Environmental Assessment Statement
and
Supplemental Report

for

1380 Rockaway Parkway Rezoning

1380 Rockaway Parkway
Brooklyn, NY

Prepared by:

Compliance Solutions Services, LLC
434 West 20th Street
New York, NY 10011

December 2013

EAS 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* 1380 Rockaway Parkway Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
14DCP038K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
140155ZMK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			PFNY, LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			John J. Strauss, Compliance Solutions Services, LLC		
ADDRESS 22 Reade Street			ADDRESS 434 West 20th Street, Suite 8		
CITY New York	STATE NY	ZIP 10007	CITY New York	STATE NY	ZIP 10011
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 212-741-3432	EMAIL jstrauss-css@nyc.rr.com	

5. *Project Description*

See attached Project Description.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 18	STREET ADDRESS 1380 Rockaway Parkway
TAX BLOCK(S) AND LOT(S) Block 8165, Lots 48, 147 (p/o), 52 (p/o), and 21 (p/o)		ZIP CODE 11236
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Rockaway Parkway between Farragut and Glenwood Roads		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5D/C1-3		ZONING SECTIONAL MAP NUMBER 23c

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 32-00

***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 73-36

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

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION	☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING	☐ POLICY OR PLAN, specify:

☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF PROGRAMS, specify:
☒ PERMITS, specify: Department of Buildings building permit

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.): 11,362.75
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 11,362.75
Other, describe (sq. ft.): 0

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 15,920
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 15,920
HEIGHT OF EACH BUILDING (ft.): 18'-0"
NUMBER OF STORIES OF EACH BUILDING: 1

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: 8,353
The total square feet not owned or controlled by the applicant: 3,009.75

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

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	N/A	15,920	N/A	N/A
Type (*e.g.,* retail, office, school)	N/A units	Physical Culture Establishment	N/A	N/A

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 0 NUMBER OF ADDITIONAL WORKERS: 14
Provide a brief explanation of how these numbers were determined: Proposed employees according to facility operator

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: The No-Action scenario consists of a permitted Use Group 6 use such as a drug store similar to that which formerly occupied the building on the proposed development site. It is assumed that this use would occupy the existing 7,960 square feet of floor area on the first floor of the building and the 7,960 square foot cellar.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2015

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **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)	☐	☒
○ **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)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

	YES	NO
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
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 Form, and submit according to its instructions. See attached Form.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☒	☐
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
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?	☐	☒

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 1,106		
○ 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): 3,443,496		
(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 or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☒	☐
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality;	☐	☒

	YES	NO
Hazardous Materials; Noise?		
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

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
John Strauss, Compliance Solutions Services	12/12/13

SIGNATURE John D. Strauss

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 Deputy Director, EARD	LEAD AGENCY NYC Department of City Planning
NAME CELESTE EVANS	DATE 12/12/13
SIGNATURE Celeste Evans	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

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

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

PROJECT DESCRIPTION

1380 Rockaway Parkway Rezoning Project Description

Proposed Action

The Applicant is seeking a rezoning of the existing C1-3 commercial overlay mapped on the "Rezoning Area", defined as Block 8165, Lots 48, 147 (p/o), 52 (p/o), and 21 (p/o) in Brooklyn, to a C2-3 commercial overlay. Lot 48 (1380 Rockaway Parkway) is currently leased by the Applicant. The affected portions of Lots 147, 52, and 21 are not leased or otherwise controlled by the Applicant. The proposed rezoning would extend the existing 200-foot long C2-3 overlay mapped along the west side of Rockaway Parkway proceeding south from Farragut Road for an additional 100 feet to encompass the Rezoning Area. The existing 112.5-foot depth of the C1-3 overlay would be maintained for the C2-3 overlay. The proposed rezoning would not change the underlying R5D zoning district.

The Rezoning Area comprises the following tax lots and lot areas on Block 8165 **(See attached Tax Map)**:

Lot Number	**Dimension along Rockaway Parkway (linear feet)**	**Approx. Lot Size (SF) within Rezoning Area**
Property Leased by Applicant		
48	83′	8,353 SF
Non-Applicant Properties		
147	4.21′	436.7 SF
52	12.79′	1,850.3 SF
21	N/A	722.75 SF
Total	**100′**	**11,362.75 SF**

Following the rezoning, the Applicant will apply for a Special Permit from the Board of Standards and Appeals (BSA) pursuant to Z.R. § 73-36 to operate a physical culture establishment/health club on the Proposed Development Site.

Existing Conditions

The proposed development site, identified as 1380 Rockaway Parkway, Brooklyn, NY (Block 8165, Lot 48), consists of an 8,353 square foot lot with dimensions of 83′ along Rockaway Parkway, 78.81′ width at the rear property line, and a lot depth of between 103.73′ to 104.94′. The property is developed with a currently vacant one-story and cellar 15,920 gross square foot (gsf) former supermarket/drug store (formerly occupied by Rite Aid) containing 7,960 gsf on the first floor and 7,960 gsf in the cellar.

Lot 147, adjacent to the proposed development site to the north, is a 20-foot wide vacant undeveloped parcel that primarily serves as an alleyway connecting Rockaway Parkway to the adjoining lot 21 to the rear of the proposed development site. Lot 21, adjacent to the proposed development site to the west, is a parking lot fronting on East 96th Street. Lot 52, adjacent to the proposed development site to the south, is developed with a retail store building similar to that located on the proposed development site. **(See attached Site Location Map)**

The subject area is currently zoned R5D/C1-3.

On June 3, 2009, the Department of City Planning (DCP) approved the Canarsie rezoning which included lower density and contextual zoning map changes for approximately 250 blocks in the Canarsie neighborhood of Brooklyn, Community District 18, including the subject project site and surrounding project study area.

