSF; 36,393 ZSF; 2.91 FAR) community facility building containing 40,379 GSF (33,053 ZSF) of non-profit with sleeping accommodations (Use Group III(A)) and 6,365 GSF (3,340 ZSF) of non-profit without sleeping accommodations (Use Group III(B)). The facility would contain 85 units of transitional housing, providing 85 beds, serving up to 85 residents at any time. Providence House is sponsoring the rezoning for the purpose of constructing the Proposed Project. The Proposed Project would maximize the development conditions permitted under the proposed R6A zoning district as a community facility use.

The Proposed Development would be located at the front lot line and would rise without setback to a height of 60 feet (six stories). The street wall of the Proposed Development would be located at the front lot line in order to maximize usable area in the landscaped rear yard. The entrance to the building would be on Lexington Avenue and provide welcoming street landscaping. The building would be 100% electric, including the building's heating and cooling systems. See Figures 7 through 12 for architectural plans[1].

The cellar level would include administrative offices, a small meeting room, a sitting area, a staff lounge with kitchen, bathrooms, storage rooms, and electrical service, water, and sewer facilities. The cellar would open to the outdoor lower patio with seating areas. The first floor would include a reception area, administrative offices, a large conference room, a lobby, community room, recreation room, bike storage room, bathrooms, and storage closets. Residents, staff, and visitors can access a landscaped 45-foot-deep rear yard from the first floor. The rear yard would have seating areas and openings and stairs down to the cellar-level lower patio. Floors two through six each contain 17 single-occupancy transitional housing units, five single-user bathrooms, a laundry room, a kitchen and dining room, a recreation room, two offices, and an outdoor terrace. The terraces are staggered on every other floor to allow for light and air. On the roof, there are two bulkheads, that rise 10 feet and are setback 17 feet and three inches. One contains an elevator mechanical room and the other contains a mechanical equipment room and each has stair access to the roof.

No accessory parking is required for any newly developed residential dwelling units or rooming units in the Inner Transit Zone, regardless of affordability level. Therefore no accessory parking would be provided in the Proposed Project. Nor is any off-street accessory parking required for the Proposed Development, as the parking required falls below the minimum waiver threshold of 25 spaces. The Use

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

Group IIIA transitional shelter beds and accessory space (PRC E3) require 1 space per 20 beds, resulting in a 4-space requirement. The Use Group IIIB office and supportive service space requires 1 space per 20 persons rated capacity, resulting in a 3-space requirement. Because the total number of spaces required is below 25, the parking requirements do not apply and thus may be waived. Because of Providence House's investment in the community, and in the Development Site where it has housed its headquarters and a shelter for over 20 years, it would be very unlikely that the Development Site would be developed for any other use.

Under the With-Action Scenario, the Proposed Action would directly facilitate the Proposed Project. The Proposed Project would maximize the allowable FAR (3.0 allowed; 2.91 proposed) for a community facility use on the Development Site under the proposed R6A zoning district, accounting for 36,393 ZSF out of the allowable 37,500 ZSF.

The project was designed with input from residents of the shelter and to meet DHS standards for shelters and guidelines for financing. In order to expand their facility at the Development Site, Providence House would need to meet DHS requirements to secure financing, including DHS's preference for an 80-unit minimum and a use restriction term of 60 years.

No other projected or potential development sites are included in the Rezoning Area under the With-Action scenario because the rezoning area is coterminous with a portion of the Development Site.

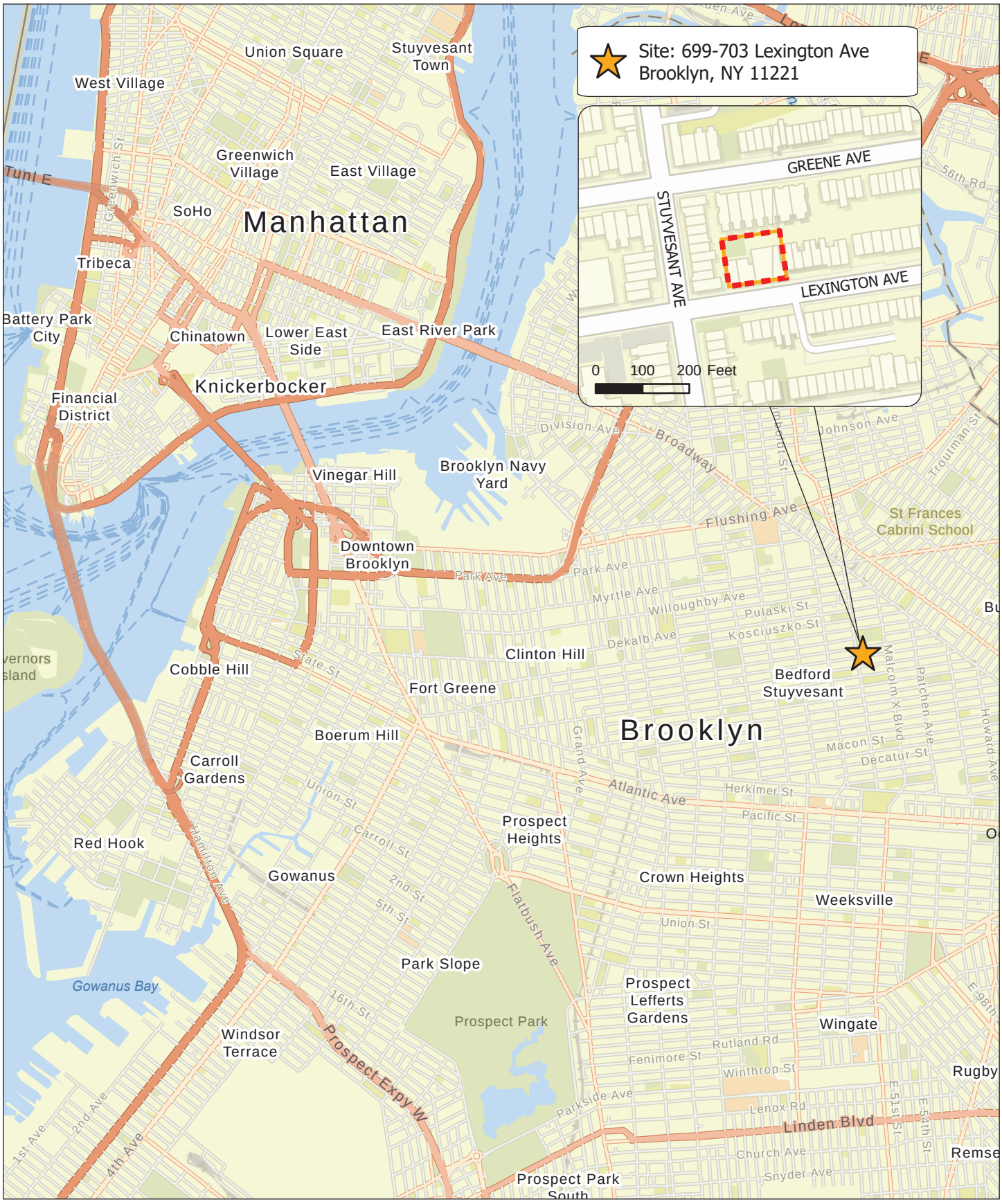
1.5.4 Incremental Development

The No-Action Condition is the baseline condition for conducting the impact analysis in this Environmental Assessment Statement (EAS). According to the *CEQR Technical Manual (2021)*, the No-Action Condition provides a baseline condition against which the incremental changes generated by the Proposed Action can be evaluated. As provided in **Error! Reference source not found.**, below, the With-Action Condition would result in an incremental increase of 25,494 GSF of total development, a decrease of 4,885 of community facility office use, and an increase of 60 transitional housing units (community facility use group III(A).

Table 1: Incremental Increase in Proposed Development (No-Action Condition vs. With Action Condition)

	Existing Condition	No Action Condition	With Action Condition	Increment
Total (GSF)	21,500	21,500	46,744	+25,494
Community Facility Residential Use Group III(A)	10,000	10,000	40,379	+30,379
Community Facility Office Use Group III(B)	11,250	11,250	6,365	-4,885
Total Dwelling Units (DUs)	25	25	85	+60
Transitional (Use Group III(A))	25	25	85	+60

EAS PART I, Section 7. Site Description - Graphics



PROVIDENCE HOUSE

FIGURE 1. PROJECT LOCATION MAP

Environmental Assessment Statement

SOURCE: ESRI, NYC OPEN DATA, OPENSTREETMAP, MICROSOFT, TOMTOM, GARMIN, SAFEGRAPH, GEOTECHNOLOGIES, INC, METI/ NASA, USGS, EPA, NPS, US CENSUS BUREAU, USDA, USFWS

BFJ Planning



PROVIDENCE HOUSE

FIGURE 2. TAX MAP

SOURCE: NYC OPEN DATA

BFJ Planning

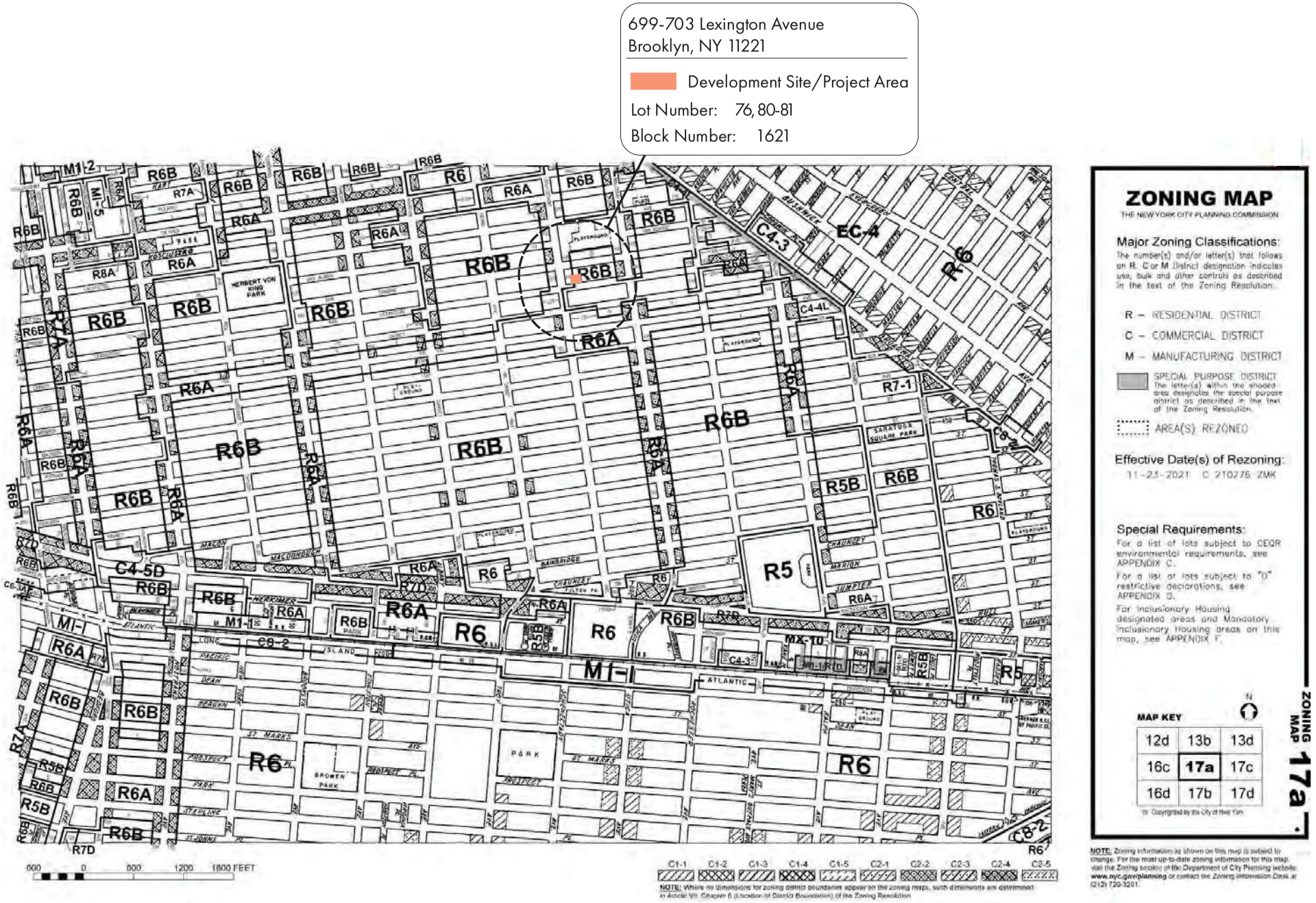


FIGURE 3. ZONING MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2024



PROVIDENCE HOUSE

FIGURE 4. PHOTO KEY MAP

SOURCE: NYC OPEN DATA, NEARMAP

BFJ Planning



Photo 1: Development Site looking north



Photo 2: Development Site looking northeast



Photo 3: Development Site looking northwest



Photo 4: Development Site looking east



Photo 5: Development Site looking west

FIGURE 5. DEVELOPMENT SITE PHOTOS



Photo 6: Rowhouses to the east of the Development Site, north side of Lexington



Photo 7: Five-story residential building, northwest corner Stuyvesant and Lexington



Photo 8:Rowhouses on the south side of Lexington



Photo 9: Vacant lot across from the Development Site



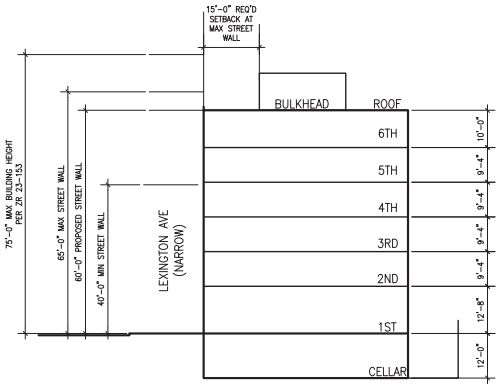
PPhoto 10: Residential building next to the Development Site

FIGURE 6. OFF-SITE PHOTOS

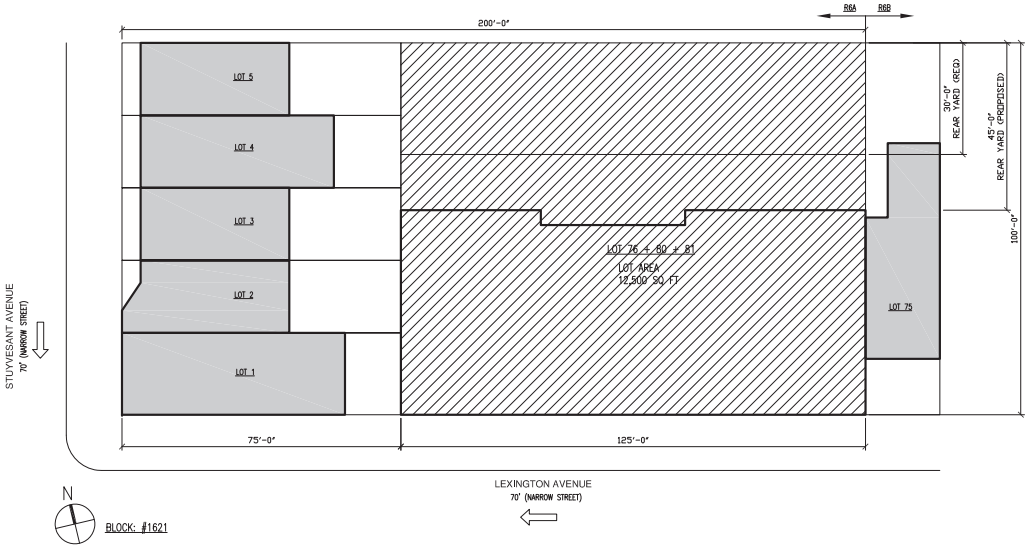
	Community Facility- Non-Profit with Sleeping Accommodations - Use Group IIIA								Community Facility- Non-Profit without Sleeping Accommodations - Use Group IIIB			Combined			
	Beds	Housing Gross FA	Roof / Utility Deduction	Mechanical Deduction 2%	Laundry Room Deduction (ZR 23-231)	Corridor Daylight Deduction (ZR 23-232)	Recreation Space Deduction (ZR 23-231) (5% of RES FA allowed)	Housing ZFA	C/CF Gross FA	C/CF Mechanical Deduction 2%	C/CF ZFA	Combined ZFA	Gross FA	floor ht	elevation from base plane
roof		600	*600*					0				0	600	9.00	64.75
6	17	6,720		*134*	*132*	*250*		6,204				6,204	6,720	11.75	53.00
5	17	6,720		*134*	*132*	*250*		6,204				6,204	6,720	10.00	43.00
4	17	6,720		*134*	*132*	*250*		6,204				6,204	6,720	10.00	33.00
3	17	6,720		*134*	*132*	*250*		6,204				6,204	6,720	10.00	23.00
2	17	6,720		*134*	*132*	*250*		6,204				6,204	6,720	10.00	13.00
1	0	3,139		*63*			*1,041*	2,035	3,408	*68*	3,340	5,375	6,547	13.00	0.00
Cellar		3,040						0	2,957	*0*	0	0	5,997	-12.00	-12.00
Totals		**40,379**		735	660	1,250	1,041	**33,053**	**6,365**		**3,340**	**36,393**	**46,744**		

Total Units **85**

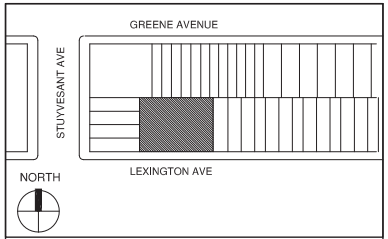
Lot area		12,500	
Max Allowable ZFA	3.00	**37,500**	**ZR 24-11**
Total ZFA PROPOSED		**36,393**	
Available ZFA		**1,107**	
Total Gross Floor Area		**46,744**	



02 ZONING SECTION DIAGRAM



01 ZONING PLAN DIAGRAM



KEY PLAN

05/20/24 PRELIM DESIGN SUBMISSION

DATE ISSUES / REVISIONS

Architect:
ESKW / Architects
100 Lafayette Street, Suite 204, New York, NY 10013
tel: 212-431-4901
eskwarchitects.com

PROVIDENCE HOUSE

LEXINGTON AVENUE
699-701-703 Lexington Avenue
Brooklyn York, New York 10021

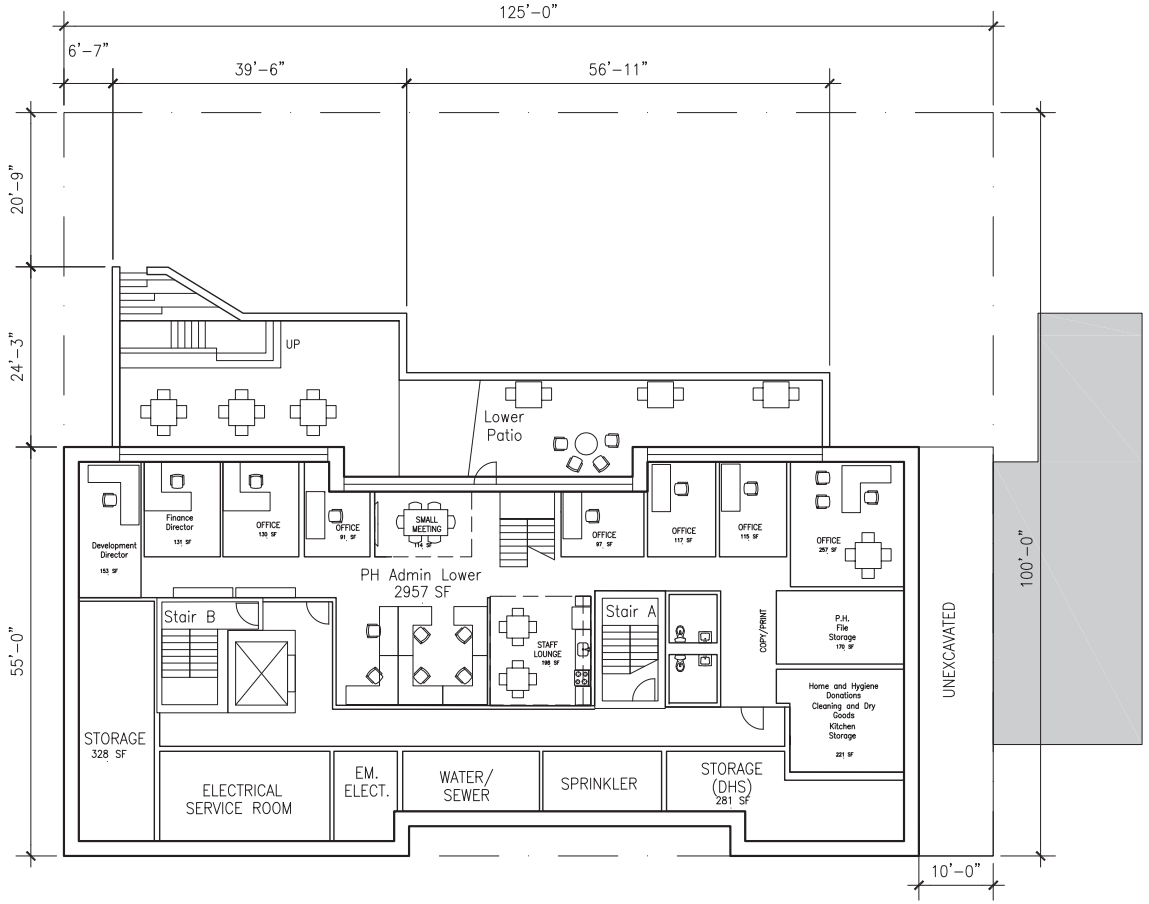
TITLE:
GENERAL INFORMATION

DATE: May 20, 2024
SCALE: 1/16" = 1'-0"

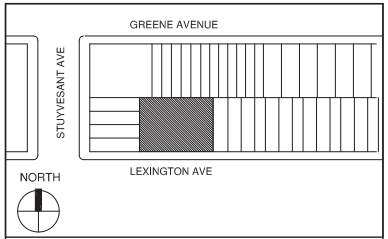
PAGE: 2 of 7

DWG. NO.: A-001

FIGURE 7. PROPOSED ZONING PLAN AND SECTION DIAGRAMS



01 CELLAR LEVEL PLAN



KEY PLAN

05/20/24 PRELIM DESIGN SUBMISSION

DATE ISSUES / REVISIONS

Architect:
ESKW / Architects
100 Lafayette Street, Suite 204, New York, NY 10013
tel: 212-431-4901
eskwarchitects.com

PROVIDENCE HOUSE

LEXINGTON AVENUE
699-701-703 Lexington Avenue
Brooklyn York, New York 10021

TITLE:
CELLAR LEVEL PLAN

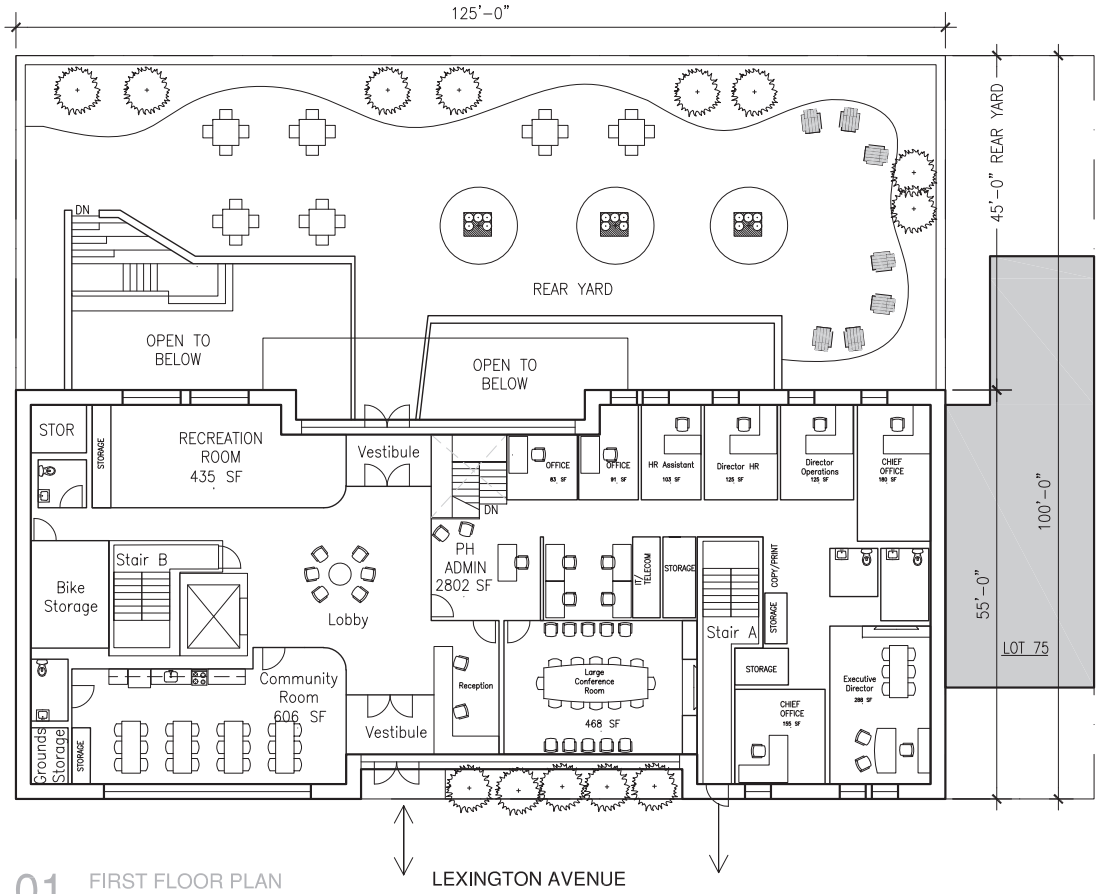
DATE: May 20, 2024

SCALE: 1/16" = 1'-0"

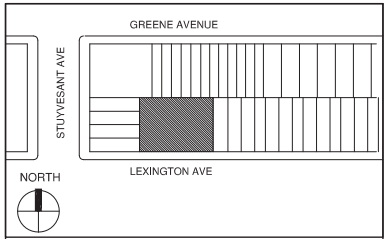
PAGE: of 7

DWG. NO.: A-200

FIGURE 8. CELLAR LEVEL PLAN



01 FIRST FLOOR PLAN



KEY PLAN

05/20/24 PRELIM DESIGN SUBMISSION

DATE ISSUES / REVISIONS

Architect:
ESKW / Architects
100 Lafayette Street, Suite 204, New York, NY 10013
tel: 212-431-4901
eskwarchitects.com

