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132 Melrose Street

Environmental Assessment Statement

Address: 132 Melrose St, Brooklyn, NY 11206

Block 3162, Lots 20-22 and p/o Lots 16, 19, and 23

CEQR Reference: 26DCP037K

ULURP Reference: 260135ZMK, 260136ZRK

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

Prepared for:
Melrose Towers Corp.

Prepared by:
GZA GeoEnvironmental



Date Submitted:
March 5th, 2026

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Appendix A: Agency Correspondence

Appendix B: Illustrative Architectural Plans

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* 132 Melrose Street Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
26DCP037K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
260135ZMK, 260136ZRK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Melrose Towers Corp.		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Director - Environmental Assessment Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Maxim Gladkiy GZA GeoEnvironmental Inc.		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 104 W 29th St, New York		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10001
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 917-215-2975	EMAIL maxim.gladkiy@gza.com	

5. *Project Description*

The "Applicant," Melrose Towers Corp., seeks a Zoning Map Amendment and Zoning Text Amendment that would affect a portion of Block 3162 in the Bushwick neighborhood of Brooklyn Community District 4. The "Affected Area" consists of Block 3162, Lots 20-22 and Lots p/o 16, p/o 19, and p/o 23 and includes 10,876 SF of lot area. The Zoning Map Amendment would rezone the Affected Area from an M1-1 zoning district to an M1-2A/R6A (MX-22) zoning district. The Applicant also proposes a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution ("ZR") (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas) to add a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area. The Zoning Map Amendment and Zoning Text Amendment constitute the "Proposed Actions."

The Proposed Development at 132 Melrose Street would be a single 26,189-GSF (24,653-ZSF, 3.89-FAR) mixed residential and commercial building on the Applicant-controlled Block 3162, Lots 21-23 (Projected Development Site 1), containing approximately 6,582 GSF (6,329 ZSF, 1.00 FAR) of local retail and 19,607 GSF (18,324 ZSF, 2.89 FAR) of residential uses on the upper floors. The Proposed Development would result in 18 dwelling units, 20-30% (4-5 units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Option 1, 2, or 3. The Applicant intends to pursue MIH Option 1 with 25% (5 units) of residential floor area affordable at an average of 60% AMI. The building would have 6 stories and rise to 64 feet. At the height of 54.67 feet, there would be an approximately 30-foot setback on Melrose Street. No parking is proposed and therefore no new curb cuts are proposed.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 4	STREET ADDRESS 132 Melrose Street
TAX BLOCK(S) AND LOT(S) Block 3162, Lots 20-22 and p/o Lots 16, 19, and 23		ZIP CODE 11206
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Affected Area is bounded to the north by Melrose Street and by adjacent lots on all other sides.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1		ZONING SECTIONAL MAP NUMBER 13b

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 41-00, Appendix F

***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:
☐ RULEMAKING ☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:
☐ OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 10,876 Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 10,876 Other, describe (sq. ft.): N/A

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): 26,225
NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 26,225
HEIGHT OF EACH BUILDING (ft.): 95 NUMBER OF STORIES OF EACH BUILDING: 9

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: 6,079
The total square feet not owned or controlled by the applicant: 4,797

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: 6,330 sq. ft. (width x length) VOLUME OF DISTURBANCE: 25,320 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 6,330 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.)	19,643	6,582		
Type (*e.g.,* retail, office, school)	23 units	local retail		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 62 NUMBER OF ADDITIONAL WORKERS: 20

Provide a brief explanation of how these numbers were determined: The number of additional residents was determined based on the number of incremental units in the With-Action Scenario and the average household size (2.69) in Community District 4, Brooklyn (2020 Census data). The number of additional workers was determined based on the incremental sq. footage of the proposed uses considering the following worker density: 1 employee per 25 dwelling units and 333.3 GSF of retail.

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

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

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

9. *Analysis Year* CEQR Technical Manual Chapter 2

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

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The analysis year for the Proposed Actions is based on a projected 18-month CEQR review period starting with the approval of RWCDS, a 7-month ULURP process, 6-months of design development and permitting, and an 18-month single phase construction schedule for the Applicant-owned Projected Development Site 1.

The 18-month construction schedule assumes approximately 3.5 months for pre-construction activities, 1 month for demolition and site cleaning, 1.5 month for excavation, 4 months for foundation and superstructure, 6 months for facade enclosure, roofing, interior finishes, and fit out, and 2 months for fire inspection and certificate of occupancy.

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

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

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 Section 2.1		
(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 Section 2.4 and Appendix A		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒

	YES	NO
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 2,507.58		
○ 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): 3,912,454.70		
(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 Section 2.6	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(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?	☒	☐

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

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
Maxim Gladkiy, GZA GeoEnvironmental	3/ 5/2026

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	March 12, 2026

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, Prince St. 606 LLC, is seeking a zoning map amendment to rezone existing R3-2 and R3-X districts to an R3-2 district with a C2-4 commercial overlay (the "Proposed Action"). The Proposed Action would affect Block 5513, Lots 11 (the "Development Site"), 10, 12, 22, 27, and p/o Lot 5 in the Murray Hill neighborhood of Queens Community District 11. Approval of the proposed action would facilitate the development of the Development Site as a new 3-story plus cellar 30,190 gross square foot (gsf), mixed-use commercial and community facility building, including 4,459 gsf of local retail space on the first floor, 5,202 gsf of office space on the second floor, 5,202 gsf of either daycare center or ambulatory diagnostic treatment center/senior citizen center uses on the third floor, 1,023 gsf for building mechanicals on the roof, 2,157 gsf for commercial uses in the cellar, and 26 parking spaces provided at the cellar level and first floor. The uses facilitated by the proposed action are similar to those found in the surrounding area and the rezoning would serve to bring other commercial uses on the surrounding lots into conformance. The rezoning would not result in a substantial increase in allowable bulk and the proposed actions would not have any effect on relevant public policies. As a result, no significant adverse impacts related to Land Use, Zoning, or Public Policy would occur and no further analysis is warranted.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-889) related to hazardous materials, air quality, and noise 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, air quality, and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

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 Alexandre Ritscher at +1 212-720-3285.

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 3/12/2026
SIGNATURE Evren Ulker Kacar	
TITLE Vice Chair, City Planning Commission	
NAME Kenneth J. Knuckles, Esq.	DATE 3/16/2026
SIGNATURE Kenneth J. Knuckles	

Project Name: 132 Melrose Street Rezoning
CEQR # 26DCP037K
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 Lots
Projected Development Site 1	Brooklyn	Block 3162, Lots 21, 22, and 23

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-895**) 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: 132 Melrose Street Rezoning
CEQR # 26DCP037K
SEQRA Classification: Unlisted

Air Quality

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

> ***Projected Development Site 1:*** *Any new residential and/or commercial development on the above-referenced property must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting stacks to avoid any potential significant adverse air quality impacts.*

Figure 1.1-1: Site Location Map



Figure 1.1-2: Existing Land Use Map

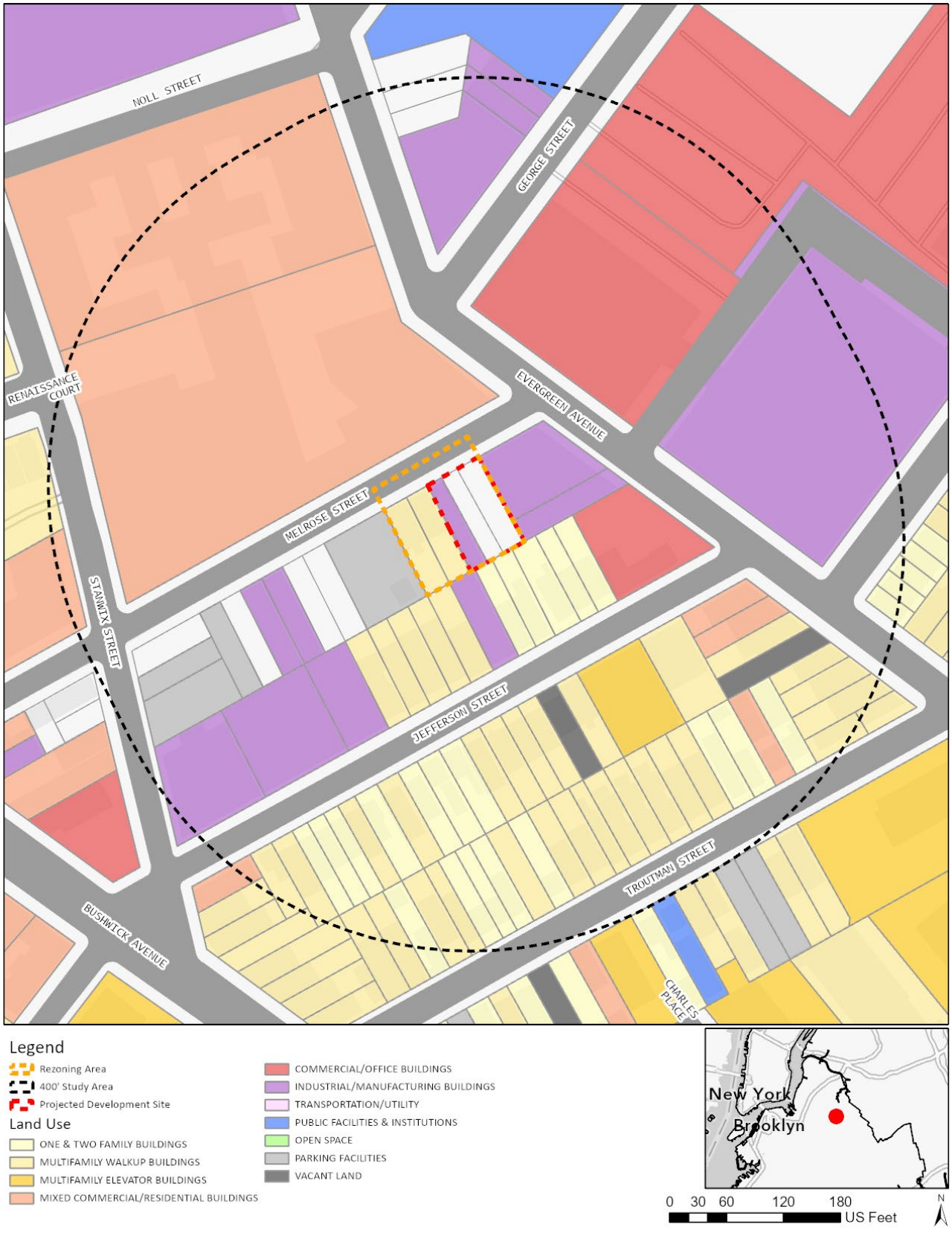


Figure 1.1-3: Zoning Sectional Map

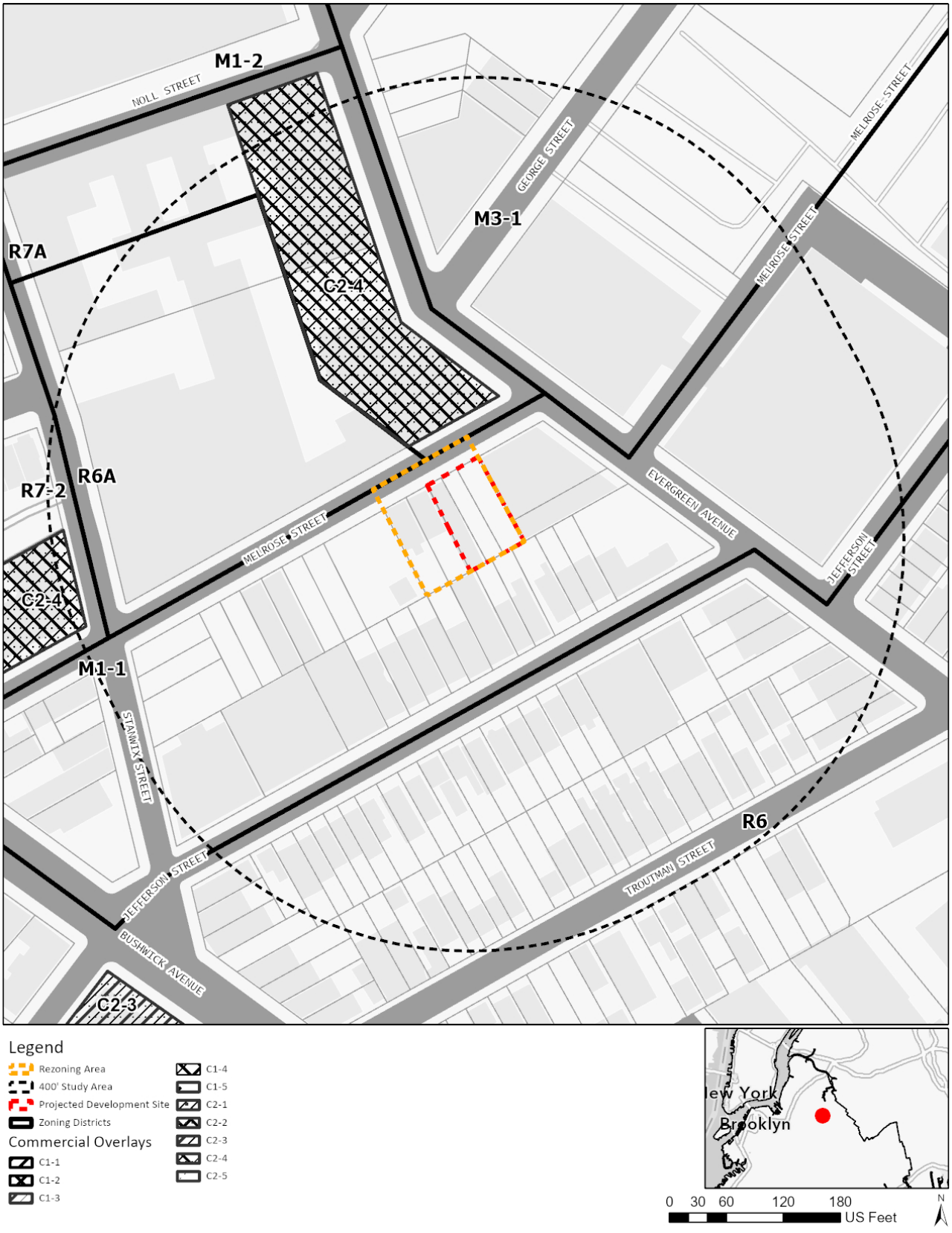


Figure 1.1-4: Zoning Change Map

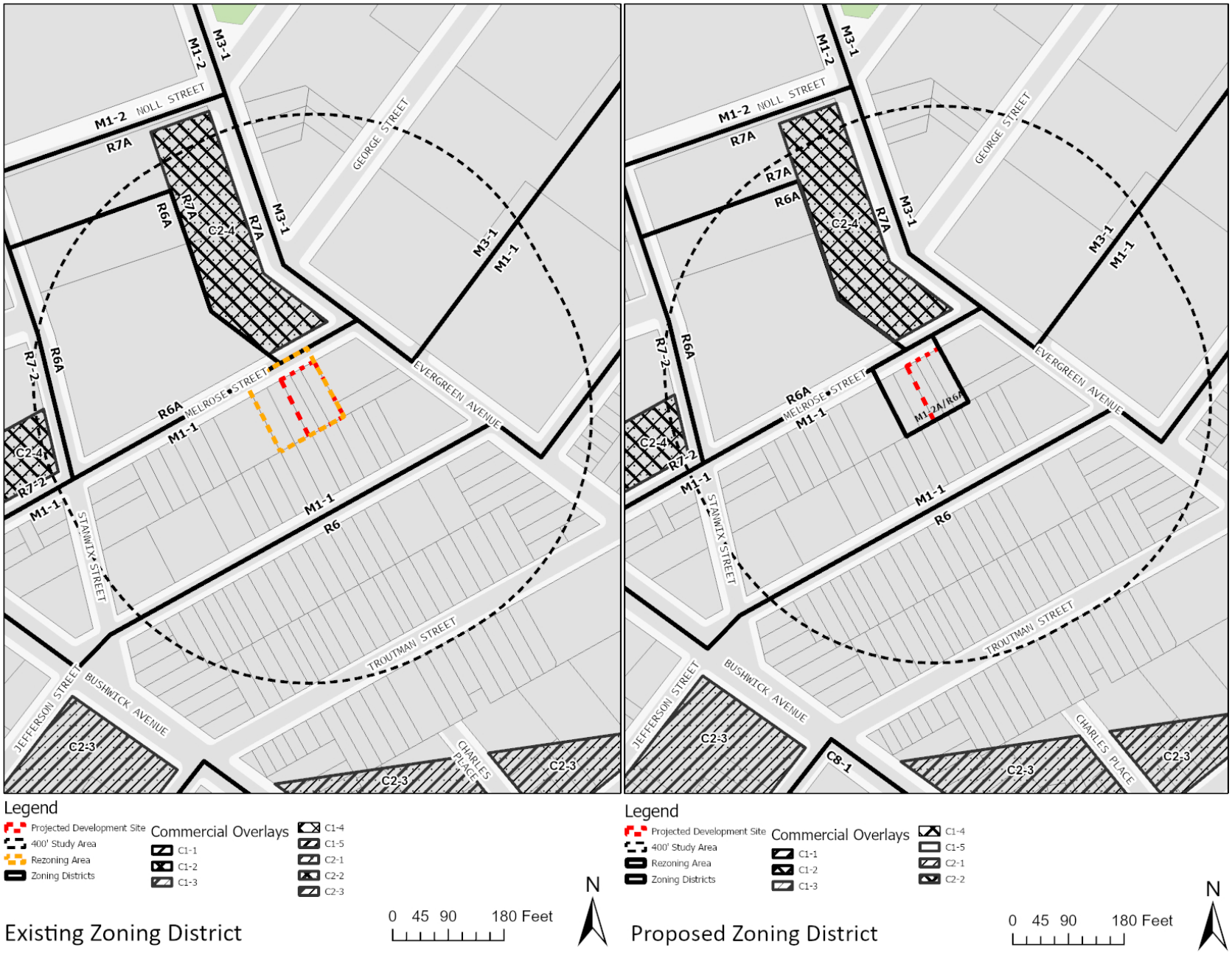


Figure 1.1-5: Tax Map

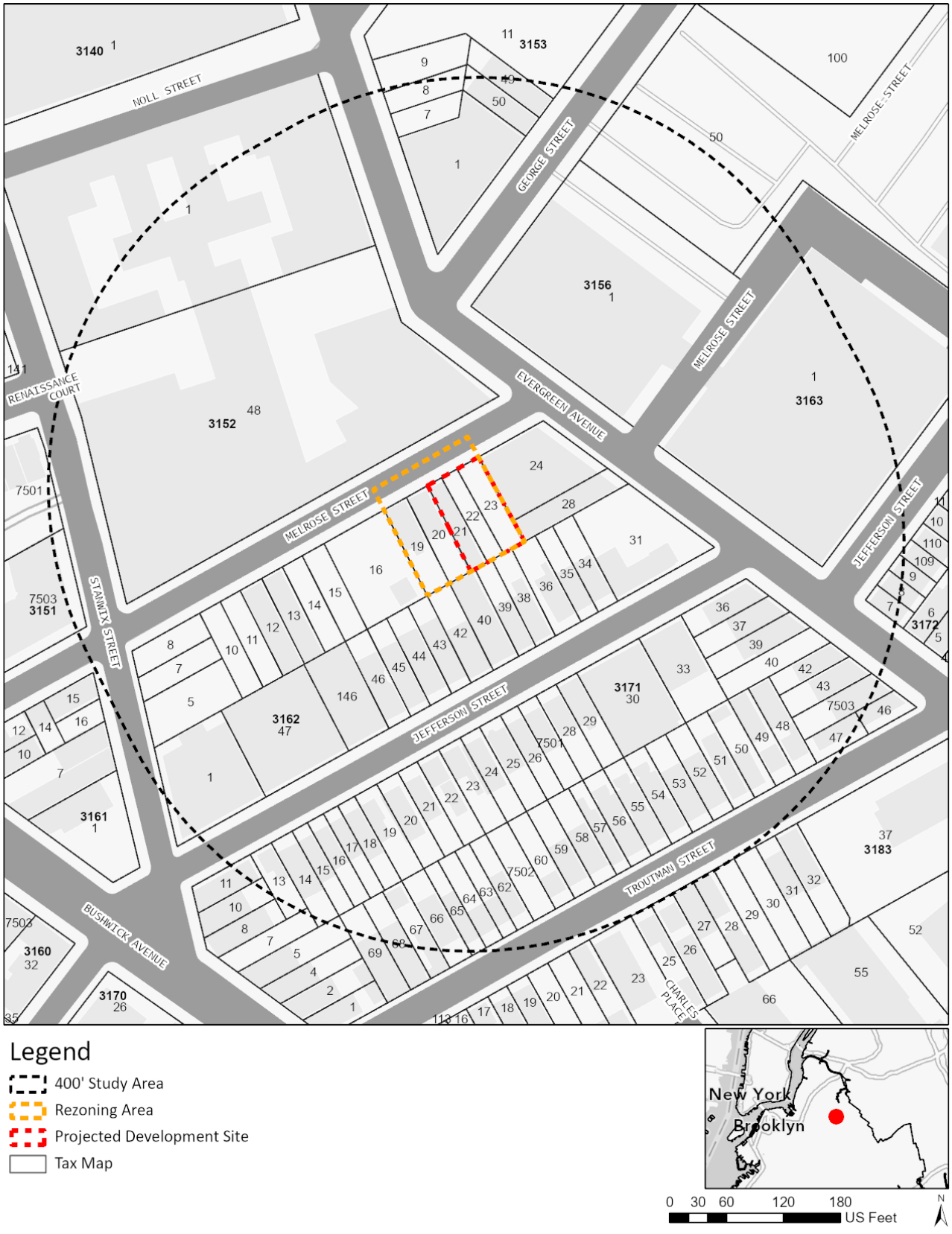


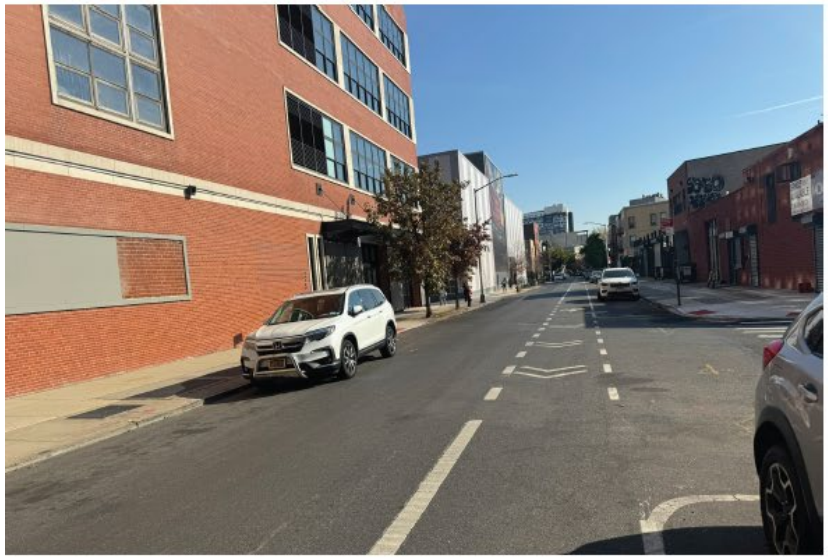
Figure 1.1-6: Site Photos (1)



1 View of Evergreen Avenue facing northwest



Project Site Photo Key



2 View of Evergreen Avenue facing southeast



3 View of Projected Site 1 from Evergreen Avenue facing southeast

Figure 1.1-7: Site Photos (2)



4 View of Merlose Street facing northeast



Project Site Photo Key



5 View of Projected Site 1 from Evergreen Avenue facing south



6 View of Evergreen Avenue facing southwest

Figure 1.1-8: Site Photos (3)



7 View of Evergreen Avenue facing southeast



Project Site Photo Key



8 View of Evergreen Avenue facing southwest



9 View of Stanwix Street facing north

Figure 1.1-9: Site Photos (4)



10 View of Projected Development Site 1 from Melrose Street facing east



Project Site Photo Key



11 View of Evergreen Avenue facing west



12 View of Evergreen Avenue facing south

Figure 1.1-10: Site Photos (5)



13 View of Evergreen Avenue facing southeast



Project Site Photo Key



14 View of Jefferson Street facing southwest



15 View of Evergreen Avenue facing southeast

Figure 1.1-11: Site Photos (6)



16 View of Evergreen Avenue facing northwest



Project Site Photo Key



17 View of Jefferson Street facing southwest



18 View of Jefferson Street facing northeast

Figure 1.1-12: Site Photos (7)



19 View of Jefferson Street facing southwest



Project Site Photo Key



20 View of Stanwix Street facing north



21 View of Stanwix Street facing north

1 Project Description

1.1 Introduction

The "Applicant," Melrose Towers Corp., seeks a Zoning Map Amendment that would affect a portion of Block 3162 in the Bushwick neighborhood of Brooklyn Community District 4. The "Affected Area" consists of Block 3162, Lots 20-22 and p/o Lots 16, 19, and 23. The Zoning Map Amendment would rezone the Affected Area from an M1-1 zoning district to an M1-2A/R6A (MX-22) zoning district. The Applicant also proposes a Zoning Text Amendment to Appendix F of the New York City Zoning Resolution ("ZR") (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas) to add a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area. The Zoning Map Amendment and Zoning Text Amendment constitute the "Proposed Actions."