Canarsie, a predominantly low rise and low-density residential neighborhood, has been experiencing development pressure in the last several years. The R4 and R5 zoning districts, originally mapped throughout Canarsie, permitted all housing types. However, in many instances, new development has been inconsistent with the prevailing scale, density and built character of many blocks. As a consequence of this development activity, the community has been concerned with an increased frequency of one- and two-family homes being torn down and replaced with attached multi-family developments, eroding the character of certain blocks.

The lower-density and contextual zoning districts included in the rezoning – R3-1, R3X, R4A, R4-1, R5B, and R5D together with mapping and maintaining existing R4 and R5 districts where appropriate – are intended to preserve the existing scale and character of Canarsie's predominantly low-rise blocks. New, moderate-density residential development would be directed to wide, commercial corridors with access to transit --Rockaway Parkway, Flatlands Avenue and Avenue L-- that today contain one-story commercial and two- to three-story multi-family buildings with ground-floor retail uses. Along these corridors, the R5D zoning district would allow a modest increase in density, while establishing height limits compatible with the surrounding neighborhood context.

New C2-3 commercial overlays are included to reflect existing commercial uses. C1 and C2 overlays were reduced to a depth of 100 feet and changed to either C1-3 or C2-3. The reduction in depth is intended to prevent the intrusion of commercial uses onto residential side streets.

In summary, the rezoning is intended to:

1. Preserve Canarsie's scale through the mapping of lower density and contextual zoning districts to better reflect the existing detached, semi-detached and row house character;

2. Reinforce the existing commercial corridors and permit limited new development of low-density apartment buildings with ground-floor retail and height limits appropriate to existing neighborhood scale.

3. Reduce the depth of C1 and C2 overlays to 100 feet to prevent intrusion of commercial uses onto residential side streets and change all overlays to either C1-3 or C2-3.

Project Description

It is proposed to rezone the proposed development site with a C2-3 commercial overlay on the underlying R5D zoning of the Rezoning Area. The rezoning of the commercial overlay mapped on the proposed development site from C1-3 to C2-3 would enable the Applicant to apply for a Special Permit from the BSA to operate a physical culture establishment/health club on the site. Physical culture establishments/health clubs are not permitted within C1-3 districts.

It is proposed to rezone the existing C1-3 commercial overlay mapped over the Rezoning Area to a C2-3 commercial overlay for a total length of 100 feet along the west side of Rockaway Parkway. The proposed rezoning would extend the C2-3 commercial overlay mapped along the

west side of Rockaway Parkway proceeding south of Farragut Road from its current 200-foot length to a length of 300 feet. The depth of the C2-3 commercial overlay would measure 112.5 feet, the same as the existing C1-3 overlay. The proposed C2-3 commercial overlay would mirror the C2-3 overlay mapped over the entire eastern side of Rockaway Parkway between Farragut and Glenwood Roads across from the site. **(See attached Zoning Map and Zoning Change Map)**

The proposed C2-3 commercial overlay would incorporate approximately 11,362.75 square feet of land area including portions of the lots detailed below.

- Lot 48 (the Proposed Development Site) - the entirety of the 8,353 square foot lot with 83 feet of frontage along Rockaway Parkway.
- Lot 147 – approximately 436.7 square feet of lot area adjacent to the proposed development site with 4.21 feet of frontage along Rockaway Parkway.
- Lot 52 – approximately 1,850.3 square feet of lot area adjacent to the proposed development site with 12.79 feet of frontage along Rockaway Parkway.
- Lot 21 – approximately 722.75 square feet of lot area adjacent to the rear of the proposed development site (no frontage along Rockaway Parkway).

The extension of the C2-3 commercial overlay onto portions of three lots adjoining the proposed development site would have no significant adverse effect on the current or potential future uses of these lots. The only difference between the C1-3 and C2-3 commercial overlays relates to use, with the C2 district permitting a slightly wider range of uses, such as funeral homes and repair services, not allowed in C1 districts. No additional development is proposed or anticipated on Lots 147, 52, or 21 which adjoin the proposed development site on Block 8165.

The Applicant proposes to develop a physical culture establishment/health club in the existing building on the proposed development site. This would require the issuance of a Special Permit from the Board of Standards and Appeals (BSA) pursuant to Z.R. § 73-36 to operate a physical culture establishment/health club on the proposed development site which the Applicant would pursue following the rezoning action. The facility would consist of 15,920 gsf of floor area including 7,960 gsf on the first floor and 7,960 gsf in the cellar. No floor area would be added to the building. The Applicant seeks to redevelop the currently vacant building as a health club to serve residents, workers, and other persons in the surrounding community. A health club at the site would be beneficial to the surrounding community.

The proposed physical culture establishment/health club is anticipated to have a maximum of 4,000 members and would employ 14 staff members including 1 manager, 2 assistant managers, 7 general staff, 2 personal trainers, and 2 maintenance staff. The facility would be open 24 hours per day, 7 days a week. The facility would include 110 cardiovascular pieces and 49 pieces of strength training equipment, 3 circuit training areas, 3 tanning beds, Beauty Angel machines, hydro massage, automated massage chairs and men's and women's locker rooms.

The maximum legal occupancy of the facility would be 235 persons. It is anticipated that the busiest period for the facility would be during the early evening hours between 6 and 8 PM, with an average weekday patronage of 114 users per hour. A maximum of 8 employees would be at the facility between 1 PM and 7 PM. It is anticipated that 48% of the facility's patrons would travel to and from Planet Fitness by mass transit, 39.5% would walk, and 12.5% of the facility's patrons would drive.

Based on an estimated 1-year approval process and a 6-month construction period, the Build Year is assumed to be 2015. The construction period is to accommodate interior modifications to the building and does not entail any new building development.