PROVIDENCE HOUSE

LEXINGTON AVENUE
699-701-703 Lexington Avenue
Brooklyn York, New York 10021

TITLE: FIRST FLOOR PLAN

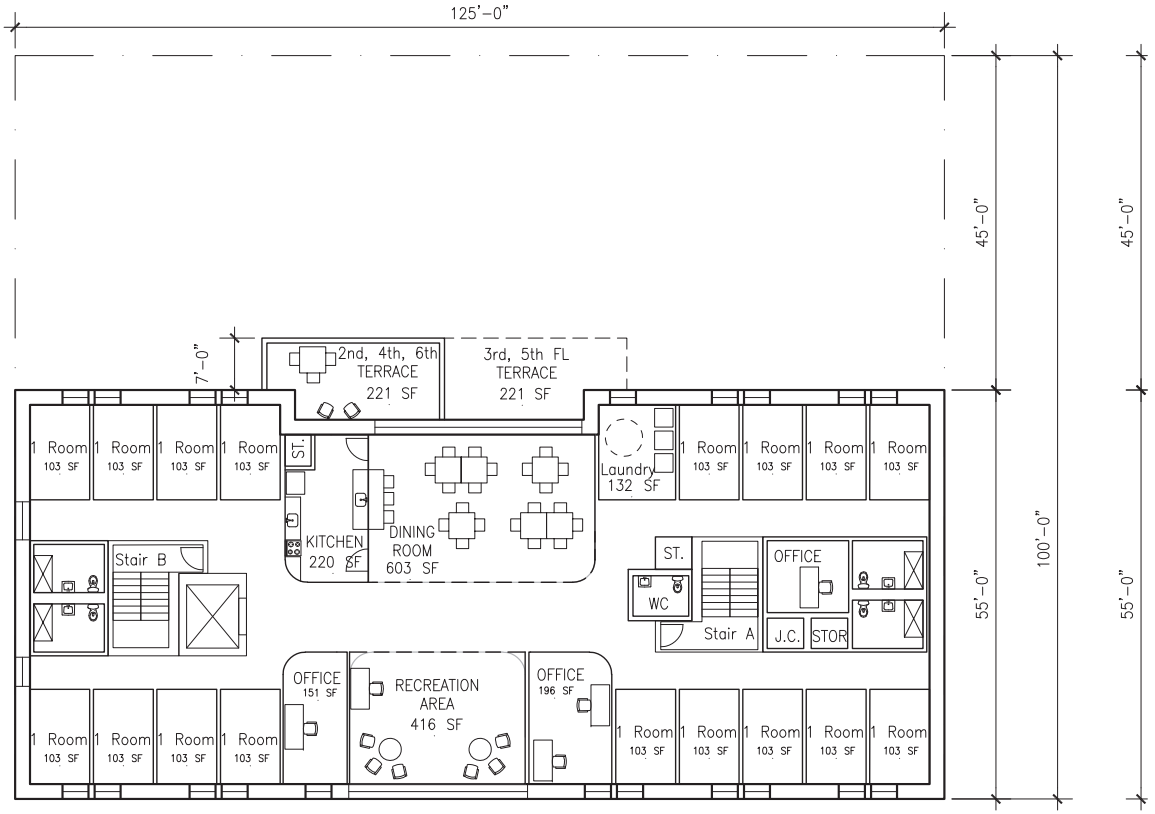
DATE: May 20, 2024

SCALE: 1/16" = 1'-0"

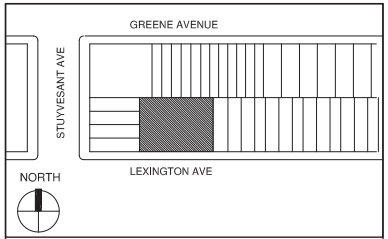
PAGE: of 7

DWG. NO.: A-201

FIGURE 9. FIRST FLOOR PLAN



01 TYPICAL FLOOR PLAN (2-3-4-5-6)



KEY PLAN

05/20/24 PRELIM DESIGN SUBMISSION

DATE ISSUES / REVISIONS

Architect:
ESKW / Architects
100 Lafayette Street, Suite 204, New York, NY 10013
tel: 212-431-4901
eskwarchitects.com

PROVIDENCE HOUSE

LEXINGTON AVENUE
699-701-703 Lexington Avenue
Brooklyn York, New York 10021

TITLE:
TYPICAL FLOOR PLAN

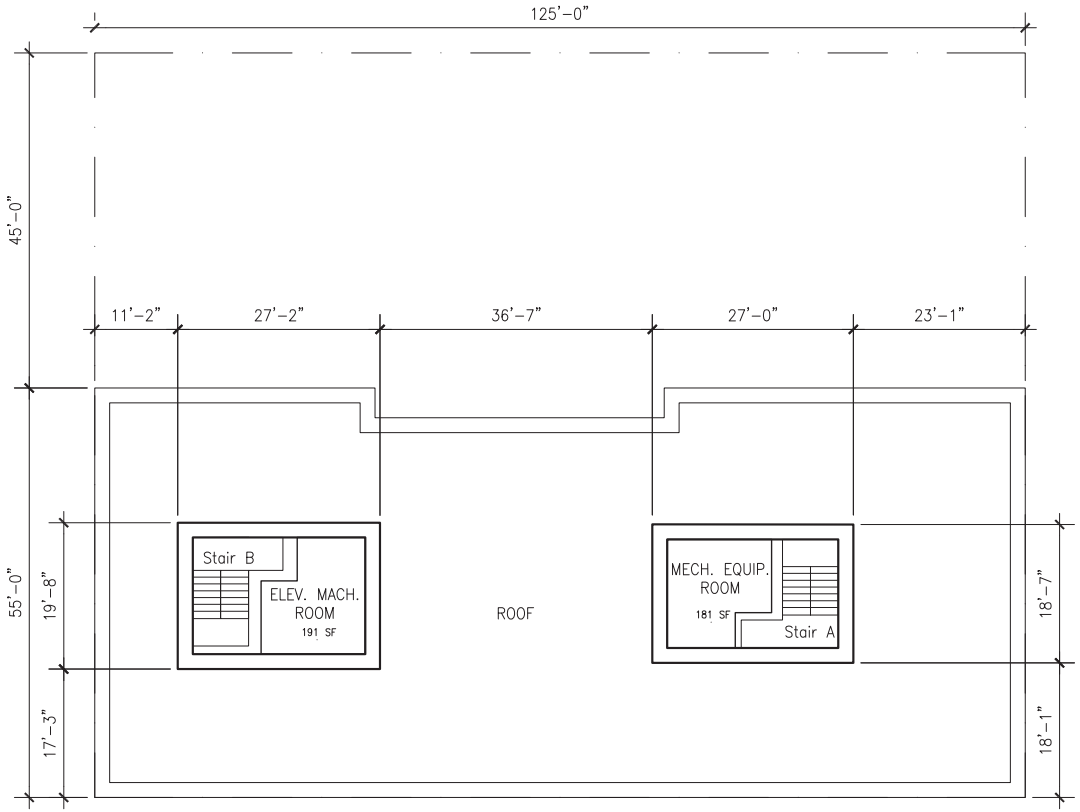
DATE: May 20, 2024

SCALE: 1/16" = 1'-0"

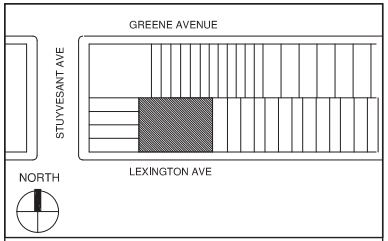
PAGE: of 7

DWG. NO.: A-202

FIGURE 10. TYPICAL FLOOR PLAN FLOORS 2-6



01 ROOF PLAN



KEY PLAN

05/20/24 PRELIM DESIGN SUBMISSION

DATE ISSUES / REVISIONS

Architect:
ESKW / Architects
100 Lafayette Street, Suite 204, New York, NY 10013
tel: 212-431-4901
eskwarchitects.com

PROVIDENCE HOUSE

LEXINGTON AVENUE
699-701-703 Lexington Avenue
Brooklyn York, New York 10021

TITLE:
ROOF PLAN

DATE: May 20, 2024

SCALE: 1/16" = 1'-0"

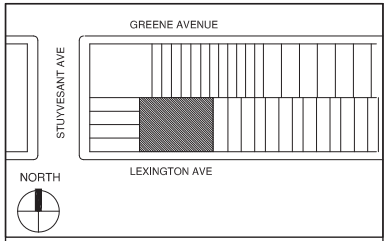
PAGE: of 7

DWG. NO. :
A-203

FIGURE 11. ROOF PLAN



01 LEXINGTON AVE (SOUTH) ELEVATION



KEY PLAN

05/20/24 PRELIM DESIGN SUBMISSION

DATE ISSUES / REVISIONS

Architect:
ESKW / Architects
100 Lafayette Street, Suite 204, New York, NY 10013
tel: 212-431-4901
eskwarchitects.com

PROVIDENCE HOUSE

LEXINGTON AVENUE
699-701-703 Lexington Avenue
Brooklyn York, New York 10021

TITLE:
LEXINGTON AVE ELEVATION

DATE: May 20, 2024

SCALE: 1/16" = 1'-0"

PAGE: 7 of 7

DWG. NO.: A-204

*For illustrative purposes only.

FIGURE 12. LEXINGTON AVENUE (SOUTH) ELEVATION

ATTACHMENT B: TECHNICAL ANALYSES

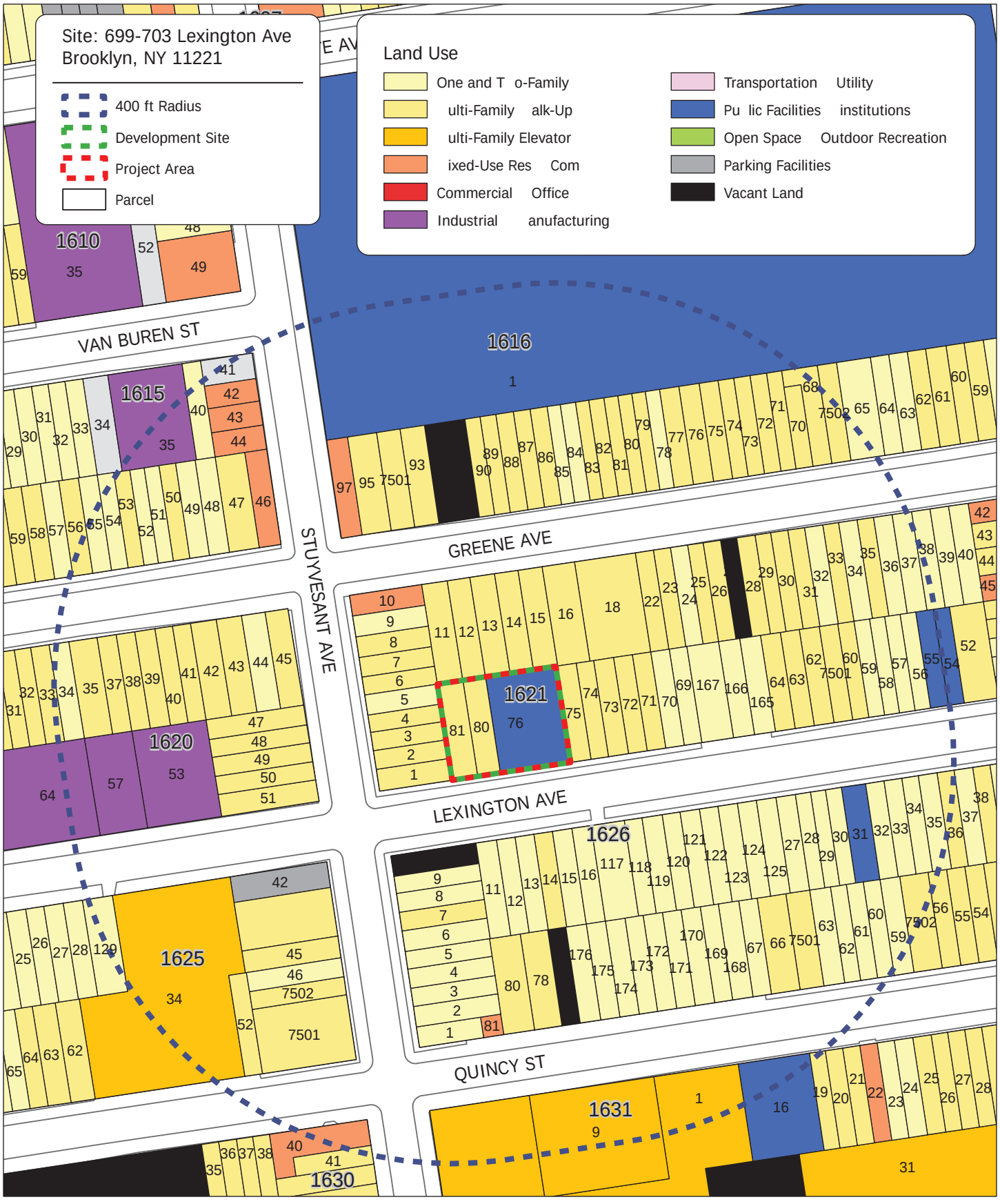
ATTACHMENT B-1: LAND USE, ZONING AND PUBLIC POLICY

1.1 Introduction

A detailed assessment of land use, zoning, and public policy is appropriate if the Proposed Action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when an action would change the zoning on the site or result in the loss of a particular use. As the Proposed Actions would result in a change in zoning on the site (R6A and R6B to R6A), a preliminary assessment of the Development Site and surrounding 400-foot radius (the "Study Area") has been conducted. The proposed construction of a six-story community facility would be compatible with land use patterns in the Study Area, and therefore as the following screening analysis indicates, the Proposed Action would not result in significant impacts related to land use, zoning, and public policy to the Development Site or surrounding Study Area.

1.2 Methodology

The analysis methodology is based on the guidelines in the *CEQR Technical Manual (2021)* and involves and assessment of the Proposed Action's consistency with existing land use patterns and development trends, zoning regulations, and applicable public policies. The land use, zoning, and public policy analysis considers a 400-foot Study Area around the Development Site, as shown in Figure 13: Land Use Map. Existing conditions were identified through a field visit to the Study Area and research of available resources, including New York City's Department of City Planning's ("DCP") Land Use & CEQR Application Tracking System ("LUCATS"), and Primary Land use Tax Lot Output ("PLUTO") data files; and the New York City Mayor's Office of Environmental Coordination's (MOEC) CEQR Access. The New York City Zoning Resolution ("ZR") and DCP's web-based Zoning and Land Use Application ("ZOLA") were utilized to identify and describe existing zoning districts in the Study Area and for the zoning evaluation of the future No-Action and With–Action conditions. Relevant public policy documents were examined to assist in identifying and describing existing public policies that have the potential to affect the Development Site and Study Area.



PROVIDENCE HOUSE

FIGURE 13. LAND USE MAP

SOURCE: NYC OPEN DATA

BFJ Planning

1.3 Existing Conditions

1.3.1 Land Use

Development Site

The Development Site is owned and operated by Providence House Inc. (the "Applicant" or "Providence House"), a Brooklyn-based non-profit institution with over 40 years of experience providing transitional housing and wrap-around support services.

Lot 76 is 7,500 SF and contains a two-story (approximately 29 feet) 11,250 GSF building (10,913 ZSF) that houses Providence House's central administrative offices, classified as community facility Use Group III(B) non-profit without sleeping accommodations.

Lot 80 and 81 are each 2,500 SF in size (collectively 5,000 SF) and each contain a 5,000 GSF four-story (approximately 45 feet) building constituting 9,300 ZSF of transitional housing for Providence House, classified as Use Group III(A) community facility non-profit with sleeping accommodations. The transitional housing program is the DHS-funded "Women's Justice Program," and currently has the capacity to shelter 25 women and gender-expansive people at a given time.

Study Area

Land uses in the Study Area, which encompasses areas located within a 400-foot radius around the Development Site, predominately consist of residential, institutional, and mixed-use (residential and commercial) uses (see Figure 13: Land Use Map). There are a few lots within the Study Area that have light industrial uses (e.g., restaurant supply, food imports, and custom fabrication). Institutional uses include The Brooklyn Emerging Leaders Academy Chater School, P.S. 026, Jesse Owens Playground, Lexington Avenue Church of God, South Road Tabernacle Outreach Ministry, Mount Carmel Baptist Church, the New York Child Resource Center, Inc., and Providence House. Mixed-use residential and commercial uses within the Study Area are generally on Stuyvesant Avenue, at the corners of Greene Avenue and Quincy Street. Commercial uses include a laundromat, deli/convenience stores, and a real estate office. Light Industrial uses found on Lexington Avenue, east of Stuyvesant Avenue, include Chateau Brooklyn—a custom fabrication shop, and Cheng An Imports—a food import company, and a restaurant supply distributor. On Van Buren Street, A.F. Supply, warehouses plumbing and heating appliances and accessories.

The Development Site's Block (Block 1621) is characterized primarily by multi-family walk-up buildings and one- and two-family homes ranging from two- to four-stories. Along Lexington Avenue, residential buildings are two- to three-stories, while along Greene Avenue, to the north of the Development Site, there are several four-story multi-family buildings. Along Greene Street, Lot 27 is vacant. On the southeast corner of Lexington and Stuyvesant Avenues, directly west of the Development Site, is a four-story residential building. On the southeast corner of Stuyvesant and Greene Avenues, there is one four-

story, mixed-use (commercial ground floor and residential above) building. Within the 400-foot radius, along Lexington Avenue, Lot 55 is the South Road Tabernacle Outreach Ministry.

To the north of the Development Site, on Block 1616, there are primarily multi-family walk-up buildings and a few one- and two-family homes along Greene Avenue. There are two vacant lots (92 and 91). On the northwest corner of Greene Avenue and Stuyvesant Avenue, there is a mixed-use four-story building with Greene Market, a deli/convenience store, on the ground floor and residential units above. The northern portion of Block 1616 is comprised of institutional uses including the Brooklyn Emerging Leaders Academy Chater School, P.S. 026 Jesse Owens School, and Jesse Owens playground.

To the northwest of the Development Site, across from Stuyvesant Avenue and between Greene Avenue and Van Buren Street is Block 1615. The southeast corner of Block 1615 falls within the 400-foot radius of the Development Site. It contains a mix of commercial, multi-family walk-up, and one- and two-family residential, parking, and industrial uses. Along Greene Avenue, the buildings are two to three-story residential buildings. On the northwest corner of Greene and Stuyvesant Avenues is a four-story mixed-use building with Good Times Deli and Grill on the ground floor and residential units above. Along Stuyvesant Avenue, between Greene Avenue and Van Buren Street, is a two-story mixed-use building with storefronts on the ground floor and apartments above. On the southwest corner of Stuyvesant Avenue and Van Buren Street is a two-car garage and driveway. To the west of the garage on Van Buren Street is a two-story one- or two-family residential building and a two-story industrial building. The industrial building is used by A.F. Supply to warehouse plumbing and heating appliances and accessories for their larger facility across the street.

To the west of the Development Site, Block 1620 is bounded by Stuyvesant, Greene, and Lexington Avenues. Within the eastern portion of the block that falls within the 400-foot radius of the Development Site, there are primarily two- to four-story multifamily and one- and two-family residential buildings and one- to two-story industrial buildings. These industrial buildings are midblock along Lexington Avenue. They include Chateau Brooklyn—a custom fabrication shop, a restaurant supply distributor, and Cheng An Imports—a food import company. On the northwest corner of Lexington and Stuyvesant Avenues is a five-story residential building, comprised of 7,694 GSF and nine apartments, built in 2004 and altered in 2017.

To the southwest of the Development Site, Block 1625 is bounded by Stuyvesant and Lexington Avenues and Quincy Street. The eastern portion of the block that falls within the 400-foot radius of the Development Site contains three to six-story multi-family residential buildings. Lot 42, on the southwest corner of Stuyvesant and Lexington Avenues, contains an unlicensed parking lot. Lot 34 contains The Quincy Senior Residences six-story elevator building, which fronts on Quincy Street, and has a gated parking areas on Lexington Avenue. On the midblock of Lexington Avenue are two-story one- to two-family homes.

Further to the southwest, Block 1630 is just grazed by the 400-foot radius around the Development Site. Within the radius is a mixed-use four-story walk-up apartment building with Easy Stuyvesant Deli on the ground floor.

To the south of the Development Site, Block 1626, is characterized by one- to two- family two to three-story residences and a few three- to four-story multi-family residences. Along the midblock on Lexington Avenue, there are two- to three-story, one- to two-family residences and the one-story Lexington Church of God (Lot 31). On the southeast corner of Lexington and Stuyvesant Avenues there is a vacant lot (Lot 10). On the east side of Stuyvesant Avenue, between Lexington Avenue and Quincy Street are two-story one- to two-family and multi-family walk-up residential buildings. Along Quincy Street, there is one two-story mixed-use structure (Lot 81). Further east on the north side of Quincy Street are two four-story multi-family residential buildings built in 2015-2016. East of those newer residential buildings, there is a vacant lot with a "Work in Progress: Residential" sign posted.

Further south of the Development Site, Block 1631 is bounded by Quincy Street, Stuyvesant Avenue, Malcolm X Boulevard and Gates Avenue. Four lots are within the 400-foot radius of the Development Site. Lots 1 and 9 contain the four-story Stuyvesant Gardens I (NYCHA) multi-family elevator apartment buildings and the two-story New York Child Resources Center building. Further to the east is the Mount Carmel Baptist Church and a four-story multi-family walk-up residential building.

In Sum, within the 400-foot radius of the Development Site, there are primarily residential lots containing two- to four-story residential buildings, except for the six-story Quincy Senior Residences and the five-story apartment building on the northwest corner of Stuyvesant and Lexington Avenues. There are eight mixed-use (commercial and residential) lots. Five lots are used for institutional uses (including Providence House). There are five vacant lots, four industrial lots, and two lots used for parking.

1.3.2 Zoning

The 12,500 square foot Development Site, which has 125 feet of frontage on Lexington Avenue in the largely residential Bedford-Stuyvesant neighborhood of Brooklyn, is divided between two zoning districts (See Figure 14: Zoning Map). Of the Development Site's 125 feet of frontage, the westernmost 25 feet (2,500 SF) is in an R6A district, which extends 100 feet east from Stuyvesant Avenue. The remaining 100 feet of the Development Site (10,000 SF) is in an R6B district.

In 1961, the entire Development Site was zoned as an R6 district, which extended over several blocks in all directions. In 1967, large swaths of the R6 district (but not the Development Site) were rezoned to R5 (CP 19812) in a City-led rezoning of Bedford-Stuyvesant intended to preserve the low-density character of the area, undertaken at the request of various community groups concerned with large scale clearance associated with urban renewal.

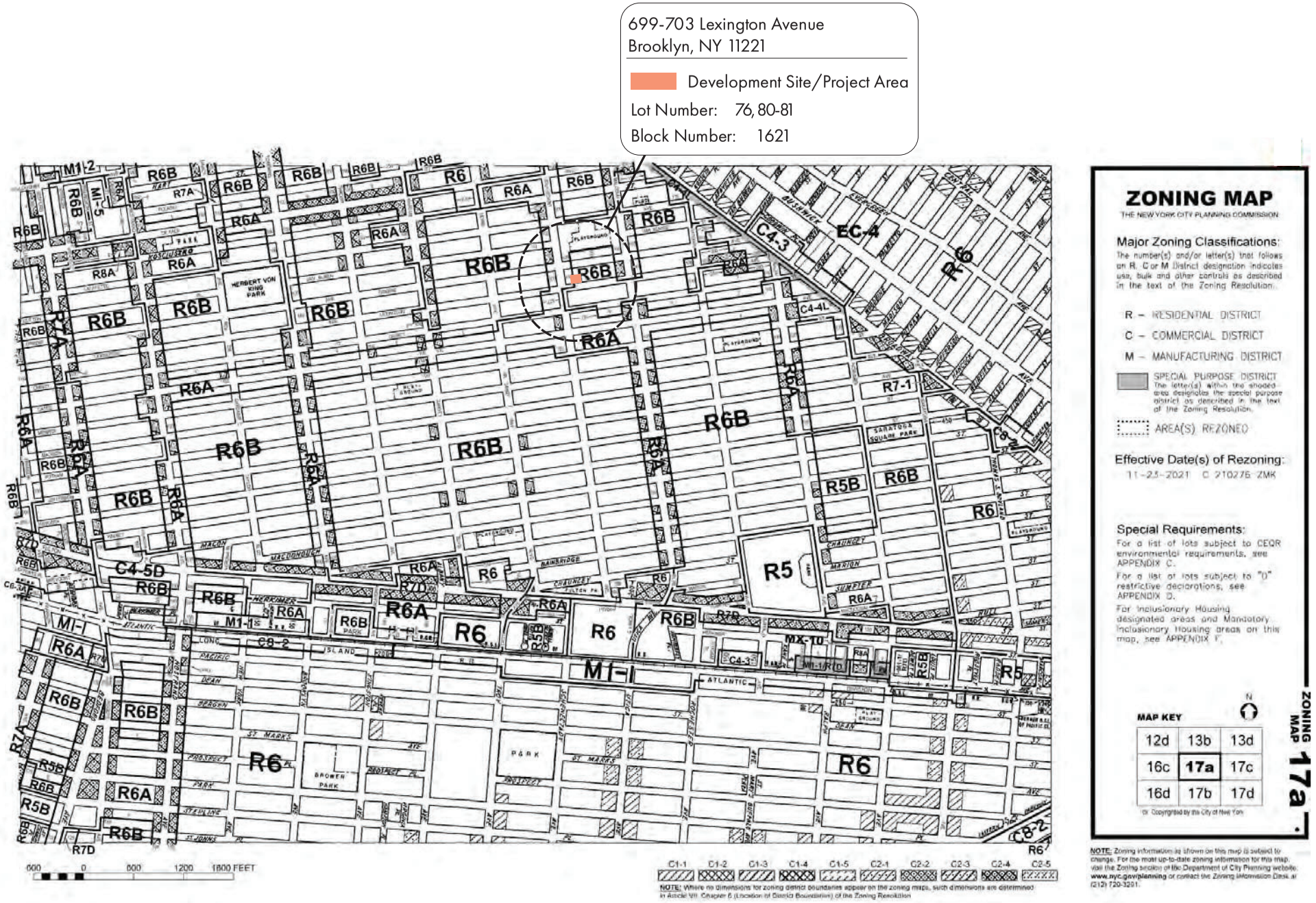


FIGURE 14. ZONING MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2024

In 2007, the City adopted a comprehensive rezoning of the Bedford-Stuyvesant neighborhood, which, among other things, mapped R6A and R6B districts over an approximately 206-block area extending from Atlantic Avenue on the south to Quincy Street on the north, just one block south of the Development Site. That rezoning aimed to preserve neighborhood scale and character, maintain opportunities for mid-rise apartment development along appropriate corridors, and allow for residential growth with incentives for affordable housing along the Fulton Street transit and retail corridor (ULURP No. C 070447 ZMK). The 2007 Bedford-Stuyvesant rezoning did not change the zoning designation of the Development Site from R6.