The proposed text amendment of ZR Appendix F is necessary to establish an MIH Area, which would require new developments to set aside 20-30 percent of the residential floor area for affordable housing. MIH Option 1 requires an affordable housing set aside of 25 percent of the residential floor area at an average of 60 percent of AMI with 10 percent at 40 percent AMI. MIH Option 2 requires an affordable housing set aside of 30 percent of the residential floor area at an average of 80 percent AMI. MIH Option 3 requires an affordable housing set aside of 20 percent of the residential floor area at an average of 40 percent AMI.

The Proposed Actions are sought to facilitate the Applicant's development ("the Proposed Development") at 132 Melrose Street, located on Block 3162, Lots 21-23. The Proposed Development involves the assemblage of Lots 21-23 (for a total of 6,330 SF of lot area of which 6,079 SF is part of the rezoning) and the development of a new 26,189 gross square foot ("GSF"), 24,653 zoning square foot ("ZSF"), 3.89 floor area ratio ("FAR") mixed-use residential and commercial building. The Proposed Development would include 6,582 GSF (6,329 ZSF, 1.00 FAR) of ground-floor local retail and 19,607 GSF (18,324 ZSF, 2.89 FAR) of residential uses on the upper floors. The Proposed Development would result in 18 dwelling units, 20-30% (approximately 4-5 units) of which would be affordable pursuant to MIH Options 1, 2, or 3, depending on the option selected. The applicant intends to pursue MIH Option 1, which would result in 5 affordable units. The building would be six stories tall and rise to 65 feet. At the height of 54.67 feet, there would be an approximately 30-foot setback on Melrose Street. No parking is proposed and therefore no new curb cuts are proposed.

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

1.2 Background and Site History

The Affected Area is located in the western portion of the Bushwick neighborhood of Brooklyn Community District ("CD") 4. It was originally zoned M1-1 with the enactment of the zoning ordinance in 1961 and has not been rezoned since then. The residential uses on Block 3162, Lots 19 and 20 within the Affected Area are legal nonconforming uses.

A 2011 Certificate of Occupancy ("CO") exists for Block 3162, Lot 21 permitting a warehouse with boiler and meter rooms and accessory storage in the cellar, and an off-street parking for one car.

There is one recent rezoning in the surrounding area - the Rheingold Rezoning (C070250MMK, C080322ZMK, N110179ZRK, effective December 10, 2013), which rezoned the northwestern portion of the 400-foot Study Area from M1-1 to R6A/C2-4, R7A and R7A/C2-4, and from M3-1 to M1-2, allowing for mixed residential and commercial development within this portion of the Study Area. This is indicative of the area's trend toward mixed residential and commercial uses of increased bulk.

1.3 Description of the Surrounding Area

The Affected Area is located in the western portion of the Bushwick neighborhood of Brooklyn, CD 4. The area is bounded by Melrose Street to the north, between Stanwix Street and Evergreen Avenue, and by adjacent lots on all other sides. Melrose Street is a 50-foot-wide road classified as a local road by the New York State Department of Transportation with one southwest-bound lane of traffic and curbside parking on both sides.

The existing land uses within a 400-foot radius around the Affected Area ("the Study Area") primarily consist of multi-family residential buildings, one-and two-family residential buildings, mixed residential and commercial buildings, commercial buildings, a variety of manufacturing buildings, community facilities, parking facilities, and vacant land. The manufacturing buildings range from one to four stories in height. The residential buildings consist of two-story one-and two-family residential buildings and multiple-family apartment buildings ranging from two to nine stories in height. The commercial buildings include a two-story building and a five-story building.

The existing zoning within the Study Area consists of M1-1, M3-1, R6A, R6A/C2-4, R7A, R7A/C2-4, and R6 zoning districts. The Affected Area is within an M1-1 zoning district that generally extends along Melrose Street to the east and west of the Affected Area. The southern part of the Study Area is mapped R6A. To the north of the Affected Area, the Study Area is mapped with M3-1 district, as well as R6A and R7A residential districts (part of the Rheingold Rezoning C080322ZMK, effective December 10, 2013). A C2-4 commercial overlay is mapped along Evergreen Avenue within R6A and R7A zoning districts to the north of the Affected Area. There are no commercial corridors within the Study Area. Myrtle Avenue to the south of the 400-foot Study Area is the closest to the Affected Area major commercial corridor in the area.

The Study Area is well-served by transit. The Myrtle Avenue subway station with service to the J, M, Z Trains is located approximately 1,000 feet southwest from the Affected Area. The subway station provides full-time connecting service to Downtown and Midtown Manhattan. Four bus lines (B57, B46, B47, B54) are accessible to users in the area. The B57 bus, which connects Red Hook, Downtown Brooklyn, and Queens, has two bus stops in different directions located 1,200 feet to the north of the Affected Area near the corner of Evergreen Avenue and Flushing Avenue. Local bus routes B46, B47, and B54 have bus stops at the Myrtle Avenue subway station, near the intersection of Myrtle Avenue and Broadway. These bus lines connect the Study Area with Downtown Brooklyn, Williamsburg, and other areas of Brooklyn.

1.4 Description of the Affected Area

The Affected Area is a 10,876-SF rectangular parcel in the northern portion of Block 3162. The Affected Area is located within an M1-1 zoning district and includes Lots 20-22 and p/o Lots 16, 19, and 23. The Affected Area is bounded to the north by Melrose Street and by adjacent lots on all other sides.

Applicant-Controlled Lots

Projected Development Site 1 includes Applicant-controlled Block 3162, Lots 21-23:

- Lot 21 is a 1,915-SF interior lot with 18.08 ft of frontage on Melrose Street. The lot is currently improved with a 3,934-SF (1.98-FAR) warehouse, constructed in 2009.
- Lot 22 is a 1,915-SF interior lot with 18.08 ft of frontage on Melrose Street. Lot 22 (along with Lot 23) is utilized as an accessory parking lot with a total of 17 parking spaces for the warehouse use on Lot 21.
- Lot 23 is a 2,500-SF interior lot with 25 ft of frontage on Melrose Street. Lot 23 (along with Lot 22) is utilized as an accessory parking lot with a total of 17 parking spaces for the warehouse use on Lot 21. Only approximately 2,249 SF of the lot area is within the Affected Area

Non-Applicant-Controlled Lots

Other non-Applicant-controlled lots within the Affected Area include Block 3162, Lot 20 and p/o Lots 16 and 19:

- Lot 16 is a 7,500-SF interior lot with 75 feet of frontage on Melrose Street. The lot is currently occupied as an unlicensed parking lot. Only a small portion (approximately 12 SF) of the lot falls within the Affected Area.
- Lot 19 is a 2,500-SF interior lot with 25 feet of frontage on Melrose Street. The lot contains a 3-story, 3,750-GSF (1.40-FAR) multi-family walk-up building containing 6 residential units. The building was constructed in 1931 prior to the enactment of the Zoning Resolution, which mapped the area with a manufacturing district. As a result, the existing

residential building on Lot 19 is legal nonconforming. Only approximately 2,285 SF of the lot area is within the Affected Area.

- Lot 20 is a 2,500-SF interior lot with 25 feet of frontage on Melrose Street. The lot contains a 3-story, 3,750-GSF (1.40-FAR) multi-family walk-up building containing 5 residential units. The building was constructed in 1931 prior to the enactment of the Zoning Resolution, which mapped the area with a manufacturing district. As a result, the existing residential building on Lot 20 is legal nonconforming.

1.5 Description of the Proposed Development

The Proposed Development involves the assemblage of Lots 21-23 and the development of a new 26,189-GSF (24,653-ZSF, 3.89-FAR) mixed-use residential and commercial building. The Proposed Development would include 6,582 GSF (6,329 ZSF, 1.00 FAR) of ground-floor local retail and 19,607 GSF (18,324 ZSF, 2.89 FAR) of residential uses on the upper floors. The Proposed Development would result in 18 dwelling units, 20-30% (approximately 4-5 units) of which would be affordable pursuant to MIH Options 1, 2, or 3, depending on the option selected. The applicant intends to pursue MIH Option 1, which would result in 5 affordable units. The building would be six stories tall and rise to 65 feet. At the height of 54.67 feet, there would be an approximately 30-foot setback on Melrose Street. No parking is proposed and therefore no new curb cuts are proposed.

1.6 Action(s) Necessary to Facilitate the Project

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

(1) Zoning Map Amendment to map an M1-2A/R6A (MX-22) zoning district in the Affected Area currently zoned as M1-1, a portion of Block 3162 in the Bushwick neighborhood of Brooklyn, CD 4.

(2) Zoning Text Amendment to Appendix F of the Zoning Resolution to add a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area.

1.7 Purpose and Need

The proposed rezoning from a M1-1 to a M1-2A/R6A (MX-22) zoning district would facilitate development within the Affected Area that would not, otherwise, be possible under the existing M1-1 zoning regulations as residential uses are currently not permitted. The Proposed Actions would facilitate a proposal by the Applicant to develop new affordable and market rate residential development on underutilized lots, currently zoned for manufacturing, where there is no longer a concentration of industrial activity. The Proposed Actions would allow new residential and commercial uses within the Affected Area and would bring into conformance the existing legal non-conforming residential uses present on Block 3162, Lots 19 and 20.

The proposed rezoning would support the precedent set by Rheingold Rezoning (C070250MMK, C080322ZMK, N110179ZRK, effective December 10, 2013), which rezoned Block 3152 across Melrose Street from the Affected Area from M1-1 to R6A and R7A zoning districts with a C2-4 Commercial Overlay along Evergreen Avenue. The proposed M1-2A/R6A (MX-22) zoning district would be compatible with both the residential districts (R6A, R7A, R6, and R7-2) and manufacturing districts (M1-1 and M3-1) in the surrounding area and would further facilitate the introduction of residential uses in the Study Area.

Additionally, the proposed Zoning Text Amendment to Appendix F of the Zoning Resolution to add a Mandatory Inclusionary Housing (MIH) would further the development of affordable housing in an area supported by transit, recreational facilities and supportive commercial and community facility uses.

1.8 Analysis Framework

The analysis framework compares the incremental difference between the proposed and potential development under the Proposed Actions and the development which could occur under the existing zoning by the build year specified below. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions occurring in a Study Area of approximately 400 feet around the Affected Area. The EAS considers the potential effects of the Proposed Actions compared to future conditions without the approvals sought by the Applicant. The analysis framework is described below:

Reasonable Worst-Case Development Scenario

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

The *CEQR Technical Manual* categorizes soft sites as either “projected” or “potential” development sites. Projected Development Sites are defined as those sites that are more likely to be developed as a result of the proposed project. Potential Development Sites are defined as sites that could be developed but have been determined to have less development potential than the Projected Development Sites, based on observed historic and current market conditions, location, site configuration, proximity to transit, infrastructure and other facilities, and other factors that affect the likelihood that they would be developed under the Proposed Actions.

Projected Development Sites are analyzed for both site-specific and density-related effects, whereas Potential Development sites are only analyzed for site-specific effects.

Pursuant to *CEQR Technical Manual* methodology, sites may be considered 'soft' if they are built to substantially less than the maximum permitted floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use.

Build Year

The build year for the analysis is anticipated to be 2029 in consideration of an 18-month CEQR review period starting with the approval of RWCDS, a 7-month ULURP process, 6-months of design development and permitting, and an 18-month single phase construction schedule for the Applicant-owned Projected Development Site 1.

Future Without the Proposed Actions (No-Action Condition)

The No-Action Condition for the Affected Area would be the same as the existing conditions.

Projected Development Site 1 includes Applicant-controlled Lots 21-23. There are no records of building work permits submitted by the Applicant. Therefore, it is conservatively assumed that under the No-Action Condition, existing conditions would remain on Projected Development Site 1. In addition, redevelopment is not considered likely in the No-Action Condition because of the bulk permitted under the current M1-1 district (1.00 commercial and manufacturing; 2.40 community facility) and significant parking requirement (1 space per 300 sf of uses).

The other non-Applicant-owned Lots (16, 19, and 20) within the Affected Area do not meet the soft site criteria outlined in Chapter 2 of the *CEQR Technical Manual*. Lot 19 is unlikely to be redeveloped due to its narrow frontage, small size (5,000 square feet or less), and the presence of a building with legal non-conforming residential uses constructed in 1931. According to *CEQR Technical Manual*, residential buildings with six or more units built before 1974 are likely to be rent-stabilized. Similarly, Lot 20 is unlikely to be redeveloped due to its narrow frontage, small size (5,000 square feet or less), and the presence of a building with legal non-conforming residential uses constructed in 1931. For Lot 16, only a small portion (approximately 12 SF) of the lot falls within the Affected Area. Therefore, the Proposed Actions would not impact conditions on Lot 16.

In the Future without the Proposed Actions, all residential uses withing the Affected Area would remain legal non-conforming.

Future With the Proposed Actions (With-Action Condition)

Projected Development Site 1 (Applicant-controlled Block 3162, Lots 21-23)

The RWCDS for Projected Development Site 1 is consistent with the Applicant's proposal in terms of the proposed uses and their respective floor areas. It is assumed that the average dwelling unit size would be 850 GSF/dwelling unit. The building height is assumed to be 95 ft (9 floors), which is the maximum permitted under the proposed zoning district. The Affected Area is located within the Outer Transit Zone which requires parking for 25% of market rate dwelling units. Residential parking can be waived per ZR 25-222 if less than 15 are required. Commercial parking is not required for general retail in M1-2A districts within the Outer Transit Zone pursuant to ZR 44-21. As the Proposed Development would require approximately 5 parking spaces, the parking requirement can be waived and parking would not be provided.

Under Future With-Action Conditions, it is assumed that Projected Development Site 1 would be developed with a single 26,225 GSF (24,687 ZSF, 3.90 FAR) mixed residential and commercial building containing approximately 19,643 GSF (18,358 ZSF, 2.90 FAR) of residential uses and 6,582 GSF (6,329 ZSF, 1.00 FAR) of local retail. There would be approximately 23 dwelling units (assuming 850 GSF per dwelling unit), 20-30% (5-7 dwelling units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Options 1, 2, or 3, depending on the option selected. For the purposes of Early Childhood Programs analysis, 20% of residential floor area (5 units) is assumed to be affordable at or below 80% AMI. The building would have 9 stories and rise to 95 feet. At the height of 65 feet, there would be a 15-foot setback on Melrose Street. No parking would be provided under the With-Action Condition.

The other lots within the Affected Area not projected to redevelop under the With-Action Condition include Lots 16, 19, and 20. The non-Applicant-owned Lots 19 and 20 do not meet the soft site criteria established in Chapter 2 of the *CEQR Technical Manual*. Although these lots are developed to significantly less than the maximum allowable FAR under the proposed zoning district, they are unlikely to be redeveloped under the future With-Action Condition due to their small sizes (below the *CEQR Technical Manual* soft site threshold of 5,000 square feet). For Lot 16, only a small portion (approximately 12 SF) of the lot falls within the Affected Area. Therefore, the Proposed Actions would not impact conditions on Lot 16.

The Projected and Other Affected Sites are shown in **Figure 1.1-1**.

Only Projected Development Site 1 is considered in the increment between the No-Action and With-Action Conditions. This incremental development would consist of 23 dwelling units — 16 market rate and 7 affordable. The net residential square footage would equal 19,643 GSF or 18,358 ZSF and the net commercial square footage would equal 6,582 GSF or 6,329 ZSF. A decrease of 17 parking spaces would result in the With-Action Condition compared to the No-Action Condition.

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

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

Site Info				Existing Condition								No-Action Condition								With-Action Condition							
Site ID	Block	Lot	Lot Area	Zoning	MF (gsf)	Com. (gsf)	CF (gsf)	Res. (gsf)	Total gsf	Afford. DU	Total DU	Zoning	MF (gsf)	Com. (gsf)	CF (gsf)	Res. (gsf)	Total gsf	Afford. DU	Total DU	Zoning	MF (gsf)	Com. (gsf)	CF (gsf)	Res. (gsf)	Total gsf	Afford. DU	Total DU
Projected Site 1	3162	21	1,915	M1-1	3,934	0	0	0	3,934	0	0	M1-1	3,934	0	0	0	3,934	0	0	M1-2A/R6A (MX)	0	6,582	0	19,643	26,225	7	23
		22	1,915		0	0	0	0	0	0	0		0	0	0	0	0	0	0								
		23	2,500		0	0	0	0	0	0	0		0	0	0	0	0	0	0								
Total				**-**	**3,934**	**0**	**0**	**0**	**3,934**	**0**	**0**	**-**	**3,934**	**0**	**0**	**0**	**3,934**	**0**	**0**	**-**	**0**	**6,582**	**0**	**19,643**	**26,225**	**7**	**23**

DU = Dwelling Units

gsf = gross square feet

Res. = Residential

Com. = Commercial

Mf = Manufacturing

CF = Community Facility

Afford. = Affordable

Table 1.8-2: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Commercial GSF	0	6,582	+6,582
Manufacturing GSF	3,934	0	-3,934
Community Facility GSF	0	0	0
Residential GSF	0	19,643	+19,643
Total GSF	3,934	26,225	+22,291
Residential DUs	0	23	+23
Residents[1]	0	62	+62
Workers[2]	1	21	+20

1: Assumes 2.69 residents per household average - 2020 American Community Survey Brooklyn CD 4

2: Assumes 3 employees per 1,000 sf

2 Environmental Review

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

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

- Land Use, Zoning, and Public Policy
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Air Quality
- Noise

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning, and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Affected Area and the surrounding area as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions would affect land use, would change the zoning in the Affected Area, and are within an area governed by public policies, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (ZoLa) database and PLUTO shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area was performed with reference to New York City Zoning Maps and the New York City Zoning Resolution and served as the basis for the zoning evaluation of the Future No-Action and With-Action Conditions. Public policy research was performed through an evaluation of New York City Department of City Planning (DCP) and other city agencies programs and documentation.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy Study Area should generally extend 400 feet from the Affected Area. Existing land uses within approximately 400 feet of the Affected Area are presented in **Figure 1.1-2**.

Existing Conditions

Land Use Study Area

As shown in **Figure 1.1-2** and stated in **Section 1.3**, existing land uses within the 400-foot Study Area primarily consist of multi-family residential buildings, one-and two-family residential buildings, mixed residential and commercial buildings, commercial buildings, a variety of manufacturing buildings, community facilities, parking facilities, and vacant land. The manufacturing buildings range from one to four stories in height. The residential buildings consist of two-story one-and two-family residential buildings and multiple-family apartment buildings ranging from two to nine stories in height. The commercial buildings include a two-story building and a five-story building.

There is a recent rezoning in the surrounding area, Rheingold Rezoning (C070250MMK, C080322ZMK, N110179ZRK, effective December 10, 2013), which rezoned the northwestern portion of the 400-foot Study Area from M1-1 to R6A/C2-4, R7A and R7A/C2-4, and from M3-1 to M1-2, allowing for mixed residential and commercial development within this portion of the Study Area.

Affected Area

The Affected Area is a 10,876-SF rectangular area in the northern portion of Block 3162 within Brooklyn Community District 4, consisting of Lots 20-22 and p/o Lots 16, 19, and 23.

The Applicant-controlled lots include Block 3162, Lots 21-23:

- Lot 21 is a 1,915-SF interior lot with 18.08 ft of frontage on Melrose Street. The lot is currently improved with a 3,934-SF (1.98-FAR) warehouse, constructed in 2009.
- Lot 22 is a 1,915-SF interior lot with 18.08 ft of frontage on Melrose Street. Lot 22 (along with Lot 23) is utilized as an accessory parking lot with a total of 17 parking spaces for the warehouse use on Lot 21.
- Lot 23 is a 2,500-SF interior lot with 25 ft of frontage on Melrose Street. Lot 23 (along with Lot 22) is utilized as an accessory parking lot with a total of 17 parking spaces for the warehouse use on Lot 21. Only approximately 2,249 SF of the lot area is within the Affected Area.

Other lots include the non-Applicant-controlled Block 3162, Lot 20 and p/o Lots 16 and 19:

- Lot 16 is a 7,500-SF interior lot with 75 feet of frontage on Melrose Street. The lot is currently occupied as an unlicensed parking lot. Only a small portion (approximately 12 SF) of the lot falls within the Affected Area.
- Lot 19 is a 2,500-SF interior lot with 25 feet of frontage on Melrose Street. The lot contains a 3-story, 3,750-GSF (1.40-FAR) multi-family walk-up building containing 6 residential units. The building was constructed in 1931 prior to the enactment of the Zoning Resolution, which mapped the area with a manufacturing district. As a result, the existing residential building on Lot 19 is legal nonconforming. Only approximately 2,285 SF of the lot area is within the Affected Area.
- Lot 20 is a 2,500-SF interior lot with 25 feet of frontage on Melrose Street. The lot contains a 3-story, 3,750-GSF (1.40-FAR) multi-family walk-up building containing 5 residential units. The building was constructed in 1931 prior to the enactment of the Zoning Resolution, which mapped the area with a manufacturing district. As a result, the existing residential building on Lot 20 is legal nonconforming.

Future No-Action Condition

Land Use Study Area

There are no active construction permits within the 400-foot Study Area. The construction of mixed residential and commercial buildings projected to be effectuated as a result of Rheingold Rezoning (C070250MMK, C080322ZMK, N110179ZRK, effective December 10, 2013) has been completed in 2019. There are no other proposed rezonings in the Study Area that could affect

the No-Action Condition of the surrounding area. Therefore, the existing conditions within the Study Area would remain in the future without the Proposed Actions.

Affected Area

The No-Action Condition for the Affected Area would be the same as the existing conditions.

Projected Development Site 1 includes Applicant-controlled Lots 21-23. There are no records of building work permits submitted by the Applicant. Therefore, it is conservatively assumed that under the No-Action Condition, existing conditions would remain on Projected Development Site 1. In addition, redevelopment is not considered likely in the No-Action Condition because of the bulk permitted under the current M1-1 district (1.00 commercial and manufacturing; 2.40 community facility) and significant parking requirement (1 space per 300 sf of uses).