SUPPLEMENTAL REPORT

EAS NARRATIVE ATTACHMENT

1380 ROCKAWAY PARKWAY REZONING

ENVIRONMENTAL ASSESSMENT STATEMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, hazardous materials, air quality, and noise as further detailed below. The section numbers below correspond to the relevant chapters of the 2012 *CEQR Technical Manual* released on February 2, 2012.

4. LAND USE, ZONING, AND PUBLIC POLICY

EXISTING CONDITIONS

Land Use

Proposed Rezoning Area

The proposed rezoning area consists of Block 8165, Lot 48, the proposed development site, and portions of several adjacent lots including Block 8165, Lots 147 (p/o), 21(p/o), and 52(p/o), as further described below.

The proposed rezoning area comprises the following tax lots and lot areas on Block 8165:

Lot Number	Dimension along Rockaway Parkway (linear feet)	Approx. Lot Size (SF) within Rezoning Area
Property Leased by Applicant		
48	83′	8,353 SF
Non-Applicant Properties		
147	4.21′	436.7 SF
52	12.79′	1,850.3 SF
21	N/A	722.75 SF
Total	**100′**	**11,362.75 SF**

The proposed development site, identified as 1380 Rockaway Parkway in the Canarsie neighborhood of Brooklyn (Block 8165, Lot 48), consists of an 8,353 square foot lot with dimensions of 83′ along Rockaway Parkway, 78.81′ width at the rear property line, and a lot depth of between 103.73′ to 104.94′. The property is developed with a currently vacant one-story and cellar 15,920 gross square foot (gsf) former supermarket/drug store (formerly occupied by Rite Aid) containing 7,960 gsf on the first floor and 7,960 gsf in the cellar.

Lot 147, adjacent to the proposed development site to the north, is a 20-foot wide vacant undeveloped parcel that primarily serves as an alleyway connecting Rockaway Parkway to the adjoining lot 21 to the rear of the proposed development site. Lot 21, adjacent to the proposed development site to the west, is a parking lot fronting on East 96th Street. Lot 52, adjacent to the

proposed development site to the south, is developed with a retail store building similar to that located on the proposed development site.

Study Area

The primary study area extends approximately 400 feet in all directions from the proposed rezoning area. The study area is roughly bounded by Farragut Road on the north, Glenwood Road on the south, East 98th Street to the east, and East 95th Street to the west. In order to assess existing land use conditions for the proposed development, a parcel by parcel inventory was undertaken within the 400-foot radius study area surrounding the site. The inventory included a survey of ground floor uses and upper floors by predominant use.

The area surrounding the project site can generally be characterized as a predominantly low-density residential neighborhood with a concentration of neighborhood oriented commercial uses along Rockaway Parkway. With the exception of the block fronts along Rockaway Parkway, nearly all areas within 400 feet of the proposed rezoning area are developed with residential uses. With the exception of the parking lot to the rear of the proposed development site, all areas west of the proposed rezoning area are developed almost exclusively with 2- to 3-story detached and attached residential structures. A similar development pattern exists for much of the area east of the proposed rezoning area beyond the Rockaway Parkway frontage although this area also includes a number of small, two-story multiple dwellings.

A significant variation from the primarily residential development pattern described above is the location of a large MTA rail yard and municipal parking lot across Rockaway Parkway from the proposed rezoning area. This rail yard, which serves as the termination point for the "L" subway line, occupies the majority of the two blocks (Blocks 8166 and 8167) located across Rockaway Parkway from the proposed rezoning area.

The frontage of Rockaway Parkway within 400 feet of the proposed rezoning area, which extends roughly from Glenwood Road on the south to an area north of Farragut Road on the north, exhibits several types of development. The west side of the Rockaway Parkway frontage extending from the proposed rezoning area to the south is principally developed with 1- to 2-story commercial retail buildings. The western Rockaway Parkway frontage extending from the proposed rezoning area to the north is principally developed with 2- to 3-story mixed-use buildings with ground floor commercial/retail use and residential apartments above. The east side of the Rockaway Parkway frontage across from the proposed rezoning area between Glenwood and Farragut Roads is primarily developed with 1- to 2-story commercial retail buildings. The municipal parking lot and rail yard referenced above also fronts on portions of Rockaway Parkway in this area. The east side of the Rockaway Parkway frontage north of Farragut Road is primarily developed with 2-story mixed-use buildings with ground floor commercial/retail use and residential apartments above.

ZONING

On June 3, 2009, the City Planning Commission (CPC) approved the Canarsie rezoning which included lower density and contextual zoning map changes for approximately 250 blocks in the Canarsie neighborhood of Brooklyn, Community District 18, including the subject project site and surrounding project study area.

Canarsie, a predominantly low rise and low-density residential neighborhood, has been experiencing development pressure in the last several years. The R4 and R5 zoning districts, originally mapped throughout Canarsie, permitted all housing types. However, in many instances, new development has been inconsistent with the prevailing scale, density and built character of many blocks. As a consequence of this development activity, the community has been concerned with an increased frequency of one- and two-family homes being torn down and replaced with attached multi-family developments, eroding the character of certain blocks.

The lower-density and contextual zoning districts included in the rezoning – R3-1, R3X, R4A, R4-1, R5B, and R5D together with mapping and maintaining existing R4 and R5 districts where appropriate – are intended to preserve the existing scale and character of Canarsie's predominantly low-rise blocks. New, moderate-density residential development would be directed to wide, commercial corridors with access to transit --Rockaway Parkway, Flatlands Avenue and Avenue L-- that today contain one-story commercial and two- to three-story multi-family buildings with ground-floor retail uses. Along these corridors, the R5D zoning district would allow a modest increase in density, while establishing height limits compatible with the surrounding neighborhood context.