In 2012, the City adopted a rezoning of an approximately 140-block area of Bedford Stuyvesant North (ULURP No. C 120294 ZMK), mapping contextual zoning districts, establishing a new Enhanced Commercial District, and an Inclusionary Housing Area. As part of the 2012 rezoning of Bedford Stuyvesant North, the Development Site was rezoned from R6 to R6A over the westernmost 25 feet and an R6B over the easternmost 100 feet. The Development Site is not within an Inclusionary Housing Area.

The area within a 400-foot radius of the Project Area is mapped with R6B and R6A zoning districts, with C2-4 overlays along portions of the north-south running Stuyvesant Avenue and Malcom X Boulevard. FRESH food store and transit zoning incentives are available in the Study Area, as they are in much of Bedford Stuyvesant.

An R6B district is mapped over a four-block area between Stuyvesant Avenue and Malcolm X Boulevard, extending from the mid-block of Greene Avenue to the mid-block of Quincy Street. Another R6B district is located on the mid-blocks between Lewis Avenue and Stuyvesant Avenue. Within the R6B district, the maximum floor area ratio ("FAR") is 2.0 for both residential and community facility uses and a 2.4 for qualifying affordable and qualifying senior residences. Height and setback regulations allow for a maximum base height of 45 feet and a maximum building height of 55 feet (or 65 feet for qualifying affordable housing or qualifying senior housing).

R6A districts are mapped over the remainder of the Surrounding Area, with C2-4 commercial overlays mapped along portions of Stuyvesant Avenue and Malcom X Boulevard. In a R6A district, the maximum permitted FAR is 3.0 for both residential and community facility uses and 3.9 for qualifying affordable housing or qualifying senior housing. Height and setback regulations allow for a maximum base height of 65 feet and a maximum building height of 75 feet (or 95 feet with qualifying affordable or qualifying senior housing). C2-4 districts are commercial overlay districts which permit many commercial uses in Use Groups VI, VII, and VIII, such as local retail, personal service establishments, and offices, in addition to residential and community facility uses. In a C2-4 district mapped over an R6A district, the maximum permitted FAR for commercial uses is 2.0.[2]

The Development Site lies within the Inner Transit Zone, an area where no accessory parking is required for any newly developed residential dwelling units or rooming units and off-street accessory requirements are waived if required spaces fall under the 25-space requirement threshold. The Development Site is also located within a FRESH zone with zoning and discretionary tax incentives for FRESH food stores.. MIH Areas are not mapped within the 400-feet radius of the Development Site.

1.3.3 Public Policy

The proposed zoning map amendment is not part of a larger city-sponsored project or neighborhood or economic development plan. Public policy initiatives applicable to the Proposed Action are aimed at increasing the availability of safe shelter for vulnerable populations, providing integrated support services for people leaving the criminal justice system, and avenues to transition people to independent living.

Where We Live NYC: Fair Housing Together (2020)

Through Where We Live NYC, 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. The Plan seeks to combat persistent discrimination with expanded resources and protections; facilitate equitable housing development; reserve affordable housing and prevent displacement of long-standing residents; enable effective use of rental assistance benefits; create more independent living options for people with disabilities; and make equitable investments to address neighbor-based discrimination, segregation, and poverty.

PlaNYC: Getting Sustainability Done (April 2023)

PlaNYC: Getting Sustainability Done is an action plan for a cleaner, greener, and a more just city for all, as the city reckons with a decade of economic and environmental injustice. The plan sets out to protect New Yorkers from climate threats and provides goals and recommendations in the following categories: extreme heat, flooding, buildings, and clean and renewable energy. PlaNYC promotes green building practices and the use of clean and renewable energy in construction projects. The Proposed Development would be an all-electric building, reducing greenhouse gas emissions.

Housing Our Neighbors (April 2023)

Housing Our Neighbors: A Blueprint for Housing and Homelessness is Mayor Adams' comprehensive blueprint to tackle New York City's affordable housing crisis and get New Yorkers in the safe, high-quality, affordable homes they deserve. The Housing Blueprint ties together the work of the New York City Department of Housing Preservation and Development (HPD), the Housing Development Corporation (HDC), the New York City Housing Authority (NYCHA), the NYC Department of Social Services (DSS), and many other City agencies, to break down silos and address housing issues in a more holistic way. Whether it’s public housing or affordable housing, homelessness or homeownership, City services should work together to serve New Yorkers where they are and where they want to go.

The Housing Blueprint is the City’s vision for:

- Transforming NYCHA and prioritizing resident engagement and input
- Improving services and creating supportive housing for New Yorkers experiencing homelessness
- Creating and preserving affordable housing to meet the need for more housing
- Improving housing quality, sustainability, and resiliency to keep New Yorkers healthy and safe
- Removing administrative burdens so New Yorkers can get the help they need
- Focusing on equity – from increasing homeownership opportunities to supporting M/WBEs.

The Housing Blueprint specifically calls out the need to create supportive housing and provide quality shelter to those experiencing homelessness. The Proposed Action would facilitate the creation of 85 transitional, single-occupancy housing units for woman and gender-nonconforming people with experience in the criminal justice system.

DHS, New York Shelter Acquisition and Predevelopment Fund

The NYC Department of Homeless Services (DHS), under the NYC Department of Social Services (DSS), has a mission to overcome homelessness in the city through preventative measures, provision of emergency shelter, and re-housing support. DHS's New York Shelter Acquisition and Predevelopment Fund, inaugurated in 2024, provides short-term, below-market loans to build and operate nonprofit-owned shelters with long-term use restrictions.[3] Through partnerships with the nonprofit community, such as Providence House, financial institutions, and developers, DHS is enhancing the supply of high-quality purpose-built shelters.

NYC DSS and HRA, Rental Assistance Program

DSS and the NYC Department of Human Resources Administration (HRA) help persons experiencing homelessness move out of shelters into stable housing by providing rental assistance.[4] The Rental Assistance Program, begun in 2014, provides rent subsidies and support services for those transitioning from the shelter system. Providence House residents' typical length of stay is 18 months, after which they successfully transition to independent living with the support of programs such as DSS-HRA Rental Assistance.

DHS Policy on Serving Transgender, Non-Binary, and Intersex Clients, 2019

In 2019, the City approved a DHS Policy to support transgender, non-binary, and intersex clients and close the gap in services for clients of all gender identities.[5] The policy allows DHS clients to choose a

---

[3] NYC Department of Homeless Services. New York Shelter Acquisition and Predevelopment Fund. 2024 <https://www.nyc.gov/site/dhs/about/nonprofit-ownership.page> (October 1, 2024).

[4] NYC Department of Human Resources Administration<https://www.nyc.gov/site/hra/help/rental-assistance.page >(October 1, 2024).

[5] NYC Department of Homeless Services. DHS Policy of Servicing Transgender, Non-Binary, and Intersex Clients. 2019.

non-binary gender designation of 'X,' encourages clients to self-identify, and does not require them to provide proof of gender. The policy prevents all DHS operated or funded shelters and programs from denying clients to gender-affirming facilities because of their sex assigned at birth. By welcoming gender non-conforming people into their shelter, Providence House upholds DHS policies and supports the rights of these individuals.

NYC Mayor's Office of Criminal Justice, Transitional Housing

The Mayor's Office of Criminal Justice (MOCJ) highlights transitional housing as a key component to reducing the population in jails, reducing incarceration terms, and providing a safe and supportive path to reentry.[6] Without shelter, courts are unlikely to recommend a pre-trial release and individuals are less likely to be considered for Alternative to Incarceration programs. Those with experience in the criminal justice system often face difficulty securing housing, work, education, and social services. Organizations like Providence House provide safe shelter and integrated support that help residents access vocational training, medical and therapeutic services, other social services, all while providing a close-knit community setting.

In 2018, MOCJ launched a pilot program to support woman with experience in the criminal justice system. The Woman's Community Justice Project (WJP) administered the program, and after its initial success, the program was expanded to include transitional shelter. Additional funding has been committed with a goal of establishing 1,000 transitional housing units. Providence House, with its 40-year history of providing shelter to homeless woman and families, some with histories of incarceration, began operating its WJP transitional shelter program for 25 woman and gender non-conforming individuals at the Development Site with MOCJ funding in July 2023. Providence House boasts a recidivism rate of less than five percent returning to the criminal justice system from the WJP program.

1.4 Future No-Action Condition

1.4.1 Land Use

In the No Action Scenario, Providence House would continue to operate its 25-bed transitional housing program and administrative offices within its three existing buildings at the Development Site. The land use of the Development Site and Project Area would remain as it is under the existing conditions with 11,250 GSF (10,913 ZSF) Use Group III(B) (community facility non-profit without sleeping accommodations) and 10,000 GSF (9,300 ZSF) of Use Group III(A) (community facility non-profit with sleeping accommodations).

<https://www.nyc.gov/assets/dhs/downloads/pdf/dhs_policy_on_serving_transgender_non_binary_and_intersex_clients.pdf> (October 1, 2024).

[6] NYC Mayor's Office of Criminal Justice. Transitional Housing. 2024. <https://criminaljustice.cityofnewyork.us/programs/transitional-housing/> (October 1, 2024).

1.4.2 Zoning and Public Policy

There are no known changes to zoning or public policy expected to occur under the No Action condition. Under the No-Action Condition, It would be difficult for Providence House to expand its programming and transitional housing accommodations on the Development Site due to funding constraints. R6B districts allow up to 2.0 FAR for community facility use and R6A districts allow up to 3.0 FAR for community facility use. While under these conditions, Providence House could potentially add about 7,250 ZFA to maximize the FAR for community facility use, this may not be enough to provide the desired minimum of 80 transitional housing units and other terms to qualify for the DHS New York Shelter Acquisition and Predevelopment Fund. Furthermore, the Development Site is in two different zoning districts, presenting challenges for the building design and programmatic layout. Without DHS funding, it would be unlikely that Providence House could expand.

1.5 Future With-Action Condition

1.5.1 Land Use

Development Site and Project Area

In the Future With-Action Condition, the Proposed Development would replace three existing buildings on the Development Site that comprise 10,000 GSF of Use Group III(A) (non-profit with sleeping accommodations) and 11,250 GSF of Use Group III(B) (non-profit without sleeping accommodations). The Proposed Development would be comprised of approximately 40,379 GSF (33,053 ZSF) of Use Group III(A) and 6,365 GSF (3,340 ZSF) of Use Group III(B). This would be an incremental increase of 30,379 GSF of Use Group III(A) and an incremental decrease of 4,885 GSF of Use Group III(B). The Proposed Project would provide 85 beds of transitional housing for woman and gender non-conforming people leaving the criminal justice system, serving up to 85 residents at any time. The Proposed Project would result in an incremental increase of 60 beds of transitional housing (up from the existing 25 beds). See Attachment A-1: Project Description, Table 1. Incremental Increase in Proposed Development (No-Action Condition vs. With Action Condition).

The Proposed Development that could be constructed as a result of the Proposed Actions would be compatible with surrounding land uses because Providence House's administrative offices and transitional housing program have been in operation on the Development Site for decades, and there is a mix of residential and institutional uses in the Study Area.

While much of the Study Area is characterized by two- to four-story residential buildings, there is an existing built context of institutional buildings within the Study Area, including The Brooklyn Emerging Leaders Academy Chater School, P.S. 026, Jesse Owens Playground, Lexington Avenue Church of God, South Road Tabernacle Outreach Ministry, Mount Carmel Baptist Church, the New York Child Resource Center, Inc.. There are also some residential buildings that are taller than two- to four-stories within the Study Area, including the six-story Quincy Senior Residences between Quincy Street and Lexington Avenue and the five-story residential building on the corner of Stuyvesant and Lexington Avenue.

The small size of the Development Site enables the construction of a six-story building that maximizes community facility floor area. The building itself, as experienced from the street, would be modest and fully compatible with other recently constructed buildings in the neighborhood.

Overall, the Proposed Project would foster an important community facility, enabling Providence House to expand its services and shelter additional people in need of transitional housing. It would not result in any significant adverse land use impacts on the Development Site.

1.5.2 Zoning

Development Site and Project Area

The Proposed Actions would require the following land use actions:

1. An amendment to the zoning map in the Zoning Resolution of the City of New York ("Zoning Resolution" or "ZR") to change from an R6B District to an R6A District property bounded by Lexington Avenue, a line midway between Lexington Avenue and Greene Avenue, a line 100 feet east of and parallel with Stuyvesant Avenue, and a line 200 feet east of and parallel with Stuyvesant Avenue, pursuant to Section 197-c of the New York City Charter; and
2. An amendment to the text of Appendix F of the Zoning Resolution pursuant to Section 201 of the New York City Charter to designate the area subject to the rezoning as a MIH Area.

This rezoning would align the R6A district with the boundaries of the Development Site. No other lots would fall within the Project Area (see Figure 15: Existing and Proposed Zoning).

Description of Proposed R6A District

In the Future With-Action Condition, the portion of the Project Area that is currently zoned R6B would be zoned R6A and the Proposed Development would replace one two-story and two four-story buildings (approximately totaling 21,250 GSF (20,1213 ZSF)) with a six-story, 60-foot high, approximately 46,744 GSF (36,393 ZSF) building. In the Future With-Action Condition, there would be an incremental increase of 25,494 GSF (16,181 ZSF). See Attachment A-1: Project Description, Table 1. Incremental Increase in Proposed Development (No-Action Condition vs. With Action Condition). Under the With-Action Scenario, the Proposed Project maximizes the allowable community facility FAR (2.91 FAR proposed; 3.0 FAR allowed) on the Development Site under a R6A rezoning, accounting for 36,393 ZSF out of the allowable 37,500 ZSF.

As discussed above under 1.1.5. Land Use, the Proposed Development would be used as a community facility and thus would fall under the zoning regulations and bulk requirements for a community facility building in an R6A district. While the Proposed Development contains transitional housing units, for the purposes of zoning, those are considered Use Group III(A) (community facility non-profit with sleeping accommodations). Therefore, the Proposed Development is regulated by community facility zoning and bulk standards, and not regulated by residential zoning and bulk standards.

In R6A zoning districts, residential and community facility uses are permitted an FAR of 3.0. In R6A zoning districts, when paired with an MIH area, residential uses are permitted an FAR of 3.9, with a requirement that at least 25% of the residential floor area be affordable to households averaging 60% of AMI or at least 30% of the residential floor area to households averaging 80% of AMI. With the adoption of CHO, R6A districts allow up to 3.9 FAR for qualifying affordable and qualifying senior housing and a maximum building height of 95 feet. As noted above, the Proposed Development would be a community facility, meaning the maximum FAR would be 3.0, the maximum base height would be 65 feet, the maximum building height would be 75 feet, and the maximum lot coverage would be 60%.

No accessory parking is required for any newly developed residential dwelling units or rooming units in the Inner Transit Zone, regardless of affordability level. Nor is any off-street accessory parking required for the Proposed Development, as the parking required falls below the minimum waiver threshold of 25 spaces. The Use Group IIIA transitional shelter beds and accessory space (PRC E3) require 1 space per 20 beds, resulting in a 4-space requirement. The Use Group IIIB office and supportive service space requires 1 space per 20 persons rated capacity, resulting in a 3-space requirement. Because the total number of spaces required is below 25, the parking requirements do not apply and thus may be waived.

The Development Site enables the construction of a six-story building that maximizes community facility floor area (3.0 FAR allowed; 2.91 FAR proposed) and base height (60 feet proposed, 65 feet is the maximum allowed). The maximum lot coverage allowed is 60% and the proposed building would cover 52% of the lot, providing for a rear yard.

The Proposed Development matches buildings developed in the nearby R6A district in height and scale. While the R6B district is typically mapped on the midblock, the R6A district is mapped deeper onto the midblocks to capture larger buildings and vacant lots with potential for redevelopment. For example, the six-story Quincy Senior Residences, which extend 275 feet into the mid-block from Stuyvesant Avenue, the four-story NYCHA-owned Stuyvesant Gardens, which extends 275 feet onto the midblock on Quincy Street. There is also a precedent for buildings greater than six-stories in the neighborhood, just outside of the Study Area. Examples include a seven-story NYCHA building, at 146 Malcom X Boulevard, three blocks south of the Project Area and the seven-story New York State Office of Alcoholism office building at 754 Lexington Avenue, a block east of the Project Area. Since CHO was adopted, R6A zones in the vicinity of the Development Site could be developed with buildings as high as 95 feet, with FARs up to 3.9, for qualifying affordable and qualifying senior residential developments. There are several vacant and underutilized lots in the Study Area, as well as institutional sites, that may be redeveloped at these higher densities.

Most important, the rezoning would facilitate the development of 85 single-occupancy units of much-needed transitional housing. If the lot were to remain primarily in the R6B district, it is unlikely that the number of transitional housing units provided would be increased. In the current condition, with the Development Site being partially in the R6A district and mostly in the R6B district, the maximum floor area allowed is 27,500 ZSF. The Proposed Action (rezoning the R6B portion of the Development Site to R6A) would increase the allowable maximum floor area by 10,000 ZSF, allowing for 37,500 ZSF total. The

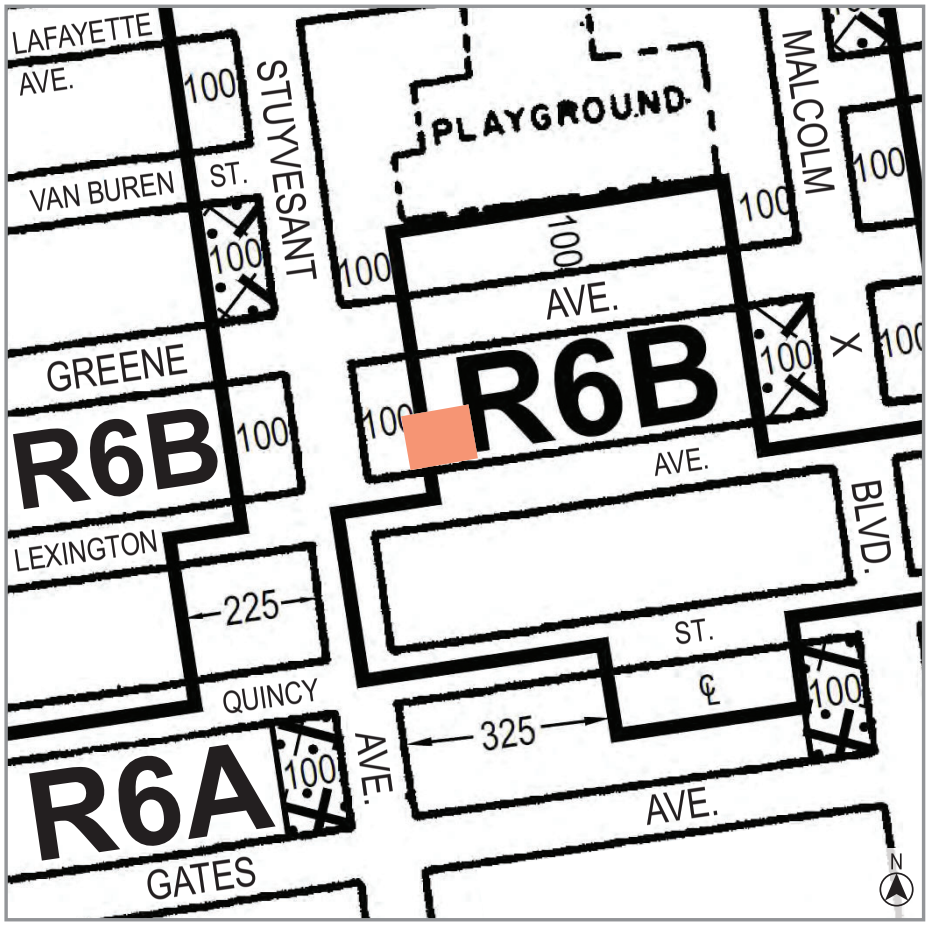
Proposed Development maximizes the allowable floor area at 36,393 ZSF. This additional floor area will enable Providence House to provide 85 state-of-the-art single-occupancy transitional housing units, administrative office space, communal, and recreational spaces, to expand its WJP services and meet DHS requirements for project funding.

Zoning Text Amendment: MIH Area

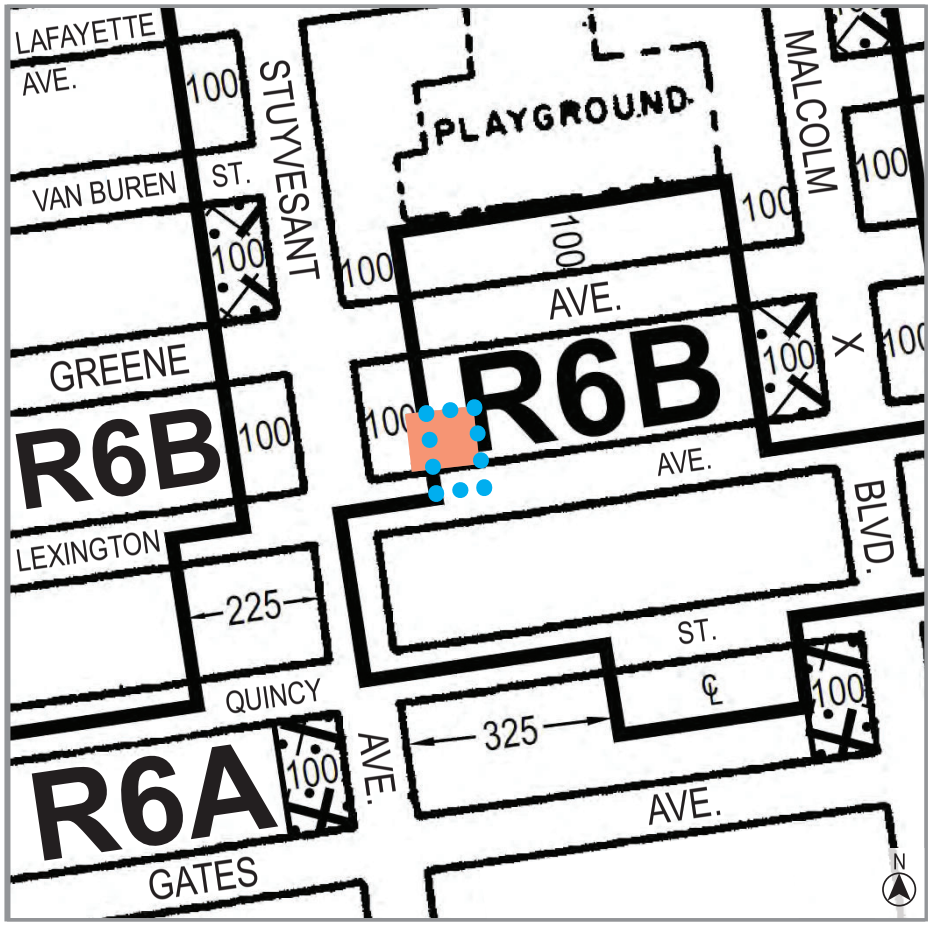
The Mayor's policy is to require the mapping of an MIH area whenever a zoning change substantially increases the residential capacity of a zoning lot. The rezoning described above would increase the allowable residential FAR from 2.0 to 3.0 on a majority of the zoning lot. In the R6A district within an MIH area the maximum FAR for residential use would be 3.9.

However, the Proposed Development would only contain community facility uses and therefore the proposed floor area within the Proposed Development would not be changed by the mapping of an MIH area over the area subject to the rezoning.

In compliance with the Mayor's policy, the Applicant is proposing to amend Appendix F of the Zoning Resolution to create a Mandatory Inclusionary Housing Program Area across the area subject to the rezoning, in which Options 1 and 2 are applicable. Option 1 requires that, for new residential developments, an amount of affordable floor area equivalent to at least 25% of the residential floor area within the development be provided, with the weighted average of all income bands not exceeding 60% AMI. No more than three income bands may be provided, with no income band exceeding 130% of the income index, and at least 10% of the residential floor area shall be affordable to an income band at 40% of the income index. Option 2 requires that, for new residential developments, an amount of affordable floor area equivalent to at least 30% of the residential floor area within the development be provided, with the weighted average of all income bands not exceeding 80% AMI. Not more than three income bands may be provided, with no income band exceeding 130% of the income index.



Current Zoning Map (17a)



Proposed Zoning Map (17a)

Rezoning from R6B to R6A

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

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.

699-703 Lexington Avenue
Brooklyn, NY 11221

Development Site/Project Area
Lot Number: 76, 80-81
Block Number: Brooklyn 1621
Proposed Rezoning Area

FIGURE 15. EXISTING AND PROPOSED ZONING

SOURCE: NYC DEPT. OF CITY PLANNING, 2024

Study Area

Mapping the R6A district on the Development Site and the subsequent development of the Proposed Project would match the context of the surrounding area. The R6A zoning district is already mapped on both sides of Stuyvesant Avenue, extending 100 feet on each side, for approximately 11 blocks. This R6A district was created in the 2007 Bedford-Stuyvesant North Rezoning (C120294ZMK). The CPC Report for the rezoning stated that R6A districts were mapped along lot frontages for most of the north-south avenues leading to Fulton Street, as those avenues already contained large apartment buildings and some vacant land and vacant buildings.

The Proposed Actions would only apply to the Project Area and would have no effect on zoning in the Study Area or surrounding neighborhood. The blocks surrounding the Project Area would remain in R6B, R6A, some with a C2-4 commercial overlay, and the Development Site would remain a community facility. Therefore, the Proposed Action would not result in a significant adverse impact to zoning in the Project Area or in the surrounding Study Area.

The proposed R6A district is appropriate to extend slightly into the midblock from the avenue, to provide a little additional floor area and height to allow a viable development for Providence House, and to ensure provision of transitional shelter to some of New York City's most vulnerable populations.

1.5.3 Public Policy

The Proposed Actions would not result in any changes to and would be compatible/consistent with public policies affecting the Project Area or the Study Area. Where We Live promotes policies to achieve comprehensive fair housing through the provision of equitable housing options for vulnerable populations. PlaNYC promotes green building practices and the use of renewable energy, while Housing Our Neighbors promotes the creation of new housing stock for New York's growing population, including vulnerable populations. The Proposed Project would create 85 transitional housing units for women and gender non-conforming individuals in an area well-served by transit and nearby commercial uses. Further, the Proposed Project would incorporate Enterprise Green Communities Standards and may include a green roof or roof-mounted solar.

Approval of this application would facilitate development of the Proposed Development, a new six-story building containing new headquarters for Providence House and additional space for their WJP transitional housing program. Following the success of the WJP program, and the high demand for transitional housing and support services, the Development Project would add 60 additional shelter units (85 in total) for woman and gender non-conforming people leaving the criminal justice system. Expanding the population that can be served by this program is highly beneficial for all parties as it helps program participants get back on their feet with dignity and helps the City (DSS, DHS, HRA, WOCJ) with their missions to overcome homelessness, reduce incarceration, increase the supply of quality shelters, help clients find permanent independent housing, and close the gaps in service for clients of all gender identities.