The existing residential buildings withing the Affected Area would continue to be legal non-conforming uses within the existing M1-1 zoning district.

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the Study Area are anticipated to remain unchanged in the future with the Proposed Actions. Any new development in the surrounding area would be consistent with the underlying zoning regulations.

Affected Area

Projected Development Site 1 (Applicant-controlled Block 3162, Lots 21-23)

Under With-Action Conditions, it is assumed that Projected Development Site 1 would be developed with a single 26,225 GSF (24,687 ZSF, 3.90 FAR) mixed residential and commercial building containing approximately 19,643 GSF (18,358 ZSF, 2.90 FAR) of residential uses and 6,582 GSF (6,329 ZSF, 1.00 FAR) of local retail. There would be approximately 23 dwelling units (assuming 850 GSF per dwelling unit), 20-30% (5-7 dwelling units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Options 1, 2, or 3, depending on the option selected. The building would have 9 stories and rise to 95 feet. At the height of 65 feet, there would be a 15-foot setback on Melrose Street. No parking would be provided.

Land Use Conclusion

The Proposed Actions' land use changes would be consistent with existing development trends in the Study Area. The incremental residential units generated by the Proposed Actions would provide a mix of affordable housing and market rate units. The Proposed Development would be consistent with the recently constructed mixed-use developments resulting from the Rheingold Rezoning. The proposed residential and commercial uses would be consistent with similar uses in the Study Area, including the residential and commercial development across Melrose Street from the Affected Area. Therefore, no significant adverse impacts related to land use would occur as a result of the Proposed Actions, and further analysis of land use is not warranted.

2.1.2 Zoning

The *CEQR Technical Manual* suggests that a zoning Study Area should extend 400 feet from the Affected Area. The proposed zoning map amendment would affect the following lots: Block 3162, Lots 20-22 and p/o Lots 16, 19, and 23. Existing zoning districts within approximately 400 feet of the Affected Area are presented in **Figure 1.1-3**.

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are M1-1, M3-1, R6A, R6A/C2-4, R7A, R7A/C2-4, and R6 zoning districts, as illustrated in **Table 2.1-2**.

Existing zoning districts in the surrounding area include:

M1-1

M1 districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Permitted uses in M1-1 districts are as follows: UG I, III(B) and IV-X. M1-1 districts permit a FAR of 1.0 for permitted commercial and manufacturing uses, and 2.40 for permitted community facility uses. Building heights are regulated by a sky exposure plane beginning at 30 feet (or two stories) above the street line. For community facility building, the maximum height of a front wall shall be 35 feet or three stories, whichever is less, and the height above the street line shall be 35 feet. In M1-1 zoning districts, the required off-street parking varies by use and transit zone designation.

M3-1

M3-1 district is designated for heavy industries that generate noise, traffic or pollutants, which cannot be located close to residential areas. Permitted uses in M3-1 districts are as follows: UG I, III(B) and IV-X. The M3-1 district has a maximum FAR of 2.0. Building heights are regulated by a sky exposure plane beginning at 60 feet (or four stories) above the street line. In M3-1 zoning districts, the required off-street parking varies by use and transit zone designation.

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

Zoning District	Type and Use Group	Floor Area Ratio (FAR)	Parking
M1-1	Non-Contextual Light Manufacturing District (High Performance) UGs I, III(B), IV(A), IV(B), IV(C), V, VI, VII, VIII, IX(A), IX(B), IX(C), X	1.0 – Manufacturing 1.0 – Commercial 2.4 – Community Facility	Varies by use, size of establishment, and TZ Designation
M3-1	Non-Contextual Heavy Manufacturing District (Low Performance) UGs I, III(B), IV(A), IV(B), IV(C), V, VI, VII, VIII, IX(A), IX(B), IX(C), X	2.0 – Manufacturing 2.0 – Commercial 2.0 – Community Facility	Varies by use and size of establishment
R6A	General Contextual Residential District UGs I, II, III(A), III(B), IV(B), IV(C)	3.0 – Residential (Standard) 3.9 – Residential (Qualifying Affordable or Senior) 4.8 – Community Facility	Inner TZ: 50% of standard DU Outer TZ: 25% of standard DU Beyond Greater TZ: 50% of standard DU; 25% of affordable DU; 10% of qualifying senior units In the Outer TZ/Beyond the Greater TZ: Small lots (25 feet or less in width): No parking required for lots existing as of December 5, 2024 Non-residential varies by use and size of establishment, and TZ designation
R7A	General Contextual Residential District UGs I, II, III(A), III(B), IV(B), IV(C)	4.00 – Residential (Standard) 5.01 – Residential (Qualifying Affordable or Senior) 4.00 – Community Facility	Inner TZ: 50% of standard DU Outer TZ: 15% of standard DU Beyond Greater TZ: 50% of standard DU; 12% of affordable DU; 10% of qualifying senior units Where Lot Area is 1,000 SF or less: Parking for Standard Dwelling unit reduced to 30% beyond the Greater TZ. Small lots (25 feet or less in width): No parking required for lots existing as of December 5, 2024 in Outer TZ and beyond the Greater TZ. Non-residential varies by use and size of establishment, and TZ designation
R6	General Non-Contextual Residential District UGs I, II, III(A), III(B), IV(B), IV(C)	0.78-2.43 – Residential (Height Factor) 2.2 – Residential (Standard) 3.0 – Residential (Standard, Within 100' of Wide Street)	Inner TZ: 50% of standard DU Outer TZ: 25% of standard DU Beyond Greater TZ: 50% of standard DU; 25% of affordable DU; 10% of qualifying senior units In the Outer TZ/Beyond the Greater TZ:

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

		3.9 – Residential (Qualifying Affordable or Senior) 4.8 – Community Facility	Small lots (25 feet or less in width): No parking required for lots existing as of December 5, 2024 Non-residential varies by use and size of establishment, and TZ designation
C2-4 Commercial Overlay	General Non-Contextual Commercial Overlay UGs I, II, III(A), III(B), IV(A), IV(B), IV(C), V, VI, VII, VIII, IX(A), IX(C), X	1.0 – Commercial (R1-R5) 2.0 – Commercial (R6 - R10)	Varies by use and size of establishment

R6A

R6A is a contextual district widely mapped in built-up, medium-density areas. These districts are designed to provide for residential buildings, and also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment. R6A districts permit the following Use Groups: UGs I, II, III(A), III(B), IV(B), IV(C).

The FAR in R6A districts is 3.0 for standard residences and community facility use. For buildings participating in the UAP program, a maximum residential FAR of 3.9 (for qualifying affordable or senior housing) is permitted, so long as any residential floor area exceeding the standard FAR is permanently income-restricted to an average of 60% AMI. The minimum base height is 40 feet. The maximum base height is 65 feet, and the maximum building height is 75 feet (for standard residences). The maximum base height is 65 feet, and the maximum building height is 95 feet (for qualifying affordable or senior housing).

Parking requirements vary depending on the use and transit zone designation. In the Inner Transit Zone, off-street parking is required for 50% of standard market dwelling units within multiple dwellings, while no parking is required for income restricted housing or qualifying senior units, and can be waived if 5 spaces or fewer are required. In the Outer Transit Zone, parking is required for 25% of all standard market dwelling units, while no parking is required for income restricted housing or qualifying senior units, and can be waived if 15 spaces or fewer are required. Beyond the Greater Transit Zone, parking is required for 50% of market rate dwelling units, 25% of affordable dwelling units, and 10% of qualifying senior units; here, parking can be waived if fewer than 10 spaces are required. Further, no parking is required for zoning lots existing on December 5, 2024, where the lot width is 25 feet or less in the Outer Transit Zone/Beyond the Greater Transit Zone.

R7A

R7A is a contextual district widely mapped in built-up, medium-density areas. These districts are designed to provide for residential buildings, and also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment. Designed to be compatible with older buildings found in medium-density neighborhoods, R7A districts are

mapped along Prospect Park South and Ocean Parkway in Brooklyn, Jackson Heights in Queens, and in Harlem and along the avenues in the East Village in Manhattan. R7A districts permit the following Use Groups: UGs I, II, III(A), III(B), IV(B), IV(C).

The residential FAR in R7A districts is 4.0 for standard residences and community facility use. For buildings participating in the UAP program, a maximum residential FAR of 5.01 (for qualifying affordable or senior housing) is permitted, so long as any residential floor area exceeding the standard FAR is permanently income-restricted to an average of 60% AMI.

Parking requirements vary depending on the use and transit zone designation. In the Inner Transit Zone, off-street parking space is required for 50% of standard market dwelling units within multiple dwellings, while no parking is required for income restricted housing or qualifying senior units, and can be waived if 25 spaces or fewer are required. In the Outer Transit Zone, parking is required for 15% of all standard market dwelling units, while no parking is required for income restricted housing or qualifying senior units, and can be waived if 15 spaces or fewer are required. Beyond the Greater Transit Zone, parking is required for 50% of market rate dwelling units, 12% of affordable dwelling units, and 10% of qualifying senior units; here, parking can be waived if fewer than 15 spaces are required. The parking requirement per standard dwelling unit shall be reduced to 30 percent where the lot area is 10,000 square feet or less beyond the Greater Transit Zone. Further, no parking is required for zoning lots existing on December 5, 2024, where the lot width is 25 feet or less in the Outer Transit Zone/Beyond the Greater Transit Zone.

R6

R6 are medium-density non-contextual zoning districts widely mapped in built-up, medium-density areas. These districts are designed to provide for residential buildings, and also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment. R6 districts permit the following Use Groups: UGs I, II, III(A), III(B), IV(B), IV(C).

R6 districts permit a maximum FAR of 2.2 (for standard zoning lots) or 3.0 (for standard zoning lots or portions thereof, located within 100 feet of a wide street). Community facility use is permitted at a maximum FAR of 4.8. For buildings participating in the UAP program, a maximum residential FAR of 3.9 (for qualifying affordable or senior housing) is permitted, so long as any residential floor area exceeding the standard FAR is permanently income-restricted to an average of 60% AMI.

For zoning lots or portions thereof within 100 feet of a wide street, the minimum base height is 40 feet. The maximum base height is 65 feet and the maximum building height is 75 feet (for standard residences). The maximum base height is 65 feet and the maximum building height is 95 feet (for qualifying affordable or senior housing). Separate height regulations apply to zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line.

Here, the minimum base height is 30 feet. The maximum base height is 45 feet and the maximum building height is 55 feet (for standard residences). The maximum base height is 65 feet and the maximum building height is 85 feet (for qualifying affordable or senior housing).

Parking requirements vary depending on the use and transit zone designation. In the Inner Transit Zone, off-street parking space is required for 50% of standard market dwelling units within multiple dwellings and can be waived if 5 spaces or fewer are required, while no parking is required for income restricted housing or qualifying senior units. In the Outer Transit Zone, parking is required for 25% of all standard market dwelling units, while no parking is required for income restricted housing or qualifying senior units, and can be waived if 15 spaces or fewer are required. Beyond the Greater Transit Zone, parking is required for 50% of market rate dwelling units, 25% of affordable dwelling units, and 10% of qualifying senior units; here, parking can be waived if fewer than 10 spaces are required. Further, no parking is required for zoning lots existing on December 5, 2024, where the lot width is 25 feet or less in the Outer Transit Zone/Beyond the Greater Transit Zone.

C2-4 Commercial Overlay

C2-4 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

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

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Affected Area

The Affected Area is zoned M1-1, which permits low-density light manufacturing developments along with commercial and community facility uses.

Future No-Action Condition

Zoning Study Area and Affected Area

There are no proposed rezonings within the 400-foot zoning Study Area. No changes to zoning would occur in the future without the Proposed Actions in the Affected Area. Existing zoning patterns would remain, and the Affected Area would continue to be subject to M1-1 zoning regulations.

Future With-Action Condition

Zoning Study Area

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

Affected Area

The Proposed Actions would rezone Block 3162, Lots 20-22 and p/o Lots 16, 19, and 23 from an M1-1 zoning district to an M1-2A/R6A (MX-22) zoning district. The Proposed Actions also include a Zoning Text Amendment to Appendix F of the ZR to add an MIH area coterminous with the Affected Area.

Under the With-Action Condition, the proposed M1-2A/R6A (MX-22) district would permit a maximum of 3.90 FAR for residential use, 3.0 FAR for commercial uses, 3.0 for community facility uses, and 3.0 FAR for manufacturing uses. The maximum building height within the M1-2A/R6A (MX-22) zoning district is 95 feet after a setback from the base height of up to 65 feet. Buildings within the proposed zoning district must have a 10-foot setback above the maximum base height on a wide street and a 15-foot setback on a narrow street before rising to a maximum of 9 floors.

In comparison with the existing M1-1 zoning districts currently mapped over the Affected Area, the proposed M1-2A/R6A (MX-22) zoning district would allow for residential uses, a wider range of community facility uses, a larger FAR, and increased building heights.

Zoning Conclusion

The Proposed Actions would bring existing residential lots within the Affected Area into compliance. The proposed M1-2A/R6A (MX-22) zoning district would be compatible with both the existing residential districts (R6A, R7A, R6, and R7-2) and manufacturing districts (M1-1 and M3-1) in the Study Area. In comparison to the existing M1-1 district, the M1-2A/R6A (MX-22) would allow for residential uses, a wider range of community facility uses, a greater FAR, and increased building heights. Moreover, the proposed Zoning Text Amendment would facilitate the development of new permanently affordable housing. Therefore, no significant adverse impacts related to zoning would occur as a result of the Proposed Actions, and further analysis of zoning is not warranted.

2.1.3 Public Policy

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

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

The relevant public policies analyzed in this section include:

- Housing New York 2.0
- Rebuild, Renew, Reinvent: A Blueprint for New York City’s Economic Recovery
- Get Stuff Built
- Housing Our Neighbors: A Blueprint for Housing and Homelessness

Existing Conditions

Housing New York 2.0

Facilitated by the Department of Housing Preservation and Development (HPD), *Housing New York 2.0* is the City's plan to build or preserve 300,000 affordable homes by 2026. The plan outlines a comprehensive set of policies and programs to address the city's affordable housing crisis and retain the diversity and vitality of its neighborhoods.

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

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

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

Get Stuff Built

Get Stuff Built is a strategy to address affordable housing crisis with the goal of 500,000 new homes. Carried out by the Building and Land Use Approval Streamlining Task Force (BLAST), "Get Stuff Built" includes 111 concrete actions the city will take to create more housing more quickly by streamlining processes and removing bureaucratic obstacles that are slowing housing production and economic recovery. These actions will increase the speed and lower the cost of development by accelerating project timelines by 50 percent, ensure environmental protection and meaningful public participation, and stimulate the creation of affordable housing across New York City.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

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

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

Future No-Action Condition

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

Future With-Action Condition

Housing New York 2.0

The Proposed Actions support the goal of Housing New York 2.0 to provide 100,000 more affordable homes by 2026, in addition to the 200,000 affordable homes provided by 2022 under the original Housing New York Plan. The Proposed Actions would establish an MIH area over the Affected Area and facilitate the development of 23 dwelling units, 20-30% (5-7 dwelling units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Options 1, 2, or 3, depending on the option selected. The affordable units would contribute to preserving the affordability of the housing stock.

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

The Proposed Actions would facilitate the development of commercial space occupied by local retail. Since the Proposed Actions would facilitate new commercial uses on the ground floor of Projected Development Site 1, they contribute to *Strategy 1. Restart our city's economic engines and reactivate the public realm* by strengthening corridors where New Yorkers live and work. In addition, the Proposed Actions would generate new jobs and support the Strategy 4 of "Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery" aiming to connect New Yorkers to jobs. Lastly, the Proposed Actions would facilitate the development of the affordable housing and increase opportunities for low-cost housing in the neighborhood. Therefore, the Proposed Actions are aligned with the *Strategy 5. Plan and build for inclusive growth now and in the future*.

Get Stuff Built

The Proposed Actions would facilitate the construction of 23 incremental dwelling units, 20-30% (5-7 dwelling units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Options 1, 2, or 3, depending on the option selected. The units that would be provided pursuant to the Proposed Actions would help address affordable housing crisis and contribute to the goal of 500,000 new homes expressed in the "Get Stuff Built" strategy.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

The Proposed Actions would facilitate the construction of 23 incremental dwelling units within the Affected Area, 20-30% (5-7 dwelling units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Options 1, 2, or 3, depending on the option selected. By creating the affordable housing, the Proposed Actions would contribute to the goal of getting New Yorkers into safe and affordable homes expressed in "Housing Our Neighbors: A Blueprint for Housing and Homelessness".

Public Policy Conclusion

The Proposed Actions would allow for the development of permanently affordable housing and would be supportive of City policies such as *Housing New York 2.0, Get Stuff Built, or Housing Our Neighbors: A Blueprint for Housing and Homelessness* that aim to address the city's affordable housing crisis. Moreover, the Proposed Actions would support the City policy "*Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery"* by offering new spaces for small businesses, enhancing economic diversity within the community, and generating job opportunities for New Yorkers. The Proposed Actions would not result in significant material changes to existing regulations or policy. Therefore, no significant adverse impacts on public policies would occur, and no further analysis is warranted.

2.2 Shadows

The *CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a Proposed Actions would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage 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.

The duration and dimensions of shadows are determined by the geographic location of the area from which the shadow is cast and the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast farther towards the south than shadows cast in early and late winter months.

The *CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) 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.

The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved, such as handball or basketball courts, places containing no seating areas and no vegetation, no unusual or historic plantings, or containing only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of projected development sites, as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with *CEQR Technical Manual* guidance.

Methodology

This preliminary analysis of shadows follows the guidelines set forth in the *CEQR Technical Manual* for a preliminary assessment (Section 310). According to the *CEQR Technical Manual*, a preliminary shadow assessment includes the development of a base map showing the site location in relationship to any sunlight-sensitive resources as per guidelines provided in the *CEQR Technical Manual*. Following these guidelines, the longest shadow study area is determined, and a Tier 1 screening assessment is conducted to determine if any sunlight-sensitive resources fall within the study srea. If no resources are identified, no further analysis would be required. If sunlight-sensitive resources lay within the longest shadow study area, the next tier of screening assessment should be conducted. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the Proposed Actions in order to determine whether a more detailed assessment would be appropriate.

Analysis Framework

Projected Development Site 1

The RWCDS for Projected Development Site 1 is consistent with the Applicant's proposal in terms of the proposed uses and their respective floor areas. The building height is assumed to be 95 ft (9 floors), which is the maximum permitted under the proposed zoning district.

Under Future With-Action Conditions, it is assumed that Projected Development Site 1 would be developed with a single 26,225 GSF (24,687 ZSF, 3.90 FAR) mixed residential and commercial building. The building would have 9 stories and rise to 95 feet. At the height of 65 feet, there would be a 15-foot setback on Melrose Street. A 15-foot mechanical bulkhead would be assumed for the development site for a conservative shadows analysis under CEQR.

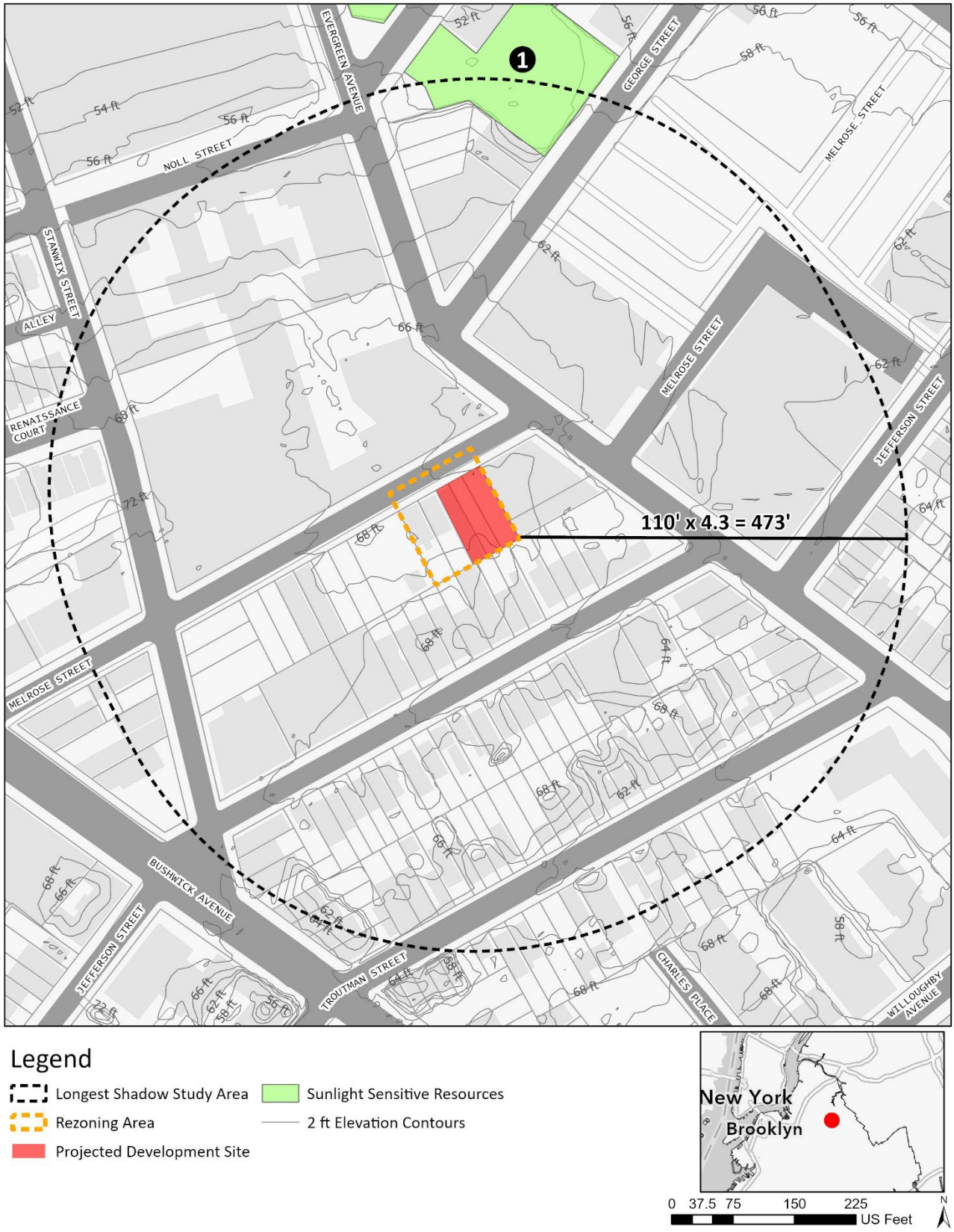
2.2.1 Tier 1 Shadow Screening Assessment

Under the With-Action Condition, the Projected Development Site 1 (Block 3162, Lots 21-23) would be developed with a new building having a maximum height of 110 feet (inclusive of a 15-foot mechanical bulkhead). Therefore, the longest action-induced shadow would be approximately 473 feet (4.3 x 110 feet) in length.

The first step in a shadow analysis is to determine whether there are any sunlight-sensitive resources located within the length of the radius equal to the longest action-induced shadow length for Projected Development Site 1.

As **Figure 2.2-1** shows below, one sunlight sensitive resource, P.S. 145 courtyard (Resource 1), falls within the longest shadow study area of Projected Development Site 1. Therefore, a Tier 2 screening assessment is required.