New C2-3 commercial overlays are included to reflect existing commercial uses. C1 and C2 overlays were reduced to a depth of 100 feet and changed to either C1-3 or C2-3. The reduction in depth is intended to prevent the intrusion of commercial uses onto residential side streets.

In summary, the rezoning is intended to:

1. Preserve Canarsie's scale through the mapping of lower density and contextual zoning districts to better reflect the existing detached, semi-detached and row house character;

2. Reinforce the existing commercial corridors and permit limited new development of low-density apartment buildings with ground-floor retail and height limits appropriate to existing neighborhood scale.

3. Reduce the depth of C1 and C2 overlays to 100 feet to prevent intrusion of commercial uses onto residential side streets and change all overlays to either C1-3 or C2-3.

<u>Proposed Rezoning Area</u>

The New York City Zoning Resolution shows the proposed rezoning area as being located in an R5D residential district mapped with a C1-3 commercial overlay. **(See attached Zoning Map)**

The R5D contextual zoning district is designed to encourage new development along major streets in auto-dependent areas of the city. R5D districts serve as a transition between lower-density districts and moderate-density districts by incorporating the lot area, lot width and building envelope of R5B districts with certain aspects of the Quality Housing Program available in R6 through R9 districts and R10 contextual districts relating to interior building amenities, planting and the location of accessory parking. Lot coverage requirements are the same as for R6 contextual districts. The R5D district is characterized by moderate density, multi-family housing and allows a residential FAR of 2.0 and a community facility FAR of 2.0. The district limits building heights to 40 feet and requires parking for two-thirds of all dwelling units.

C1 overlay districts accommodate the retail and personal service shops needed in residential neighborhoods, and are generally mapped along major avenues. The maximum permitted commercial FAR for C1-3 overlays in the R5D zone is 2.0. Residential uses are permitted within these overlays with residential bulk being governed by the provisions of the surrounding residential zone. Parking requirements vary by use within the C1-3 overlay district with one parking space required for each 400 square feet of general retail floor area.

The City has established the Food Retail Expansion to Support Health (FRESH) program in response to the issues raised in neighborhoods that are underserved by grocery stores. FRESH provides zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by a full-line grocery store operator. The project site and a larger area surrounding the property are eligible for various tax incentives related to grocery store development and operation.

Study Area

This R5D/C1-3 district mapped on the proposed rezoning area extends to the south of the rezoning area along the west side of Rockaway Parkway to Glenwood Road at a depth of approximately 110 feet. An approximately 110-foot deep R5D/C2-3 zoning district adjoins the proposed rezoning area to the north and extends across Farragut Road to the edge of the project study area. An approximately 145-foot deep R5D/C2-3 zoning district is located across Rockaway Parkway from the proposed rezoning area extending from Glenwood Road to north of Farragut Road. The western portion of the project study area to the rear of the proposed rezoning area is zoned R4-1 as is the northeastern corner of the project study area bounded by Farragut Road and East 98th Street. A C8-1 district is mapped over the MTA rail yard and municipal parking lot east of the 145-foot wide portion fronting on Rockaway Parkway (which is zoned R5D/C2-3). The tax incentive provisions of the City's FRESH program apply to the 400-foot project study area around the proposed rezoning area.

The C2-3 overlay is intended to permit a wider range of local retail and service establishments than C1 districts, such as funeral homes, repair shops, and physical culture establishments/health clubs (such as the proposed project), and is intended to serve a wider neighborhood. Bulk regulations pertaining to the C2-3 overlay are the same as those for the C1-3 commercial overlay.

R4-1 zoning districts allow only detached and semi-detached one- and two-family residences. The R4-1 zoning district requires a minimum lot size of 2,375 square feet and a minimum lot width of 25 feet for detached units, and a minimum lot size of 1,700 square feet and a minimum lot width of 18 feet for semi-detached units. The maximum residential FAR in the R4-1 zone is 0.75 plus 0.15 as an attic allowance. The maximum community facility FAR is 2.0. The R4-1 zoning district regulations also require that one parking space be provided for each dwelling unit.

C8 zoning districts, bridging commercial and manufacturing uses, provide for automotive and other heavy commercial services that often require large amounts of land. Typical uses include automobile showrooms and repair shops, warehouses, gas stations and car washes, although all commercial uses as well as certain community facility uses are also permitted. C8 districts are mainly mapped along major traffic arteries where concentrations of automotive uses have

developed. The C8-1 district permits a maximum commercial FAR of 1.0 and a maximum community facility FAR of 2.4.

PUBLIC POLICY

Proposed Rezoning Area and Project Study Area

No public policies relate to the proposed rezoning area or the surrounding project study area. These areas are not located within any designated NYC, NYS, or National Register Historic Districts and no individually designated historic resources are located within these areas. Therefore, the proposed rezoning area and surrounding project study area are not subject to New York City and New York State landmarks preservation regulations. The referenced areas are not located within the City's Coastal Zone Boundary and are therefore not subject to the provisions of the New York City Waterfront Revitalization Program. These areas are not covered by any 197-a or other community plans, and are not within an urban renewal area and are therefore not subject to the provisions of an urban renewal plans.

THE FUTURE WITHOUT THE PROJECT

Under the No-Action Scenario for the project build year of 2015, it is assumed that the proposed development site, identified as Block 8165, Lot 48 in Brooklyn, would be occupied by a permitted Use Group 6 use such as a drug store similar to that which formerly occupied the building. It is assumed that this use would occupy the existing 7,960 square feet of floor area on the first floor of the building and the 7,960 square foot cellar.