The Proposed Development would enable Providence House to meet the term for the DHS administered New York Shelter Acquisition and Predevelopment Fund, including density requirements (80-unit minimum). A commitment from DHS would provide necessary funding for construction and operation of the program while restricting the property for use as a shelter for a term of 60-years. As a DHS funded project, residents leaving the shelter would be eligible for rental assistance vouchers through the DSS-HRA Rental Assistance Program.

The Proposed Development furthers the goals and objectives set by the City; therefore, no impacts are anticipated, and no additional analysis is necessary.

ATTACHMENT B-2: SHADOWS

2.1 Introduction

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

2.2 Methodology

Definitions

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

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

Methodology

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

To determine whether new shadows could adversely affect open spaces, screening analyses are necessary. A preliminary screening assessment must first be conducted to determine whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary

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

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

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

2.3 Assessment

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

Under the No-Action Condition, Providence House would continue to operate its transitional housing program and administrative offices within its three existing buildings at the Development Site. As no new construction would occur under the No-Action Condition, no new shadows would occur.

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

Per the 2021 *CEQR Technical Manual*, the first step in conducting a shadow screening assessment is to develop a base map that includes topography and illustrates the proposed site location in relationship to any sunlight-sensitive resources. As shown on Figure 16, the area is generally flat and there is only one sunlight sensitive resource in the vicinity of the Development Site, as defined in Chapter 8 of the 2021

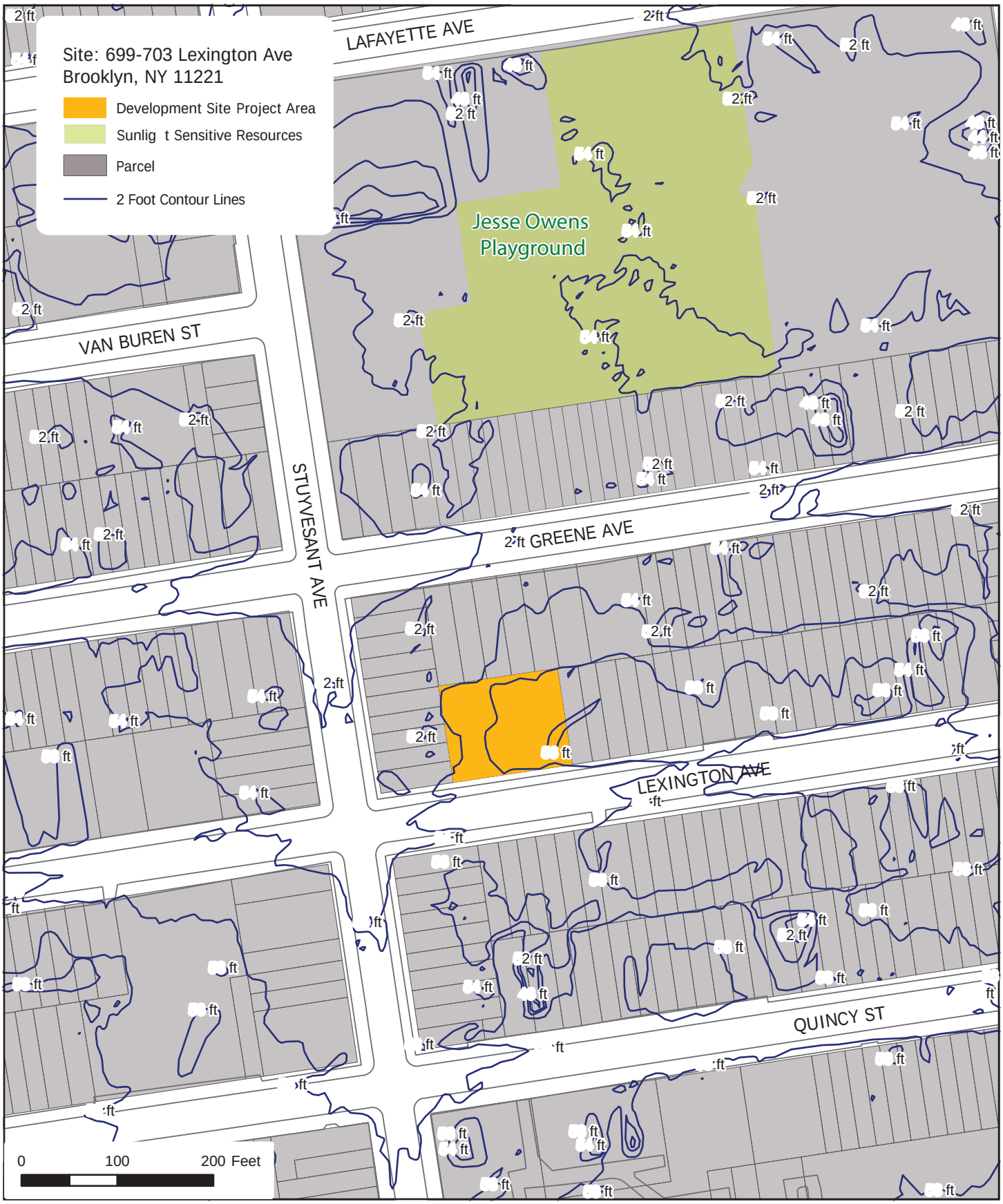
CEQR Technical Manual (Section 100). Since the base map identified a sunlight sensitive resource near the Development Site, a Tier 1 Assessment is required.

Tier 1 and Tier 2 Screening Assessments

Under the Proposed Action (With-Action Condition), a new six-story building would be constructed that would rise to approximately 60 feet at the roofline and up to 70 feet to the top of the bulkhead. Under the No-Action Condition, the Development Site would contain three existing buildings ranging from approximately 29 feet to 49 feet in height; therefore, the incremental increase in height between the No-Action Condition and the With-Action Condition is 41 feet. This increase in incremental height requires shadow assessment.

According to the *CEQR Technical Manual*, the longest shadow cast by any structures in New York City is 4.3 times the height of the structure, and occurs on December 21, the winter solstice. For a building with a bulkhead height of 70 feet, the longest shadow it would cast would be approximately 301 feet (see Figure 17).

As illustrated in Figure 17, the Tier 1 screening identified one sunlight sensitive resource located within the maximum shadow extent of the proposed building – Jesse Owens Playground. Therefore, a Tier 2 screening was conducted (see Figure 17). The Tier 2 screening shows that the Jesse Owens Playground falls within the Proposed Action Condition Maximum Shadow area. According to the *CEQR Technical Manual*, the potential for the shadows to reach Jesse Owens Playground requires a Tier 3 Screening Assessment.



PROVIDENCE HOUSE

FIGURE 16. SHADOWS BASE MAP

Environmental Assessment Statement

SOURCE: NYC OPEN DATA

BFJ Planning



PROVIDENCE HOUSE

FIGURE 17. TIER 1 AND TIER 2 SHADOW STUDY

SOURCE: NYC OPEN DATA

BFJ Planning

Tier 3 Screening Assessment

Shadows cast by buildings are not static, their length and duration change based on the time of year and the time of day. The Tier 3 Screening Assessment uses three-dimensional (3D) computer modeling technology to project the shadows that would be cast by the building that would be constructed as a result of the Proposed Action. The computer model analyzed the potential shadow cast by the proposed building on the four representative days for analysis that are listed in the *CEQR Technical Manual*: December 21, March/September 21, May/August 6, and June 21.

Per the guidance in the *CEQR Technical Manual*, the Tier 3 Screening Assessment analyzes shadows that are cast between 90 minutes after sunrise and 90 minutes before sunset. Shadows cast within 90 minutes of sunrise and sunset pass very quickly and tend to be longer than shadows cast during other times of the day. Since shadows in the early morning and early evening are longer than in other parts of the day, many sunlight-sensitive resources are already covered by shadows from existing buildings during this time.

Tier 3 Screening Assessment Results

Figures 18 through 21 show the shadows that the proposed building would cast on the representative days; the figures do not show any of the existing shadows cast by other nearby buildings. The figures show the shadows as they move through the day starting with the morning shadows falling to the west, and the evening shadows falling to the east. The first shadow appears 90 minutes after sunrise, and the last shadow shown is 90 minutes before sunset. Per the CEQR Technical Manual, the shadow times do not take daylight savings time into account.

December 21

The December 21 analysis day shows the shadows as they move from northwest of the proposed building to the north and northeast of the proposed building. December 21 is the winter solstice, and shadows cast on this day are typically longer than shadows produced at other times of the year. Figure 18 shows that the proposed building does not have the potential to reach the Jesse Owens Playground, the only identified light sensitive resource in the Study Area.

March 21/September 21

The shadows cast on March 21 are roughly the same as the shadows cast on September 21, as the days are the vernal and autumnal equinoxes, respectively. Figure 19 shows that the March 21/September 21 shadows are not as long as the December 21 shadows and do not fall as far north. The shadows cast by the Proposed Development on these dates do not reach Jesse Owens Playground. There are no other sunlight sensitive resources in the Study Area.

May 6/August 6

The shadows cast by the proposed building on May 6/August 6 do not fall as far north as the shadows on December 21 and March 21/September 21 and fall roughly from west to east. Figure 20 shows that the shadows cast by the Proposed Development will not reach Jesse Owens Playground on those dates.

June 21

June 21 is the summer solstice; shadows are generally not as large on this date, but the day is longer than the other analysis days. The June 21 analysis day shows shadows moving from southwest of the proposed building, then staying close to the building before falling to the southeast. Figure 21 demonstrates that the Proposed Development would not cast shadows on sunlight sensitive resources on this date.

Conclusion

As the proposed building does not have the potential to cast a shadow that would reach sunlight sensitive resources, a detailed shadow study is not required. The effect of shadows from the proposed building on sunlight sensitive resources would not be significant, and no further analysis is required.

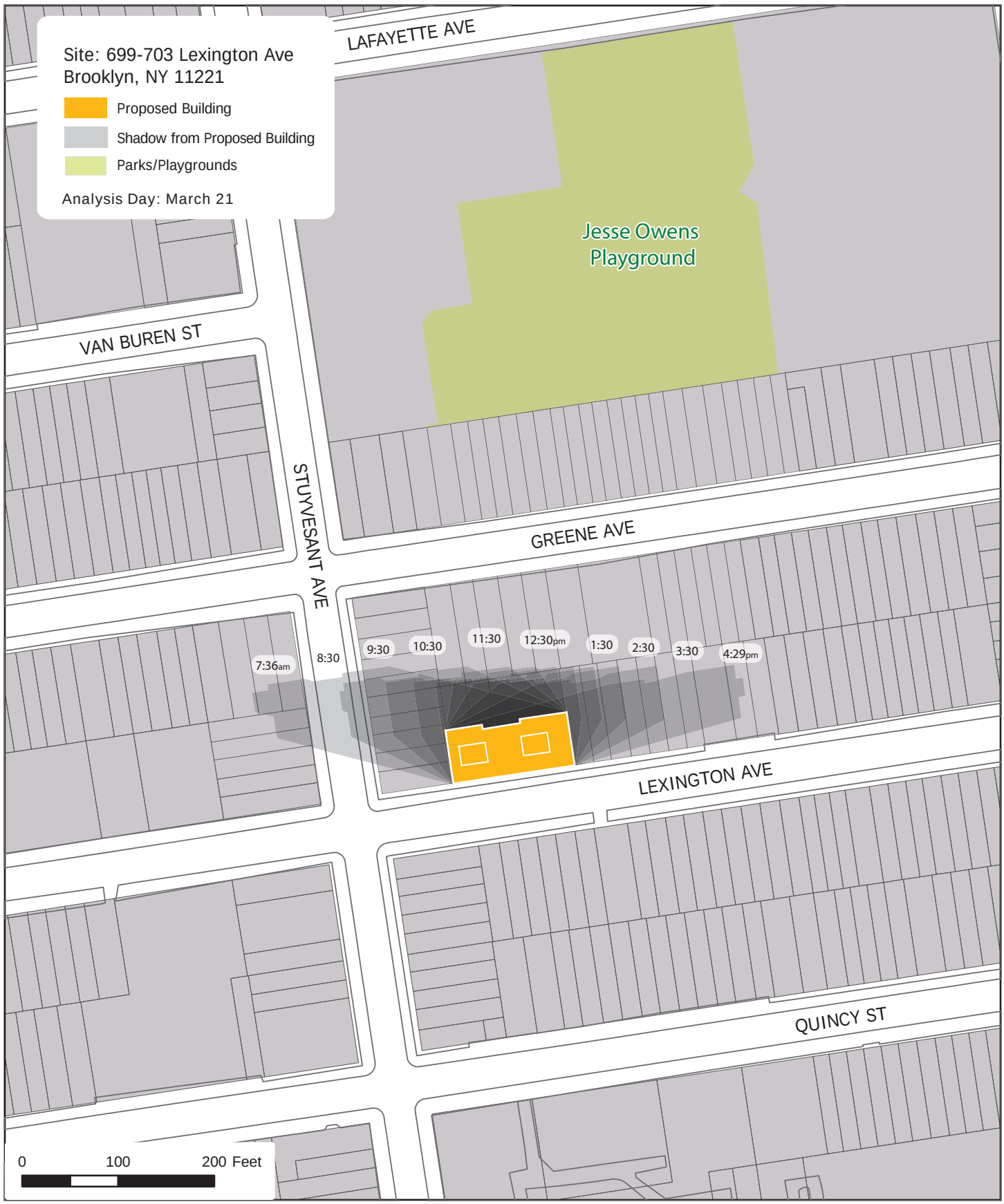


PROVIDENCE HOUSE

FIGURE 18. DECEMBER 21 SHADOW SWEEP

SOURCE: NYC OPEN DATA

BFJ Planning



PROVIDENCE HOUSE

FIGURE 19. MARCH/SEPT 21 SHADOW SWEEP

SOURCE: NYC OPEN DATA

BFJ Planning



PROVIDENCE HOUSE

FIGURE 20. MAY/AUG 6 SHADOW SWEEP

SOURCE: NYC OPEN DATA

BFJ Planning



PROVIDENCE HOUSE

FIGURE 21. JUNE 21 SHADOW SWEEP

Environmental Assessment Statement

SOURCE: NYC OPEN DATA

BFJ Planning

ATTACHMENT B-3: HISTORIC AND CULTURAL RESOURCES

3.1 Introduction

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

The Study Area for archaeological resources is the Development Site, which is the area that could be disturbed by the project's construction. To evaluate potential effects due to on-site construction activities, and also to account for visual or contextual impacts, the Study Area for architectural resources generally consists of an area defined by the radius of 400 feet from the borders of the Development Site.

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

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

3.2 Methodology

Architectural Resources

According to the *CEQR Technical Manual*, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic

resources Study Area is therefore defined as the Development Site plus an approximately 400-foot radius around the proposed action area.

As part of the environmental review process, the Project Sponsor submitted a letter dated August 2, 2024, to the New York City Landmarks Preservation Commission (LPC) requesting a review of the Development Site and surrounding area for potential architectural or archaeological resources. According to LPC comments dated August 13, 2024, the Development Site has not been identified as having archeological significance (see Appendix A: LPC Correspondence). A subsequent letter from LPC dated March 14, 2025, comments that the Development Site is directly adjacent to the State/National Register eligible Bedford Stuyvesant East Central Historic District.

In addition to the State/National Register Eligible Bedford Stuyvesant East Central Historic District, within the 400-foot radius from the Development Site is the State/National Register Eligible Stuyvesant Gardens I apartment complex along Quincy Street.

Archaeological Resources

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

The Development Site has not been identified as having sensitivity for archeological resources as defined and mapped by New York's State Historic Preservation Office (SHPO). According to correspondence with the LPC, the Development Site does not have architectural or archaeological significance (see Appendix A: LPC Correspondence).

3.3 Assessment

3.3.1 Existing Conditions

Development Site and Project Area

Development Site

The three existing buildings on the Development Site are not identified as historic or cultural resources. The four-story tenement buildings on Lots 80 and 81 were originally multi-family walk-ups built at the end of the 19th century (c.1886-1898)[7]. They lack ornamentation beside from a neo-grec-style incised

[7] Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Robinson's atlas of the city of Brooklyn, New York : embracing all territory within its corporate limits; from official records ..." New York

lintel over each door. The window lintels and sills are unornamented cast stone. The façade is red brick in a stretcher bond. The buildings no longer have a cornice. The first floor is elevated above the street and accessed by a stoop with iron handrails. By 1980, like many neighboring tenements, the buildings were abandoned and uninhabitable.[8] After a foreclosure by the City in 1982, the buildings went through the HPD Auction Sales Program, which required a Repair Agreement that mandated rehabilitation of the buildings within two years.[9] However, the Repair Agreement was extended by the City on several occasions through 2001 as the deed to the property changed hands. Lots 80 and 81 were acquired by Providence House in 2002 and rehabilitated for use as a DHS family shelter for over 20 years. They currently provide transitional housing for the WJP program.

The building on Lot 76 was originally built in the early 20th century (c.1898-1907), as a stable.[10] It has two floors and is almost 30 feet tall. The building has a stretcher-bond brick façade with a geometric ornamental brickwork at the cornice. The brick is painted white. The façade has been altered from its original design: the former stable entrance has been filled with brick and replaced by a standard-sized entrance door and two windows. Before being acquired by Providence House in 1993, the property was used for manufacturing and as a nursery school and kindergarten (ACRIS).[11] Providence House repurposed the building for its present use as administrative offices and headquarters.

Public Library Digital Collections. https://digitalcollections.nypl.org/items/510d47e2-0b63-a3d9-e040-e00a18064a99

Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Atlas of the Brooklyn borough of the City of New York : originally Kings Co.; complete in three volumes ... based upon official maps and plans ..." New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/510d47e2-1671-a3d9-e040-e00a18064a99

[8] 1980s Tax Department Photographs, NYC Department of Records and Services. “Block 1621, Lot 80,” Block 1621, Lot 81.” The New York City Municipal Archives Digital Collections. https://nycrecords.access.preservica.com/

[9] Office of the Registrar, New York City Department of Finance. “Borough: Brooklyn, Block 1621, Lot 80; “Borough: Brooklyn, Block 1621, Lot 81.” ACRIS Seach Results by Parcel Identifier. https://a836-acris.nyc.gov/DS/DocumentSearch/BBL

[10] Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Atlas of the Brooklyn borough of the City of New York : originally Kings Co.; complete in three volumes ... based upon official maps and plans ..." New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/510d47e2-1671-a3d9-e040-e00a18064a99

Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Atlas of the Borough of Brooklyn, City of New York" New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/72a12740-8613-0137-b416-7d7039fb612d

[11] Office of the Registrar, New York City Department of Finance. “Borough: Brooklyn, Block 1621, Lot 76.” ACRIS Seach Results by Parcel Identifier. https://a836-acris.nyc.gov/DS/DocumentSearch/BBL

Study Area

There are two historic districts eligible for listing on the State/National Register of Historic Places within the 400-foot Study Area (see Figure 22: Historic and Cultural Resources). The Bedford-Stuyvesant East-Central Historic District is located adjacent to the west and north sides of the Development Site. The Stuyvesant Gardens I apartment complex is located approximately 335 feet south of the Development Site. The LPC did not identify any of these resources as in need of further study as part of the consultation process (see Appendix A).

Bedford-Stuyvesant East-Central Historic District[12]

The Bedford-Stuyvesant East-Central Historic District is roughly bound to the north by Lafayette Avenue, the south by Lexington Avenue, the east by Patchen Avenue, and the west by Throop Avenue. The District is significant as an intact enclave of Neo-Grec, Second Empire, Queen Anne and Romanesque style brick and brownstone rowhouses that characterized the growth of the neighborhood during the second half of the 19th-century. Almost half of its rowhouses were built before 1887. The area's early development was aided by the north-south trolleys that ran along Sumner and Reid Avenues, and the Lexington Avenue elevated. The land was formerly owned by the Delmonico, Vandervoort, Lott, Rapelyea, Boerum, Nostrand, and Lefferts families who had resided there since the 18th century. For recent photographs of contributing buildings in the district, see Figure 23: Historic and Cultural Resources Photo Key Map and Figure 24: Historic and Cultural Resources Photos (Photos A, B, and C).

Contributing resources within the 400-foot radius of the Development Site are:

- **USN Number:** 04701.018763; 848 Greene Avenue
- **USN Number:** 04701.017107; 857 Greene
- **USN Number:** 04701.017046; 139-155 Stuyvesant
- **USN Number:** 04701.015004; 876 Greene (adjacent to the Development Site)
- **USN Number:** 04701.014809; 882 Greene (adjacent to the Development Site)
- **USN Number:** 04701.014810; 884 Greene
- **USN Number:** 04701.016675; 898 Greene
- **USN Number:** 04701.014877; 891A Greene

[12] Text adopted from:

New York State Office of Parks, Recreation and Historic Preservation Resource Evaluation of Bedford Stuyvesant East-Central Historic District, 2008. Accessed through CRIS.

Environmental Assessment Statement For Bedford Stuyvesant North Rezoning, 2012. CEQR No.: 12DCP156Y

Stuyvesant Gardens I (NYCHA)[13]

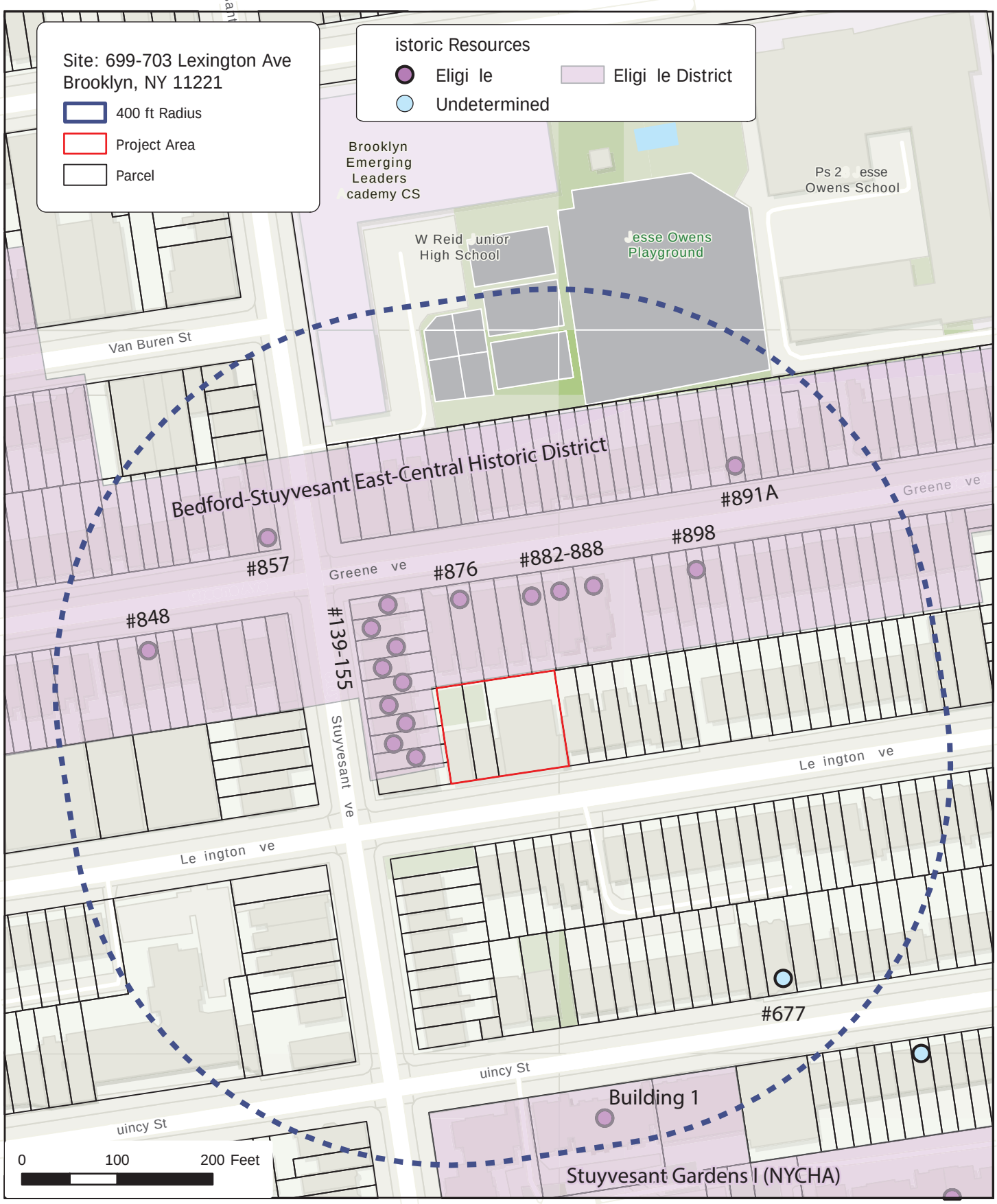
The Stuyvesant Gardens I complex consists of five four-story NYCHA residential buildings, a two-story community center, a two-story daycare center, and central courtyards and play areas. The complex covers approximately two blocks, the first bounded by Gates Avenue, Quincy Street, Malcom X Boulevard and Stuyvesant Avenue, and the second bounded by Gates Avenue and Monroe Street, and Lewis Avenue and Stuyvesant Avenue. The complex is located on a site that previously featured three and four-story brick tenement houses that were cleared between 1966-69 to allow for construction completed in 1972.

Stuyvesant Gardens I is significant for its social history as one of three Model Cities developments located in Central Brooklyn. Model Cities was a HUD program enacted in 1966 to create meaningful community participation in the development of low socio-economic neighborhoods that needed intervention. The complex is also significant for its exemplary "perimeter block" design in which the buildings are aligned with the street, maintaining the continuity of the urban streetscape, while the central area within the block is used for open space and communal functions. The complex was designed by New York-based architect Emmanuel Nicholas (E.N.) Turano and landscape architect Robert S. Malkin. The simple modular design features grooved concrete block facades, punched masonry window openings, and metal windows and doors (see Figures 23 and 24, Photo D).

Contributing buildings within the 400-foot radius of the Development Site are:

- **USN Number:** 04701.025671; Stuyvesant Gardens I - Building 4
- **USN Number:** 04701.025670; Stuyvesant Gardens I - Building 2

[13] Text adapted from: New York State Office of Parks, Recreation and Historic Preservation Resource Evaluation of Stuyvesant Gardens I (NYCHA), 2024. Accessed through CRIS.