Figure 2.2-1: Tier 1 Shadow Screening Assessment



2.2.2 Tier 2 Shadow Screening Assessment

The *CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource lies within the longest shadow Study Area, a Tier 2 screening assessment should be performed. Because of the path the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. For a Tier 2 screening assessment, sunlight-sensitive resources within the triangular area cannot be shaded by new projected development sites and are screened out. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project.

As shown in **Figure 2.2-2**, the Tier 2 screening assessment shows that the P.S. 145 courtyard (Resource 1) is outside of the -108/+180-degree triangular area south of Projected Development Site 1 where no shadow can be cast. Accordingly, a Tier 3 shadow screening assessment is required.

2.2.3 Tier 3 Shadow Screening Assessment

The *CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project, a Tier 3 screening assessment should be performed. Because the sun rises in the east and travels across the southern part of the sky to set in the west, a project's earliest shadows would be cast almost directly westward. Throughout the day, they would shift clockwise (moving northwest, then north, then northeast) until sunset, when they would fall east. Therefore, a project's earliest shadow on a sunlight-sensitive resource would occur in a similar pattern, depending on the location of the resource in relation to the project site. For a Tier 3 screening assessment, if the assessment determines that no shadows from the development would reach any of the sunlight-sensitive resources on any of the representative analysis days, then no further assessment for those days is needed. If, however, in the absence of intervening buildings shadows from the proposed buildings would reach sunlight-sensitive resources on any of the representative analysis days, then a detailed shadow analysis would be warranted for those days.

Three-dimensional computer modeling was used for the Tier 3 screening assessment. At this stage of the assessment, the surrounding buildings were not included in the model to determine whether shadows from the proposed project would reach the sunlight-sensitive resource.

The following representative days were included in the modeling:

- December 21 (Winter Solstice),
- March 21/ September 21 (Vernal Equinox/Autumnal Equinox),
- June 21 (Summer Solstice),
- May 6/ August 6.

As shown in **Figure 2.2-3** to **Figure 2.2-6** below, shadows from the Proposed Development would not reach the P.S. 145 courtyard (Resource 1), during any of the analysis months. Therefore the P.S. 145 courtyard would not be affected by the shadows resulting from the Proposed Actions and further analysis is not warranted.

Figure 2.2-2: Tier 2 Shadow Screening Assessment



Figure 2.2-3: Tier 3 Shadow Screening December 21st (Winter Solstice)



Figure 2.2-4: Tier 3 Shadow Screening March 21st/September 21st (Vernal and Autumnal Equinox)

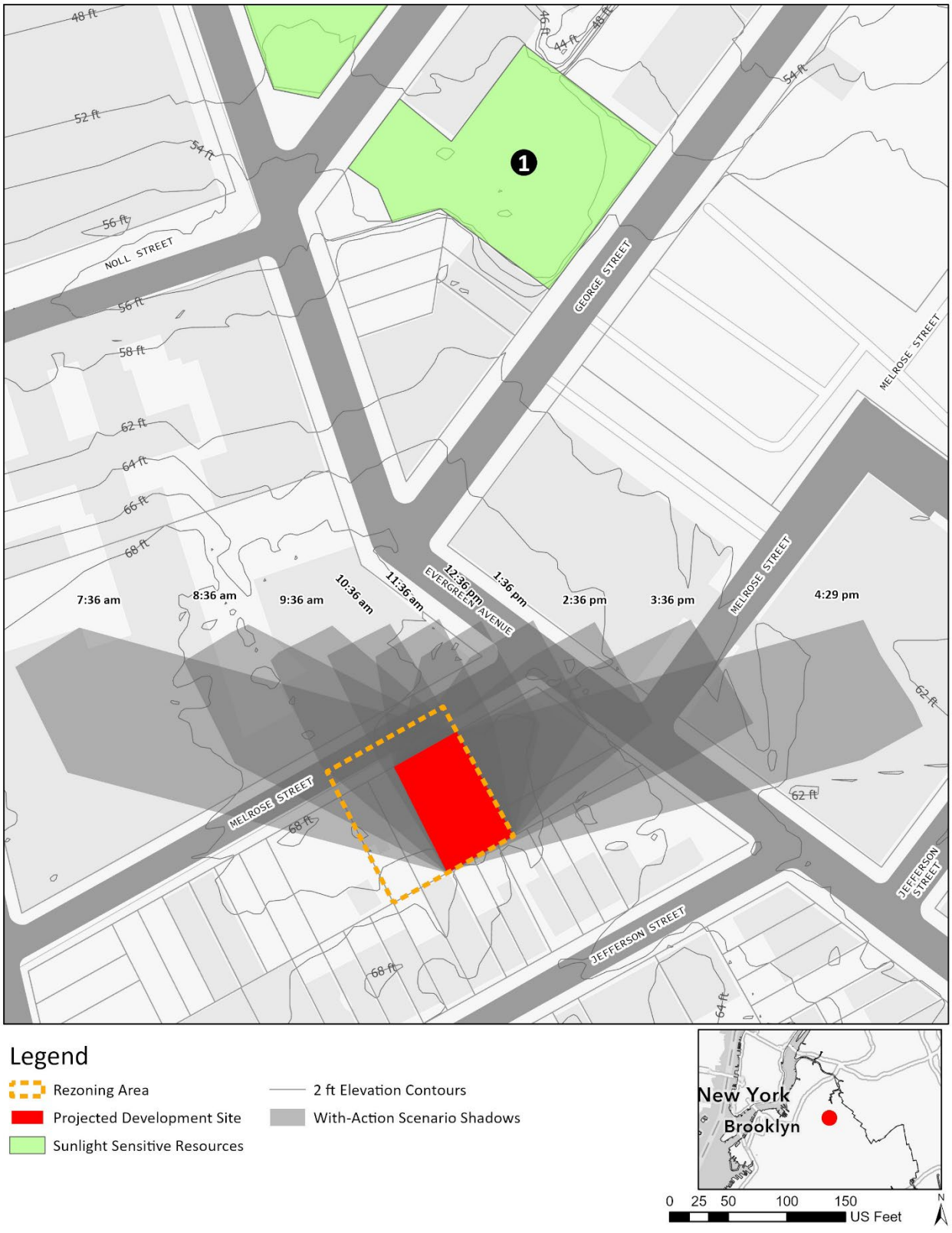


Figure 2.2-5: Tier 3 Shadow Screening May 6th/August 6th



Figure 2.2-6: Tier 3 Shadow Screening June 21st (Summer Solstice)



2.2.4 Conclusion

The shadows from the Proposed Development would not reach the sunlight-sensitive resource, the P.S. 145 courtyard, on any of the four analysis days. Therefore, no significant adverse impacts related to shadows would occur as a result of the Proposed Actions.

2.3 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *2021 CEQR Technical Manual*.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

Methodology

Archaeological and architectural resources usually need to be assessed for projects that would result in any in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site.

For projects that may affect historic or cultural resources, the first step in evaluating a project's potential effects on historic resources is to consider what area the project might affect and then identify historic resources—whether officially recognized or eligible for such recognition—within that area. The area of subsurface work for the proposed project is considered the impact area for archaeological resources, while the Study Area for architectural resources is the area in which any resources may be affected by the project, which is defined by the radius of 400 feet from the borders of the project site for most proposals.

After the study areas have been established, all known archaeological and architectural resources within the study areas are identified, and the potential for unknown resources is investigated. It is recommended that lead agencies and applicants contact LPC for archaeological and architectural resources review. Based on the report from LPC, if any listed historic or cultural resources are located in the study areas, then further analysis of the project's impact on these resources must be performed. The proposed project's effects on any designated or potential archaeological and architectural resources are then analyzed under Existing, No-Action, and With-Action conditions. The assessment specifically considers whether the project may result in the disturbance or destruction of those archaeological and architectural resources as a result of the Proposed Actions.

2.3.1 Architectural Resources

Per *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action(s) and in the area surrounding identified development sites. The historic resources Study Area is defined as the project site plus an approximately 400-foot radius around the Proposed Action area.

According to the *CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. This section assesses the potential for the proposed action to result in significant adverse impacts on identified historic and cultural resources.

Architectural Resources within the Study Area

To determine whether the Proposed Actions have the potential to affect nearby off-site historic or architectural resources, the study area was screened for historic and architectural resources.

The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and by letter dated January 21, 2025, indicated that no properties within the Affected Area have architectural significance (see **Appendix A**). In addition, the Cultural Resource Information System (CRIS) online resource has indicated no properties with architectural significance within the Study Area. Therefore, significant adverse impacts to architectural resources are not expected because of the proposed Actions, and further analysis is not warranted.

2.3.2 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 Proposed Actions would result in new in-ground construction on Projected Development Site 1. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby cultural or archaeological resources, and a response was received on January 21, 2025, (see **Appendix A**). The LPC has indicated that no cultural resources of archaeological significance are associated with the study area. Therefore, significant adverse impacts to archaeological resources are not expected as a result of the Proposed Actions, and further analysis is not warranted.

2.3.3 Conclusion

According to the *CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. Based on the above analysis, the Proposed Actions would not introduce significant adverse impacts to architectural resources within the 400-foot Study Area. In addition, no archaeological significance is associated with Projected Development Site 1. Accordingly, no further analysis is warranted.

2.4 Urban Design and Visual Resources

According to the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the *CEQR Technical Manual*, an assessment of urban design may be warranted when a proposed action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

The proposed rezoning of the Affected Area from an M1-1 district to an M1-2A/R6A (MX-22) zoning district would alter permitted use, bulk, and height within the Affected Area. Therefore, further analysis is warranted. The differences between existing and proposed zoning, with regards to those aspects of zoning affecting urban design, are presented in the following **Table 2.7-1**.

Table 2.7-1: No-Action and With-Action Zoning

	No-Action	With-Action
Zoning	M1-1	M1-2A/R6A (MX-22)
Permitted Uses	Manu., Com., CF	Manu., Com., CF, Res.
Maximum FAR	Manu. and Com.: 1.00 CF: 2.40	Manu.: 3.00 Com: 3.00 CF: 3.00 Res.: 3.90
Maximum Height	Sky Exposure Plane	Base Height: 65 feet Building Height: 95 feet (w/QGF)
Lot Coverage (corner lot)	100%	100%

Com. = Commercial; CF = Community Facility; Manu. = Manufacturing; Res. = Residential; QGF = Qualifying Ground Floor

2.4.1 Existing Conditions

Affected Area

The Affected Area is located on the southern side of Melrose Street between Stanwix Street and Evergreen Avenue and includes a portion of Block 3162, consisting of the contiguous tax Lots 20-22 and p/o Lots 16, 19, and 23, which are described in detail in **Sections 1.4** and **Section 2.1**.

The Applicant-controlled lots include Block 3162, Lots 21-23:

- Lot 21 is a 1,915-SF interior lot with 18.08 ft of frontage on Melrose Street. The lot is currently improved with a 3,934-SF (1.98-FAR) warehouse, constructed in 2009. The lot is served by one curb cut.

- Lot 22 is a 1,915-SF interior lot with 18.08 ft of frontage on Melrose Street. Lot 22 (along with Lot 23) is utilized as an accessory parking lot with a total of 17 parking spaces for the warehouse use on Lot 21. The lot is served by one curb cut.

- Lot 23 is a 2,500-SF interior lot with 25 ft of frontage on Melrose Street. Lot 23 (along with Lot 22) is utilized as an accessory parking lot with a total of 17 parking spaces for the warehouse use on Lot 21. Only approximately 2,249 SF of the lot area is within the Affected Area. The lot is served by one curb cut.

Other lots include the non-Applicant-controlled Block 3162, Lot 20 and p/o Lots 16 and 19:

- Lot 16 is a 7,500-SF interior lot with 75 feet of frontage on Melrose Street. The lot is currently occupied as an unlicensed parking lot. Only a small portion (approximately 12 SF) of the lot falls within the Affected Area. The lot is served by a curb cut.

- Lot 19 is a 2,500-SF interior lot with 25 feet of frontage on Melrose Street. The lot contains a 3-story, 3,750-GSF (1.40-FAR) multi-family walk-up building containing 6 residential units. The building was constructed in 1931 prior to the enactment of the Zoning Resolution, which mapped the area with a manufacturing district. As a result, the existing residential building on Lot 19 is legal nonconforming. Only approximately 2,285 SF of the lot area is within the Affected Area.

- Lot 20 is a 2,500-SF interior lot with 25 feet of frontage on Melrose Street. The lot contains a 3-story, 3,750-GSF (1.40-FAR) multi-family walk-up building containing 5 residential units. The building was constructed in 1931 prior to the enactment of the Zoning Resolution, which mapped the area with a manufacturing district. As a result, the existing residential building on Lot 20 is legal nonconforming.

Urban Design Study Area

Streets & Streetscape

The Study Area features an irregular traffic grid, with most intersections not forming right angles and having three legs. Street widths range from 50 to 60 feet. Most sidewalks in the Study Area range from 12 to 16 feet in width, except for Troutman Street, where sidewalks are only 6 feet wide. Sidewalk conditions vary significantly within the Study Area, ranging from poor at the southern corner of the Melrose Street and Stanwix Street intersection to excellent along recently developed areas resulting from the Rheingold Rezoning north of the Affected Area. Street trees are limited throughout the Study Area, and streetlights are generally present, except for a portion of Stanwix Street between Melrose Street and Jefferson Street, where no streetlights are installed. Most intersections are either unregulated or controlled by stop signs and have clearly marked crosswalks. Additionally, a striped bike lane runs through the Study Area along Evergreen Avenue.

Buildings

The Study Area is an urban environment with a variety of different building heights, bulks, and styles resulting in diverse streetscapes throughout the area. As detailed above under, "Land Use, Zoning, & Public Policy," land uses within 400-feet of the Affected consist of a mix of multi-family residential buildings, one-and two-family residential buildings, mixed residential and commercial buildings, commercial buildings, a variety of manufacturing buildings, community facilities, parking facilities, and vacant land. The manufacturing buildings range from one to four stories in height. The residential buildings consist of two-story one-and two-family residential buildings and multiple-family apartment buildings ranging from two to nine stories in height. The commercial buildings include a two-story building and a five-story building.

The blocks north of the Affected Area in the Study Area are generally taller and denser than those in the southern portion of the Study Area. Directly to the north of the Affected Area, across Melrose Street at 123 Melrose Street, is a 9-story, approximately 400,000 GSF residential development with ground floor retail along Evergreen Avenue. The building occupies the southern portion of the block and entire northern portion of Melrose Street between Evergreen Avenue and Stanwix Street. Located to the east of the Affected Area across Evergreen Avenue at 95 Evergreen Avenue is a 5-story, approximately 160,000 GSF commercial office building. Directly adjacent to 95 Evergreen Avenue at 105 Evergreen Avenue is a 3-story, approximately 145,000 warehouse building utilized as an art studio. 95 Evergreen Avenue and 105 Evergreen Avenue are connected by a walkway over a private driveway for loading and parking access. 105 Evergreen Avenue does not contain windows, creating a solid blank wall along Evergreen Avenue between the private driveway and Jefferson Street.

The blocks south of the Affected Area contain mostly 2- to 4-story residential buildings, with a few containing ground floor retail along Evergreen Avenue. There are several 1-story industrial buildings located on southern portion of the same block as the Affected Area.

Open Space & Natural Resources

The topography of the Study Area is generally flat. There are no open space resources within 400-feet of the Affected Area. Additionally, other than the street trees discussed above, there are no natural resources in the Study Area.

Visual Resources

There are no visual resources within the Study Area, including any historic resources.

Figure 2.4-1 contains a photo key map with locations of urban design figures. The urban design figures with the existing conditions are shown in **Figure 2.4-2** and **Figure 2.4-3.**

2.4.2 Future No-Action Condition

Affected Area

Projected Development Site 1 includes Applicant-controlled Lots 21-23. There are no records of building work permits submitted by the Applicant. Therefore, it is conservatively assumed that under the No-Action Condition, existing conditions would remain on Projected Development Site 1. In addition, redevelopment is not considered likely in the No-Action Scenario because of the bulk permitted under the current M1-1 district (1.00 commercial and manufacturing; 2.40 community facility) and significant parking requirement (1 space per 300 sf of uses).

The existing residential buildings withing the Affected Area would continue to be legal non-conforming uses within the existing M1-1 zoning district.

Urban Design Study Area

There are no active construction permits within the 400-foot Study Area. The construction of mixed residential and commercial buildings projected to be effectuated as a result of Rheingold Rezoning (C070250MMK, C080322ZMK, N110179ZRK, effective December 10, 2013) has been completed in 2019. There are no other proposed rezonings in the Study Area that could affect the No-Action condition of the surrounding area. Therefore, the existing conditions within the Study Area would remain in the future without the Proposed Actions.

2.4.3 Future With-Action Condition

Affected Area

Projected Development Site 1

The RWCDS for Projected Development Site 1 is consistent with the Applicant's proposal in terms of the proposed uses and their respective floor areas. The building height is assumed to be 95 ft (9 floors), which is the maximum permitted under the proposed zoning district.

Under With-Action Conditions, it is assumed that Projected Development Site 1 would be developed with a single 26,225 GSF (24,687 ZSF, 3.90 FAR) mixed residential and commercial building containing approximately 19,643 GSF (18,358 ZSF, 2.90 FAR) of residential uses and 6,582 GSF (6,329 ZSF, 1.00 FAR) of local retail. The building would have 9 stories and rise to 95 feet. At the height of 65 feet, there would be a 15-foot setback on Melrose Street. No parking would be provided under the With-Action Condition.

Urban Design Study Area

As the Proposed Actions are site-specific, they would not alter building uses, bulks, or arrangements in the Study Area, or result in any changes to topography, open spaces, natural features, streets, or buildings in the Study Area under the With-Action Condition. Additionally, no changes to visual resources would occur in the Study Area in the future with the Proposed Actions. The Proposed Actions would introduce development that is similar in scale to the existing buildings in the Study Area, including the mixed residential and commercial buildings recently constructed as a result of Rheingold Rezoning. The proposed rezoning of the Affected Area to an M1-2A/R6A (MX-22) district would be compatible with the R6A and R7A districts across Melrose

Street from the Affected Area and serve as a transition between these residential districts and the adjacent to the Affected Area manufacturing district (M1-1). This additional height and density on Projected Development Site 1 would be in keeping with the existing and emerging built environment of the Study Area. The uses permitted by the Proposed Actions would be appropriate for the location and consistent with the recent land use trends in the Study Area. The Proposed Development would be built-out to the lot line and improve the pedestrian experience by renovating sidewalks and providing ground-floor local retail and newly planted street trees.

The urban design figures under the With-Action conditions in comparison to No-Action conditions are shown in **Figure 2.4-2** and **Figure 2.4-3** below.

Figure 2.4-1: Locations of Urban Design Figures



Project Site Photo Key

Figure 2.4-2: View 1. Illustrative Comparison of the No-Action and With-Action* Conditions

Existing/No-Action Condition



With-Action Condition



1 Looking southwest toward the Project Site from Evergreen Avenue.

**The With-Action condition maximizes the building height and the base height permitted under the proposed zoning*

Figure 2.4-3: View 2. Illustrative Comparison of the No-Action and With-Action* Conditions

Existing/No-Action Condition



With-Action Condition



2 Looking northeast toward the Project Site from Melrose Street.

**The With-Action condition maximizes the building height and the base height permitted under the proposed zoning*

2.4.4 Conclusion

The development facilitated by the Proposed Actions would not adversely impact any of the constituent urban design elements or the overall character of the neighborhood. The Proposed Actions would not adversely change the pedestrian experience or negatively affect the vitality, walkability, or the visual character of the area. The mixed-use residential development with ground-floor commercial uses would improve the pedestrian experience and increase the vitality of the area. Additionally, the Proposed Development would not obstruct significant view corridors in the Study Area and no publicly accessible views of the historic architectural resources would be blocked. Therefore, the Proposed Actions would not result in significant adverse impacts to urban design or visual resources and no further analysis is required.

2.5 Hazardous Materials

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists 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.

Methodology

The hazardous materials assessment begins with a Phase I Environmental Site Assessment (ESA), which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information, site observations, and interviews. Pursuant to the *CEQR Technical Manual*, the Phase I ESA is conducted in accordance with the standards established by the current ASTM Phase I ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential Recognized Environmental Conditions (RECs) is identified during this assessment, then building any subsurface investigations are usually conducted as part of a Phase II ESA to confirm the presence and extent of the contamination.

Analysis

Projected Development Site 1, consisting of Block 3162, Lots 21, 22, and 23, is approximately 6,330 square feet and is improved with one 3,934 gross square foot, two-story warehouse building on Lot 21 and accessory vehicle storage on Lots 22 and 23.

The proposed zoning map amendment would be from an M1-1 manufacturing district to a R6A/M1-2A (MX-22) district. If the currently proposed City of Yes for Economic Opportunity text amendment does not get adopted, then the proposal would be a R6A/M1-4 (MX-22) district. Additionally, a Zoning Text Amendment would establish the rezoned area as a Mandatory Inclusionary Housing (MIH) Area.

The proposed rezoning would facilitate the development of a new 6-story (65’) mixed use commercial and residential building with approximately 24,653 square feet of zoning floor area (3.9 FAR) providing 18 dwelling units, including 5 permanently affordable units, and 6,329 square feet of zoning floor area of commercial space on the first floor. Accessory parking for 8 bicycles would be provided on the first floor. Accordingly, a Phase I ESA was conducted for the Applicant-owned Projected Development Site 1 by GZA GeoEnvironmental, Inc. (GZA) on October 30, 2024. The Phase I ESA will be reviewed by the Department of Environmental Protection.

2.5.1 Phase I Environmental Site Assessment

The purpose of a Phase I ESA is to determine whether any type of environmental hazard exists within or adjacent to the project site. Environmental hazards may include, but are not limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground

and above ground storage of petroleum or hazardous materials; asbestos within the building materials/structures; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

RECs are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimis RECs, were considered in the Phase I ESA.

GZA performed a Phase I ESA on October 30, 2024, in conformance with the scope and limitations of ASTM Practice E 1527-21. The following conditions were observed:

- Recognized Environmental Conditions (RECs): There are no HRECs associated with Projected Development Site 1.
- Historical Recognized Environmental Conditions (HRECs): There are no HRECs associated with Projected Development Site 1.
- Controlled Recognized Environmental Conditions (CRECs): There are no CRECs associated with the Projected Development Site 1.
- Business Environmental Risks (BERs): Based on historical documentation and the regulatory database review discussed in the Phase I ESA report above, there are numerous petroleum release sites and petroleum handling sites within 1/10 of a mile of Projected Development Site 1. The former and current presence of gasoline service stations within the vicinity represent potential Vapor Encroachment Concerns (VECs).

  If dewatering is required for construction, groundwater sampling and testing in conformance with federal, state, and/or local sewer discharge permit/approval requirements may be required.

  Projected Development Site 1 was occupied by multiple structures since circa 1888 with unknown heating sources. Evidence of former or inactive Underground Storage Tanks (USTs) was not observed; however, historic heating source(s) were not identified as part of this Phase I ESA.

  During GZA's site reconnaissance, a possible fill port was observed on the sidewalk in front of 130 Melrose Street (adjacent property), indicating that a potential Above Ground Storage Tank (AST) or UST may be present in the basement of 130 Melrose Street.
- Other: One data gap was identified during the Phase I ESA. During GZA's site reconnaissance, a shed was observed in the southern portion of 134 Melrose Street (Lot

22). The shed was inaccessible at the time of GZA's site reconnaissance and is considered a data gap, as the contents of the shed are unknown.