The underlying R5D residential zoning with the existing C1-3 commercial overlay permits a maximum FAR of 2.0 for commercial, residential, and community facility uses on the proposed development site. The proposed development site is currently developed to an FAR of 0.95. However, no additional commercial, residential, or community facility floor area would be anticipated to be developed on the property given the surrounding development pattern and the desirability and marketability of second floor uses in this area. Most of the newer buildings along Rockaway Parkway between Farragut and Glenwood Roads are one-story in height and are solely occupied by commercial uses. Older two-story structures in the area often have commercial uses on the ground floor with residential apartments above. However, some of these structures, such as the building located across the street from the proposed development site a short distance to the south at 1395 Rockaway Parkway, are occupied by commercial uses on the ground floor while the second floor of the building is sealed up and not in use.

Similarly, in the absence of the proposed action, the existing zoning of the affected portions of Lots 147, 52, and 21 would remain unchanged and no new development would occur on the affected portions of Lots 147, 52, or 21 which adjoin the proposed development site on Block 8165. As explained above, Lot 147 is a narrow 20-foot wide parcel that is vacant and undeveloped and primarily serves as an alleyway connecting Rockaway Parkway to the adjoining lot 21 to the rear of the proposed development site. Lot 21 is a parking lot fronting on East 96th Street. Lot 52 is developed with a retail store building similar to that located on the proposed development site and would not be likely to be expanded for the same reasons as the proposed development site.

As discussed in the existing conditions section above, on June 3, 2009, the CPC approved the Canarsie rezoning which included lower density and contextual zoning map changes for

approximately 250 blocks in the Canarsie neighborhood of Brooklyn, Community District 18, including the subject project site and surrounding project study area. The EAS prepared for the Canarsie rezoning (CEQR No. 09DCP052K) identified several parcels within the proposed rezoning area as "Potential Development Sites". The 29 Potential Development Sites identified in the EAS are considered as less likely to be developed than the 14 "Projected Development Sites"within the ten-year timeframe (Build Year 2019) as they would be more difficult to assemble and prepare for development. These sites have either more than one owner, are occupied by multiple active businesses or residences, are irregular in shape, or some combination of these features. However, they are included in the Canarsie rezoning analysis to produce a reasonable, conservative estimate of future growth.

1. Block 8165, Lots 48 and 147 (1380 Rockaway Parkway) is identified as Potential Development Site F. The Future No-Action and Future With-Action Scenarios on Site F are shown below. Note that the Future No-Action development scenario did not occur on this site and the Future With-Action scenario differs substantially from the subject proposed action.

- **Future No-Action Condition (No-build):** Site F would be subdivided and developed with 21,430 square feet of floor area in three-story community facility buildings. Parking would be waived.

- **Future With-Action Condition (Build):** Site F would be developed with 21,430 square feet of floor area in a four-story mixed use building with 6,429 square feet of ground floor local retail and 15 residential units above. Parking for ten residential off-street spaces would be provided at grade level and commercial parking would be waived.

2. Block 8165, Lots 52 and 153 (1392-96 Rockaway Parkway) is identified as Potential Development Site G (only Lot 52 is part of the proposed rezoning area). The Future No-Action and Future With-Action Scenarios on Site G are shown below. Note that the Future No-Action development scenario did not occur on this site and the Future With-Action scenario differs substantially from the subject proposed action.

- **Future No-Action Condition (No-build):** Site G would be subdivided and developed with 17,060 square feet of floor area in three-story community facility buildings. Parking would be waived.

- **Future With-Action Condition (Build):** Site G would be developed with 17,060 square feet of floor area in a four-story mixed use building with 5,118 square feet of ground floor local retail and 12 residential units above. Parking for eight residential off-street spaces would be provided at grade level and commercial parking would be waived.

The EAS prepared for the Canarsie rezoning discussed above also identified several parcels within the 400-foot radius project study area around the proposed rezoning area as Potential Development Sites as follows.

1. Block 8146, Lot 60 (1340 Rockaway Parkway) is identified as Potential Development Site D. Site D has 9,500 square feet of lot area and is currently occupied by a one-story community

facility. The Future No-Action and Future With-Action Scenarios on Site D are shown below. Note that the Future No-Action and the Future With-Action development scenarios did not occur on this parcel.

- **Future No-Action Condition (No-build):** Site D would be subdivided and developed with 19,000 square feet of floor area in three-story community facility buildings. Parking would be waived.

- **Future With-Action Condition (Build):** Site D would be developed with 19,000 square feet of floor area in a four-story mixed use building with 5,700 square feet of ground floor local retail and 13 residential units above. Parking for nine residential off-street spaces would be provided at grade level and commercial parking would be waived.

2. Block 8166, Lot 31 (1365 Rockaway Parkway) is identified as Potential Development Site E. Site E has 6,000 square feet of lot area and is currently occupied by a one-story building with two retail stores. The Future No-Action and Future With-Action Scenarios on Site E are shown below. Note that the Future No-Action and the Future With-Action development scenarios did not occur on this parcel.

- **Future No-Action Condition (No-build):** Site E would be subdivided and developed with 12,000 square feet of floor area in three-story community facility buildings. Parking would be waived.

- **Future With-Action Condition (Build):** Site D would be developed with 12,000 square feet of floor area in a four-story mixed use building with 3,600 square feet of ground floor local retail and eight residential units above. Parking for five residential off-street spaces would be provided at grade level and commercial parking would be waived.

Based on a review of the DCP website, no changes are anticipated to the zoning districts and zoning regulations or to any public policy documents relating to the proposed rezoning area or the surrounding study area in the near future. No new development on the few vacant lots or parking lots within the project study area is anticipated to occur by 2015 in the absence of the proposed action.