PROVIDENCE HOUSE

FIGURE 22. HISTORIC AND CULTURAL RESOURCES

SOURCE: NYC OPEN DATA

BFJ Planning



PROVIDENCE HOUSE

FIGURE 23. HISTORIC AND CULTURAL RESOURCES PHOTO KEY MAP

SOURCE: NYC OPEN DATA, NEARMAP

BFJ Planning



Photo A:898 Greene Avenue (second from left), Contributing resource, in the State/ National Register Eligible Bedford-Stuyvesant East-Central Historic District



Photo B:882-888 Greene Avenue, Contributing resources in the State/National Register Eligible Bedford-Stuyvesant East-Central Historic District



Photo C:139-155 Stuyvesant Avenue, contributing resources in the State/ National Register Eligible Bedford-Stuyvesant East-Central Historic District



Photo D: Building I, Stuyvesant Gardens I (NYCHA), State/National Register Eligible Historic District

FIGURE 24. HISTORIC AND CULTURAL RESOURCES PHOTOS

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

Development Site and Project Area

Development Site

Under the No Action Scenario, Providence House would continue to operate its transitional housing program and administrative offices within its three existing buildings at the Development Site. No future development is projected in the No-Action Scenario. No archaeological or architectural resources have been identified at the Development Site; therefore, no impacts would result.

Project Area

Under the No-Action Condition, the Project Area would remain in its current condition; no future development is projected for the Project Area and no impacts would result.

Study Area

The State/National-Register Eligible Bedford-Stuyvesant East-Central Historic District and Stuyvesant Gardens I (NYCHA) complex are located within 400-feet of the Development Site. As no construction would occur under the No-Action Condition, no impacts to these Eligible historic resources would occur.

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

Development Site and Project Area

Development Site

As discussed in Attachment A-1: Project Description, the Proposed Actions (With-Action Condition) would involve rezoning two lots in the Development Site from R6B to R6A zoning and mapping an MIH area over the area subject to the rezoning. This would facilitate the redevelopment of the Development Site with a new six-story community facility building with 85 transitional housing beds. In the With-Action Condition, Providence House would demolish their existing two-story building that houses their administrative offices and their two four-story buildings that provide 25 transitional housing beds. The directly affected area consists of previously developed land and the ground within the area has been previously disturbed.

As part of the environmental review process, the Applicant submitted a letter dated August 2, 2024, to the LPC requesting a review of the Development Site and surrounding area for potential architectural or archaeological resources (see Appendix A). According to LPC comments dated August 13, 2024, the Development Site does not have architectural or archaeological significance (see Appendix A). Therefore, the Proposed Action would not result in a significant adverse impact to architectural or archaeological resources.

Project Area

The Project Area is the same as the Development Site, and no other development would occur under the With-Action Condition.

Study Area

There are two State/National Register Eligible Historic resources located within the 400-foot Study Area: Bedford-Stuyvesant East-Central Historic District and Stuyvesant Gardens I (NYCHA). The Bedford Stuyvesant East Central Historic District is adjacent to the west and north sides of the Development Site. The Stuyvesant Gardens I (NYCHA) complex is located approximately 335 feet south of the Development Site.

Any construction activities within 90 feet of a historic resource are required to comply with regulatory mechanisms that address concerns regarding vibrations associated with construction. The Projected Development Site does not contain historic architectural resources; however, it is adjacent to and within 90 feet of an identified historic architectural resource. No direct impacts are anticipated, but indirect construction-related effects via ground-borne construction activities would be anticipated. As a result, the Proposed Actions incorporate a Restrictive Declaration ("RD") requiring the implementation of an LPC-approved Construction Protection Plan ("CPP") as a project component related to the environment, which is discussed further in Attachment B-9: Construction.

Conclusion

Based on the above analysis, the Proposed Action would not have a significant adverse impact on architectural or archaeological resources; no additional analysis is warranted.

ATTACHMENT B-4: URBAN DESIGN AND VISUAL RESOURCES

4.1 Introduction

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

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

As described in Attachment A-1 "Project Description", the Applicant is requesting the following zoning actions:

1. An amendment to the zoning map in the Zoning Resolution of the City of New York ("Zoning Resolution" or "ZR") to change from an R6B District to an R6A District property bounded by Lexington Avenue, a line midway between Lexington Avenue and Greene Avenue, a line 100 feet east of and parallel with Stuyvesant Avenue, and a line 200 feet east of and parallel with Stuyvesant Avenue, pursuant to Section 197-c of the New York City Charter; and
2. An amendment to the text of Appendix F of the Zoning Resolution pursuant to Section 201 of the New York City Charter to designate the area subject to the rezoning as a MIH Area.

As indicated in the Project Description, under the With-Action Condition the Development Site could be developed with a new six-story (60 feet), 46,744 GSF (36,393 ZSF, FAR 2.91) building. By use, the Proposed Project would be comprised of 40,379 GSF (33,053 ZSF) of non-profit with sleeping accommodations (Use Group III(A)) and 6,365 GSF (3,340 ZSF) of non-profit without sleeping accommodations (Use Group III(B)). Under the With-Action Condition, the Development Site is the only site projected for future development. Due to the potential for an increase in built floor area and additional height on the Development Site permitted by the proposed zoning changes, a preliminary assessment for urban design and visual resources is appropriate.

4.2 Methodology

According to the *CEQR Technical Manual*, preliminary assessments of urban design and visual resources include descriptions of the project area, an aerial map, ground-level photographs of the site area, building heights, any view corridors, and zoning and floor area calculations. The Proposed Action would

allow for a building to be built on the Development Site with additional FAR. As outlined in Attachment A, the Proposed Development maximizes the FAR for a community facility development (reasonable worst-case scenario) allowed on the site.

According to the *CEQR Technical Manual*, the Study Area for urban design is the area where the project may influence land use patterns and the built environment and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the Study Area from which such resources are publicly viewable should be identified. Consistent with CEQR methodologies, the Study Area for the urban design and visual resources analysis has been defined as a 400-foot radius around the Project Area, consistent with the analysis of land use, zoning, and public policy (see Figure 25 – Aerial Map – Urban Design/Visual Resources Study Area). During a site visit on August 20, 2024, photographs of the Study Area were taken. Figure 26 provides an aerial map with the locations of photographs in Figure 27.

4.3 Assessment

4.3.1 Existing Conditions

Development Site

Urban Design

The Development Site is 100 feet deep and has 125 feet of frontage on Lexington Avenue, thus having a lot of area of 12,500 SF. Lots 80 and 81 (699-701 Lexington Avenue), each of which measure 25 feet wide by 100 feet deep, are improved with mirror-image four-story tenement buildings built at the end of the 19th century (c.1886-1898)[14]. These buildings are approximately 5,000 GSF (4,560 ZSF) with approximately 1.86 FAR. They are built to the lot line. Their stoops extend approximately 7 feet from the lot line onto the sidewalk. The stoops are about 4 feet high and have a basement level entrance below. Lot 76 (703 Lexington Avenue) is 7,500 SF and contains a two-story (approximately 29 feet height) building with about 11,250 GSF (10,913 ZSF) and 1.46 FAR. It is built to the lot line and the entrance is recessed about one foot and at street level.

[14] Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Robinson's atlas of the city of Brooklyn, New York : embracing all territory within its corporate limits; from official records ..." New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/510d47e2-0b63-a3d9-e040-e00a18064a99

Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Atlas of the Brooklyn borough of the City of New York : originally Kings Co.; complete in three volumes ... based upon official maps and plans ..." New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/510d47e2-1671-a3d9-e040-e00a18064a99

As described in Attachment B-3 Historic and Cultural Resources, the existing four-story tenement buildings on Lots 80 and 81 were originally multi-family walk-ups built at the end of the 19th century (c.1886-1898)[15]. They lack ornamentation beside from a neo-grec-style incised lintel over each door. The window lintels and sills are unornamented cast stone. The façade is red brick in a stretcher bond. The buildings no longer have a cornice. The first floor is elevated above the street and accessed by a stoop with iron handrails. The building on Lot 76 was originally built in the early 20th century (c.1898-1907), as a stable.[16] The building has a stretcher-bond brick façade with a geometric ornamental brickwork at the cornice. The brick is painted white.

Visual Resources

As defined in the CEQR *Technical Manual*, "a visual resource is the connection from the public realm to significant natural or built features, including but not limited to, views of the waterfront, public parks, public art, statues or sculptures, landmark structures or districts, otherwise distinct buildings or groups of buildings that may be iconic or historic, or natural resources (p. 10-1)." As described above, the Development Site is comprised of two four-story tenement style buildings that are similar in design and scale to other tenement buildings on Stuyvesant, Malcolm X, and Greene Avenues and a community facility building that is two stories and shares more similarity with industrial or formerly industrial buildings in the neighborhood. Thus, there are no visual resources that would be affected on the Development Site.

---

[15] Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Robinson's atlas of the city of Brooklyn, New York : embracing all territory within its corporate limits; from official records ..." New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/510d47e2-0b63-a3d9-e040-e00a18064a99

Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Atlas of the Brooklyn borough of the City of New York : originally Kings Co.; complete in three volumes ... based upon official maps and plans ..." New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/510d47e2-1671-a3d9-e040-e00a18064a99

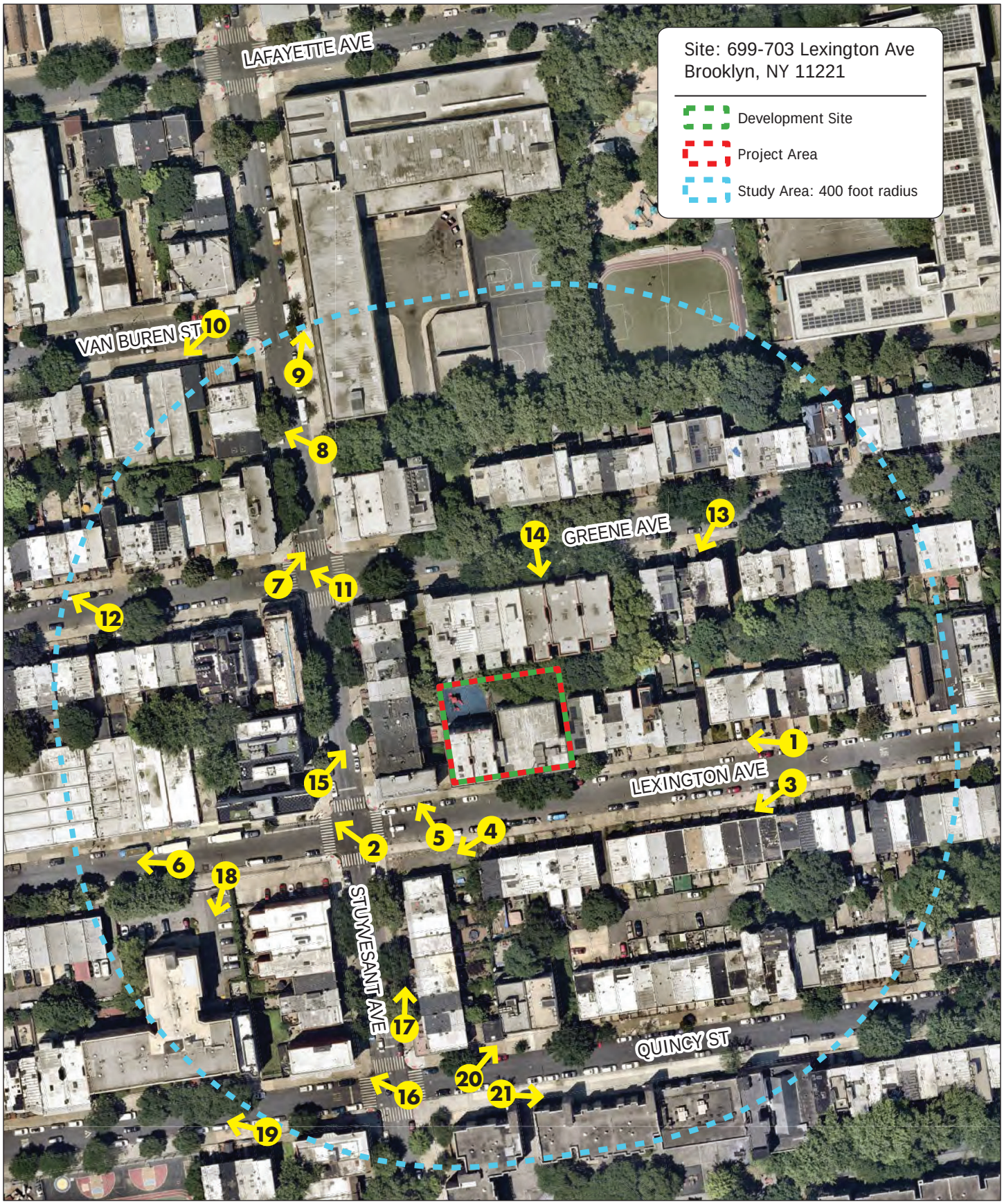
[16] Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Atlas of the Brooklyn borough of the City of New York : originally Kings Co.; complete in three volumes ... based upon official maps and plans ..." New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/510d47e2-1671-a3d9-e040-e00a18064a99

Lionel Pincus and Princess Firyal Map Division, The New York Public Library. "Atlas of the Borough of Brooklyn, City of New York" New York Public Library Digital Collections. https://digitalcollections.nypl.org/items/72a12740-8613-0137-b416-7d7039fb612d



PROVIDENCE HOUSE **FIGURE 25. URBAN DESIGN/VISUAL RESOURCES STUDY AREA**

SOURCE: NYC OPEN DATA, NEARMAP



PROVIDENCE HOUSE

FIGURE 26. URBAN DESIGN PHOTO KEY MAP

SOURCE: NYC OPEN DATA, NEARMAP

BFJ Planning



Photo 1: Rowhouses with varied streetwalls along north side of Lexington



Photo 2: Five-story residential building, northwest corner Stuyvesant and Lexington



Photo 3:Rowhouses on the south side of Lexington



Photo 4: Vacant lot across from the Development Site



PPhoto 5: Residential building next to the Development Sit

FIGURE 27. URBAN DESIGN STUDY AREA PHOTOS

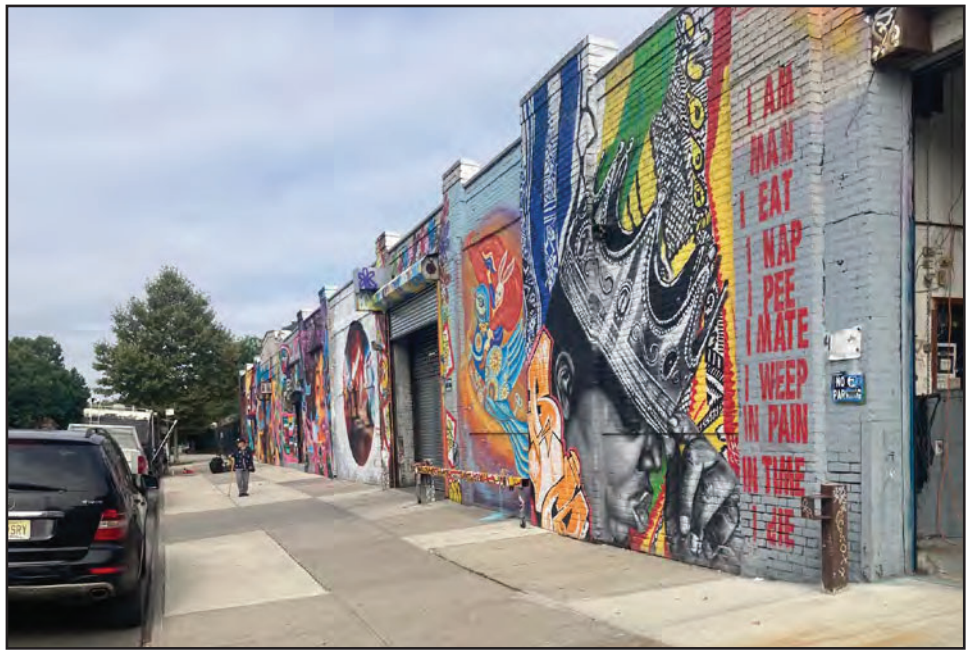


Photo 6: Industrial Buildings along Lexington Avenue



PPhoto 7: Mixed-use building with commercial ground floor and residential above



Photo 8: Mixed-use buildings with commercial ground floor and residential above



Photo 9: Brooklyn Emerging Leaders Academy Charter School



Photo 10: Residential building next to two industrial buildings (A.F. Supply))



Photo 11: 857 Greene, Contributing resource in the State/National Register Eligible Bedford-Stuyvesant East-Central Historic District



Photo 12: Rowhouses on Greene Avenue



Photo 13: 898 Greene Avenue (second from left), Contributing resource in the State/ National Register Eligible Bedford-Stuyvesant East-Central Historic District



Photo 14:882-888 Greene Avenue, Contributing resources in the State/National Register Eligible Bedford-Stuyvesant East-Central Historic District



Photo 15:139-155 Stuyvesant Avenue, contributing resources in the State/ National Register Eligible Bedford-Stuyvesant East-Central Historic District



PPhoto 16: Northwest corner of Stuyvesant and Quincyy



Photo 17: East side of Stuyvesant between Lexington and Quincy, looking north



Photo 18: Quincy Senior Residences from fenced in parking lot on Lexington



PPhoto 19: Quincy Senior Residences, main entrance on Quincy Street



PPhoto 20: Infill Development on Quincy Street



Photo 21: Building I, Stuyvesant Gardens I (NYCHA), State/National Register Eligible Historic District

Study Area

Urban Design

The Study Area is divided east-west by Greene Avenue, Lexington Avenue, and Quincy Street, and north-south by Stuyvesant Avenue. The street network within the Study Area is generally representative of the New York City street grid. Lexington Avenue features one lane of westbound traffic and Greene Avenue and Quincy Street feature one lane of eastbound traffic. Stuyvesant Avenue provides two lanes of traffic in the southbound direction. All streets have on street parking. These streets are 70-feet wide including 15-foot sidewalks on each side.

The intersections at Stuyvesant and Lexington and Greene Avenues have traffic lights and pedestrian crossing signals. The intersection at Quincy and Stuyvesant has four-way stop signs. At the intersection of Stuyvesant Avenue and Van Buren Street, there is no stop sign or traffic light because of the one-way nature of the streets. There is a crosswalk present over Van Buren Street, but not on Stuyvesant.

Bikes racks are present behind the Quincy Senior Housing along Lexington Avenue. A Citi bike docking station is located along Lexington Avenue at the northwest intersection of Lexington and Stuyvesant Avenues (see Photo 2). There are no bike lanes within the Study Area.

There are no subway stations within the Study Area, the closest one being about half a mile away (ten-minute walk), at Kosciuszko Street and Broadway with J train service. There are no bus stops within the Study Area. The nearest bus lines include the B38, which runs from Ridgewood to Downtown Brooklyn with stops on Lafeyette Avenue, the B46 and B46SBS, which runs between Kings Plaza and Williamsburg with stops on Malcolm X. Boulevard, and the B52, which runs between Ridgewood and Downtown Brooklyn with stops on Gates Avenue.

Street trees are located intermittently throughout the Study Area. Along Greene Avenue and Stuyvesant Avenue, the tree cover appears to be more consistent and fuller than that along Lexington Avenue, Quincy Street, and Van Buren Street. On the sidewalk directly in front of the Development Site, there are three trees. Most of the rest of this block is without street trees.

The Study Area is comprised of blocks measuring approximately 200 feet by 750 feet. Lot sizes for one-two and multi-family residences range from 15 to 70 feet wide and are 100 feet deep, apart from the Quincy Senior Residences (see Photos 18 and 19) and the Stuyvesant Gardens I (NYCHA) complex (see Photo 21) which have irregular shapes and run the 200-foot width of their blocks. Buildings within the Study Area range from one- to six-stories in height.

Residential buildings vary from two- to four-story rowhouses, to two- to five-story tenements, and there is one six-story elevator building (Quincy Senior Housing). Photos 12-17 show a variety of rowhouses and tenement buildings that are typical of the neighborhood, including contributing buildings in the State/National Register Eligible Bedford Stuyvesant East Central Historic District discussed in more detail in Attachment B-3 Historic and Cultural Resources.

Development in the Study Area occurred in phases. While some wooden and brick buildings existed on the Study Area blocks before 1880, most lots were undeveloped. Following similar development patterns in other parts of Brooklyn and Manhattan, brick and stone rowhouses were built first (generally in the 1880s), followed by tenements (in the 1890s), and stables and factories (around the turn of the century). By the end of the 19th century, most lots were developed. However, infill and redevelopment in the 20th and 21st centuries diversified the building stock in the neighborhood (see photos 2 and 20). For example, southeast of the Development Site on the southern side of Lexington Avenue, six tenement buildings suffered from abandonment and neglect and were eventually replaced with nine two-story two-family rowhouses in 2002 (Photo 3).

The street wall varies throughout the Study Area. While some rowhouses and tenements are built to the edge of lot line, others are setback at varied distances providing for stoops, front gardens, and parking areas (see Photo 1). The four row houses that abut the Development Site to the east are set back about 15 feet from the lot line with gated front yards. To the west of the Development Site, a four-story walk-up tenement building is oriented towards Stuyvesant Avenue, with its long-side fronting Lexington Avenue (see Photo 5). It is flush to the lot line on Lexington Avenue and there is a gap of approximately 15 feet between it and the Development Site. This gap is fenced off.

A feature of blocks 1626 (directly south of the Development Site across Lexington Avenue) and 1625 (to the southwest of the Development Site), is the presence of back alleyways running through the interior lots behind the rows of houses. These alleyways are used by residents for parking, as can be seen in the aerial (see Figure 25).

Interspersed throughout the primarily residential neighborhood are some garage/warehouse type buildings that range from one- to two-stories. These are currently used for institutional, industrial, and parking uses. For example, the South Road Tabernacle Outreach Ministry occupies a one-story brick garage building, Cheng An Imports occupies a former garage on Lexington Avenue (see Photo 6), and A.F. Supply occupies a manufacturing building on Van Buren Street (see Photo 10).

To the north of the Development Site, on Block 1616, The Brooklyn Emerging Leaders Academy Chater School is a three-story (43 feet height), light-yellow brick building with ribbon windows (see Photo 9). It is set back about 10 feet from the sidewalk behind a fence. P.S. 026 Jesse Owens School and Jesse Owens Playground are not visible from the public realm within in the Study Area.

Commercial ground floors on the corners of Stuyvesant, Greene, and Quincy Avenues have typical storefronts with large glass windows and signage (see Photo 7). The entrance to the Good Times deli at 887 Greene Avenue is uniquely oriented towards the corner (see Photo 11), while other corner buildings align with the grid. 887 Greene is also notable as a contributing resource in the State and National Register Historic District discussed further in Attachment B-3 Historic and Cultural Resources. The only non-intersection commercial storefronts in the Study Area are found along Stuyvesant Avenue between Greene Avenue and Van Buren Street. They are within a two-story red-brick building with an in-tact cornice and brick arched window lintels with limestone keystones (see Photo 8). As mentioned in Attachment B-1, two of the four storefronts are vacant.

In addition to the developed lots within the Study Area, there are also some underutilized lots. At the intersection of Lexington and Stuyvesant Avenues, the southeast corner is vacant (see Photo 4), and the southwest corner is used as an unregistered parking lot. Murals are painted on the walls of buildings abutting these underutilized lots. Additional vacant lots are found midblock on Greene Avenue and Quincy Street. The lots on Greene Avenue are gated off, overgrown green spaces. The vacant lot on Quincy Steet is marked for residential development.

Visual Resources

The only visual resources in the Study Area are the State/National Register Eligible Bedford-Stuyvesant East-Central Historic District and Stuyvesant Gardens I complex. While the Bedford-Stuyvesant East-Central Historic District is adjacent to the Development Site, only the rear of contributing buildings, and not their facades, are visible from the Development Site.

4.3.2 Future No-Action Condition

Development Site and Project Area

Under the No-Action Condition, Providence House would continue to operate its transitional housing program and administrative offices within its three existing buildings at the Development Site. As no new construction would occur under the No-Action Condition, there would be no changes to how the Development Site affects the pedestrian experience.

Effects of Other Future Projects

According to the New York City Department of City Planning Capital Planning Explorer and Zoning Application Portal (ZAP), there are no ongoing development projects that would change the urban design character of the Study Area. No impacts to urban design or visual resources are expected under the No-Action Condition.

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

Urban Design

The *CEQR Technical Manual* guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses also are generally appropriate for areawide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance.

Development Site

As described in Attachment A, "Project Description," in the With-Action Condition, the Proposed Action would rezone a portion of the Development Site and Project Area as R6A as well as map this rezoned area as a MIH district in order to facilitate the development of a new community facility building on the Development Site. These actions would permit the development of a new six-story (60 feet), 46,744 GSF building (2.9 FAR) containing 40,379 GSF of single-occupancy transitional housing units (85 units), classified as Community Facility Use Group III(A) non-profit institution with sleeping accommodations, in addition to 6,365 GSF of cellar and ground floor social service support and administrative offices classified as Community Facility Use Group III(B). The Proposed Development would cover about 52 percent of the lot, which is less than the existing buildings' current 62 percent lot coverage. The entrance would be on Lexington Avenue. Figures 28 shows the Lexington Avenue Elevation and Figures 29 and 30 show conceptual renderings of the Proposed Development.

Figure 31: Building Envelope and Proposed Building Rendering shows the same rendering shown in Figure 29 and provides a red outline of the allowable building envelope under R6A zoning. The Proposed Building maximizes the allowable FAR under R6A zoning regulations for a community facility use (2.91 FAR proposed; 3.0 FAR allowed). The Proposed Development does not quite maximize the permitted building height of 70 feet or maximum base height of 65 feet allowed under R6A zoning. Figure 32: Proposed Building Axonometric Drawing shows how the Proposed Development would fit into the R6A zoning regulations.

The Proposed Action would facilitate the development of new headquarters and transitional housing facility at the Development Site for Providence House. The R6A zoning would allow greater height than permitted under the RB6 zoning which would enable Providence House to meet DHS requirements to secure financing, including DHS's preference for an 80-unit minimum. The Proposed Development would maximize the FAR for a community facility use in the R6A zone.

The building itself, as experienced from the street, would be modest and fully compatible with other buildings in the neighborhood. It would have a similar footprint to the existing buildings and be built to the lot line, as the existing buildings are. The Proposed Development would incorporate landscaping along the sidewalk and entrance, improving the pedestrian experience. Finally, the Proposed Development would improve the streetscape and pedestrian experience along Lexington Avenue by activating the ground floor space with office uses, glazing, and active entryways.