Based on the findings of the Phase I ESA, Potential Vapor Encroachment Conditions (VECs) were identified related to the Projected Development Site. Therefore, the development of Projected Development Site under the Proposed Actions may have the potential for adverse impacts related to hazardous materials and a Phase II ESA should be undertaken, collecting original samples of soil, groundwater or building materials to analyze for quantitative values of various contaminants.

Additionally, the February 2025 Phase I ESA report was reviewed by the New York City Department of Environmental Protection (NYC DEP). Based on a letter from NYC DEP dated October 30, 2025 (see Appendix A), 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. According to the letter, a minimum of five soil borings, three groundwater wells and five soil vapor probes should be installed at Projected Development Site 1. Sampling locations should be spread to ensure that there is proper coverage of the site.

2.5.2 Conclusion

Based on the findings and conclusions of the Phase I ESA, in the event of any future excavation/construction activities, further assessment of the historic fill material should be conducted as was outlined in the letter from NYC DEP dated October 30, 2025 (see Appendix A).

The Projected Development Site 1 is currently improved with an existing building occupied by an active business (Lot 21), along with a facility (Lots 22 and 23). Any disruption to the use of the building and its facilities would substantially impact the business operations. Phase II ESA testing will require site investigative work in multiple locations on the property, including the drilling of multiple borings into pavement area and in the building's basement. Therefore, conducting a Phase II ESA at this time would not be feasible, and an (E) Designation would be required on the Development Site (Block 3162, Lots 21, 22, and 23) to ensure that the Phase II ESA testing is completed following demolition and site clearance, upon completion of the ULURP and CEQR processes. Further hazardous materials assessments would be coordinated through the Mayor's Office of Environmental Remediation (OER). OER would provide the regulatory oversight for the environmental investigation and remediation during the development process. Building permits are not issued by the DOB without prior OER approval of the investigation and/or remediation pursuant to the provisions of Section 11-15 of the Zoning Resolution of the City of New York.

With this E-Designation in place, no further analysis is warranted. The E-Designation language related to Hazardous Materials is as follows:

E-Designation (E-895)

Projected Development Site 1 (Block 3162, Lots 21, 22, and 23):

Task 1-Sampling Protocol

The Applicant submits to OER, for review and approval, a Phase I ESA 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 be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from 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.

With this (E) Designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

2.6 Air Quality

When assessing the potential for air quality significant impacts, the *CEQR Technical Manual* seeks to determine a proposed action's effect on ambient air quality, or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of concern include six criteria pollutants, which are the most common pollutants, and hazardous air pollutants (HAPs), air toxics or toxic air pollutants known as noncriteria pollutants.

The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new use might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

2.6.1 Air Quality Standards, Regulations, and Benchmarks

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the most common air pollutants (six criteria pollutants) by the U.S. Environmental Protection Agency ("EPA"). The presence of these pollutants in ambient air is generally due to numerous diverse and widespread sources of emissions. Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. New York has adopted the NAAQS as the State ambient air quality standard.

As determined in the analysis, there is a manufacturing processing facility with an air emission source within 400 feet of the Projected Development Site 1. Therefore, a stationary source analysis is required. The criteria pollutants of concern associated with the manufacturing processing facility are particulate matter with aerodynamic diameters less than or equal to 2.5 microns ("$PM_{2.5}$") or 10 microns ("PM_{10}") (dispersion analysis was not required for any other criteria pollutant).

In addition to the NAAQS, the city's *de minimis* criteria are used to determine the significance of the incremental increase in pollutant concentrations that would result from a proposed project. The following criteria should be used for determination of stationary source significant adverse $PM_{2.5}$ incremental impacts for projects subjected to CEQR:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or

- Predicted annual average $PM_{2.5}$ c c trat cr t r at r tha 3 ^{3} at any receptor location for stationary sources.

Significant adverse air quality impact related to criteria pollutants accounts for existing pollutant concentrations in the ambient air (background concentrations). Background concentrations from the nearest New York State Department of Environmental Conservation (NYSDEC) federally mandated monitoring station(s) were applied in the analysis. **Table 2.6-1** shows the NAAQS, background concentration, and the *CEQR Technical Manual de minimis* for stationary source pollutants of concern.

Table 2.6-1: NAAQS and CEQR *de minimis* for the criteria pollutants that a dispersion analysis was undertaken

Pollutant	Averaging Period	NAAQS	Background Concentration (*µg/m³*)	Monitoring Station	CEQR *de minimis*
PM_{10}	24 Hour	150 *µg/m³*	36 *µg/m³*	Queens College, Site No. 36-081-0124(1)	---
$PM_{2.5}$	24 Hour	35 *µg/m³*	20.1 *µg/m³*	JHS 126, Site No. 36-047-0122(1)	7.45 *µg/m³*
	Annual	9.0 µg/m^3	8.1 *µg/m³*		0.3 *µg/m³*

Note:
1. Background concentration: NYSDEC. 2023. "New York State Ambient Air Quality Report 2023." dec.ny.gov/sites/default/files/2024-10/2023airqualreport.pdf.
2. ppb = parts per billion; ppm = parts per million; µg/m^3 = micrograms per cubic meter

Noncriteria pollutants include hundreds of toxic pollutants, ranging from high to low toxicities. High-toxicity contaminants include potential human carcinogens, such as 188 hazardous air pollutants (HAPs). Moderate-toxicity contaminants may consist of animal carcinogens and other substances, posing a health risk to humans. Low-toxicity contaminants generally include contaminants that are of primary concern as irritants. The NYSDEC has established guidelines for the maximum allowable concentration of noncriteria air contaminants. The maximum permissible guidelines set maximum 1-hour and annual averaging time concentrations published (February 12, 2021 publication) in the DAR-1 Annual and Short-term Guideline Concentration (AGC/SGC Table). In addition, DAR-1 also includes standards for pollutants cumulative risk assessment.

NYSDEC also regulates pollutants that produce discomfort due to odors, where significant discomfort is evaluated on quantity, characteristic, or duration.

2.6.2 Mobile Sources

According to the *CEQR Technical Manual*, projects, whether site- specific or generic, may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic; create any other mobile sources of pollutants (such as diesel trains, helicopters etc.); or

add new uses near mobile sources (roadways, garages, parking lots, etc.). Projects requiring further assessment include:

- Projects that would result in placement of operable windows, balconies, air intakes or intake vents generally within 200 feet of an atypical source of vehicular pollutants.
- Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway, or would add new uses near such a roadway.
- Projects that would generate peak hour auto traffic or divert existing peak hour traffic of 170 or more auto trips in this area of the City.
- Projects that would generate peak hour heavy- duty diesel vehicle traffic or its equivalent in vehicular emissions resulting from 12 or more heavy-duty diesel vehicles (HDDVs) for paved roads with average daily traffic of fewer than 5,000 vehicles, 19 or more HDDVs for collector roads, 23 or more HDDVs for principal and minor arterials, or 23 or more HDDVs for expressways and limited-access roads.
- Projects that would result in new sensitive uses (e.g., schools or hospitals) adjacent to large existing parking facilities or parking garage exhaust vents.
- Projects that would result in parking facilities or applications requesting the grant of a special permit or authorization for parking facilities; or projects that would result in a sizable number of other mobile sources of pollution (e.g., a heliport or a new railroad terminal).
- Projects that would substantially increase the vehicle miles traveled in a large area.

The Proposed Actions would not result in operable windows or air intakes within 200 feet of an atypical roadway. It would not result in creation of a covered roadway or affect any covered roadway. Peak hour trip generation is expected to be far below the 170-car threshold for CO emission, as the project is below the relevant density warranting further transportation analysis (see EAS Short Form screen). Peak hour incremental trip generation or its equivalent HDDV trips is also expected to be below the *CEQR Technical Manual* screening thresholds for PM2.5 emission. The Proposed Actions would not create a new sensitive receptor adjacent to large parking facilities. The Proposed Actions would not result in any other mobile sources of pollution and would not significantly increase vehicle miles traveled in a large area. Therefore, no further assessment of the potential for mobile source air quality impacts is warranted.

2.6.3 Stationary Sources

According to the *CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- New stationary sources of pollutants are created (e.g., emission stacks for industrial plants, hospitals, and other large institutional uses).
- Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use.
- Structures near such stacks are introduced so that the structures may change the dispersion of emissions from the stacks so that surrounding uses are affected.
- Fossil fuels (fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems are used.
- Large emission sources are created (e.g., solid waste or medical-waste incinerators, cogeneration facilities, asphalt/concrete plants, or power-generating plants, etc.).
- New sensitive uses are located near a large emission source.
- Medical, chemical, or research labs are created or result in new uses being located near them.
- Operation of manufacturing or processing facilities is created.
- New sensitive uses created within 400 feet of manufacturing or processing facilities.
- New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack).
- Potentially significant odors are created.
- New uses near an odor-producing facility are created.
- "Non-point" sources that could result in fugitive dust are created.
- New uses near nonpoint sources are created.
- A generic or programmatic action is introduced that would change or create a stationary source or that would expose new populations to such a station.

Analysis Framework

Projected Development Site 1 (Applicant-controlled Block 3162, Lots 21-23)

Under With-Action Conditions, it is assumed that Projected Development Site 1 would be developed with a single 26,225 GSF (24,687 ZSF, 3.90 FAR) mixed residential and commercial building containing approximately 19,643 GSF (18,358 ZSF, 2.90 FAR) of residential uses and 6,582 GSF (6,329 ZSF, 1.00 FAR) of local retail. There would be approximately 23 dwelling units (assuming 850 GSF per dwelling unit), 20-30% (5-7 units) of which would be affordable at an

average of 40-80% AMI pursuant to MIH Options 1, 2, or 3, depending on the option selected. For the purposes of Early Childhood Programs analysis, 20% of residential floor area (5 units) is assumed to be affordable at or below 80% AMI. The building would have 9 stories and rise to 95 feet. At the height of 65 feet, there would be a 15-foot setback on Melrose Street. No parking would be provided under the With-Action Scenario.

2.6.3.1 Heating and Hot Water Systems

Per the *CEQR Technical Manual*, the HVAC analysis considers the potential for emissions from the HVAC system of the proposed project to significantly impact existing land uses (project-on-existing), and the potential of the proposed project to significantly impact each other (project-on-project). Based on CEQR guidelines, a preliminary screening analysis is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system(s) boiler emissions can be significant. The screening analysis determines the threshold of development size below which the action would not have a significant impact. This CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

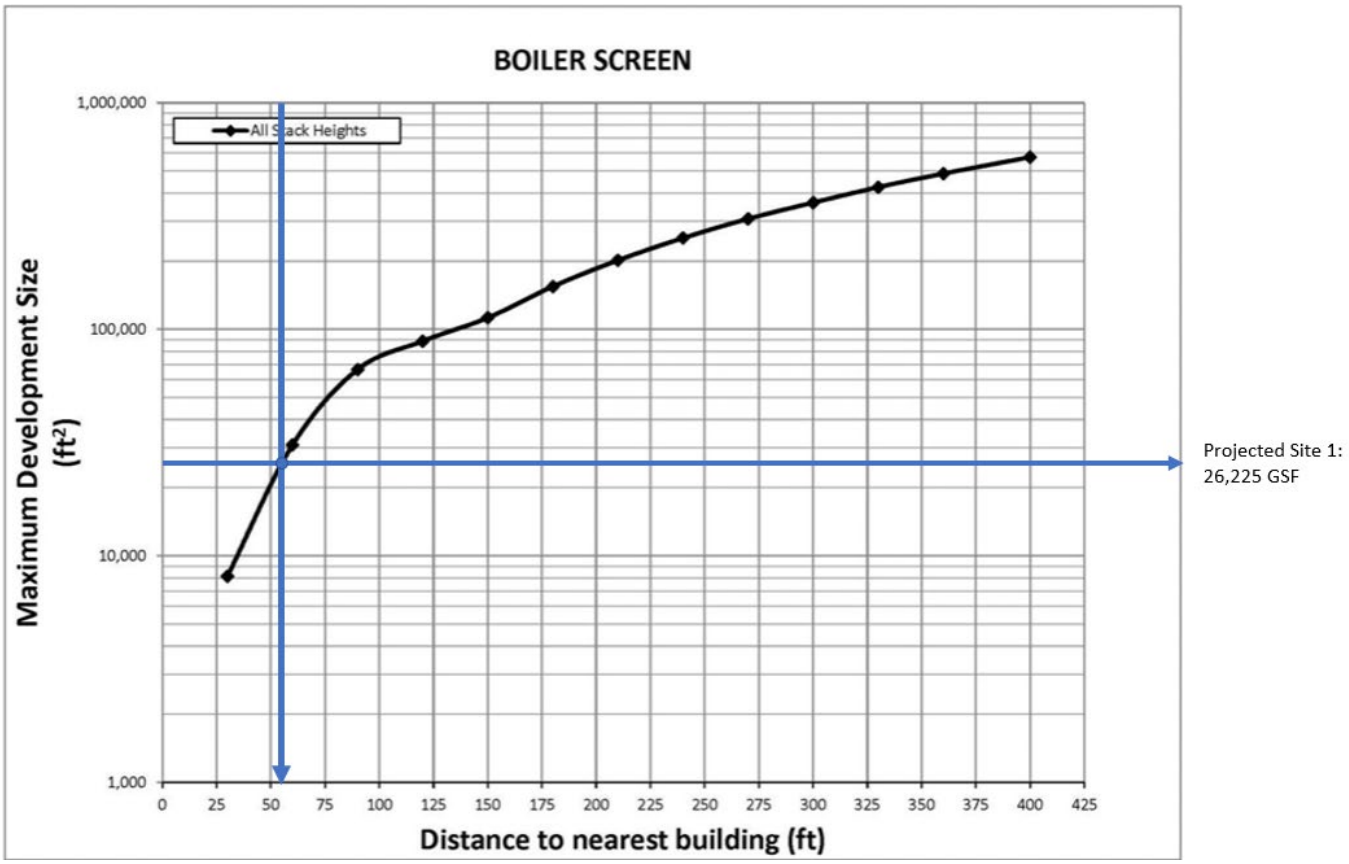
The potential for the heat and hot water system(s) to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used by the HVAC system, the height of the stack venting the emissions, the distance to the nearest building of similar or greater height, the building's use which affects the emissions, and the square footage of the development that would be served by the system. The *CEQR Technical Manual* screening analysis is based on these factors. A detailed analysis is required if the screening analysis fails.

Project-on-Existing

For the project-on-existing screening analysis, the project increment building was analyzed as a 26,225 GSF building, which is the floor area projected to be developed on Projected Development Site 1. A height of 65 feet was assumed, which is the Projected Development Site 1 proposed building height, and the most conservative approach (applying the lowest project increment building). **Figure 2.6-1** (based on Figure 17-3 of the *CEQR Technical Manual*) shows the project-on-existing screening analysis.

As seen in **Figure 2.6-1**, the project increment building GSF intersects the curve for HVAC system(s) at a distance of 55 feet. There is an existing 9-story mixed residential and commercial building across Melrose Street from the Affected Area. However, based on the information provided by the Applicant, electric power would be utilized for Projected Development Site 1 HVAC systems. Accordingly, an (E) Designation would be placed on Projected Development Site 1.

Figure 2.6-1: Project-on-Existing Minimum Distance Screening Nomograph



Stationary Sources Conclusion

Based on the information provided by the Applicant, electric power would be utilized for Projected Development Site 1 HVAC systems. Accordingly, an (E) Designation would be placed on Projected Development Site 1.

The (E) Designation (E-895) language, is as follows:

Block 3162, Lots 21, 22, and 23 (Projected Development Site 1): Any new residential and/or commercial development on the above-referenced property must exclusively use electric grid power for heating, ventilating, and air conditioning (HVAC) system and hot water equipment with no venting stacks to avoid any potential significant adverse air quality impacts.

With the (E) Designation in place, the Proposed Actions would not result in any significant adverse air quality impacts, and further assessment is not warranted.

2.6.3.2 Industrial Emissions

Preliminary Screening

The Proposed Actions would introduce a sensitive land use into the area. Accordingly, a preliminary screening was conducted to determine if there are any potential sources of industrial process emissions that could affect project occupants. Industrial sources were identified through a site visit within a 400-foot study area and the DEP CATS and NYSDEC databases search.

400-Foot Study Area

The Affected Area is located within an M1-1 zoning district, and the surrounding area features predominantly multi-family residential buildings, one-and two-family residential buildings, mixed residential and commercial buildings, commercial buildings, a variety of manufacturing buildings, community facilities, parking facilities, and vacant land.

The 400-foot radius was screened for potential sources of industrial emissions and is shown below in **Figure 2.6-2** and **Table 2.6-1**. The preliminary screening of the 400-foot study area included a review of NYC DEP and USEPA[3] Air Quality Permits issued within 400 feet of the Affected Area, as well as a field observation and desktop review to affirm the uses present at each site and identify any sites with the potential for unpermitted industrial process emissions.

As shown in **Table 2.6-1** and further discussed below, of the twenty-nine sites evaluated as part of the initial industrial source screening, one site was identified for detailed analysis.

[3] Sources of information reviewed included the USEPA's Envirofacts database[1], EPA, Envirofacts Data Warehouse, http://oaspub.epa.gov/enviro/ef_home2.air

Figure 2.6-2: Industrial Emissions Screening

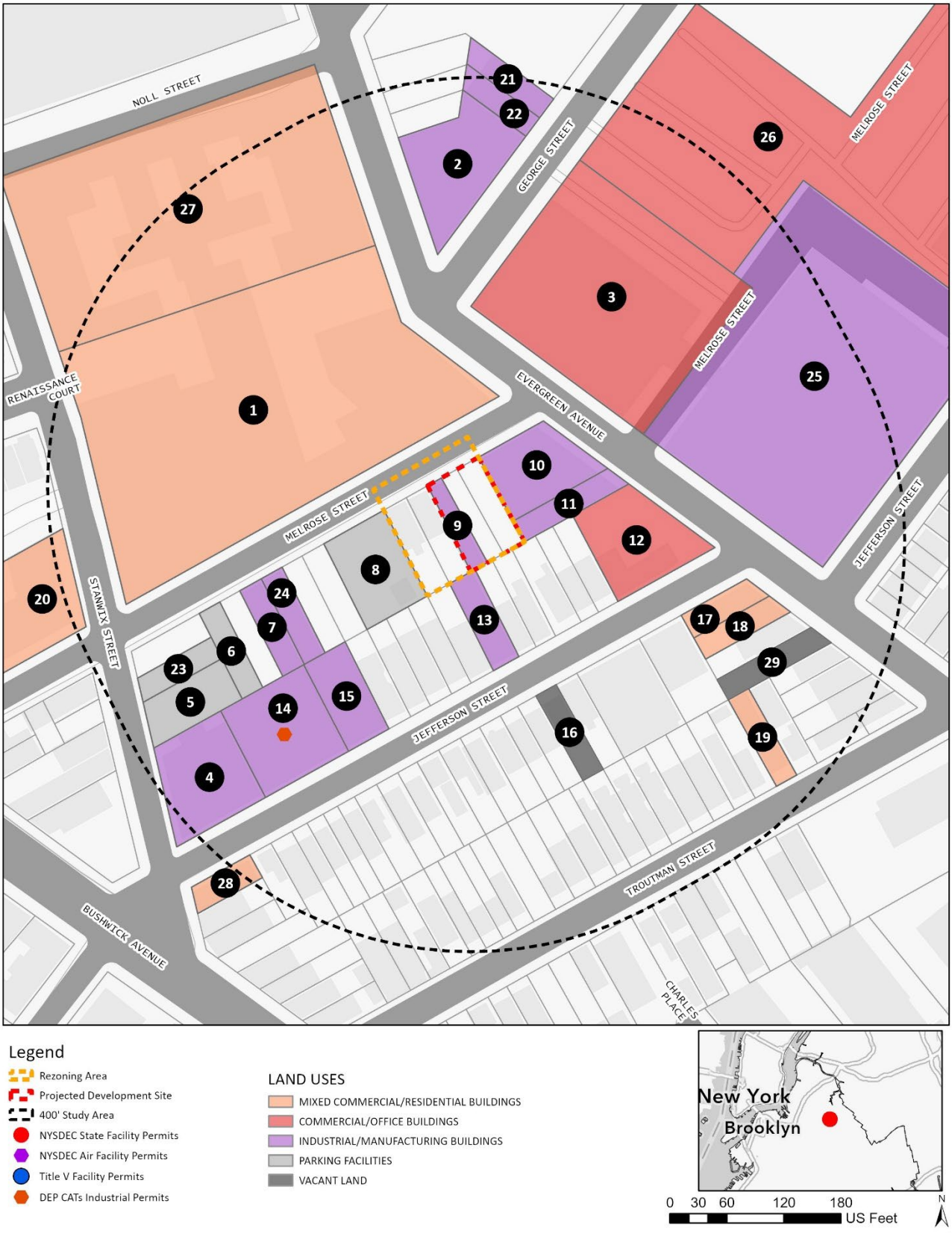


Table 2.6-1: Industrial Screening - 400 Foot Study Area

Site ID	Block	Lot	Address	Active Industrial Permits	Expired Industrial Permits	Active Permit Owners	Expired Permit Owners	Permit Expiration	Current Use	Notes
1	3152	48	123 MELROSE STREET	N/A	N/A	N/A	N/A	N/A	Apartment building	Screens Out
2	3153	1	87 EVERGREEN AVENUE	N/A	N/A	N/A	N/A	N/A	Freight forwarding service	Screens Out
3	3156	1	95 EVERGREEN AVENUE	N/A	PR015915	N/A	SAVANNA PROJECT MANAGEMENT	6/19/2019	NYC Department of social services	Screens Out (see associated narrative for this site)
4	3162	1	6 STANWIX STREET	N/A	N/A	N/A	N/A	N/A	Commercial building: Photographer, Medical Laboratory	Screens Out
5	3162	5	STANWIX STREET	N/A	N/A	N/A	N/A	N/A	Parking Lot	Screens Out
6	3162	10	MELROSE STREET	N/A	N/A	N/A	N/A	N/A	Parking lot, Vacant land	Screens Out
7	3162	12	106 MELROSE STREET	N/A	N/A	N/A	N/A	N/A	Auto repair shop/Parking garage	Screens Out (see associated narrative for this site)
8	3162	16	118 MELROSE STREET	N/A	N/A	N/A	N/A	N/A	Vacant Land	Screens Out
9	3162	21	132 MELROSE STREET	N/A	N/A	N/A	N/A	N/A	Electronics store	Screens Out
10	3162	24	120 EVERGREEN AVENUE	N/A	N/A	N/A	N/A	N/A	Warehouse (vacant)	Screens Out
11	3162	28	134 EVERGREEN AVENUE	N/A	N/A	N/A	N/A	N/A	Plumber	Screens Out
12	3162	31	95 JEFFERSON STREET	N/A	N/A	N/A	N/A	N/A	Latin American restaurant	Screens Out
13	3162	40	83 JEFFERSON STREET	N/A	N/A	N/A	N/A	N/A	Warehouse	Screens Out
14	3162	47	61 JEFFERSON STREET	PB077001	N/A	Apple Restoration & Waterproofing, Inc.	N/A	10/18/2025	Building restoration service	**Potential Emissions Source**
15	3162	146	63 JEFFERSON STREET	N/A	N/A	N/A	N/A	N/A	Warehouse	Screens Out
16	3171	28	78 JEFFERSON STREET	N/A	N/A	N/A	N/A	N/A	Apartment building (under construction)	Screens Out
17	3171	36	144 EVERGREEN AVENUE	N/A	N/A	N/A	N/A	N/A	Taiwanese restaurant	Screens Out
18	3171	37	146 EVERGREEN AVENUE	N/A	N/A	N/A	N/A	N/A	Real estate agency	Screens Out
19	3171	49	69 TROUTMAN STREET	N/A	N/A	N/A	N/A	N/A	Apartment building	Screens Out
20	3151	7503	87 MELROSE STREET	N/A	N/A	N/A	N/A	N/A	Employment center, Non-profit organization, Medical Center	Screens Out
21	3153	49	17 GEORGE STREET	N/A	N/A	N/A	N/A	N/A	Freight forwarding service	Screens Out
22	3153	50	15 GEORGE STREET	N/A	N/A	N/A	N/A	N/A	Freight forwarding service	Screens Out
23	3162	7	18 STANWIX STREET	N/A	N/A	N/A	N/A	N/A	Bike shop	Screens Out
24	3162	13	108 MELROSE STREET	N/A	N/A	N/A	N/A	N/A	Auto repair shop/Parking garage	Screens Out (see associated narrative for this site)
25	3163	1	105 EVERGREEN AVENUE	N/A	N/A	N/A	N/A	N/A	Storage facility	Screens Out

26	3163	50	135 JEFFERSON STREET	N/A	N/A	N/A	N/A	N/A	Warehouse	Screens Out
27	3152	1	54 NOLL STREET	N/A	N/A	N/A	N/A	N/A	Apartment building	Screens Out
28	3171	11	4 STANWIX STREET	N/A	N/A	N/A	N/A	N/A	Grocery store, apartment building	Screens Out
29	3171	40	EVERGREEN AVENUE	N/A	N/A	N/A	N/A	N/A	Vacant Land	Screens Out

Site ID corresponds to **Figure 2.6-2** above

Site 3: 95 Evergreen Avenue (Block 3156 /Lot 1)

According to NYC's Zoning and Land Use Map (ZoLa), this property is owned by Alpine Evergreen, LLC and is classified as a commercial and office building. A review of the DEP CATS database and Air Permit Request Services indicates that an industrial permit PR015915 was associated with 95 Evergreen Avenue; however, it expired on June 19, 2019. The former industrial space has since been redeveloped into a modern facility, now housing a multi-service Human Resources Administration (HRA) Center, which opened to the public on November 15, 2019. Therefore, no further investigation is necessary, as there are no emission sources present.