THE FUTURE WITH THE PROJECT

Land Use

Under the With-Action Scenario, it is assumed that the proposed development site, identified as Block 8165, Lot 48 in Brooklyn, would be developed with a physical culture establishment/health club in the existing building on the property. The facility would consist of 15,920 gross square feet of floor area including 7,960 square feet on the first floor and 7,960 square feet in the cellar. The zoning floor area of the facility would be 7,960 square feet as cellar space is not included in zoning floor area. No floor area is proposed to be added to the existing building.

The Applicant seeks to redevelop the currently vacant building on the proposed development site as a health club to serve residents, workers, and other persons in the surrounding

community. A health club at the site would be beneficial to the surrounding community and would be compatible with the existing commercial/retail uses located along both sides of Rockaway Parkway in the immediate vicinity.

As with the No-Action Scenario discussed above, the underlying R5D residential zoning with the proposed C2-3 commercial overlay would permit a maximum FAR of 2.0 for commercial, residential, and community facility uses on the proposed development site. The proposed development site is currently developed to an FAR of 0.95. However, no additional commercial, residential, or community facility floor area would be anticipated to be developed on the property given the surrounding development pattern and the desirability and marketability of second floor uses in this area as explained under the No-Action Scenario above.

The proposed physical culture establishment/health club is anticipated to have a maximum of 4,000 members and would employ 14 staff members including 1 manager, 2 assistant managers, 7 general staff, 2 personal trainers, and 2 maintenance staff. The facility would be open 24 hours per day, 7 days a week. The facility would include 110 cardiovascular pieces and 49 pieces of strength training equipment, 3 circuit training areas, 3 tanning beds, Beauty Angel machines, hydro massage, automated massage chairs and men's and women's locker rooms.

The maximum legal occupancy of the facility would be 235 persons. It is anticipated that the busiest period for the facility would be during the early evening hours between 6 and 8 PM, with an average weekday patronage of 114 users per hour. A maximum of 8 employees would be at the facility between 1 PM and 7 PM. It is anticipated that 48% of the facility's patrons would travel to and from Planet Fitness by mass transit, 39.5% would walk, and 12.5% of the facility's patrons would drive.

Based on an estimated 1-year approval process and a 6-month construction period, the build year is assumed to be 2015. The construction period is to accommodate interior modifications to the building and does not entail any new building development.

No additional development is proposed or anticipated on Lots 147, 52, or 21 which adjoin the proposed development site on Block 8165. As explained above, Lot 147 is a narrow 20-foot wide parcel that is vacant and undeveloped and primarily serves as an alleyway connecting Rockaway Parkway to the adjoining lot 21 to the rear of the proposed development site. Lot 21 is a parking lot fronting on East 96th Street. In addition, only small areas of each of these two lots (436.7 sf and 722.75 sf, respectively) would be affected by the proposed rezoning. Lot 52 is developed with a retail store building similar to that located on the proposed development site and would not be likely to be expanded for the same reasons as the proposed development site.

No adverse impact to land use patterns in the area is expected to arise as a result of the proposed project, and further assessment of land use is not warranted.

ZONING

It is proposed to rezone the existing C1-3 commercial overlay to a C2-3 commercial overlay for a total distance of 100 feet. The proposed rezoning would extend the C2-3 commercial overlay mapped along the west side of Rockaway Parkway south of Farragut Road from its current 200-foot length to a length of 300 feet. **(See attached Zoning Change Map)**

The proposed rezoning of the existing C1-3 commercial overlay to a C2-3 commercial overlay would incorporate approximately 11,362.75 square feet of land area including portions of the lots detailed below.

- Lot 48 (the proposed development site) - the entirety of the 8,353 square foot lot with 83 feet of frontage along Rockaway Parkway.
- Lot 147 – approximately 436.7 square feet of lot area adjacent to the proposed development site with 4.21 feet of frontage along Rockaway Parkway.
- Lot 52 – approximately 1,850.3 square feet of lot area adjacent to the proposed development site with 12.79 feet of frontage along Rockaway Parkway.
- Lot 21 – approximately 722.75 square feet of lot area adjacent to the rear of the proposed development site (no frontage along Rockaway Parkway).

The extension of the C2-3 commercial overlay onto portions of three lots adjoining the proposed development site would have no significant adverse effect on the current or potential future uses of these lots. The only difference between the C1-3 and C2-3 commercial overlays relates to use, with the C2 district permitting a slightly wider range of uses, such as funeral homes and repair services, not allowed in C1 districts.

The Applicant's proposal to develop a physical culture establishment/health club in the existing building on the proposed development site would require the issuance of a Special Permit from the Board of Standards and Appeals (BSA) pursuant to Z.R. § 73-36. The Applicant would pursue this Special Permit following the rezoning action.

The proposed Zoning Map Change is required in order for the Applicant to be able to apply for a BSA Special Permit to allow a physical culture establishment/health club on the site. Health clubs are not permitted within C1-3 districts. The extension of the existing C2-3 commercial overlay over the 100-foot length of the Rezoning Area would create a continuous 300-foot long C2-3 overlay extending along the west side of Rockaway Parkway south of Farragut Road. The proposed C2-3 commercial overlay would mirror the C2-3 overlay mapped over the entire eastern side of Rockaway Parkway between Farragut and Glenwood Roads across from the site.

The proposed development would not result in significant adverse zoning impacts. The proposed action would not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties.

Potentially significant adverse impacts related to zoning are not expected to occur as a result of the proposed action, and further assessment of zoning is not warranted.

Public Policy

No adverse impacts to public policies would occur as a result of the proposed action as there are no public policies applicable to either the proposed rezoning area or the surrounding 400-foot radius project study area. No potentially significant adverse impacts related to public policy are anticipated to occur as a result of the proposed action, and further assessment of public policy is not warranted.