The Proposed Development matches buildings developed in the adjoining R6A district in the number of stories and in their scale. The R6A district is mapped deeper onto the midblock to capture larger buildings and vacant lots with potential for redevelopment. For example, the six-story Quincy Senior Residences (see Photos 18-19), which extend 275 feet into the mid-block from Stuyvesant Avenue, the four-story NYCHA-owned Stuyvesant Gardens (see Photo 21), which extends 275 feet onto the midblock on Quincy Avenue. There is also a precedent for buildings greater than six-stories nearby, just outside of the Study Area. Examples include a seven-story NYCHA building, at 146 Malcom X Boulevard, three blocks south of the Project Area and the seven-story New York State Office of Alcoholism office building

at 754 Lexington Avenue, a block east of the Project Area. Since CHO was adopted, R6A zones in the vicinity of the Development Site could be developed with buildings as high as 95 feet, with FARs up to 3.9, for qualifying affordable and qualifying senior residential developments. There are several vacant and underutilized lots in the Study Area, as well as institutional sites, that may be redeveloped at these higher densities.

Study Area

As stated above, the Proposed Development would be consistent with the existing streetscape and pedestrian experience along Lexington Avenue. The Proposed Development would have an attractive and welcoming ground level with windowed offices and a landscaped streetscape. The façade would incorporate elements of the neighborhood including red brick. The use, height and bulk of the building is consistent with the scale and character of other development within the Study Area. Development of the Development Site would have a positive impact on the character of the existing neighborhood.

Therefore, as the Proposed Development would not be anticipated to adversely affect any urban design features of the Project Area or Study Area and would not adversely affect the experience of the pedestrian, further detailed urban design analysis is not warranted.

Visual resources

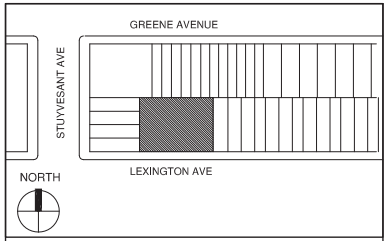
According to the guidance of the *CEQR Technical Manual*, additional visual resources analysis is required if: a project would partially or totally block a view corridor or a natural or built resource or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or, a project would change urban design features so that the context of a natural or built visual resource is altered (for example, if a project alters the street grid so that the approach to the resource changes; if a project changes the scale of surrounding buildings so that the context changes; or if a project removes lawns or other open areas that serve as a setting for the resource).

The proposed building would not block any view corridors or views to any visual resources. Visual resources, including the State/National Register Eligible Bedford Stuyvesant East Central Historic District and Stuyvesant Gardens I apartment complex along Quincy Street. While some buildings within the Bedford Stuyvesant East Central Historic District abut the Development Site, only their backsides would be obscured by the Proposed Development, as they are currently obscured in the existing condition. Their Facades, their most valuable features, would still be visible from their frontage on Stuyvesant and Greene Avenues.

In summary, the Proposed Development would not change urban design features so that the context of a natural or built resource is adversely altered and would not partially or totally block any significant views to a visual resource. Therefore, the Proposed Project would not result in significant adverse impacts to visual resources. Overall, the Proposed Development would have no significant adverse impacts on urban design or visual resources, or the pedestrian's experience of these characteristics of the built and natural environment. The Proposed Development does not merit further analysis of urban design and visual resources.



01 LEXINGTON AVE (SOUTH) ELEVATION



KEY PLAN

05/20/24 PRELIM DESIGN SUBMISSION

DATE ISSUES / REVISIONS

Architect:
ESKW / Architects
100 Lafayette Street, Suite 204, New York, NY 10013
tel: 212-431-4901
eskwarchitects.com

PROVIDENCE HOUSE

LEXINGTON AVENUE
699-701-703 Lexington Avenue
Brooklyn York, New York 10021

TITLE:
LEXINGTON AVE ELEVATION

DATE: May 20, 2024

SCALE: 1/16" = 1'-0"

PAGE: 7 of 7

DWG. NO.: A-204

*For illustrative purposes only.

FIGURE 28. LEXINGTON AVENUE (SOUTH) ELEVATION



*For illustrative purposes only.

FIGURE 29. PROPOSED RENDERING LOOKING NORTHWEST

SOURCE: ESKW/ARCHITECTS, 2024



*For illustrative purposes only.

FIGURE 30. PROPOSED RENDERING LOOKING NORTHEAST

SOURCE: ESKW/ARCHITECTS, 2024



*For illustrative purposes only.

FIGURE 31. BUILDING ENVELOPE AND PROPOSED BUILDING RENDERING

SOURCE: ESKW/ARCHITECTS, 2024

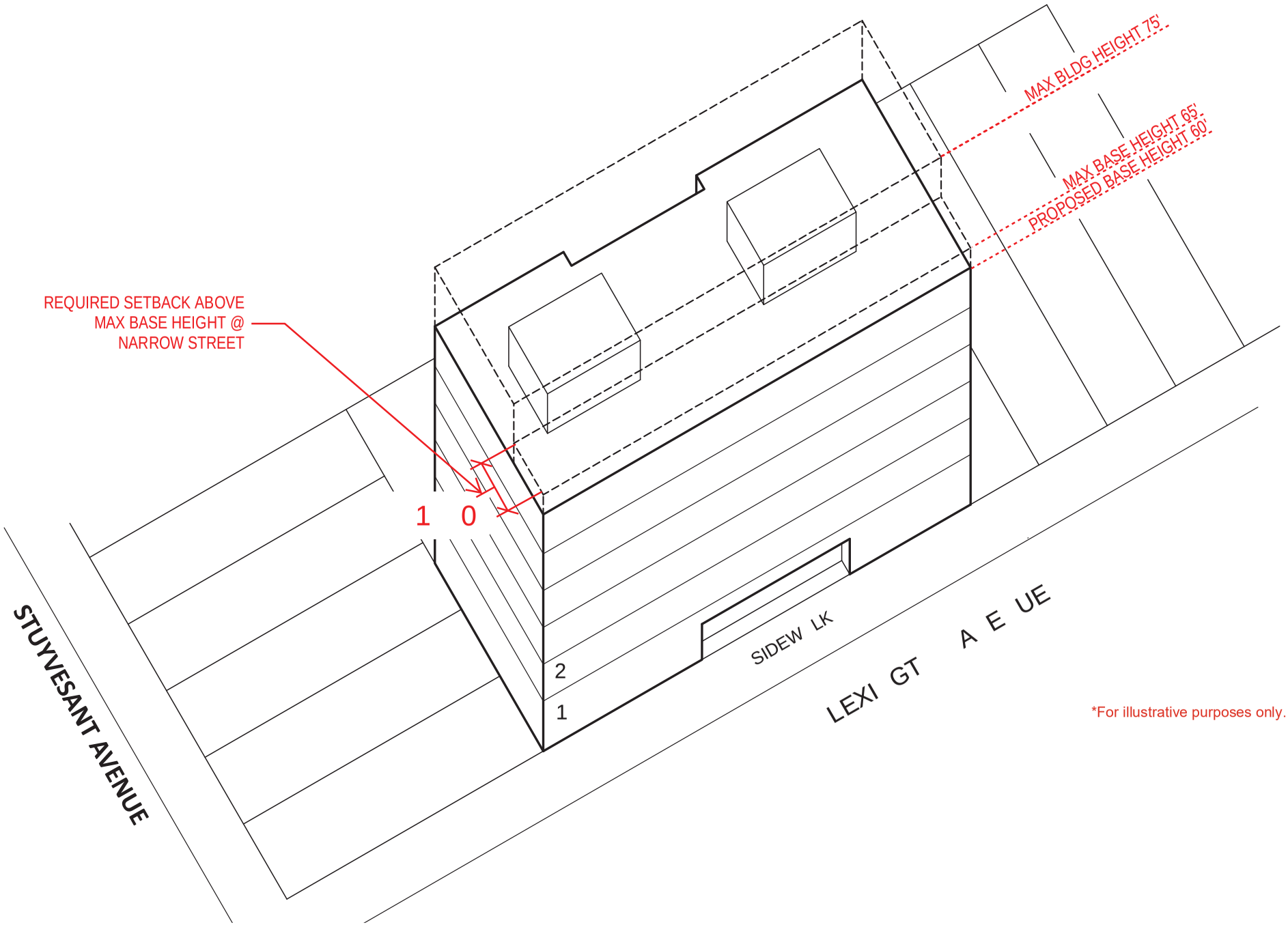


FIGURE 32. PROPOSED BUILDING AXONOMETRIC DRAWING

ATTACHMENT B-5: HAZARDOUS MATERIALS

5.1 Introduction

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

5.2 Phase I Environmental Site Assessment

Impact Environmental Closures, Inc. ("IEC") performed a Phase I Environmental Site Assessment ("Phase I") of the property located at 699-703 Lexington Avenue, Brooklyn, New York (the "Development Site"). The Phase I was conducted in accordance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E 1527-21 Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule. Exceptions or limitations to, or omissions from, this practice are described in Section 2.0 of this Report. The goal of the Phase I was to identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the subject property.

The Phase I included a visual inspection of the property completed on October 1, 2024, observation of adjacent properties, and reviews of environmental regulatory agency records, historical documents, and facility records provided by the client or available on-site, as noted elsewhere in the report. No significant data gaps were encountered during the assessment. Data gaps occur when, despite good faith efforts, the consultant is unable to obtain information needed to meet the assessment's objectives. The limiting conditions identified in this report are not considered to have a significant impact on our ability to meet the objectives of the assessment.

According to historical fire insurance maps, the first development on the Development Site occurred sometime before 1908, with fire insurance maps showing two 4-story dwellings and a 2-story stable along Lexington Avenue. Historical records indicate that the former structure at 703 Lexington Avenue was replaced by the current building in 1920, and the former structures at 699-701 Lexington Avenue were replaced by the present-day building in 1931.

Historical occupants of the Development Site have included various residential tenants, several welfare organizations, and Kingston Metal Works, Inc., a metal cabinet manufacturer (circa 1939-1959). According to Ms. Danielle Rosario, Chief Operating Officer of Providence House, Inc., Providence House, Inc. has owned and operated the subject property for over 20 years. Providence House, Inc. will retain

ownership and continue to operate out of the subject property after redevelopment has been completed.

Based on IEC's inspection and review of historical and regulatory database records, this Assessment did not identify Controlled Recognized Environmental Conditions (CRECs), Historical Recognized Environmental Conditions (HRECs) or De Minimis Conditions on, in, or at the subject property. Additionally, no environmental restrictions, as a consequence of a zoning action, or environmental requirements relating to air, noise or hazardous materials were associated with the subject property. However, the following Recognized Environmental Condition (RECs) was identified for the subject property.

Recognized Environmental Condition (REC):

A REC is defined as (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:

- **Onsite Property Use:** According to the Historical Sanborn maps and City Directories, the subject property was occupied from at least 1939 to 1959 by Kingston Metal Works Inc., a metal cabinet manufacturer. Use of chemical substances associated with metal fabrication and finishing may include petroleum- and- chlorinated volatile organic compounds (VOCs) for cleaning and degreasing. Operations prior to 1984 should be carefully considered as this represents a period prior to strict environmental enforcement and before the advent of environmental regulation (RCRA enacted in 1976 which governs the disposal of solid and hazardous waste; however, strengthened in 1984 with the passing of the Federal Hazardous and Solid Waste Amendments). Based on this past use of the subject property dating back to at least 1939, the potential for releases or discharges resultant of use, storage and handling of hazardous or petroleum chemical associated with these types of operations is considered a REC.

Based on the findings of the Phase I, additional actions are recommended to address the REC identified and evaluate the environmental quality of the Development Site.

The New York City Department of Environmental Protection (DEP) submitted a letter dated 1/3/2025 providing comments on the October 2024 submission of this EAS and the October 2024 Phase I. The DEP letter is attached in Appendix 2. DEP reviewed the October 2024 Phase I report and noted that it revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including dwellings, welfare organizations, a metal cabinet manufacturer, a stable, a garage, schools, steam fitter supplies, iron works, ice storage, dyeing and finishing cotton linings, fur dyeing, metal working, plumbing supplies, etc. Regulatory databases identified 14 spills within 1/8 mile; 9 underground storage tank sites and 13 aboveground storage tank sites within 1/4 mile; 29 leaking storage tank sites and 9 brownfield sites within 1/2 mile of the subject

property.

Based on these findings, DEP recommended that DCP inform the Applicant that a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils, groundwater, and soil vapor of the subject property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. DEP provided a detailed description of the methodology to be used to complete the Phase II.

To ensure that the Applicant provides a Phase II that meets DEP's requirements, and to ensure that there would be no significant hazardous materials impacts associated with the Proposed Action, an (E) designation (E-846) will be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the Development Site. The (E) Designation would ensure that testing and mitigation would be provided as necessary before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Department of Environmental Protection (DEP).

The (E-846) designation requirements applicable to the Development Site (Block 1621, Lots 76, 80, and 81) for hazardous materials would apply as follows:

Block 1621, Lots 76, 80, and 81:

Task 1-Sampling Protocol

A Phase II Investigation Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be developed in accordance with the City Environmental Quality Review Technical Manual and submitted for DEP review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An investigation Health and Safety Plan (HASP) should also be submitted for DEP review and approval.

- *A minimum of 7 soil borings, 4 groundwater wells, and 6 soil vapor probes should be installed on the site. Proposed sampling locations should be spread to ensure there is proper coverage of the site.*

- *The Phase II Work Plan and HASP should be submitted for DEP review and approval prior to the start of any fieldwork.*

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by DEP if the results indicate that remediation is necessary. If DEP determines that no remediation is necessary, written notice shall be given by DEP.

If remediation is indicated from test results, a proposed remediation plan must be submitted to DEP for review and approval. The Applicant must complete such remediation as determined necessary by DEP. The Applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to DEP and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to DEP prior to implementation.

Conclusion

With this (E-846) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted. Therefore, there is no potential for the Proposed Actions to result in significant adverse impacts related to hazardous materials on the Development Site.

ATTACHMENT B-6: TRANSPORTATION

The Proposed Development, with 36,393 square feet (SF) of floor area (46,744 GSF), will have a floor area ratio ("FAR") of 2.9 and will rise to a maximum height of 60 feet. Of the 36,393 SF of floor area, approximately 33,053 SF will be community facility non-profit with sleeping accommodations (Use Group III(A)), and 3,340 SF will be community facility non-profit without sleeping accommodations (Use Group III(B)). The Proposed Development would contain 85 transitional housing units, dining and recreational areas, and support services and administrative offices.

6.1 Introduction

The following assessment analyzes transportation impacts to determine the potential for significant adverse impacts to transportation systems. The analysis, consisting primarily of travel demand projections and trip assignments, presented in this attachment was conducted in accordance with the 2021 *CEQR Technical Manual.*

Analysis in this attachment considers transportation impacts based on the incremental change between the No Action Condition and the With Action Condition (Proposed Action), see Table 6-1.

6.2 Methodology

The CEQR Technical Manual recommends a two-tier screening procedure for the preparation of a "preliminary analysis" to determine if more detailed quantified analyses of transportation conditions are warranted. As discussed below, the preliminary analysis begins with a trip generation analysis (Level 1) to estimate the volume of person and vehicle trips attributable to both the No Action Condition and for the Proposed Project. Analyzing both conditions is the basis to determine the incremental change of person trips and vehicle trips. If the Proposed Project is expected to result in fewer than 50 peak-hour vehicle trips and fewer than 200 peak-hour transit or pedestrian trips, further quantified analyses are not warranted. When these thresholds are exceeded, detailed trip assignments (Level 2) are performed to estimate the incremental trips at specific transportation elements and to identify potential locations for further analyses. The CEQR Technical Manual requires a detailed transportation analysis if project generated trips exceed the following thresholds at specific transportation elements:

- 50 peak-hour vehicle trip-ends
- 200 peak-hour subway/rail or bus transit riders; or
- 200 peak-hour pedestrian trips

If these thresholds are exceeded, quantified analyses may be required to assess the potential for significant adverse impacts on traffic, transit, pedestrians, parking, and vehicular and pedestrian safety.

6.3 Level 1 Screening Assessment

Trip Generation Based on Incremental Change in Proposed Development

Trip generation was analyzed for both the No Action Condition as well as the Proposed Action. Table 6-1 summarizes the incremental development change based on land use categories. Whereas the Existing/No Action Condition trip generation is based on 11,250 SF of Community Facility Office use and 25 residential units, the Proposed Action would result in 6,365 SF of Community Facility Office Use and 85 total residential units. This results in an incremental change of -4,885 SF of Community Facility Office use and +60 residential units.

Table 6-1: Incremental Change in Proposed Development (No-Action Condition vs. With Action Condition)

	Existing Condition	No Action Condition	With Action Condition	Increment
Total (GSF)	21,500	21,500	46,744	25,494
Community Facility Residential Use Group IIIA*	10,000	10,000	40,379	30,379
Community Facility Office Use Group IIIB	11,250	11,250	6,365	-4,885
Total Dwelling Units (DUs)	25	25	85	60
Transitional (Use Group IIIA)	25	25	85	60

Note: for trip generation purposes, Community Facility Residential Use Group IIIA was analyzed on a dwelling unit basis as shown in this table.

Tables 6-2 and 6-3 shows the transportation demand factors used to determine the trip generation for the Transitional Dwelling Units and community facility uses. Note that the same factors were utilized in both the No Action Condition and With Action Condition, since there are no proposed land use changes. Rather, only the intensity of development will change as summarized in Table 6-1. Table 6-4 shows the additional Travel Demand Factors utilized in this analysis.

This analysis takes a conservative approach to trip generation modeling in two key ways:

- The transitional dwelling units were analyzed based on the 2021 *CEQR Technical Manual* Person Trip Generation ratios for "Residential 3+ Floors". Since the existing and Proposed Action provides transitional housing, it is also expected that personal vehicle rates for the dwelling units would be lower than the Travel Demand Forecast (TDF) modeling.
- The Community Facility/Office use was analyzed based on "Community Center" Person Trip Generation ratios (East New York Rezoning FEIS). Although the Community Facility Office use primarily serves non-profit administration purposes, there is also a small, dedicated space for community activities that is available for use to local neighbors. Community Center trip generation ratios are higher than Office, which is why this analysis is viewed as conservative in its impacts.

Table 6-2 – TDF Sources: Transitional Residential Dwelling Units

TDF	Source Utilized
Person Trip Generation	CEQR Technical Manual
Person Trip Temporal Distribution	CEQR Technical Manual
Person Trip Modal Split (%)	U.S. Census Bureau, 2018-2022 American Community Survey 5-Year
Person Trip In/Out Splits %	CEQR Technical Manual, Appendix
Vehicle Occupancy	Auto: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year; Taxi: East New York Rezoning FEIS, Chapter 13, Table 13-8
Truck Trip Generation	CEQR Technical Manual
Truck Trip Temporal Distribution	CEQR Technical Manual
Truck Trip In/Out Splits (%)	CEQR Technical Manual

Person trip generation for Transitional Residential Dwelling Units utilizes the "Residential (3 or more floors" land use from the *CEQR Technical Manual*. The modal split and auto vehicle occupancy for is based on 2018-2022 Journey to Work data from the US Census for census tracts surrounding the Project Site.

Table 6-3 - Community Facility

TDF	Source Utilized
Person Trip Generation	East New York Rezoning FEIS, Chapter 13, Table 13-8
Person Trip Temporal Distribution	Atrium at Sumner EAS (57 Marcus Garvey Blvd.)
Person Trip Modal Split (%)	East New York Rezoning FEIS, Chapter 13, Table 13-8 **Note: Rate for Medical Office utilized*
Person Trip In/Out Splits %	Atrium at Sumner EAS (57 Marcus Garvey Blvd.)
Vehicle Occupancy	Atrium at Sumner EAS (57 Marcus Garvey Blvd.)
Truck Trip Generation	East New York Rezoning FEIS, Chapter 13, Table 13-8
Truck Trip Temporal Distribution	East New York Rezoning FEIS, Chapter 13, Table 13-8
Truck Trip In/Out Splits (%)	East New York Rezoning FEIS, Chapter 13, Table 13-8

Table 6-4: Travel Demand Factors (TDF)

LAND USE		Residential (3+ Floor)		Community Facility	
	Use Unit	DU		1000 SF	
	Size	25.0		11.250	
Person Trip Generation	Weekday	8.18	(1)	44.7	(3)
	Saturday	9.08		26.1	
Person Trip Temporal Distribution	Wkday AM	9.3%	(1)	4.0%	(4)
	Wkday MD	5.6%		11.0%	
	Wkday PM	8.5%		12.0%	
	Sat MD	8.4%		11.0%	
Person Trip Modal Split (%)	Auto	25.0%	(2)	30.0%	(3,5)
	Taxi	3.0%		2.0%	
	Subway	51.0%		33.0%	
	Bus	11.0%		18.0%	
	Walk	4.0%		17.0%	
	Other	6.0%		0.0%	
Person Trip In/Out Splits %		In	Out	In	Out
	AM	22%	78%	61%	39%
	MD	50%	50%	55%	45%
	PM	63%	37%	29%	71%
	Sat MD	51%	49%	49%	51%
Vehicle Occupancy	Auto	1.23	(2)	1.65	(4)
	Taxi	1.30	(3)	1.40	
Truck Trip Generation	Weekday	0.06	(1)	0.29	(3)
	Saturday	0.02		0.29	
Truck Trip Temporal Distribution	AM	12.0%	(1)	9.6%	(3)
	MD	9.0%		11.0%	
	PM	2.0%		1.0%	
	Sat MD	9.0%		0.0%	
Truck Trip In/Out Splits %		In	Out	In	Out
	AM	50%	50%	50%	50%
	MD	50%	50%	50%	50%
	PM	50%	50%	50%	50%
	Sat MD	50%	50%	50%	50%

Sources: (1) CEQR Technical Manual; (2) U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; (3) East New York Rezoning FEIS, Chapter 13, Table 13-8; (4) Atrium at Sumner EAS; (5) East New York Rezoning FEIS; Note: Modal Split for Medical Office Utilized

6.3.1 Future without Proposed Action (Existing Conditions)

Table 6-5: Travel Demand Forecast – Person Trips (Future without the Proposed Action)

LAND USE		Residential (3+ Floor)		Community Facility		Total	
Use Unit		DU		1000 SF			
Size		25.0		11.25			
PERSON TRIPS	Mode	In	Out	In	Out	In	Out
AM	Auto	1	4	4	2	5	6
	Taxi	0	0	0	0	0	0
	Subway	2	8	4	3	6	11
	Bus	0	2	2	1	2	3
	Walk	0	1	2	1	2	2
	Other	0	1	0	0	0	1
	Total	3	16	12	8	15	24
	Sub Total	**19**		**20**		**39**	
MD	Auto	1	1	9	7	10	8
	Taxi	0	0	1	0	1	0
	Subway	3	3	10	8	13	11
	Bus	1	1	5	4	6	5
	Walk	0	0	5	4	5	4
	Other	0	0	0	0	0	0
	Total	5	5	30	23	35	28
	Sub Total	**10**		**53**		**63**	
PM	Auto	3	2	5	13	8	15
	Taxi	0	0	0	1	0	1
	Subway	6	3	6	14	12	17
	Bus	1	1	3	8	4	9
	Walk	0	0	3	7	3	7
	Other	1	0	0	0	1	0
	Total	11	6	17	43	28	49
	Sub Total	**17**		**60**		**77**	
Saturday MD	Auto	2	2	5	5	7	7
	Taxi	0	0	0	0	0	0
	Subway	5	5	5	5	10	10
	Bus	1	1	3	3	4	4
	Walk	0	0	3	3	3	3
	Other	1	1	0	0	1	1
	Total	9	9	16	16	25	25
	Sub Total	**18**		**32**		**50**	

Table 6-6: Travel Demand Forecast – Vehicle Trips (Future without the Proposed Action)

LAND USE		Residential (3+ Floor)		Community Facility		Total	
Use Unit		DU		1000 SF			
Size		25.0		11.25			
VEHICLE TRIPS	Type	In	Out	In	Out	In	Out
AM	Auto	1	3	2	1	3	4
	Taxi	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	1	3	2	1	3	4
	Sub Total	**4**		**3**		**7**	
MD	Auto	1	1	5	4	6	5
	Taxi	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	1	1	5	4	6	5
	Sub Total	**2**		**9**		**11**	
PM	Auto	2	2	3	8	5	10
	Taxi	0	0	0	1	0	1
	Truck	0	0	0	0	0	0
	Total	2	2	3	9	5	11
	Sub Total	**4**		**12**		**16**	
Saturday MD	Auto	2	2	3	3	5	5
	Taxi	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	2	2	3	3	5	5
	Sub Total	**4**		**6**		**10**	

Tables 6-5 and 6-6 show the Travel Demand Forecast (trip generation) for person and vehicle trips for the Existing / Future without the Proposed Action uses, respectively. Utilizing the TDF factors provided, travel demand forecast of person trips (Table 6-5) demonstrates that traffic generated (all modes) is estimated to be highest during the Weekday PM peak hour (overall peak period) at 77 person trips. Factoring in vehicle occupancy rates and truck trips, it is estimated that 16 vehicle trips are generated during this overall peak period. Refer to Table 6-6 for Vehicle Trip Travel Demand Forecast.

6.3.2 Future with Proposed Action

Table 6-7: Travel Demand Forecast – Person Trips (Future with the Proposed Action)

LAND USE		Residential (3+ Floor)		Community Facility		Total	
Use Unit		DU		1000 SF			
Size		85.0		6.40			
PERSON TRIPS	Mode	In	Out	In	Out	In	Out
AM	Auto	4	13	2	1	6	14
	Taxi	0	2	0	0	0	2
	Subway	7	26	2	1	9	27
	Bus	2	6	1	1	3	7
	Walk	1	2	1	1	2	3
	Other	1	3	0	0	1	3
	Total	15	52	6	4	21	56
	Sub Total	**67**		**10**		**77**	
MD	Auto	5	5	5	4	10	9
	Taxi	1	1	0	0	1	1
	Subway	10	10	6	5	16	15
	Bus	2	2	3	3	5	5
	Walk	1	1	3	2	4	3
	Other	1	1	0	0	1	1
	Total	20	20	17	14	37	34
	Sub Total	**40**		**31**		**71**	
PM	Auto	9	5	3	7	12	12
	Taxi	1	1	0	0	1	1
	Subway	19	11	3	8	22	19
	Bus	4	2	2	4	6	6
	Walk	1	1	2	4	3	5
	Other	2	1	0	0	2	1
	Total	36	21	10	23	46	44
	Sub Total	**57**		**33**		**90**	
Saturday MD	Auto	8	8	3	3	11	11
	Taxi	1	1	0	0	1	1
	Subway	17	16	3	3	20	19
	Bus	4	3	2	2	6	5
	Walk	1	1	2	2	3	3
	Other	2	2	0	0	2	2
	Total	33	31	10	10	43	41
	Sub Total	**64**		**20**		**84**	

Table 6-8: Travel Demand Forecast – Vehicle Trips (Future with the Proposed Action)

LAND USE		Residential (3+ Floor)		Community Facility		Total	
Use Unit		DU		1000 SF			
Size		85.0		6.40			
VEHICLE TRIPS	Type	In	Out	In	Out	In	Out
AM	Auto	3	11	1	1	4	12
	Taxi	0	2	0	0	0	2
	Truck	0	0	0	0	0	0
	Total	3	13	1	1	4	14
	Sub Total	**17**		**2**		**19**	
MD	Auto	4	4	3	2	7	6
	Taxi	0	2	0	0	0	2
	Truck	0	0	0	0	0	0
	Total	4	6	3	2	7	8
	Sub Total	**10**		**5**		**15**	
PM	Auto	7	4	2	4	9	8
	Taxi	1	1	0	0	1	1
	Truck	0	0	0	0	0	0
	Total	8	5	2	4	10	9
	Sub Total	**13**		**6**		**19**	
Saturday MD	Auto	7	7	2	2	9	9
	Taxi	1	1	0	0	1	1
	Truck	0	0	0	0	0	0
	Total	8	8	2	2	10	10
	Sub Total	**16**		**4**		**20**	

Tables 6-7 and 6-8 show the Travel Demand Forecast (trip generation) for person and vehicle trips for the Proposed Action uses, respectively. Utilizing the TDF factors provided, travel demand forecast of person trips (Table 6-7) demonstrates that traffic generated (all modes) is estimated to be highest during the Weekday PM peak hour (overall peak period) at 90 person trips. Factoring in vehicle occupancy rates and truck trips, it is estimated that 19 vehicle trips are generated during this overall peak period. Refer to Table 6-8 for Vehicle Trip Travel Demand Forecast.