Sites 7 and 24: 106 Melrose Street (Block 3162 /Lots 12 and 13)

Sites 7 and 24 are occupied by Manuels auto repair shop and operates approximately 125 feet southwest of the Affected Area. There are no active or expired industrial air quality permits at this location. The facility was contacted on February 4th, 2025 by phone, and indicated that it does not have a spray booth and provides only mechanical services. Accordingly, no further analysis of this site is warranted.

Site 14: 61 Jefferson Street (Block 3162 /Lot 47)

According to NYC's Zoning and Land Use Map (ZoLa), this property is owned by Idared LLC and is classified as an industrial and manufacturing building. A review of the DEP CATS database and Air Permit Request Services indicates that an industrial permit PB077001 (valid until October18, 2025) is associated with 61 Jefferson Street. The building is occupied by a building restoration service with an industrial spray booth on the site. Therefore, the current use is a potential source of emissions, and further analysis of this site is warranted.

1,000-Foot Study Area

A search of the EPA Envirofacts ICIS-AIR database and the Toxics Release Inventory (TRI) was conducted for all parcels within the 400 and 1000-foot Study Area. The Envirofacts ICIS Air Database contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The Toxics Release Inventory (TRI) is a publicly available database containing information on toxic chemical releases and other waste management activities in the United States.

The search did not identify any large or major sources of industrial emissions or odor-producing facilities within 1,000 feet of the Affected Area. Therefore, no further analysis of large or major emissions sources is warranted.

Industrial Source - Detailed Analysis

As indicated above, an air toxics analysis is required for the Apple Restoration & Waterproofing, Inc. facility at 61 Jefferson Street (Block 3162 /Lot 47) (Site 14). A Freedom of Information Law

(FOIL) request was submitted to the DEP on 5/14/2025 for information regarding permit PB077001. The air toxics dispersion analysis was based on the facility's DEP permit specifications.

Toxics air emission from the facility is from spray-painting processing. Emissions from spray-painting processing comprise of solids, which are particulate, and solvents, which are volatile organic compounds (VOCs). The solids bind to the sprayed article, giving it the desired look and color. Some of the sprayed solids are over-sprayed and could be emitted to the outside air if not captured. The VOCs evaporate during the spraying activity and while the coating substance dries. The Apple Restoration & Waterproofing, Inc. emission profile, including the VOC chemicals, was included in the DEP permit PB077001. The Apple Restoration & Waterproofing, Inc. emission profile (total particulate and VOC emission rates, as well as the processing operation activity rate), are shown in **Table 2.6-3**. The facility's spray booth stack is located approximately 250 feet from Projected Development Site 1.

Table 2.6-3: Apple Restoration & Waterproofing, Inc. Emission Profile (DEP permit PB077001)

Pollutant	CAS No.	Emission		Activity Rate	
		1-Hour Max (lb/hr)	Annual (lb/yr)	Hour Per Day	Day Per Year
Particulate	NY075-00-0	0.10	25.0	1	250
1,2,4-Trimethylenebezene	95-63-6	0.24	60.0		
Ethylbenzene	100-41-4	0.39	97.5		
1,2,3-Trimethylenebezene	108-67-8	1.58	395		
Xylene	1330-20-7	1.58	395		
Solvent Naphtha Light	64742-95-6	1.58	395		

Particulate emissions in **Table 2.6-3** comprise PM, PM_{10}, and $PM_{2.5}$ combined. A particle size distribution of 28.6% and 46.7% for $PM_{2.5}$ and PM_{10} published in the EPA AP-42 Manual[4] for automobile and light-duty truck surface coating operations, respectively, was applied in the analysis. The processing operation's daily activity rate was used to calculate the 24-hour average emission. $PM_{2.5}$ and PM_{10} emission rates are shown in **Table 2.6-4**.

The *CEQR Technical Manual* Industrial Source Screen methodology was used to predict pollutant concentrations. The *CEQR Technical Manual* Industrial Source Screen methodology can be used to predict a pollutant concentration emitted from a single source at various distances (from 30 to 400 feet). A distance less than or equal to the actual distance between the Apple Restoration & Waterproofing, Inc.'s spray booth stack and the Projected Development Site 1 was applied in the analysis.

The criteria pollutant concentrations are shown in **Table 2.6-4**. The With-Action concentrations were evaluated with the NAAQS while the increment concentrations were evaluated with the *CEQR Technical Manual de minimis* for stationary source. As shown in **Table 2.6-4**, $PM_{2.5}$ and PM_{10}

[4] EPA. "APPENDIX B.1, Particle Size Distribution Data and Sized Emission Factors for Selected Sources." *AP-42: Compilation of Air Emissions Factors from Stationary Sources*, EPA, B.1-12.

with-action concentrations are within the NAAQS, and the pollutant increment concentrations do not exceed the *de minimis*.

Table 2.6-4: Air toxics 24-hour $PM_{2.5}$ Annual $PM_{2.5}$, and 24-hour PM_{10} Dispersion Analysis Results

Pollutant	Emission Rate (g/s)	Concentration (µg/m³)				
		Increment	Background	With-Action	*De minimis*	NAAQS
24-Hour $PM_{2.5}$	1.50E-04	0.127	20.1	20.23	7.45	35
Annual $PM_{2.5}$	1.03E-04	0.0113	8.1	8.11	0.3	9.0
24-Hour PM_{10}	2.45E-04	0.207	36	36.21	---	150
Notes: 1. 24-Hour average emission rate(s) is the total particulate daily average emission where 28.6% is $PM_{2.5}$ and 46.7% is PM_{10}. 2. Annual $PM_{2.5}$ is the total particulate emission where 28.6% is $PM_{2.5}$.						

Table 2.6-5 shows the noncriteria pollutant dispersion analysis results. As seen in **Table 2.6-5**, the noncriteria pollutant concentrations are within the SGC/AGC standard. In addition, the inhalation risk of carcinogen pollutants is 0.006 (less than 1), and the Hazardous Index is 0.02 (less than 1) for the non-carcinogenic pollutants.

Table 2.6-5: Air Toxics Noncriteria Pollutants Dispersion Analysis Result

Pollutant	CAS No.	1-Hour Max			Annual		
		Emission Rate (g/s)	Conc. (µg/m³)	SGC (µg/m³)	Emission Rate (g/s)	Conc. (µg/m³)	AGC (µg/m³)
1,2,4-Trimethylenebezene	95-63-6	0.030	61.7	---	0.00086	0.10	60.0
Ethylbenzene ***	100-41-4	0.049	100.2	---	0.00140	0.15	1000.0
1,2,3-Trimethylenebezene	108-67-8	0.199	406.1	---	0.00569	0.63	60.0
Xylene ***	1330-20-7	0.199	406.1	22000.0	0.00569	0.63	100.0
Solvent Naphtha Light	64742-95-6	0.199	406.1	---	0.00569	0.63	100.0
Notes: *** - Indicates a carcinogen pollutant							

Industrial Source Conclusion

As indicated above in **Table 2.6-1**, there is one active industrial emissions permit within 400-foot Study Area. However, no significant adverse air quality impact was predicted in the air toxics analysis. Furthermore, no large or major industrial emission sources were identified within the 1,000-foot Study Area. Additionally, there is no evidence present to conclude that there are illegal unpermitted air emissions present in the Study Area. Therefore, there does not appear to be any potentially significant adverse air quality impact in terms of air toxics to project occupants.

2.7 Noise

Introduction

The noise analysis was conducted to assess the potential for adverse noise impacts related to the proposal for a zoning map amendment to map an M1-2A/R6A (MX-22) zoning district in the Affected Area currently zoned as M1-1.

The Affected Area is a 10,876-SF rectangular section located in the northern portion of Block 3162 within Brooklyn Community District 4. It includes Lots 20–22 and p/o Lots 16, 19, and 23. The area is bounded to the north by Melrose Street and by adjacent lots on all other sides. Melrose Street is a 50-foot-wide road classified as a local road by the New York State Department of Transportation with one southwest-bound lane of traffic and curbside parking on both sides.

This noise analysis is limited to an assessment of ambient noise that could adversely affect building occupants of the Proposed Development.

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 micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

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 acoustic energy 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 2.7-1** notes the decibel levels of common noise sources.

Table 2.7-1: Noise Levels of Common Sources[5]

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.	

The following are typical human perceptions of dB(A) relative to changes in noise level:

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

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law. 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.

[5] Source: *2021 CEQR Technical Manual*

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.

- L_{eq} 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 L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.
- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.
- 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.
- L_{dn} is the day-night equivalent sound level, defined as a 24-hour continuous L_{eq} with a 10 dB adjustment added to all hourly noise levels recorded between the hours of 10 PM and 7 AM. This 10 dB addition accounts for the extra sensitivity people have to noise during typical sleeping hours.
- DNL is the annual average day-night average sound level. Aircraft noise around airports is usually mapped out in terms of DNL, which are normally depicted as noise contours on a map.

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.

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the CEQR noise exposure guidelines for exterior noise levels. As shown in **Table 2.7-2** 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 19-3 of the *2021 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 L_{10} noise levels of 45 dB(A) or below or interior L_{dn} noise levels of 40 dB(A) or below depending on the noise source, as shown below in **Table 2.7-3**.

Table 2.7-2: 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	----DNL ≤ 60 dBA----		----60 < DNL ≤ 65 dBA----		(I) 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 10 PM)	$L_{10} \leq 65$ dBA		65 < $L_{10} \leq 70$ dBA		70 < $L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
	(10 PM to 7 AM)	$L_{10} \leq 55$ dBA		55 < $L_{10} \leq 70$ dBA		70 < $L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
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 2.7-3: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	3	3			80 < L10
Aircraft[A]	5		3	3 5	75 < DNL
Train	5 d	d	d 3	3 d 5	75 < Ldn
Attenuation[B]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	See Note c

Note:

A. DNL descriptor based on average values of Ldn over a year period.
B. The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation.
C. 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)

2.7.1 Initial Impact Screening

Future No-Action Condition

The Affected Area is located within an M1-1 zoning district and primarily consist of multi-family residential buildings, one-and two-family residential buildings, mixed residential and commercial buildings, commercial buildings, a variety of manufacturing buildings, community facilities, parking facilities, and vacant land. The No-Action Condition for the Affected Area would be the same as the existing conditions. There are no records of building work permits submitted by the Applicant for Projected Development Site 1. Therefore, it is conservatively assumed that under the No-Action Scenario, existing conditions would remain on Projected Development Site 1.

Future With-Action Condition

The Proposed Actions would rezone the Affected Area from an M1-1 zoning districts to an M1-2A/R6A (MX-22) zoning district and facilitate the construction of a mixed-use residential and commercial building on Proposed Development Site 1.

Projected Development Site 1 (Applicant-controlled Block 3162, Lots 21-23)

Under Future With-Action Conditions, it is assumed that Projected Development Site 1 would be developed with a single 26,225 GSF (24,687 ZSF, 3.90 FAR) mixed residential and commercial building containing approximately 19,643 GSF (18,358 ZSF, 2.90 FAR) of residential uses and 6,582 GSF (6,329 ZSF, 1.00 FAR) of local retail. There would be approximately 23 dwelling units

(assuming 850 GSF per dwelling unit), 20-30% (5-7 units) of which would be affordable at an average of 40-80% AMI pursuant to MIH Options 1, 2, or 3, depending on the option selected. The building would have 9 stories and rise to 95 feet. At the height of 65 feet, there would be a 15-foot setback on Melrose Street. No parking would be provided under the With-Action Scenario.

Stationary Sources

The *CEQR Technical Manual* states that based upon previous studies, unless existing ambient noise levels are very low and/or stationary source levels are very high (and there are no structures that provide shielding), it is unusual for stationary sources to have significant impacts at distances beyond 1,500 feet. A detailed analysis may be appropriate if the Proposed Project would: cause a substantial stationary source (i.e., unenclosed mechanical equipment for manufacturing or building ventilation purposes, playground, etc.) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. Machinery, mechanical equipment, heating, ventilating and air-conditioning units, loudspeakers, new loading docks, and other noise associated with building structures may also be considered in a stationary source noise analysis. Impacts may occur when a stationary noise source is near a sensitive receptor and is unenclosed.

No unenclosed stationary noise sources of concern were observed during field inspections. As Projected Development Site 1 are not subject to high ambient noise levels from any nearby stationary source, no stationary source noise impacts from surrounding uses are anticipated. Additionally, 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) and 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.

Mobile Sources

Pursuant to Section 111 of the *CEQR Technical Manual*, mobile sources are those noise sources that move in relation to a noise-sensitive receptor—principally automobiles, buses, trucks, aircraft, and trains. Each has its own distinctive noise character, and, consequently, an associated set of noise assessment descriptors.

For mobile sources, an initial noise assessment may be appropriate if a proposed action would generate additional project-generated vehicular traffic in an area where roadways currently carry no or very low traffic volumes, or where a nearby receptor would potentially be impacted by high ambient noise levels.

Vehicular traffic and rail traffic are the predominant sources of noise in the area. Therefore, the noise analysis presented in this chapter focuses on the operational noise effects of the Proposed Actions to determine the level of building attenuation necessary to ensure that interior noise levels satisfy CEQR requirements. The Proposed Actions are not expected to increase existing noise passenger car equivalents (PCEs) by greater than 100% and would therefore not result in significant adverse noise impacts associated with project-generated vehicles.

2.7.2 Noise Monitoring Results

Measurement Location and Equipment

Because the predominant noise sources in the area of the Proposed Development consist of vehicular and rail traffic, noise monitoring was conducted during peak weekday travel periods (AM, Midday, PM) on a typical midweek day for 20-minute periods. In addition, one 24-hour noise monitoring location was conducted at an elevated level on the rooftop of the onsite building. Noise Monitoring Location One (1) was located at the street level Melrose Street frontage of the Affected Area, and Noise Monitoring Location Two (2) was located on the rooftop of the onsite building of Projected Development Site 1. The noise monitoring locations are shown in **Figure 2.7-1** to **Figure 2.7-3** below.

Noise monitoring was conducted using Type 1 Casella CEL-633 sound level meters with wind screens. The monitors were placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitors were calibrated prior to and following each monitoring session. Periods of peak vehicular around the Affected Area constitute a worst-case condition for noise at Projected Development Site 1. Noise meter calibration certification and back up data are provided in **Appendix E**.

Figure 2.7-1: Noise Monitoring Locations



Figure 2.7-2: Location 1 – Noise Monitor Location Photos (Project Site Roof)



Figure 2.7-3: Location 2 – Noise Monitor Location Photos (Melrose Street Frontage)



Existing Conditions

Monitoring was conducted during typical midweek conditions, from Wednesday, October 30, 2024 through Thursday, October 31, 2024. The weather was dry and wind speeds were moderate during all monitoring periods. **Table 2.7-4** and **Table 2.7-5** below contains the results for the measurements taken at Location 1 and Location 2.

Table 2.7-4: Noise Levels in dBA at Location 1

Start Date & Time	LAeq	LASmin	LAF 10%	LAF 50%	LAF 90%	LASmax
10/30/2024 8:00	55.0 dB	44.2 dB	57.5 dB	53.0 dB	47.5 dB	71.1 dB
10/30/2024 9:00	57.3 dB	42.6 dB	53.0 dB	48.5 dB	45.5 dB	81.0 dB
10/30/2024 10:00	51.6 dB	42.7 dB	54.5 dB	48.0 dB	45.0 dB	68.7 dB
10/30/2024 11:00	52.4 dB	43.0 dB	55.0 dB	52.5 dB	46.5 dB	66.6 dB
10/30/2024 12:00	50.7 dB	43.2 dB	55.0 dB	48.0 dB	45.5 dB	59.2 dB
10/30/2024 13:00	56.8 dB	45.3 dB	61.5 dB	53.0 dB	47.5 dB	76.7 dB
10/30/2024 14:00	59.6 dB	51.1 dB	62.0 dB	58.0 dB	54.0 dB	73.7 dB
10/30/2024 15:00	61.3 dB	52.9 dB	62.5 dB	60.0 dB	55.0 dB	79.7 dB
10/30/2024 16:00	59.8 dB	53.2 dB	62.0 dB	58.5 dB	55.0 dB	74.8 dB
10/30/2024 17:00	59.8 dB	52.5 dB	62.0 dB	58.0 dB	54.5 dB	73.6 dB
10/30/2024 18:00	60.1 dB	53.2 dB	61.5 dB	57.0 dB	54.5 dB	84.7 dB
10/30/2024 19:00	58.0 dB	50.5 dB	61.0 dB	55.5 dB	52.0 dB	75.2 dB
10/30/2024 20:00	57.8 dB	50.4 dB	59.5 dB	54.5 dB	52.5 dB	83.6 dB
10/30/2024 21:00	54.2 dB	47.7 dB	56.0 dB	52.5 dB	49.0 dB	70.4 dB
10/30/2024 22:00	56.4 dB	46.5 dB	55.0 dB	52.0 dB	48.5 dB	82.3 dB
10/30/2024 23:00	52.5 dB	45.9 dB	54.0 dB	51.0 dB	47.5 dB	75.0 dB
10/31/2024 0:00	52.0 dB	45.8 dB	53.5 dB	50.0 dB	47.0 dB	72.1 dB
10/31/2024 1:00	54.9 dB	45.8 dB	54.5 dB	51.5 dB	50.5 dB	79.4 dB
10/31/2024 2:00	53.7 dB	45.5 dB	58.0 dB	48.5 dB	46.5 dB	72.2 dB
10/31/2024 3:00	56.0 dB	45.9 dB	57.5 dB	51.0 dB	47.5 dB	71.0 dB
10/31/2024 4:00	53.2 dB	45.4 dB	54.5 dB	51.0 dB	46.5 dB	75.8 dB
10/31/2024 5:00	51.7 dB	45.8 dB	54.0 dB	49.0 dB	47.0 dB	69.3 dB
10/31/2024 6:00	56.7 dB	47.2 dB	58.0 dB	53.5 dB	51.5 dB	71.7 dB
10/31/2024 7:00	56.7 dB	48.0 dB	58.5 dB	54.5 dB	51.0 dB	74.2 dB
LDN	**61.6 dB**					

Table 2.7-5: Noise Levels in dBA at Location 2

Wednesday, October 30, 2024			
Time	**8:07 am – 8:27 am**	**12:05 pm – 12:25 pm**	**4:31 pm – 4:51 pm**
L_{max}	82.2	86.7	85.1
L_{10}	62.5	62.5	62.0
L_{eq}	59.7	62.3	61.1
L_{50}	56.5	56.0	57.5
L_{90}	53.0	53.0	55.5
L_{min}	49.3	50.1	53.9

The traffic volumes (vehicle counts) and vehicle classifications collected during peak vehicular travel periods [morning (AM), noon (MD), and evening (PM)] concurrent with noise monitoring at Location 1 are shown below in **Table 2.7-6**.

Table 2.7-6: Traffic Volumes and Vehicle Classifications Noise Location 1

	8:07 am – 8:27 am	**12:05 pm – 12:25 pm**	**4:31 pm – 4:51 pm**
Car/ Taxi	7	2	5
Van/Light Truck/SUV	11	4	2
Medium Truck	5	1	0
Heavy Truck	0	0	0
Bus	0	0	0

2.7.3 Conclusion

The *CEQR Technical Manual* sets external noise exposure standards, which are classified into four categories: acceptable, marginally acceptable, marginally unacceptable, and clearly unacceptable. 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 dB(A) or lower where vehicular and rail traffic is the noise source. For a mixed commercial and residential use such as what would occur under the proposed action, 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.

The highest recorded L_{10} at Location 1 was 62.5 dB(A) between 3:00 pm and 4:00 pm on Wednesday, October 30, 2024. The LDN at Location 1 was 61.6 dB(A). The highest recorded L_{10} at Location 2 was 62.5 dB(A) during the midday period between 12:05 om and 12:25 pm on Wednesday, October 30, 2024. Furthermore, the Proposed Actions would change the zoning in the Project Area to a Special Mixed-Use District (MX) consisting of M1-2A/R6X district that allows manufacturing and residential uses. Zoning Resolution (ZR) Section 123-32 Environmental Conditions requires that all new dwelling units (DUs) in Special Mixed-Use Districts be provided with a minimum of 35 dBA window-wall attenuation to maintain an interior noise level of 45 dBA

or less. The 35 dBA window-wall attenuation is for a closed-window condition; consequently, a means of alternate ventilation that does not degrade the acoustical performance of the building façade is required for all residential developments.

Based on the above, there would be no significant adverse impacts related to noise as a result of the Proposed Actions.

2.8 Disadvantaged Community Assessment

Introduction

Effective December 30, 2024, Section 8-0109(2)(k) of the New York State Environmental Conservation Law requires that this Environmental Assessment Statement (EAS) include a statement of the effects of the Proposed Actions on disadvantaged communities, including whether the action may cause or increase a disproportionate pollution burden. The *CEQR Technical Manual* does not provide guidance regarding the scope of this analysis. On January 29, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed a rule that provides additional considerations regarding this new statutory provision. This assessment of effects on disadvantaged communities considers the impacts that have been assessed using *the CEQR Technical Manual* guidance.

Methodology

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

2.8.1 Preliminary Assessment

The Proposed Actions would facilitate the construction of a new 26,189-GSF (24,653-ZSF, 3.89-FAR) mixed-use residential and commercial building on the Applicant-owned Block 3162, Lots 21-23. The Proposed Development would include 6,582 GSF (6,329 ZSF, 1.00 FAR) of ground-floor local retail and 19,607 GSF (18,324 ZSF, 2.89 FAR) of residential uses on the upper floors. The Proposed Development would result in 18 dwelling units, 20-30% (approximately 4-5 units) of which would be affordable pursuant to MIH Options 1, 2, or 3, depending on the option selected. The applicant intends to pursue MIH Option 1, which would result in 5 affordable units. The building would be six stories tall and rise to 65 feet. At the height of 54.67 feet, there would be an approximately 30-foot setback on Melrose Street. No parking is proposed and therefore no new curb cuts are proposed.