12. HAZARDOUS MATERIALS

A hazardous materials discussion is required for the proposed action per the *CEQR Technical Manual* as further discussed below.

Lots 52 and 147, adjacent to the proposed development site and included in the proposed rezoning area, are mapped with an E designation (No. E-230) for hazardous materials (petroleum/non-petroleum) that was included in the Canarsie rezoning adopted by the City Planning Commission in June 2009. Prior to any new development on these parcels, this E designation requires that sampling and potential testing and remediation be performed for potential petroleum and non-petroleum contamination on the properties for submission to the NYC Department of Environmental Protection (NYC DEP).

E designation No. E-230 for hazardous materials was not mapped on the proposed development site, lot 48, and therefore no hazardous materials concerns associated with the development of the proposed physical culture establishment/health club on this parcel would be anticipated. In addition, as no new development is proposed on the adjacent lots 52 or 147 as part of the proposed rezoning, no hazardous materials impacts from the proposed action would be anticipated.

It should also be noted that the immediate area in the vicinity of the proposed development site, lot 48, is developed with residential and commercial/retail uses and a vacant parking lot. The area in the immediate vicinity is also zoned for residential and local commercial uses. The existing uses and zoning would not be anticipated to raise any concerns related to hazardous materials impacts.

The proposed action, which would not include any ground disturbance, would not result in any hazardous materials impacts.

17. AIR QUALITY

Introduction

Under *CEQR*, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those which could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as the heat and hot water boiler of a proposed development which could adversely affect other buildings in proximity to the proposed project. Odors resulting from the operation of a proposed development are also discussed in the assessment, if relevant.

Mobile Source

Under guidelines contained in the 2012 *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies.

As discussed in the Land Use section above, the busiest period for the proposed physical

culture establishment/health club is anticipated to occur during the early evening hours between 6 and 8 PM, with an average weekday patronage of 114 users per hour. As also discussed in the Land Use section, it is anticipated that 12.5% of the facility's patrons would drive to and from the facility. Therefore, as a worst case scenario, 114 patrons would arrive and depart during a one-hour period, 14 of whom would drive. Doubling this number to account for potential arrivals and departures during the same one-hour period would result in a maximum of 28 vehicle trips during the facility's peak hour.

It is therefore concluded that no significant adverse mobile source impacts would be generated by the project.

Stationary Source

A stationary source discussion is required for the proposed action per the *CEQR Technical Manual* as further discussed below.

The proposed development site, lot 48, is mapped with an E designation (No. E-230) for air quality that was included in the Canarsie rezoning adopted by the City Planning Commission in June 2009. This E designation requires that any new residential and/or commercial development on the property must use natural gas as the type of fuel for heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts. This E designation is also mapped on lots 52 and 147, adjacent to the proposed development site and included in the proposed rezoning area.

The text for the (E) designation is as follows:

Block 8165, Lots 48, 52, 147
Any new residential and/or commercial development on the above-referenced properties must use Natural Gas as the type of fuel for heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.

With the placement of the (E) designations on the above blocks and lots, no impacts related to stationary source air quality are expected.

As shown on the Proposed Roof Plan, Sheet CP-5D, included in the Air Quality Appendix to this document, a new unit for heating and cooling using natural gas will be located on the roof of the structure. Specification sheets and other information related to this HVAC system are also included in the Air Quality Appendix. In addition, a flue stack for the building's natural gas fueled water heater will also be sited on the roof of the building. The distance from the proposed action to the nearest building (1376 Rockaway Parkway) of similar or greater height is 20 feet. As such, the CEQR TM screening nomograph cannot be used. Therefore, an EPA AERSCREEN analysis was performed, which deemed that the proposed project would not result in any significant adverse air quality impact due to boiler stack emissions, with the use of natural gas as the type of fuel.

It is therefore concluded that no significant adverse stationary source impacts would be generated by the project.

Odors

The proposed development would not generate any odors and would therefore have no

adverse odor impacts on the surrounding area.

Conclusion

The proposed project would not generate any significant adverse mobile or stationary source air quality or odor impacts relative to the surrounding area.

19. NOISE

Introduction

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those which could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, if the project would include unenclosed mechanical equipment for building ventilation purposes, or if the project would introduce receptors into an area with high ambient noise levels.

Mobile Source

Relative to mobile source impacts, a noise analysis would only be required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) was located. Residential uses are located along Rockaway Parkway which would provide vehicular access to the project site. Traffic generated by the proposed development along Rockaway Parkway would therefore be of concern relative to mobile source noise impacts.

A detailed mobile source analysis is typically conducted when PCE values are at least doubled between the no-action and the with-action conditions during the worst case expected hour at receptors most likely to be affected by the proposed action. As explained in the Air Quality section above, the proposed physical culture establishment/health club would generate a maximum of 28 vehicle trips per hour during the facility's peak hour period of 6 to 8 PM. In addition to the residential uses located along Rockaway Parkway, numerous commercial/retail uses which generate vehicular traffic from their patrons, line the street in the vicinity of the subject site. Therefore, PCE values along Rockaway Parkway would not be doubled by the increase of a maximum of 28 vehicle trips per hour during the facility's peak hour period, and a detailed mobile source analysis is therefore not warranted.

No significant adverse mobile source noise impacts would be generated by the project.

Stationary Source

The proposed project would not include any unenclosed mechanical equipment for building ventilation purposes, and would not include any active outdoor recreational space that could result in stationary source noise impacts to the surrounding area. All mechanical equipment would be located either inside the building or would be enclosed on the roof of the structure.

Therefore, the proposed project would not result in potential stationary source noise impacts to

any other buildings in the vicinity of the project site.