A total of 53 transit trips are estimated to be split evenly between bus and subway modes during the peak period, along with 8 pedestrian trips. It is assumed that transit use is an even split between bus and subway. The Project Site is located within a 10-minute walking distance to the Kosciuszko Street station which is served by the J train, and a 15-minute walk to the Myrtle Avenue station which is served by the J, M, and Z trains. Bus Routes within a 10-minute walk include:

- B46 and B46 SBS on Malcolm X Boulevard which is a ½ block to the east of the project site.
- B52 one block south on Gates Avenue
- B15 one block west on Lewis Avenue
- B26 on Halsey Avenue
- B47 on Ralph Avenue

Incremental Change

To assess the trip generation impacts of the Proposed Action, incremental trip generation change was calculated. Based on the incremental change of development shown in Table 6-1, Table 6-9 below shows the consequent incremental change of person trips. Table 6-10 shows the incremental change of vehicle trips.

Table 6-9: Travel Demand Forecast – Incremental Change, Person Trips

Mode	Residential				Community Facility				Total			
	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD
Auto	12	8	9	12	-3	-7	-8	-4	9	1	1	8
Taxi	2	2	2	2	0	-1	-1	0	2	1	1	2
Subway	23	14	21	23	-4	-7	-9	-4	19	7	12	19
Bus	6	2	4	5	-2	-3	-5	-2	4	-1	-1	3
Walk	2	2	2	2	-2	-4	-4	-2	0	-2	-2	0
Other	3	2	2	2	0	0	0	0	3	2	2	2
Total	**48**	**30**	**40**	**46**	**-10**	**-22**	**-27**	**-12**	**38**	**8**	**13**	**34**

Table 6-10: Travel Demand Forecast – Incremental Change, Vehicle Trips

Mode	Residential				Community Facility				Total			
	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD	Wk AM	Wk MD	Wk PM	Sat MD
Auto	10	6	7	10	-1	-4	-5	-2	9	2	2	8
Taxi	2	2	2	2	0	0	-1	0	2	2	1	2
Truck	0	0	0	0	0	0	0	0	0	0	0	0
Total	**12**	**8**	**9**	**12**	**-1**	**-4**	**-6**	**-2**	**11**	**4**	**3**	**10**

The results of the trip generation analysis show the proposed development does not exceed the threshold for peak hour vehicular, transit, or pedestrian trips and does not warrant further analysis. No significant transportation impacts would occur as a result of the Proposed Action.

ATTACHMENT B-7: AIR QUALITY

7.1 Introduction

Potential air quality impacts could be associated with:

1. Potential for changes in vehicular travel associated with proposed development to result in significant mobile source (vehicular related) air quality impacts;

2. The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of a proposed development to significantly impact nearby existing land uses.

The following air quality analyses were conducted in accordance with the procedures outlined in the 2021 *CEQR Technical Manual* to determine whether the Proposed Project would result in violations of ambient air quality standards.

7.2 Methodology

Mobile Source

Under guidelines contained in the *CEQR Technical Manual,* and in this area of New York City, projects generating more than 170 additional vehicle trips in any given hour are considered likely to result in significant mobile source impacts, and a detailed mobile source air quality analysis would be warranted. The Proposed Action would not create a traffic volume increment that exceeds the carbon monoxide (CO) screening threshold, nor an incremental generation of HDDVs that exceeds the particulate matter (PM) emission screening threshold, per the CEQR Technical Manual. Therefore, no detailed air quality mobile source analysis associated with vehicle trips would be required for the Proposed Action. The Proposed Action would not result in operable windows or air intakes within 200 feet of any atypical roadway. The Proposed Action would not create an increment of off-street parking spaces between No-Action and With-Action that exceeds the threshold of 85 parking spaces. Therefore, no significant mobile source air quality impacts would be generated by the Proposed Action.

Stationary Source

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

7.3 Assessment

7.3.1 No-Action Condition

Under the No-Action Condition, the Development Site would remain in its current condition. Providence House would continue to use the existing buildings for administrative offices and transitional housing. No new mobile or stationary source air quality impacts would occur under the No-Action Condition.

7.3.2 With-Action Condition

Stationary Source

Heating, Ventilation and Air Conditioning (HVAC)

The Proposed Development would be 100% electric and would not rely on natural gas or fuel oil for its heating and cooling system. Therefore, no stationary source emissions would occur because of the heating and cooling system; however, per the *CEQR Technical Manual,* a screening level analysis of the heat and hot water systems was conducted.

Screening-Level Analysis of Heat and Hot Water System

A screening analysis was performed using the methodology described in Chapter 17 of the *CEQR Technical Manual* to assess air quality impacts associated with emissions if the Proposed Development were to use natural gas or fossil fuel-fired heating and hot water systems. As stated above, the Proposed Development would have all electric heating, ventilation and air conditioning (HVAC) and hot water systems and would not use natural gas or fuel on site. The *CEQR* screening methodology for HVAC systems determines the threshold of development size below which there is no potential for significant adverse impact. The screening procedure uses information regarding the type of fuel used, the maximum development size or estimated emissions, the exhaust stack height, and the distance to the nearest building of similar or greater height to evaluate whether a significant adverse impact is likely. Based on the distance to the nearest building of a similar or greater height, if the maximum development size is greater than the threshold size in the *CEQR Technical Manual*, then there is the potential for significant air quality impacts and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis, and no further study is required.

Although the Proposed Development would use electricity, and not use fossil fuel-fired or natural gas HVAC systems, Figure 17-3 of the *Air Quality Chapter of the CEQR Technical Manual* was used as follows to determine potential for significant air quality impacts.

For the purpose of the screening analysis, assume a stack would rise approximately three feet above the Proposed Building's roof height of 60 feet, to 63 feet.

Building height data supplied by NYC OpenData,[17] a review of Google maps, and a site visit conducted on August 20, 2024, were used to determine the building heights within 400 feet of the Development Site. The screening analysis is only appropriate for single building sources further than 30 feet from the nearest building of taller or similar height. There are no buildings that are 63 feet or taller within 30 feet of the Development Site.

The next step in the screening analysis is to determine if there is a building of greater or similar height within 400 feet of the Proposed Building. The review of the above listed sources revealed that there are no buildings with a taller roof height located within 400 feet of the Proposed Building. The closest building of similar height is the Quincy Senior Residence (Block 1625 Lot 34). It is six-stories and 57 feet tall. It is approximately 320 feet away from the Proposed Building.

In *Chapter 17* of the *CEQR Technical Manual*, *Figure 17-3 Stationary Source Screen – Heat and Hot Water System*, provides a chart with Maximum Development Size (SF) on the vertical axis and Distance to Nearest Building (feet) on the horizontal axis. A curve labeled All Stack Heights is drawn on the chart. Any proposed development that is plotted above this curve would have potential for significant air quality impacts and require further detailed analysis.

In Figure 33: Stationary Source Screen – Heat and Hot Water System, the maximum development size of the Proposed Development (46,744 GSF) is plotted on the vertical axis and the distance to the nearest building of similar height (320 feet) is plotted on the horizontal axis. The intersection of those two measures is below the All Stack Heights curve, indicating there is no potential for a significant air quality impact from the project's HVAC and boiler, and detailed analyses is not required.

The result of the screening level analyses is that the Proposed Development passed the screening level analysis. Therefore, no exceedances of the air quality standards for applicable pollutants are predicted as a result of the Proposed Development air quality impacts. Furthermore, because the heat and hot water systems in the Proposed Development would be all-electric and would not use natural gas or fossil-fuels on site, there is no potential for significant air quality impacts.

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

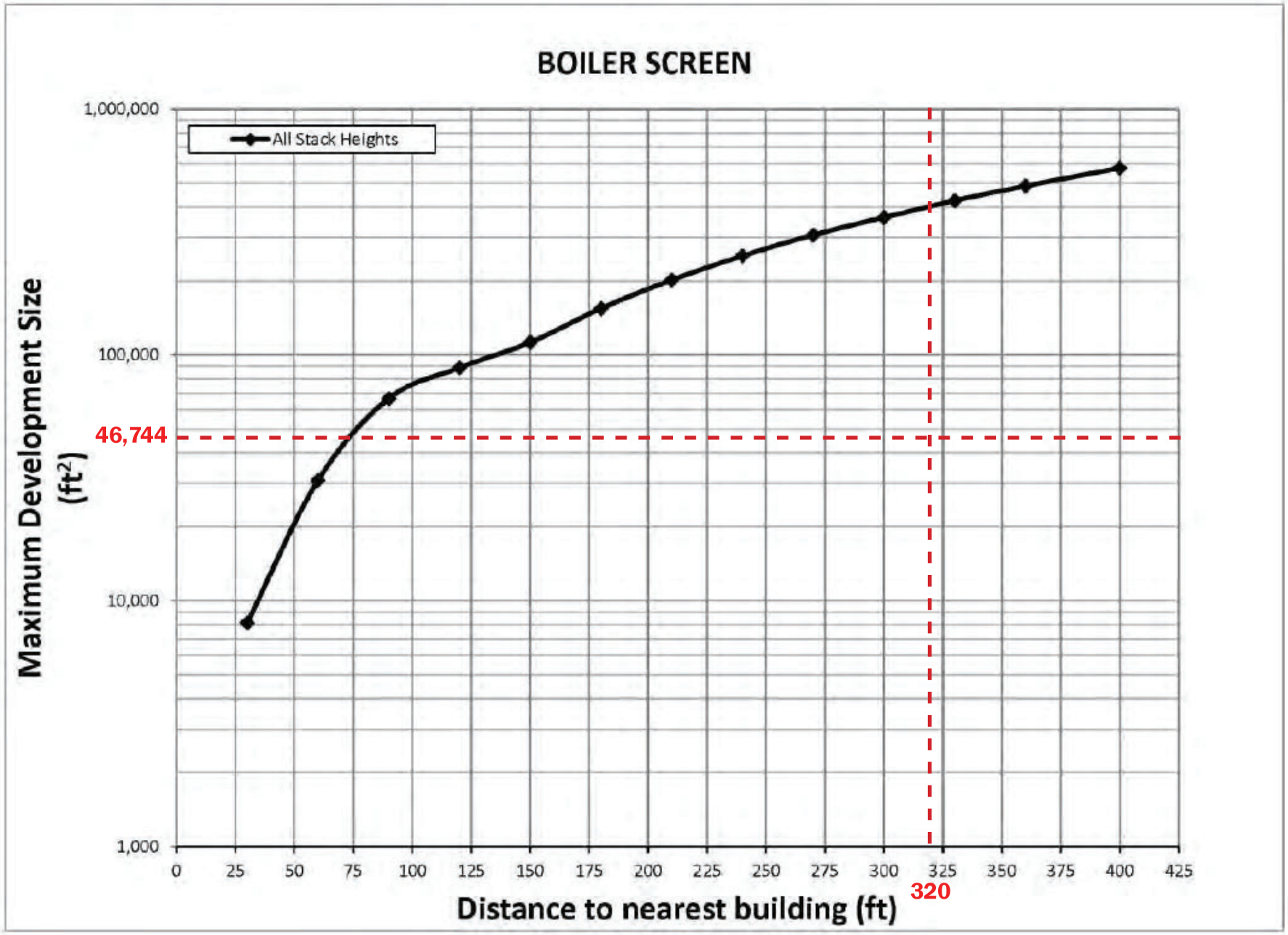


FIGURE 33. STATIONARY SOURCE SCREEN - HEAT AND HOT WATER SYSTEM

Industrial Sources

Per the *CEQR Technical Manual*, projects that would result in new uses (particularly schools, hospitals, parks, and residences) within 400 feet of manufacturing processing facilities may result in potentially significant adverse impacts. The analysis first determines if there are any existing manufacturing uses within the 400-foot Study Area containing exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project. If warranted, an air dispersion analysis is then conducted for any existing industrial source(s) located in the Study Area.

Existing manufacturing uses with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project were identified by reviewing the New York City Department of Environmental Protection (DEP) online Clean Air Tracking System (CATS) database[18], the New York State Department of Environmental Conservation (NYSDEC) online database (DECinfo Locator[19]), and through a fieldwork study.

As indicated in Figure 34: Air Quality Land Use Map, there are only four parcels identified as Industrial/Manufacturing within the 400-foot Study Area surrounding the Development Site. A field inspection of the Study Area conducted by BFJ Planning on August 20, 2024, indicated that one of the parcels is currently used for manufacturing while the other three are used for warehousing and distribution. These uses are shown on the detailed land use map illustrated on Figure 34: Air Quality Land Use Map:

677 LEXINGTON AVENUE (Block 1620, Lot 53)

Chateau Brooklyn specializes in custom architectural production and fabrication. The address does not have an air toxic permit listed in the NYC Department of Environmental Protection's (NYCDEP) Clean Air Tracking System (CATS) database.

667 LEXINGTON AVENUE (Block 1620, Lot 57)

According to a worker approached during the site visit, the current use is restaurant supply. The address does not have an air toxic permit listed in the NYC Department of Environmental Protection's (NYCDEP) Clean Air Tracking System (CATS) database.

651 LEXINGTON AVENUE (Block 1620, Lot 64)

Current use is Cheng An Imports according to a sign posted on the building seen during the site visit. Based on a Google search, the company specializes in importing and distributing noodles, rice, dry beans, and other food products. The address does not have an air toxic permit listed in the NYC Department of Environmental Protection's (NYCDEP) Clean Air Tracking System (CATS) database.

---

18 New York City Department of Environmental Protection (2024). Clean Air Tracking System (CATS) database. < https://a826-web01.nyc.gov/DEP.BoilerInformationExt/> (September 26, 2024)

19 New York State Department of Environmental Conservation (2024). DECinfo Locator. <https://gisservices.dec.ny.gov/gis/dil/> (September 26, 2024).

322 N BUREN STREET (Block 1615, Lot 35)

A.F. Supply specialized in plumbing and HVAC systems. They use this property to store their products. They have a larger facility across Van Buren Street. The address does not have an air toxic permit listed in the NYC Department of Environmental Protection's (NYCDEP) Clean Air Tracking System (CATS) database.

In addition, the field inspection confirmed that there are no other active industrial uses in the area and based upon visual inspection, no building located within 400 feet of the Development Site appeared to contain any active emissions stacks. In addition, an air toxic permit search was performed, using the NYC Department of Environmental Protection's (NYCDEP) Clean Air Tracking System (CATS) database, within 400 feet of the Development Site. This search did not identify any uses generating industrial air toxics within 400 feet of the Development Site.

Two buildings within 400 feet of the Development Site have current petroleum bulk storage facilities: the Brooklyn Emerging Leaders Academy (Block 1616, Lot 1) and Stuyvesant Houses (Block 1631, Lot 1).

Based on the field inventory and the review of DEP's CATS database, no properties were identified within the 400-foot air-toxics Study Area that could negatively affect the Development Site. Based upon the absence of air toxics permits and the primarily residential character of the Study Area, it is not believed that any existing land uses pose a hazardous impact to the Development Site, and no further analysis is required.

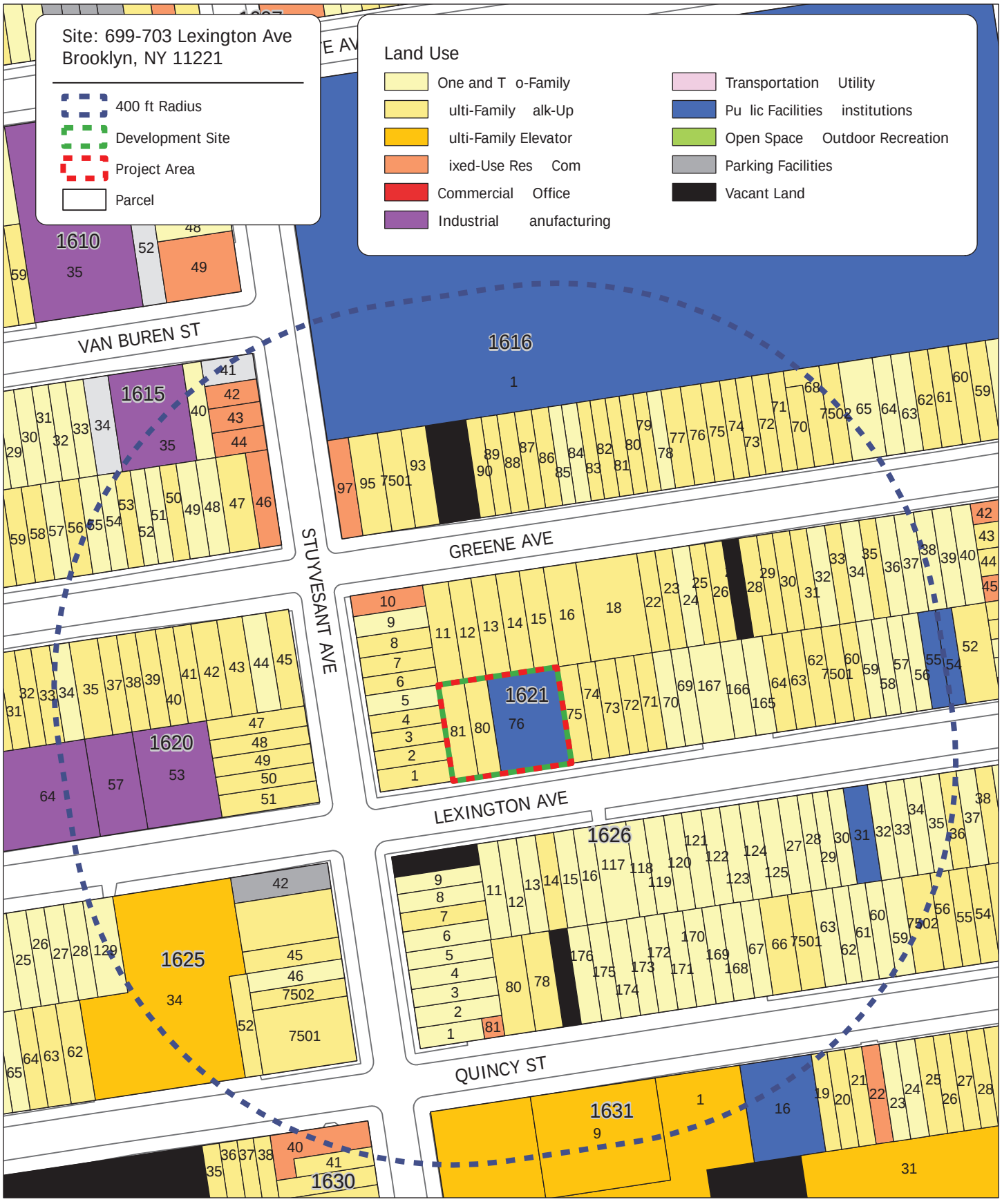
In addition, there are no large or major emissions sources within 1,000 feet of the Development Site. Therefore, there is no potential for surrounding development to create significant air toxics impacts on the Development Site, and no further analysis is required.

Conclusion

Based on the above analysis, the Proposed Action would not result in any air quality impacts, nor will the Proposed Development be subject to air toxic impacts from nearby uses; no additional analysis is warranted. To ensure that there would be no significant air quality impacts associated with the Proposed Action, an (E) designation (E-846) will be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the Development Site. The (E) Designation would ensure that any new development on the site must use an all-electric heating and cooling system.

The (E-846) designation requirements applicable to the Development Site (Block 1621, Lots 76, 80, and 81) for air quality would apply as follows:

"Block 1621, Lot 76, 80 and 81 (Projected Development Site): Any new community facility development on the above-referenced property must ensure the HVAC system and hot water equipment are powered by electricity only with no venting or stacks, to avoid any potential significant adverse air quality impacts."



PROVIDENCE HOUSE

FIGURE 34. AIR QUALITY LAND USE MAP

SOURCE: NYC OPEN DATA

BFJ Planning

ATTACHMENT B-8: NOISE

8.1 Introduction

Impact Environmental Closures, Inc (IEC) conducted noise monitoring on Monday February 10, 2025, in support of the proposed zoning map amendment on the Development Site, which encompasses Block 1621, Lots 76 and 81 in the Bedford Stuyvesant neighborhood of Brooklyn, Community District 3.

8.2 Methodology

The CEQR Technical Manual recommends, if warranted, an analysis of two principal types of noise sources: mobile sources and stationary sources. The initial impact screening of these two types of noise sources considers whether the project would: (1) generate any mobile or stationary sources of noise; and/or (2) be located in an area with existing high ambient noise levels. If the proposed project is located in areas with high ambient noise levels, which typically include those near highly trafficked thoroughfares, airports, rail, or other loud activities, further noise analysis may be warranted to determine the attenuation measures that are appropriate for the proposed project. The Projected Development would not create a significant stationary noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. Therefore, this noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development. The predominant noise source in the Project Area is vehicular traffic on surrounding streets.

Framework of Noise Analysis

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

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud.

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and

are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting. Table 8-1 lists some noise levels for typical daily activities.

Table 8-1: Noise Levels of Common Sources

Sound Source	**SPL (dB(A))**
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
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is	

perceived as a doubling or halving in SPL.
Source: 2021 CEQR Technical Manual

The following is typical of human response to relative changes in noise level:

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

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- Leq is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the Leq than low noise levels. Leq has an advantage over other descriptors because Leq values from various noise sources can be added and subtracted to determine cumulative noise levels.
- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.
- Leq(24) is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For “line” sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Quality Review (CEQR) noise exposure guidelines for exterior noise levels. As shown in Table 8-2 below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable,

Marginally Unacceptable and Clearly Unacceptable, Table 8-3 (Table 19-3 of the *CEQR Technical Manual)* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA (L_{10}) or below.

Table 8-2: 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
1.Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	Ldn < 60 dBA		60 < DNL ≤ 65 dBA		65 < DNL ≤ 75 dBA		75 dBA < DNL
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		$55<L_{10}\leq 65$ dBA		$65<L_{10}\leq 80$ dBA		$L_{10}>80$dBA	
3. Residence, residential hotel or motel	7 am to	$L_{10}\leq 65$dBA		$65<L_{10}\leq 70$ dBA		$70<L_{10}\leq 80$ dBA		$L_{10}>80$dBA	
	10 pm	L10≤55dBA		$55<L_{10}\leq 70$ dBA		$70<L_{10}\leq 80$ dBA		$L_{10}>80$dBA	
4. School, museum, library, court house of worship, transient hotel or motel, public meeting room, auditorium, out-patient 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)	
5. 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-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Notes:

(i) In addition, any new activity shall comply with Impact Thresholds detailed in Section 410.

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 as 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. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.

3 One may use the FAA-approved DNL contours supplied by the Port Authority of New York and New Jersey (PANYNJ), or the noise contours may be computed from the federally approved Aviation Environmental Design Tool (AEDT) Computer Model using flight data supplied by the PANYNJ.

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 listed by octave bands).

Sources: New York City Department of Environmental Protection (adopted policy 1983).

Table 8-3 CEQR TM: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise Level with Proposed Project	70 < L10 ≤ 73	73 < L10 ≤ 76	76 < L10 ≤ 78	78 < L10 ≤ 80	80 < L10
Attenuation[1]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	See Notes 2
Notes: 1 The above composite window-wall attenuation values are for residential dwellings. Commercial and office spaces/meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation. 2 The required attenuation value is the difference between Lbuild and Linterior, using the appropriate noise descriptor Where: Lbuild is the projected noise level under the build condition rounded up to the whole number Linterior is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise					
Source: New York City of Environmental Protection					

8.3 Assessment

8.3.1 Future without the Proposed Actions (No-Action Condition)

There are no mobile or stationary sources of noise generated at or by the Development Site. This condition would not change under the No-Action Condition; therefore, no impacts would occur.

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

Measurement Location and Equipment

Noise measurements were conducted during peak weekday vehicular travel periods (AM) on a typical weekday. The weather condition was normal with calm wind and was considered suitable for an ambient noise measurement.

A Type 1 sound level meter (Casella 63x) with wind shield was used to conduct noise monitoring. The meter was calibrated prior to and following each monitoring session. The meter was placed on a tripod at a height of approximately five feet above the ground, away from any reflective surfaces.

The noise measurement was conducted at the following location (as shown in Figure 35):

L1: In front of 699 and 701 Lexington Avenue, near the northeast corner of Stuyvesant Avenue Street and Lexington Avenue (see Figure 35).