Projected Development Site 1 is located at 132 Melrose Street in the Bushwick neighborhood of Brooklyn Community District 4. As shown in **Figure 2.8-1** below, the Project Site (Census Tract ID 36047039100) is located within a disadvantaged community identified as having comparatively lower burdens and vulnerabilities and within ½-mile of disadvantaged communities identified as having comparatively higher burdens and vulnerabilities. The disadvantaged community having comparatively lower burdens and vulnerabilities generally extends north, east, and west from Projected Development Site 1. The disadvantaged communities having comparatively higher burdens and vulnerabilities are located south, northeast, and northwest of Projected Development Site 1. Accordingly, an assessment of potential impacts is provided below.

The Proposed Actions would result in a net height increase of the structure on the Projected Development Site 1 of 50 feet or more. Therefore, a shadow analysis was conducted. Based on the analysis, shadows from the projected development would not reach the only sunlight-sensitive resource within the longest action-induced shadow distance (the P.S. 145 courtyard) during any of the analysis months. Therefore the P.S. 145 courtyard would not be affected by the shadows resulting from the Proposed Actions.

The Proposed Actions would allow residential uses to be built within an historically industrial area. Accordingly, a Phase I ESA was conducted for Projected Development Site 1 by GZA GeoEnvironmental, Inc. in October 2024. Based on the findings of the Phase I ESA, no RECs, CRECs, or HRECs were identified in connection with Projected Development Site 1. However, it is recommended that in the event of any future excavation/construction activities, further assessment of the historic fill material should be conducted. In the event that impacted soil is identified, the oversight of the subsurface activities should be conducted by an environmental professional, and any impacted soil and groundwater should be handled and disposed in accordance with the applicable regulatory regulations. Because Projected Development Site 1 is improved with an existing building with no access to the basement, as the building is currently occupied by an active business, further remedial investigation work is not be possible and an (E) Designation would therefore be required. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs, as well as to ensure the maintenance and oversight of any required engineering controls through oversight by the OER. If hazardous materials are identified, a Construction Health and Safety Plan (CHASP) would be required and implemented during excavation and construction activities. The CHASP would protect both workers and the surrounding community from potential exposure to contaminated soil, groundwater, and/or soil vapor. Given the expected volume of soil disturbance, if any solid or hazardous waste is encountered during remediation, it is anticipated to be minimal in quantity and would be handled in compliance with all applicable regulatory requirements. With these provisions in place, the Proposed Actions would not result in significant adverse impacts related to hazardous materials to surrounding disadvantaged communities, and no further analysis is warranted.

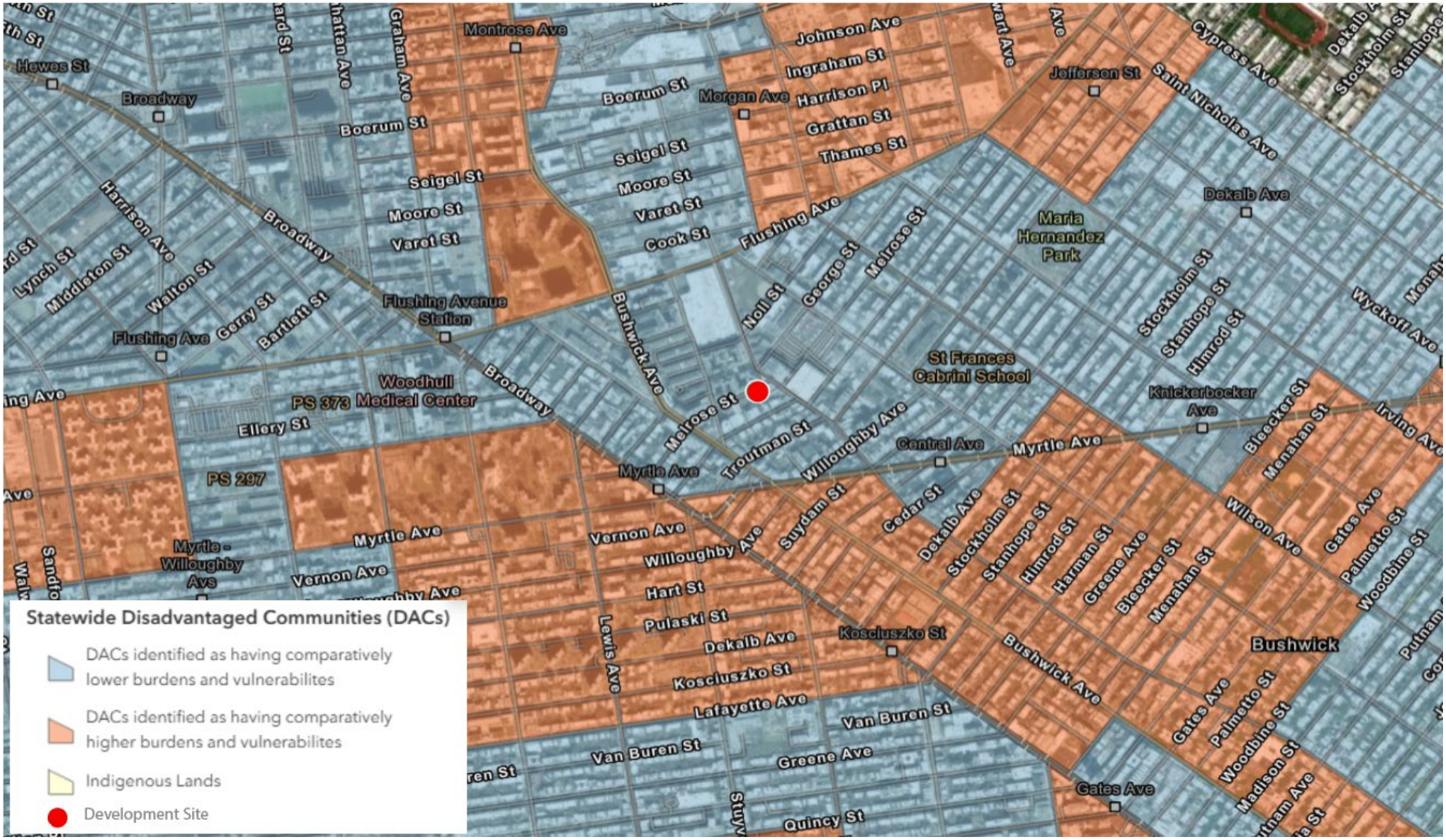
Based on the information provided by the Applicant, electric power would be utilized for the Proposed Development's HVAC systems. Therefore, conditions associated with the Proposed Development's HVAC systems would not result in any violations of the ambient air quality standards that could negatively affect the nearby disadvantaged communities. The Proposed Development would not involve activities that would result in any other air quality impacts, noise pollution, light pollution, odor impacts or impacts related to wastewater and stormwater conveyance and treatment infrastructure. In addition, any solid waste would be placed in appropriate containers and picked up.

The Proposed Actions would support City policies, such as *Housing New York 2.0*, *Get Stuff Built*, *or Housing Our Neighbors: A Blueprint for Housing and Homelessness* that aim to address the city's affordable housing crisis. Additionally, the Proposed Actions would support the City policy *Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery* by offering new spaces for small businesses, enhancing economic diversity within the community, and generating job opportunities. Therefore, the Proposed Actions would not result in adverse impacts on any disadvantaged communities and no further analysis is warranted.

2.8.2 Conclusion

The Affected Area is located within a disadvantaged community identified as having comparatively lower burdens and vulnerabilities and within ½-mile of a disadvantaged community identified as having comparatively higher burdens and vulnerabilities. However, as discussed above, the Proposed Actions would not contribute to environmental burdens that disproportionately affect such communities. The Proposed Actions would not create or introduce a disproportionate pollution burden on DACs. Further, the Proposed Actions would support City policies aiming to address the city's affordable housing crisis and generate job opportunities, while maintaining compliance with environmental regulations and best practices. Accordingly, no further assessment is warranted.

Figure 2.8-1: Disadvantaged Community Map



https://storymaps.arcgis.com/stories/7f0ffdde675e4e3788632c1b4cce6c0a

APPENDIX A

AGENCY CORRESPONDENCE

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: 132 MELROSE REZONING
Date Received: 1/17/2025

Properties with no Architectural or Archaeological significance:

1) 126 MELROSE STREET, BBL: 3031620019
2) 130 MELROSE STREET, BBL: 3031620020
3) 132 MELROSE STREET, BBL: 3031620021
4) 134 MELROSE STREET, BBL: 3031620022
5) 136 MELROSE STREET, BBL: 3031620023

Gina Santucci 1/21/2025

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37552_FSO_DNP_01212025.docx

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

October 30, 2025

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

Re: 132 Melrose Street
Block 3162, Lots 16, 19, 20, 21, 22, and 23
CEQR # 26DCP037K

Dear Ms. Kohn:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the August 2025 Environmental Assessment Statement (EAS) and the February 2025 Phase I Environmental Site Assessment (Phase I), prepared by GZA GeoEnvironmental on behalf of Melrose Towers Corp. (applicant), for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) that would affect a portion of Block 3162 in the Bushwick neighborhood of Brooklyn Community District 4. The Affected Area consists of Block 3162, Lots 20, 21, and 22 and Lots p/o 16, p/o 19, and p/o 23 and includes 10,876 square feet of lot area. The zoning map amendment would rezone the Affected Area from an M1-1 zoning district to an M1-2A/R6A zoning district. The applicant also proposes a zoning text amendment to Appendix F of the New York City Zoning Resolution (Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas) to add a Mandatory Inclusionary Housing (MIH) area coterminous with the Affected Area. Under Future With-Action Conditions, it is assumed that Block 3162, Lots 21, 22, and 23 (Projected Development Site 1) would be developed with a single 26,225 gross square feet (gsf) mixed residential and commercial building containing approximately 19,643 gsf of residential uses and 6,582 gsf of local retail. There would be approximately 23 dwelling units (assuming 850 gsf per dwelling unit), 20-30% (5-7 dwelling units) of which would be affordable at an average of 40-80% area median income (AMI) pursuant to MIH Options 1, 2, or 3, depending on the option selected. For the purposes of Early Childhood Programs analysis, 20% of residential floor area (5 units) is assumed to be affordable at or below 80% AMI. The building would have 9 stories and rise to 95 feet. At the height of 65 feet, there would be a 15-foot setback on Melrose Street. No parking would be provided under the With-Action Condition. The other lots within the Affected Area not projected to redevelop under the With-Action Condition include Lots 16, 19, and 20.

The February 2025 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including a warehouse, a baseball field, residential dwellings, breweries, storage facilities, a coal company, tailor shops, a malt house, a bottling facility, a lyceum, vehicle garages, auto repair garages, machine shops, auto sales, a gym, a kiln house, ice houses, a malt bin facility, a paint storage facility, a glass works facility, a metal storage facility, a silk dying facility, a printing facility, a soda fountain manufacturer, a cabinet manufacturer, a bakery, a steel warehouse, a church, a clothing manufacturer, a knitting mill, a beverage depot, an electrical prod manufacturer, a wood pole storage facility, a filling station, a wire forming facility, an auto junk yard, parking facility, a bus parking and repair facility, schools, parks, a freight yard, a terminal, a hospital, a cemetery, U.S. Naval Reservation, gas holding tanks, etc. Regulatory databases identified 15 spills and 5 historical auto sites within 1/8 mile; 15 underground storage tank sites, 20 aboveground storage tank sites, and 2 dry cleaners within 1/4 mile; 28 leaking storage tank sites, 12 voluntary cleanup program sites, and 7 brownfields sites within 1/2 mile; and 1 manufactured gas plant site within 1 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 based on the historical on-site and/or surrounding area land uses, 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 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 Phase II 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 (VOCs) 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 to DEP for review and approval. The Phase II Work Plan should also describe and include site development plans indicating maximum soil excavation depths/elevations for building slabs, footings, subsurface utilities, elevator pits, etc., as well as any proposed grade-level yard, courtyard, parking, or grass/landscaped areas. Description of the proposed uses in sub-grade, first floor, and outdoor areas of the proposed development should also be included.

- DCP should instruct the applicant that a minimum of five soil borings, three groundwater wells and five soil vapor probes should be installed at Projected Development Site 1. Sampling locations should be spread to ensure that there is proper coverage of the site.

- DCP should also 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.

- DCP should inform the applicant that the EAS should be revised/updated as appropriate as the hazardous materials assessment progresses.

Future correspondence and submittals related to this project should include the following CEQR # **26DCP037K**. 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
J. Mitchell – DCP
S. Shellooe – DCP
E. Ulker-Kacar – DCP

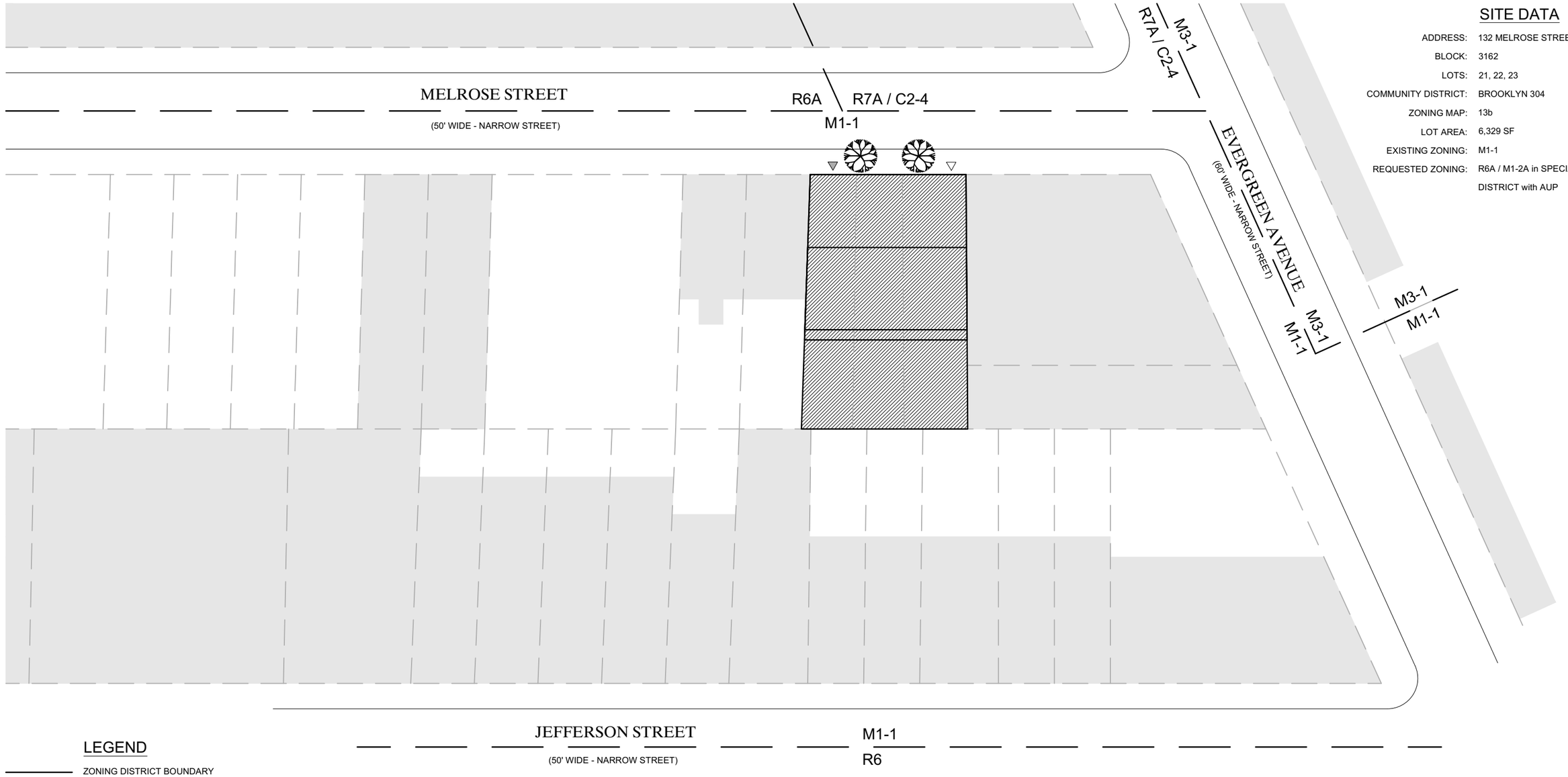
APPENDIX B

ILLUSTRATIVE ARCHITECTURAL PLANS


GARFINKEL
ARCHITECTS

GARFINKEL
ARCHITECTS

GARFINKEL
ARCHITECTS



SITE DATA

ADDRESS:	132 MELROSE STREET
BLOCK:	3162
LOTS:	21, 22, 23
COMMUNITY DISTRICT:	BROOKLYN 304
ZONING MAP:	13b
LOT AREA:	6,329 SF
EXISTING ZONING:	M1-1
REQUESTED ZONING:	R6A / M1-2A in SPECIAL MX DISTRICT with AUP

LEGEND

- ZONING DISTRICT BOUNDARY
- ZONING LOT
- TAX LOT
- BUILDING FOOTPRINT
- ADJACENT BUILDING FOOTPRINTS
- RESIDENTIAL LOBBY ENTRANCE
- RESIDENTIAL EXIT
- TREE

N

SITE PLAN

SCALE: 1" = 40'-0"

0' 20' 40' 100'

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ARCHITECT
N.Y. REG. NO. 025123
2919 AVENUE J
BROOKLYN, NEW YORK 11210
TEL. 718-951-6551

PROJECT:
NEW BUILDING
132 MELROSE STREET
BROOKLYN, NY

SITE PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT LEWIS ELIEZER GARFINKEL No. 025123 STATE OF NEW YORK

DATE:	7/30/24
PROJECT No.	23-074
DRAWING BY:	qmp
CHK BY:	LG
DWG No.	A-1

DWG SCALE: AS NOTED
1 OF 6

FILE NAME: S:\Drawings\23\23-074 Berkowitz\Re-Zoning\23-074_Re-Zoning__8-1-24__
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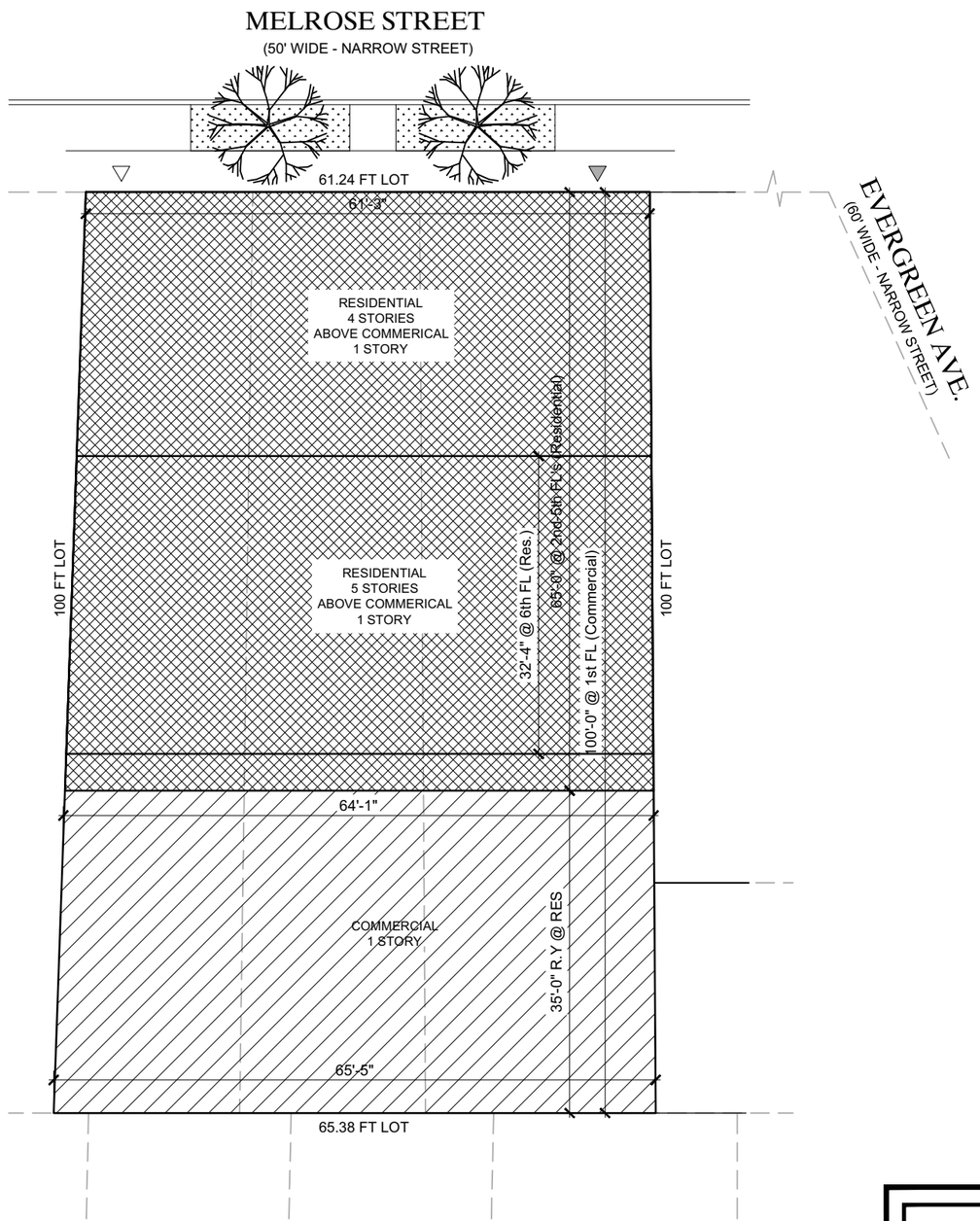

N

PLOT PLAN

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

0' 8' 16' 32'

LOT DETAILS & FLOOR AREA

ZONING: R6A / M1-2A in SPECIAL MX DISTRICT with AUP
USE GROUPS: 2A, 6C (R6A: 2; M1-2A: 6, 8, & 3B w/no sleeping)
OCCUPANCY GROUPS: R2 (HOUSING)
& M (COMMERCIAL STORE)

BLOCK: 3162
LOTS: 21, 22, 23

LOT AREA: [61'-3" + 65'-4")/2] x 100 = 6,329 SF

MAX. FLOOR AREA:

RESIDENTIAL MAX FAR: 6,329 SF x 3.90	ZR 23-222 & ZR = 24,683 SF
COMMERCIAL	ZR 123-31 COMMERCIAL & MANUFACTURING USES MUST BE LOCATED ON A STORY BELOW THE LOWEST STORY WITH DWELLING UNITS
MAX. FAR: 6,329 SF x 3.00	= 18,987 SF as per ZR 123-64(a)(1) & ZR 43-12

:. MAX FAR = 24,683 SF

PROPOSED FLOOR AREA

FLOOR	RESIDENTIAL	COMMERICAL	PROP. TOTAL	FAR
1st FLOOR *Commercial (6B)*		6,329 SF	6,329 SF	1.00
2nd FLOOR *Residential (2A)*	4,071 SF		4,071 SF	0.64
3rd FLOOR *Residential (2A)*	4,071 SF		4,071 SF	0.64
4th FLOOR *Residential (2A)*	4,071 SF		4,071 SF	0.64
5th FLOOR *Residential (2A)*	4,071 SF		4,071 SF	0.64
6th FLOOR *Residential (2A)*	2,040 SF		2,040 SF	0.33
TOTAL	18,324 SF	6,329 SF	24,653 SF	3.89