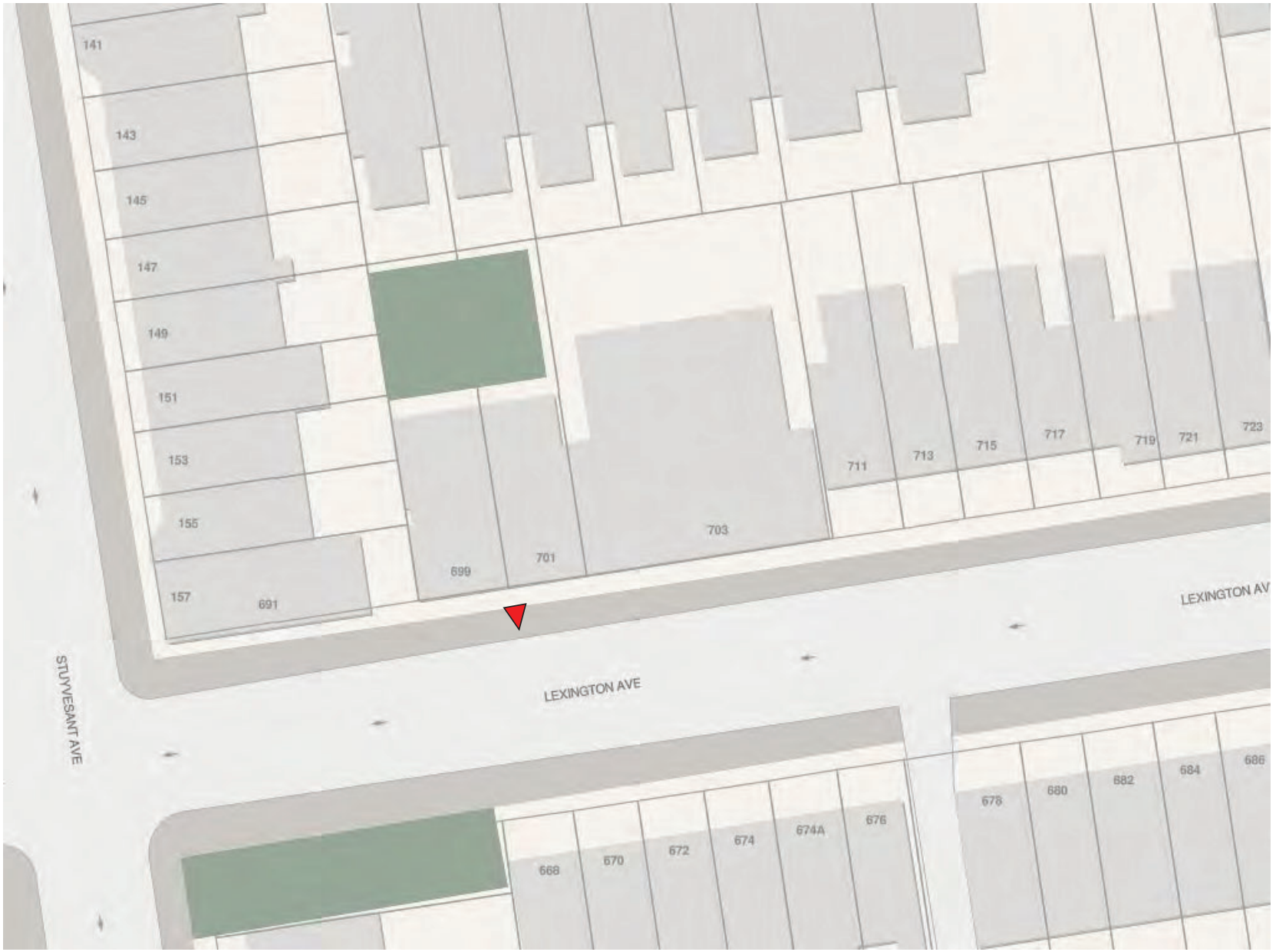
Measurement Conditions

Monitoring was conducted during typical weekday conditions, on February 10, 2025 (Monday). The weather was dry and wind speeds were moderate during all monitoring periods. The sound meter was calibrated before and after each monitoring session.

Note: Due to heavy snowfall and rain the prior week and predicted similar conditions from Tuesday February 11 onwards, only a Monday was available for the noise measurements.

Existing Conditions

Based on the noise measurements, the predominant source of noise is vehicular traffic.



Legend

Noise Monitoring Location L1

NOTES:

NOISE STUDY MAP

699-703 Lexington Avenue, Brooklyn, New York

FIGURE 29

Project #:	18288
Drawn By:	CJC
Checked By:	SY
Date:	2/21/25

North

IMPACT ENVIRONMENTAL CLOSURES, INC.
170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599

FIGURE 35. NOISE MAP

Table 8-4 below contains the results for the measurements taken at the Development Site:

Table 8-4: Noise Levels (dB) at Location 1			
Feb 10, 2025 (Monday)			
Time	**08:07 am – 8:27 am**	**08:27 am – 08:47 am**	**08:47 am – 09:07 am**
L_{eq}	62.7	62.4	58.5
L_{max}	83.5	86.6	84.3
L_{10}	66	62.5	61.5
L_{50}	57.5	56	55.5
L_{90}	53	51.5	51
L_{min}	49.2	46.1	44.8

Table 8-5 below contains the traffic counts and vehicle classifications during each monitoring period:

Table 8-5: Location 1 – Traffic Volumes and Vehicle Classifications			
Feb 10, 2025 (Monday)			
	08:07 am – 8:27 am	**08:27 am – 08:47 am**	**08:47 am – 09:07 am**
Small-medium: Car/ Taxi/ Van/SUV/motorcycle	34	68	45
Large: Bus, truck, emergency vehicle	4	9	6

Mobile Source

Since the Proposed Project is not expected to generate sufficient vehicular traffic to exceed the threshold for a detailed transportation analysis, according to the 2021 *CEQR Technical Manual*, the Proposed Project would not result in a doubling of noise passenger car equivalents (PCEs), which would be necessary to cause a 3-dBA increase in noise levels. Therefore, the Proposed Actions project would not result in a significant adverse vehicular noise impact.

Stationary Source

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment.

Determination of Impacts/Building Attenuation Requirements

The 2021 *CEQR Technical Manual* Table 19-2 (Table 8-2 above) contains noise exposure guidelines. For residential use such as would occur under the Proposed Actions, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general external exposure.

Based on the maximum measured L_{10} noise level of 66 dBA at Location 1 between 08:07am and 08:27am, no window/wall attenuation is required for the façades of the proposed development, therefore the Proposed Action would not result in any significant adverse noise impacts.

Conclusion

Based on the above analysis, the Proposed Action would not result in any significant adverse noise impacts.

ATTACHMENT B-9: CONSTRUCTION

9.1 Introduction

Construction activities, although temporary, may sometimes result in significant impacts. Construction duration, which is a critical measure to determine a project's potential for adverse impacts during construction, is categorized as short-term (less than two years) and long-term (two or more years). According to the *CEQR Technical Manual*, a preliminary construction assessment is generally not required unless the construction activities last longer than two years. Consideration of several factors, including the location and setting of the project in relation to other uses and the intensity of construction activities, also may indicate that a project's construction activities warrant analysis.

9.2 Construction Regulations and General Practices

Governmental Oversight

Governmental oversight of construction in New York City is extensive and involves a number of City, State, and Federal agencies, each with specific areas of responsibility, as follows:

- The New York City Department of Buildings (DOB) has primary oversight of construction. DOB oversees compliance with the New York City Building Code to ensure that buildings are structurally, electrically, and mechanically safe. In addition, DOB enforces safety regulations to protect both workers and the general public during construction. Areas of oversight include installation and operation of equipment such as cranes and lifts, sidewalk sheds, safety netting, and scaffolding.
- The New York City Department of Environmental Protection (DEP) enforces the New York City Noise Code, reviews and approves certain Remedial Action Plans (RAPs) and associated Construction Health and Safety Plans (CHASPs) as well as the removal of fuel tanks and abatement of hazardous materials. DEP also regulates water disposal into the sewer system and reviews and approves any rerouting of wastewater flow. A Community Air Monitoring Program (CMP) may be established in conjunction with other remedial and regulatory programs.
- The New York City Fire Department (FDNY) has primary oversight of compliance with the New York City Fire Code and the installation of tanks containing flammable materials. The New York City Department of Transportation Office of Construction Mitigation and Coordination (DOT OCMC) reviews and approves any traffic lane and sidewalk closures.
- The New York City Landmarks Preservation Commission approves studies and testing to prevent loss of archaeological resources and to prevent damage to architectural resources.
- The New York State Department of Environmental Conservation (NYSDEC) regulates disposal of hazardous materials, and construction, operation, and removal of bulk petroleum and chemical storage tanks. NYSDEC also regulates discharge of water into rivers and streams.

- The New York State Department of Labor (DOL) licenses asbestos workers. The New York State Department of Transportation (NYSDOT) reviews and approves any traffic lane closures on its roadways, should any be necessary.
- The U.S. Environmental Protection Agency (EPA) has wide-ranging authority over environmental matters, including air emissions, noise, hazardous materials, and the use of poisons, however, much of its responsibility is delegated to the state level.
- The Occupational Safety and Health Administration (OSHA) sets standards for work site safety and construction equipment.
- Under the City Charter, the New York City Department of Small Business Services (SBS) have jurisdiction over waterfront properties. For some projects led by private developers, the agency works in conjunction with DOB and New York City Economic Development Corporation (NYCEDC) to oversee activities.

Construction Oversight

Construction Hours

New York City regulates the hours of construction work through the New York City Noise Control Code, as amended in December 2005 and effective July 1, 2007. Construction is limited to weekdays between the hours of 7:00 AM and 6:00 PM, and noise limits are set for certain specific pieces of construction equipment. The City may permit work outside of these hours to accommodate: (1) emergency conditions; (2) public safety; (3) construction projects by or on behalf of City agencies; (4) construction activities with minimal noise impacts; and (5) undue hardship resulting from unique site characteristics, unforeseen conditions, scheduling conflicts, and/or financial considerations. The DOB issues these work permits, and in some instances, approval of a noise mitigation plan from the DEP under the City's Noise Code is also required.

In New York City, construction work typically occurs on weekdays and begins at 7:00 AM, with most workers arriving between 6:00 AM and 7:00 AM. Work typically ends at 4:00 PM, with some exceptions when certain critical tasks (e.g., finishing a concrete pour for a floor deck, completing the drilling of piles, or completing the bolting of a steel frame erected that day) require that the workday be extended beyond normal work hours. Any extended workdays generally last until approximately 5:30 PM or 6:00 PM and do not include all construction workers on-site, but only those involved in the specific task requiring additional work time. For work outside of normal construction hours, work permits are obtained from DOB prior to such work commencing. The numbers of workers and pieces of equipment in operation for work outside normal hours is generally limited to those needed to complete the particular authorized task. Overall, the level of activity for any work outside of normal construction hours is less than a normal workday.

Air Emission Reduction Measures

There are a number of laws, regulations, and building codes in place that focus on reducing air pollutant emissions associated with construction:

- Clean Fuel. Ultra-low sulfur diesel (ULSD) is required in New York City for diesel engines used on construction sites.[20]
- Dust Control. The New York City Air Pollution Control Code regulates construction related dust emissions and requires that fugitive dust control plans are developed and implemented as part of contract specifications. Plans include requirements to establish stabilized truck exit areas for washing off the wheels of all trucks that exit a construction site; to water truck routes within a site as needed to avoid the re-suspension of dust; to equip all trucks hauling loose material with tight fitting tailgates and to securely cover their loads prior to leaving a site.
- Restrictions on Vehicle Idling. Vehicles are not allowed to idle more than three minutes in accordance with New York City Administrative Code §24-163.[21]

In addition, federal standards for nonroad diesel engines have become more stringent over time. Federal standards for nonroad diesel engines were first adopted in 1994 for engines over 50 hp and were phased in from 1996 to 2000 (Tier 1 standards). Subsequently, more stringent regulations were adopted (Tier 1-3 standards) and phased in from 2000 to 2008 and most recently, Tier 4 standards were adopted and phased in from 2008 to 2015. These regulations address emissions of particulate matter (PM) and nitrogen oxide (NOx). It is expected that air emissions associated with such engines is reduced. Given the construction timeframe (2025-2027), equipment meeting Tier 4 standards for diesel engines (model years 2011/12 and beyond) is expected to be in wide use and comprise the majority of contractors' fleets.

Noise Reduction Measures

The New York City Noise Code includes requirements to implement certain controls to reduce construction-period noise at the source:

- Equipment must meet the sound level standards specified in Subchapter 5 of the New York City Noise Control Code.
- Construction equipment is required to be equipped with necessary noise reduction equipment, including mufflers. All equipment with internal combustion engines is required to be operated with the doors closed, including noise-insulating materials and at the lowest engine speed allowable.
- The use of back-up alarms is required to be minimized to the extent feasible, practical, and safe, and/or quieter back-up alarms are to be installed in accordance with OSHA standards.

---

[20] The Environmental Protection Agency (EPA) required a major reduction in the sulfur content of diesel fuel intended for use in locomotive, marine, and non-road engines and equipment, including construction equipment. As of 2015, the diesel fuel produced by all large refiners, small refiners, and importers must be ULSD fuel. Sulfur levels in non-road diesel fuel are limited to a maximum of 15 parts per million.

[21] Exceptions are made for vehicles that are using their engines to operate a loading, unloading, or processing device (e.g., concrete mixing trucks).

- Vehicles are not allowed to idle more than three minutes in accordance with New York City Administrative Code §24-163.
- Contractors must implement training programs to inform workers on methods that can minimize construction noise.

The New York City Noise Code also includes path noise control requirements:

- When the DOB regulations require a perimeter barrier or "construction fence" and the site is within 200 feet of a receptor, the barrier shall be constructed in a specific manner (as described in the New York City Noise Code) to provide sufficient sound attenuation. Section 3307.7 of the New York City Building Code requires a solid 8-foot wall made out of wood or other suitable material be constructed where a new building is being constructed or a building is being demolished to grade.

Construction Practices

Access, Deliveries, and Staging Areas

Access to construction sites is controlled. Work areas are fenced off, and limited access points for workers and construction-related trucks are provided. Typically, worker vehicles are not allowed into the construction area, and workers or trucks without a need to be on the site are not allowed entry. After work hours, the gates are closed and locked. Security guards may patrol the construction site after work hours and over weekends to prevent unauthorized access. Material deliveries to the site are controlled and scheduled.

Lane and Walkway Closures

Temporary curb-lane and sidewalk closures are typical for construction projects in New York City. To manage such closures, a Maintenance and Protection of Traffic (MPT) plan is developed consistent with DOT requirements. DOT OCMC reviews and approves MPT plans, and the implementation of the closures is also coordinated with DOT OCMC. In general, construction managers for major projects on adjacent sites also coordinate their activities to avoid delays and inefficiencies.

Public Safety

A variety of measures are employed to ensure public safety during construction at sites within New York City. Examples include the use of sidewalk bridges to provide overhead protection for pedestrians passing by the construction site and the employment of flaggers to control trucks entering and exiting the construction site, to provide guidance to pedestrians, and/or to alert or slow down the traffic. Other safety measures include following DOB requirements during the installation and operation of tower cranes to ensure safe operation of the equipment and the installation of safety nettings on the sides of the project as the superstructure advances upward to prevent debris from falling to the ground.

Rodent Control

Construction projects in New York City typically include provisions for a rodent (i.e., mouse and rat) control program with provisions for this formalized in construction contracts for the development. Rodent control programs are typically carried out throughout construction, beginning with surveying and baiting appropriate areas prior to construction and providing for proper site sanitation and maintenance during construction. Signage would be posted, and coordination would be conducted with appropriate public agencies. Only EPA- and NYSDEC-registered rodenticides would be permitted, and the contractor would be required to implement the rodent control program in a manner that is not hazardous to the general public, domestic animals, and non-target wildlife.

9.3 Assessment

9.3.1 Future Without the Proposed Action (No-Action Condition)

Under the No-Action Condition, the Development Site would remain in its current condition and use by Providence House as a community facility. As no construction activities would occur under the No-Action Condition, no impacts would result.

9.3.2 Future With the Proposed Action (With Action Condition)

The construction activities associated with the development of an approximately 46,744 GSF building (the "Proposed Project"), would be expected to result in conditions typical of construction sites in New York City. Under the With-Action Condition, the build year is 2027. It is assumed that construction of the Proposed Project would commence in mid- to late-2025 and be completed by the end of 2027, with a total construction period of approximately 12-18 months.

Construction of the Proposed Project would be carried out in accordance with New York City laws and regulations, which allow construction activities between 7:00 AM and 6:00 PM on weekdays. If work is required outside of normal construction hours, necessary approvals would be obtained from the appropriate agencies (i.e., the New York City Department of Buildings and New York City Department of Environmental Protection).

Historic and Cultural Resources

The Project Area does not contain historic architectural resources; however, it is located adjacent to and within 90 feet of the State/National Register Eligible Bedford-Stuyvesant East-Central Historic District. No direct impacts are anticipated, but indirect construction-related effects via ground-borne construction activities would be anticipated. A letter from the LPC dated March 14, 2025 (see Appendix A), confirmed that per the *CEQR Technical Manual*: 2021, a Construction Protection Plan (CPP) is required for the areas of the State/National Register eligible historic district adjacent to the project and shall be written as per the templates provided by TPPN #10/88 or the *CEQR Technical Manual*, Chapter 9, Section 522, page 9-21, and shall be provided to LPC for review and comment prior to construction. The Applicant recorded a Restrictive Declaration outlining the LPC-approved CPP requirements.

Before accepting a demolition or construction permit from the New York City Department of Buildings (DOB), the Applicant will develop and implement a CPP to protect the known architectural resources identified by the LPC within 90 feet of construction activities. The CPP must be developed with and approved by the LPC and the DOB. The CPP will comply with all guidelines in Section 522 of the *CEQR Technical Manual* (2021), the LPC's New York City Landmarks Preservation Commission Guidelines for Construction Adjacent to a Historic Landmark, and DOB's Technical Policy and Procedure Notice (TPPN) #10/88, "Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction." The CPP will be implemented and monitored by structural and foundation engineers who have experience working with historic structures. The Restrictive Declaration outlines elements that may be used in the CPP. The Applicant will include enforceable contractual requirements with its contractors and their subcontractors to implement the provisions of the CPP. The Restrictive Declaration is binding on the property.

For these reasons, significant adverse construction-related impacts to the Bedford-Stuyvesant East-Central Historic District would not occur as a result of the Proposed Project.

Transportation

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

Noise

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

appropriate low noise emission level equipment and operational procedures can be utilized to minimize construction noise and its effect on adjacent uses. Construction noise associated with the Proposed Action is expected to be similar to noise generated by other construction projects in the area. Accordingly, the Proposed Action would not result in significant adverse construction-related noise impacts.

Air Quality

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

Conclusion

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

ATTACHMENT B-10: Disadvantaged Communities

Introduction

Regulatory revisions have been proposed by the New York State Department of Environmental Conservation (DEC) to NYCRR Part 617, New York State Environmental Quality Review Act (SEQR). The amendments would implement the SEQR-related provisions of the Environmental Justice Siting Law (EJSL) (Chapter 840 of the Laws of 2022, as amended by Chapter 49 of the Laws of 2023). Under the legislation, agencies would be required to evaluate whether an action being reviewed under SEQR would result in a disproportionate pollution burden on a disadvantaged community. The revised SEQR forms would include additional questions focused on disadvantaged communities. The below text describes how the proposed project would screen following draft materials developed by DEC, including the draft SEQR workbook guidance and Disadvantaged Community Assessment Tool (DCAT).

Short EAF Part 1.

Question 21 "Is the project located within, or within ½-mile of, a disadvantaged community?"

Yes, the Development Site is within a ½ mile of a disadvantaged community (see Figure. 36 Disadvantaged Communities).

"If no, could impacts from the project affect a disadvantaged community?"

No

"If the answer is Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):"

This EAS has evaluated whether the Proposed Actions would have potential adverse pollution impacts through a variety of impact categories. The Proposed Actions screened out of categories relevant to pollution on the EAS Short Form, including water and sewer infrastructure, solid waste and sanitation services, energy, and greenhouse gas emissions, indicating that the Proposed Actions and subsequent development of the proposed project would not result in significant adverse impacts in those categories. The EAS provides analysis and discussion explaining why there would not be adverse impacts in other pollution-relevant categories, including attachments B-5: Hazardous Materials, B-6: Transportation, B-7: Air Quality, B-8: Noise, and B-9: Construction.

Hazardous Materials

As described in Attachment B-5: Hazardous Materials, the Phase 1 Environmental Site Assessment found one Recognized Environmental Condition (REC) and an (E-846) designation will be placed on the Development Site (Block 1621, Lots 76, 80, and 81) for hazardous materials. The (E) designation requires a Phase II Environmental Site Assessment followed by Remediation Determination and Protocol. With

this (E-846) designation in place, no significant adverse impacts related to hazardous materials pollution are expected, and there is no potential for the Proposed Actions to result in significant adverse impacts related to hazardous materials pollution on the Development Site or in the surrounding community.

Transportation

As described in detail in attachment B-6: Transportation, the Proposed Development does not exceed the threshold for peak hour vehicular, transit, or pedestrian trips. No significant transportation impacts would occur as a result of the Proposed Action.

Air Quality

Attachment B-7: Air Quality states that the Proposed Development would be 100% electric and would not rely on natural gas or fuel oil for its heating and cooling system. Therefore, no stationary source emissions would occur because of the heating and cooling system; however, per the *CEQR Technical Manual,* a screening level analysis of the heat and hot water systems was conducted. The Proposed Development passed the screening level analyses and therefore, no exceedances of the air quality standards for applicable pollutants are predicted as a result of the Proposed Development. To ensure that there would be no significant air quality impacts associated with the Proposed Action, an (E) designation (E-846) will be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the Development Site. The (E) Designation would ensure that any new development on the site must use an all-electric heating and cooling system.

Noise

Attachment B-8: Noise provides a detailed noise study and found that there would be no significant adverse noise impacts. Because the project would not generate sufficient vehicular traffic to exceed the threshold for a detailed transportation analysis, the Proposed Project would not result in a doubling of noise passenger car equivalents (PCEs), which would be necessary to cause a 3-dBA increase in noise levels. The building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building mechanical equipment. For residential use such as would occur under the Proposed Actions, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. Based on the maximum measured L_{10} noise level of 66 dBA, no window/wall attenuation is required for the façades of the proposed development. Therefore, the Proposed Action would not result in any significant adverse noise impacts.

Construction

Overall, through the implementation of the measures described in Attachment B-9: Construction, adverse effects associated with the proposed construction activities would be minimized. Mitigation

measures on construction impacts include compliance with regulations related to construction hours, air emissions reduction measures, noise reduction measures, and construction practices. In addition, a restrictive declaration has been placed on the Development Site to ensure that an LPC approved Construction Protection Plan (CPP) is in place. Accordingly, the Proposed Project would not result in significant adverse impacts during construction, and no further analysis is required.

Conclusion

The Proposed Actions and Proposed Development are designed to provide affordable housing and community resources to a vulnerable population. The Proposed Development would contain Providence House's new headquarters, social service support offices, and transitional housing for women and gender non-conforming individuals who have experience with the criminal justice system as well as a dedicated space for community activities available for use to local neighbors. The Proposed Development would expand the non-profit's capacity to serve more at-risk populations. In conclusion, there would be no significant adverse pollution impacts on the nearby disadvantaged communities as a result of the Proposed Project.



FIGURE 36. DISADVANTAGED COMMUNITIES

SOURCE: NY DEPARTMENT OF ENVIRONMENTAL CONSERVATION

ENVIRONMENTAL ASSESSMENT STATEMENT

APPENDIX

APPENDIX A

LPC CORRESPONDENCE

NYC Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: PROVIDENCE HOUSE
Date Received: 8/5/2024

Properties with no Architectural or Archaeological significance:

1) 703 LEXINGTON AVENUE, BBL: 3016210076
2) 701 LEXINGTON AVENUE, BBL: 3016210080
3) 699 LEXINGTON AVENUE, BBL: 3016210081

Comments:

In the radius: S/NR eligible Bedford Stuyvesant East Central Historic District and Stuyvesant Gardens Apartment complex along Quincy St.

Gina Santucci

8/13/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37419_FSO_DNP_08132024.docx

NYC Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 78DCP125K
Project: PROVIDENCE HOUSE
Date Received: 3/14/2025

REVISED OF THIS DATE.

Comments:

The project site is directly adjacent to the S/NR eligible Bedford Stuyvesant East Central Historic District. As the district is S/NR eligible only, TPPN #10/88 does not technically apply as the statute only encompasses LPC designated and S/NR listed properties.

However, as per the CEQR Technical Manual:2021, a Construction Protection Plan (CPP) is required for the areas of the historic district directly adjacent to the project site.

The CPP shall be written as per the templates provided in TPPN #10/88 or the CEQR Technical Manual, Chapter 9, Section 522, page 9-21, and shall be provided to LPC for review and comment prior to construction.

Gina Santucci 3/14/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37419_FSO_GS_03142025.docx

APPENDIX B

DEP COMMENT LETTER

Environmental Protection

R T A
Commissioner

A L
Deputy Commissioner
Sustainability

17 unction Blvd
Flushing NY 11 7

Tel 71
alicata dep nyc gov

January 3, 2025

Alexander Plackis
Associate Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 699-703 Lexington Avenue
Block 1621, Lots 76, 80, and 81
CEQR # 78DCP125K

Dear Mr. Plackis:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the October 2024 Environmental Assessment Statement (EAS) prepared by BFJ Planning and the October 2024 Phase I Environmental Site Assessment (Phase I) prepared by Impact Environmental Closures, Inc., on behalf of Providence House Inc. (applicant), for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment and a zoning text amendment from the New York City Department of City Planning (DCP) to facilitate the development of a new six-story community facility building (Proposed Development) located at 699-703 Lexington Avenue (Block 1621, Lots 76, 80, and 81), in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3 (Development Site). The applicant proposes to rezone a portion of the Development Site from an R6B District to an R6A District and to map a Mandatory Inclusionary Housing area over the area subject to the rezoning. The Proposed Development would have 36,393 square feet (sf) of floor area (46,744 gross square feet). Of the 36,393 sf of floor area, approximately 33,053 sf would be community facility non-profit with sleeping accommodations (Use Group III(A)), and 3,340 sf would be community facility non-profit without sleeping accommodations (Use Group III(B)). The Proposed Development would contain 85 transitional housing units (single occupancy), dining and recreational areas, and support services and administrative offices.

The October 2024 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including dwellings, welfare organizations, a metal cabinet manufacturer, a stable, a garage, schools, steam fitter supplies, iron works, ice storage, dyeing and finishing cotton linings, fur dyeing, metal working, plumbing supplies, etc. Regulatory databases identified 14 spills within 1/8 mile; 9 underground storage tank sites and 13 aboveground storage tank sites within 1/4 mile; 29 leaking storage tank sites and 9 brownfield sites within 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- DCP should inform the applicant that a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils, groundwater, and soil vapor of the subject property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. A Phase II Investigation Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be developed in accordance with the City Environmental Quality Review Technical Manual and submitted for DEP review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An investigation Health and Safety Plan (HASP) should also be submitted for DEP review and approval.

- DCP should instruct the applicant that a minimum of 7 soil borings, 4 groundwater wells, and 6 soil vapor probes should be installed on the site. Proposed sampling locations should be spread to ensure there is proper coverage of the site.

- DCP should instruct the applicant that the Phase II Work Plan and HASP should be submitted for DEP review and approval prior to the start of any fieldwork.

Future correspondence and submittals related to this project should include the following CEQR # **78DCP125K**. If DCP has any questions, you may contact me at weiy@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estesen
M. Wimbish
S. Shellooe – DCP
E. Ulker-Kacar – DCP