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PROJECT:
NEW BUILDING
132 MELROSE STREET
BROOKLYN, NY

PLOT PLAN & SF

SEAL & SIGNATURE

REGISTERED ARCHITECT LEWIS ELIEZER GARFINKEL No. 025123 STATE OF NEW YORK

DATE:	7/30/24
PROJECT No.	23-074
DRAWING BY:	qmp
CHK BY:	LG
DWG No.	A-2
DWG SCALE:	AS NOTED
	2 *OF* 6

FILE NAME: S:\Drawings\23\23-074 Berkowitz\Re-Zoning\23-074_Re-Zoning__8-1-24__
PLOT DATE: 8/1/2024 8:42:31 AM

ZONING ANALYSIS - SPECIAL MX DISTRICT - ZR 123-00

	REQUIRED	PROPOSED	
LOCATION OF USES IN MIXED-USE BUILDINGS	COMMERCIAL & MANUFACTURING USES MUST BE LOCATED ON A STORY BELOW THE LOWEST STORY WITH DWELLING UNITS	COMMERCIAL IS PROPOSED AT FIRST FLOOR & ALL RESIDENTIAL DWELLING UNITS ARE SECOND FLOOR & ABOVE	ZR 123-31
ENVIRONMENTAL CONDITIONS	NEW DWELLING UNITS SHALL HAVE MIN. 35dB(A) OF WINDOW WALL ATTENUATION TO MAINTAIN AN INTERIOR NOISE LEVEL OF 45dB(A) OR LESS	COMPLIES	ZR 123-32
APPLICABLE DISTRICTS for USES in MX DISTRICTS	RESIDENTIAL USES COMPLY w/ 23-00; COMMERCIAL & MANUFACTURING USES COMPLY w/ 43-00		ZR 123-61
FAR for RESIDENTIAL	FOR RESIDENTIAL in R6-R12 ZONES, FLOOR AREA REGULATIONS of ZR 23-22 SHALL APPLY	COMPLIES	ZR 123-622
MAX FAR for MIXED-USE BLDGS - COMMERCIAL	MIXED-USE BLDG MAX FAR FOR COMMERICAL USES SHALL BE AS PER ZR 43-12	COMPLIES	ZR 123-623(a)(1)
MAX FAR for MIXED-USE BLDGS - RESIDENTIAL	MIXED-USE BLDG MAX FAR FOR RESIDENTIAL USES SHALL BE AS PER ZR 123-63	COMPLIES	ZR 123-623(a)(3)
MAX FAR for MIXED-USE BLDGS	MAX TOTAL FAR TO BE as per MANUFACTURING/COMMERCIAL or RESIDENTIAL, WHICHEVER IS GREATER	COMPLIES	ZR 123-623(a)(4)
FRONT & SIDE YARDS for MIXED-USE BLDGS REAR YARD for MIXED-USE BLDGS	NO FRONT OR SIDE YARD REQ'D. (MIN 5 FT SIDE YARD WHERE PROVIDED) FOR RESIDENTIAL PORTION OF MIXED-USE BLDG, REAR YARD SHALL BE PROVIDED AT THE LOWEST FLOOR LEVEL WITH DWELLING UNITS	5 FT FRONT YARD 0 FT SIDE YARDS COMPLIES 30 FT @ LOWEST LEVEL w/ DWELLING UNITS	ZR 123-631(b)
LOT COVERAGE	MIXED-USE BLDG - NO LOT COVERAGE REQUIREMENT SHALL NOT APPLY	COMPLIES	ZR 123-632
LOCATION OF STREETWALL	70% OF AGGREGATE WIDTH OF STREETWALLS SHALL BE LOCATED WITHIN 8 FT OF THE STREETLINE AND SHALL EXTEND UP TO AT LEAST THE MIN. BASE HEIGHT.	LOCATION OF STREEWALL for RESIDENTIAL PORTION 5 FT FROM STREETWALL - COMPLIES	ZR 123-651(a)
HEIGHT & SETBACK for MIXED-USE BLDGS	DESIGNATED RESIDENTIAL DISTRICT R6A - HEIGHT & SETBACK as per ZR 23-433	COMPLIES	ZR 123-652(a)
PARKING	COMMERCIAL USES as per ZR 44-00 SHALL APPLY	COMPLIES	ZR 123-71
PARKING	RESIDENTIAL USES as per ZR 25-00 SHALL APPLY EXCEPT THAT: (a) ZR 25-50 SHALL NOT APPLY. SHALL BE as per 44-30 (b) as per ZR 44-46, ZR 44-47, & ZR 44-48	COMPLIES	ZR 123-72

ZONING ANALYSIS - RESIDENTIAL - ZR 23-00 & 25-00

	REQUIRED	PROPOSED	
MIN. LOT AREA & WIDTH	1,700 SF & 18 FT	6,329 SF & 61.24 FT	ZR 23-12
MAX. FAR w/ AFFORDABLE HOUSING	FAR: 3.90	3.90 (24,670 SF) PROVIDED	ZR 23-222
CORRIDORS (EXEMPTIONS FROM FLOOR AREA)	50% CORRIDOR PROVIDES ACCESS TO OUTDOOR SPACE OR DAYLIGHT; OR TERMINATES AT A DU w/ 3 OR MORE BEDROOMS	COMPLIES	ZR 23-232(a)
CORRIDORS (EXEMPTIONS FROM FLOOR AREA)	50% WHERE CORRIDOR LENGTH LESS THAN 100 FT	COMPLIES	ZR 23-232(b)
REFUSE STORAGE (EXEMPTIONS FROM FLOOR AREA)	FLOOR SPACE ALLOCATED TO REFUSE STORAGE AND DISPOSAL MAY BE EXEMPTED, NOT TO EXCEED, 3 SF / DU IN THE BUILDING	COMPLIES	ZR 23-233
FRONT YARD	NONE	5 FT	ZR 23-322
SIDE YARDS	NO SIDE YARDS REQ'D (MIN 5 FT when PROVIDED)	NONE PROVIDED	ZR 23-334(b)
REAR YARD	MIN. 20 FT (up to height of 75 ft) MIN. 30 FT (above height of 75 ft)	30 FT @ LOWEST LEVEL w/ DWELLING UNITS	ZR 23-342
LOT COVERAGE	80% X 6,329 SF = 5,063.20 SF	4,081 SF (64%)	ZR 23-362
STREET WALL LOCATION	NARROW STREETS MIN. 70% OF THE STREET WALL SHALL BE LOCATED WITHIN 10 FT OF THE STREET LINE	5 FT SETBACK	ZR 23-431(b)(2)
MIN. BASE HEIGHT	40 FT		ZR 23-432
MAX. BASE HEIGHT w/AFFORDABLE	65 FT	54'-8"	ZR 23-434
MAX. TOTAL HEIGHT w/AFFORDABLE	95 FT	75 FT	ZR 23-434
SETBACK	15 FT on NARROW STREET	15 FT	ZR 23-423
SETBACK	DEPTH OF SETBACK MAY BE REDUCED BY 1 FT FOR EVERY FT OF PROP FRONT YARD, BUT NOT SETBACK LESS THAN 7 FT	10 FT	ZR 23-423(a)
NUMBER of DWELLING UNITS	NO LIMIT IN TRANSIT ZONE	18 DWELLING UNITS	ZR 23-52
STREET TREES	NEW DEVELOPMENT	61.24 FT / 25 = 2.45 = 2 TREES	ZR 23-611(a)
FRONT YARD PLANTING	BETWEEN STREET LINE & STREET WALL (EXCEPT AT ENTRANCES/EXITS & DRIVEWAYS)	PROVIDED	ZR 23-613
RECREATION SPACE	3% of RESIDENTIAL FLOOR AREA in NEW DEVELOPMENT w/ MORE THAN 9 DWELLING UNITS	PROPOSED	ZR 23-63
PARKING	NONE REQ'D FOR NEW RESIDENTIAL DWELLING UNITS	NONE PROPOSED	
BICYCLE PARKING (2A)	50% of D.U.'s	28 DU x 0.5 = 14 6 SPACES REQ'D	ZR 25-811

ZONING ANALYSIS - COMMERCIAL IN MANUFACTURING - ZR 43-00 & 44-00

	REQUIRED	PROPOSED	
MAX FAR	3.00	1.00	ZR 43-132
PERMITTED OBSTRUCTIONS in REAR YARD	UP TO 2 STORIES & 30 FT HT.	COMMERCIAL USE @ FIRST STORY ONLY 1 STORY & 14 FT HT	ZR 43-23(b)(1)
REAR YARDS	MIN. 10 FT (up to height of 65 ft) MIN. 15 FT (above height of 65 ft) MIN. 20 FT (above height of 125 ft)	COMMERCIAL USE @ FIRST STORY ONLY 1 STORY & 14 FT HT	ZR 43-262
MAX. BASE HEIGHT	65 FT	COMMERCIAL @ 1st FLOOR = 14 FT	ZR 43-47(a)
MAX. TOTAL HEIGHT	95 FT	COMMERCIAL @ 1st FLOOR = 14 FT	ZR 43-47(a)
SETBACK	15 FT ON NARROW STREET	COMMERCIAL USE @ FIRST STORY ONLY - 14 FT HT < MAX. BASE HT.	ZR 43-47(b)
PARKING COMMERCIAL	GENERAL RETAIL - NONE REQ'D in TRANSIT ZONE	NONE PROPOSED	ZR 44-21
PARKING RESIDENTIAL	NONE REQ'D	NONE PROPOSED	ZR 44-21

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TEL. 718-951-6551

PROJECT:
NEW BUILDING
132 MELROSE STREET
BROOKLYN, NY

ZONING ANALYSIS

SEAL & SIGNATURE

REGISTERED ARCHITECT LEWIS ELIEZER GARFINKEL No. 025123 STATE OF NEW YORK

DATE: 7/30/24
PROJECT No. 23-074
DRAWING BY: qmp
CHK BY: LG
DWG No.
A-3
DWG SCALE: AS NOTED
3 *OF* 6

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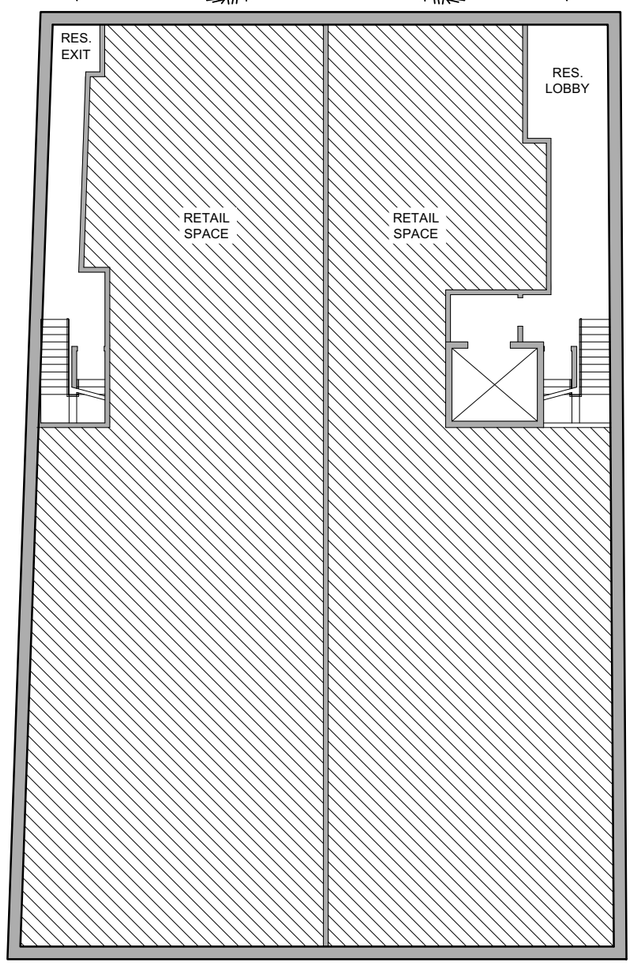
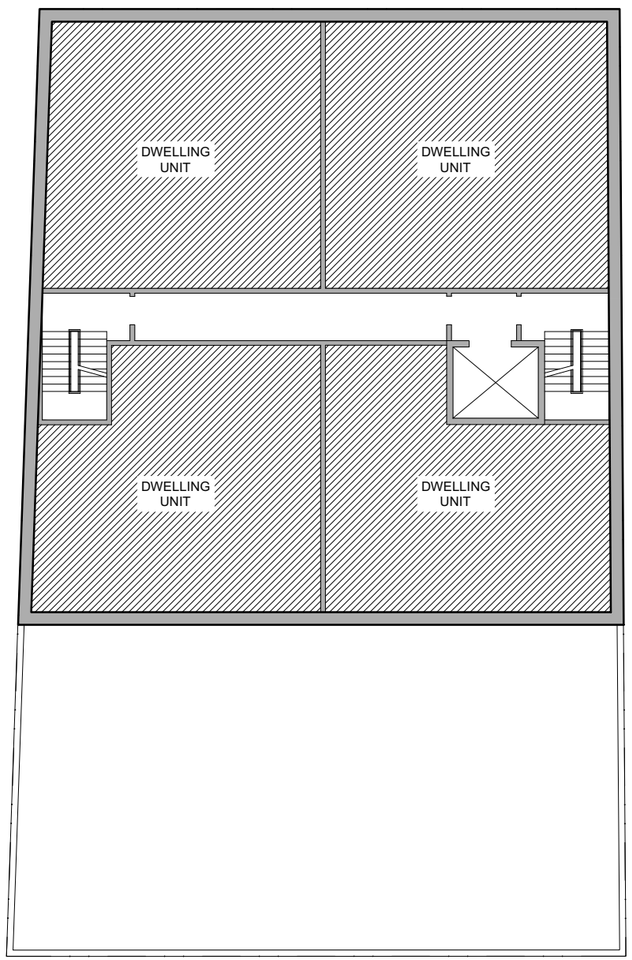
MELROSE STREET



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



2nd-5th FLOORS
SCALE: 1/16" = 1'-0"

N 0' 8' 16' 32'

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PROJECT:
NEW BUILDING
132 MELROSE STREET
BROOKLYN, NY

PLANS

SEAL & SIGNATURE

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DATE:	7/30/24
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DWG SCALE:	AS NOTED

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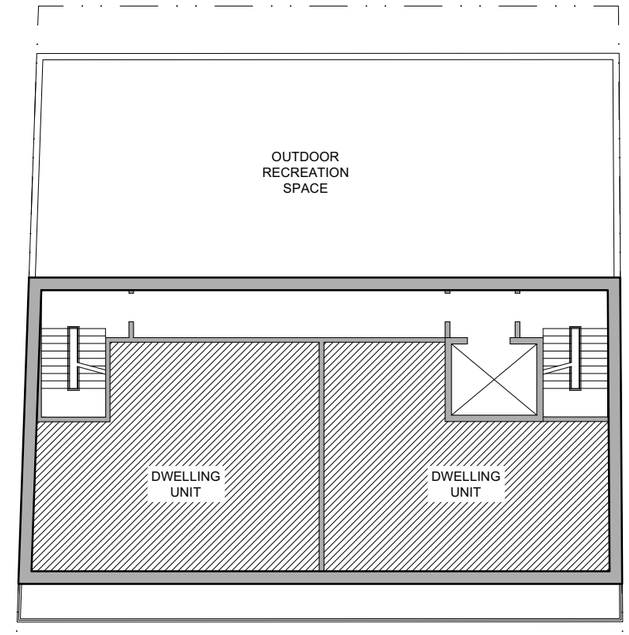
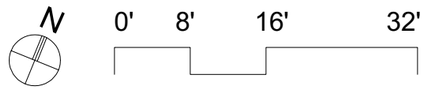


6th FLOOR

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



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PROJECT:
NEW BUILDING
132 MELROSE STREET
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PLANS

SEAL & SIGNATURE

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DATE:	7/30/24
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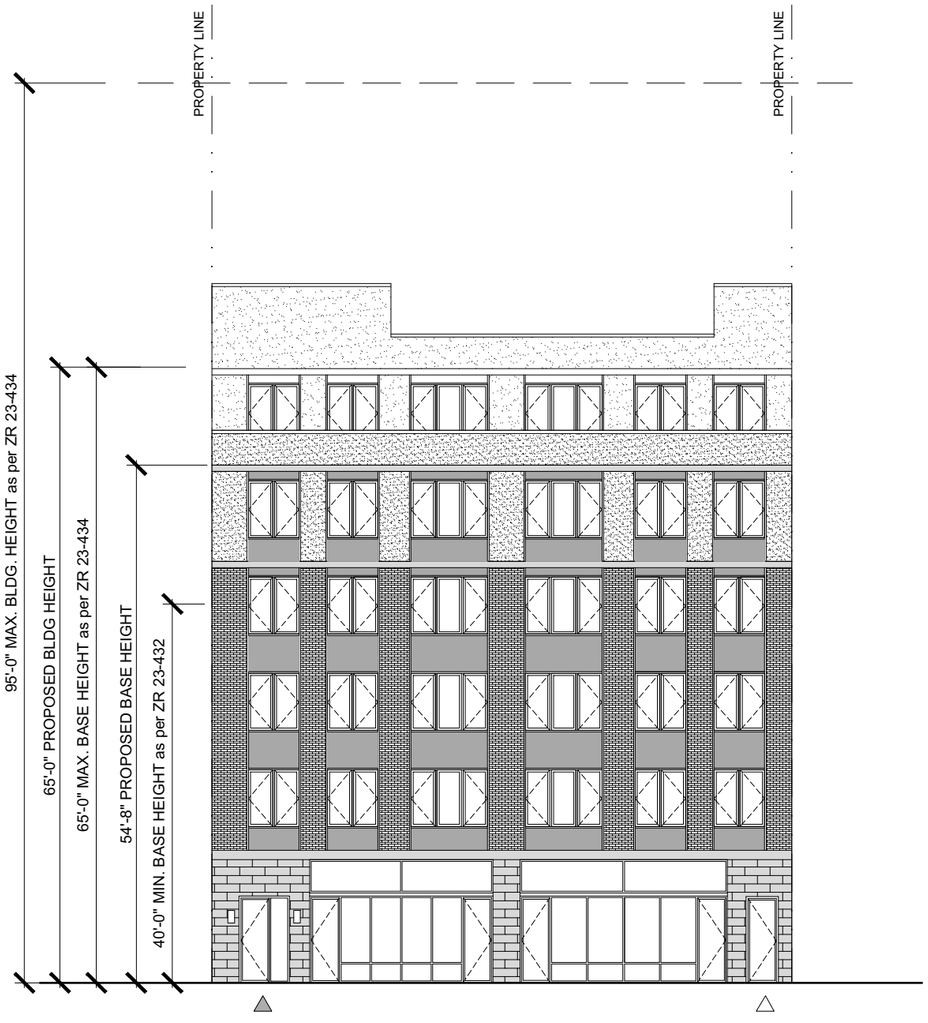
DWG No.	A-5
DWG SCALE:	AS NOTED

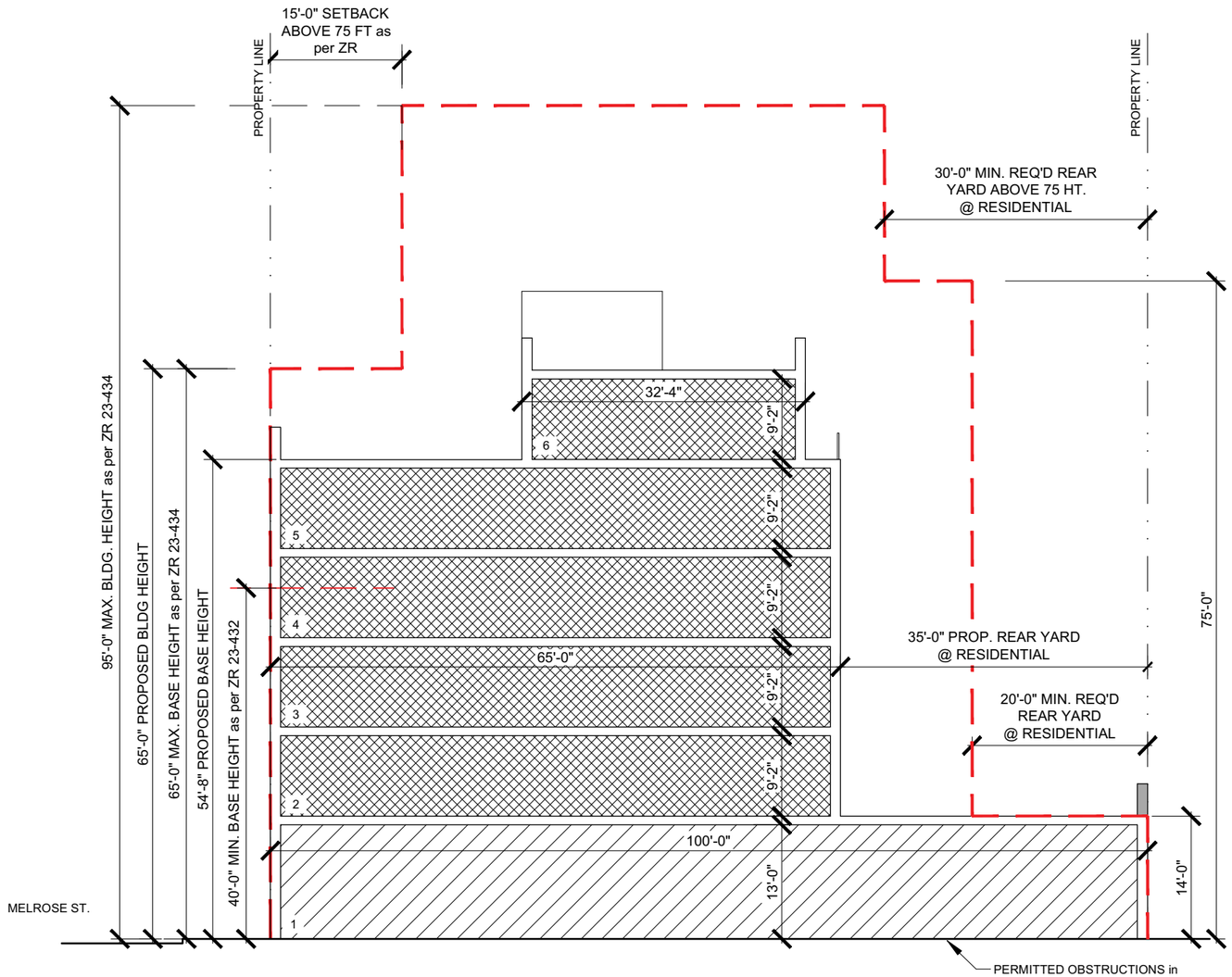
5 OF 6



FRONT ELEVATION

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

0' 8' 16' 32'



SECTION

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

0' 8' 16' 32'

LEWIS ELIEZER GARFINKEL, R.A.
ARCHITECT
N.Y. REG. NO. 025123
2919 AVENUE J
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TEL. 718-951-6551

PROJECT:

NEW BUILDING

132 MELROSE STREET
BROOKLYN, NY

ELEVATION & SECTION

SEAL & SIGNATURE

REGISTERED ARCHITECT LEWIS ELIEZER GARFINKEL No. 025123 STATE OF NEW YORK

DATE:	7/30/24
PROJECT No.	23-074
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DWG No.	A-6
DWG SCALE:	AS NOTED
	6 *OF* 6

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