Conclusion

The proposed project would not generate any significant adverse mobile or stationary source noise impacts relative to the surrounding area.

APPENDIX 1
FIGURES

FIGURES & PHOTOGRAPHS

1380 Rockaway Parkway Rezoning

List of Figures and Drawings

1. Tax Map
2. Site Location (w/photo view locations)

   - Photos 1-4
3. Land Use
4. Zoning
5. Zoning Change

1380 Rockaway Parkway, Brooklyn

Tax Map

Legend

- (#) - Lot Numbers
- ### - Block Numbers
- ..... - 400 Foot Radius
- ——— - Development Site
- - - - - - - Rezoning Area



North

Scale: 1" = 100'

0 20 50 100

Urban Cartographics 107-14 Queens Boulevard No. 3 Forest Hills, NY 11375 718.427.5299 urbancartographics@gmail.com www.urbancartographics.com

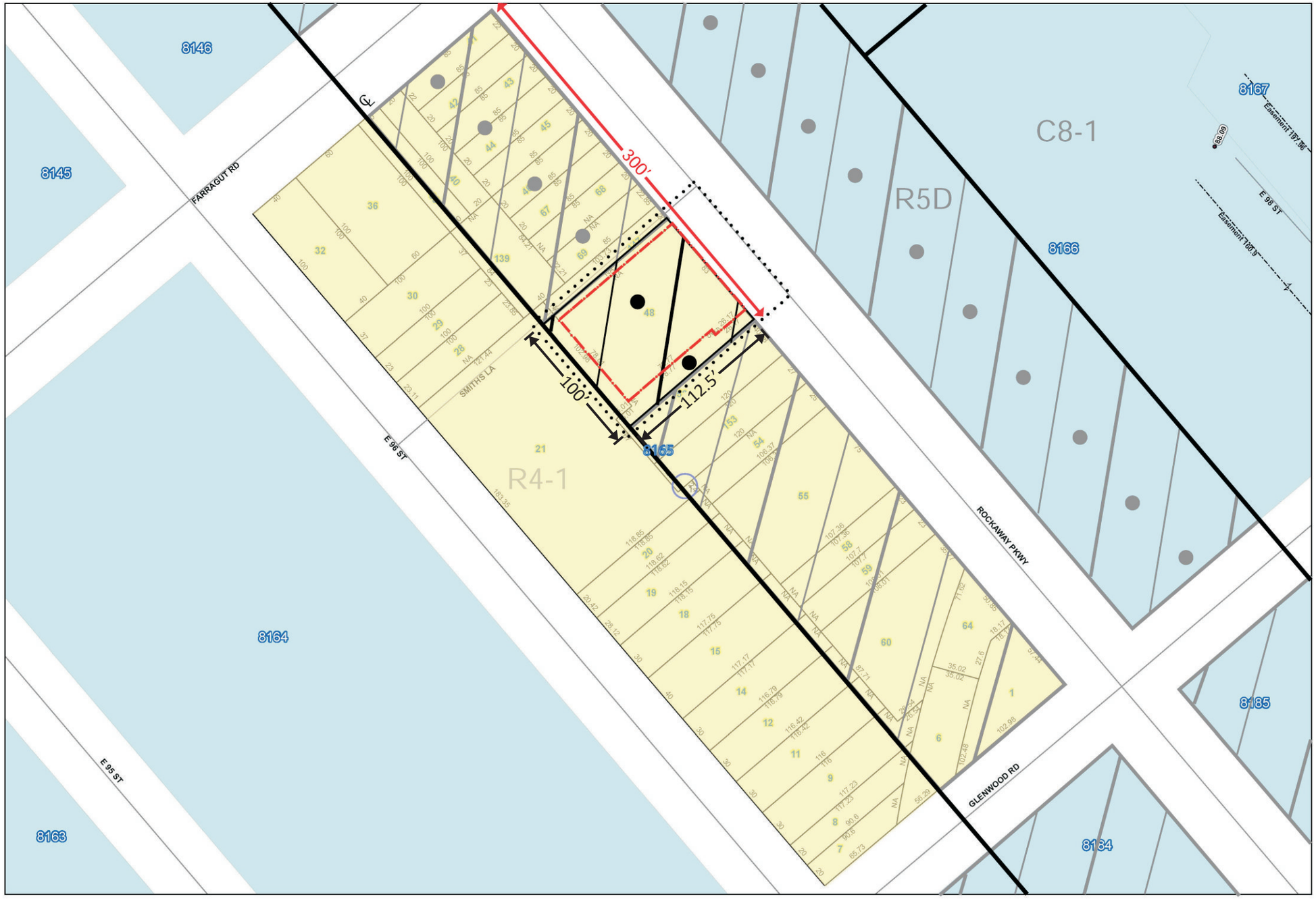
Prepared for Compliance Solutions Services, by Urban Cartographics

Proposed Rezoning Area As Shown on the DOF Tax Map of Block 8165

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-07-2008 19:45:42
End Date : Current
Brooklyn Block: 8165



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Zoning District Line
- C2-3 — Proposed Zoning District
- R4-1 — Existing Zoning District
- Proposed C2-3 District
- Existing C2-3 District
- Existing C1-3 District
- Area of Rezoning
- Development Site

0 15 30 60 90 120 Feet

1380 Rockaway Parkway, Brooklyn

Site Location Map



Urban Cartographics 107-14 Queens Boulevard No. 3 Forest Hills, NY 11375 718.427.5299 urbancartographics@gmail.com www.urbancartographics.com



1. View of the southwest side of Rockaway Parkway just south of Farragut Road.



2. View of the Site, facing southwest.



3. View of the southwest side of Rockaway Parkway just south of the Site.



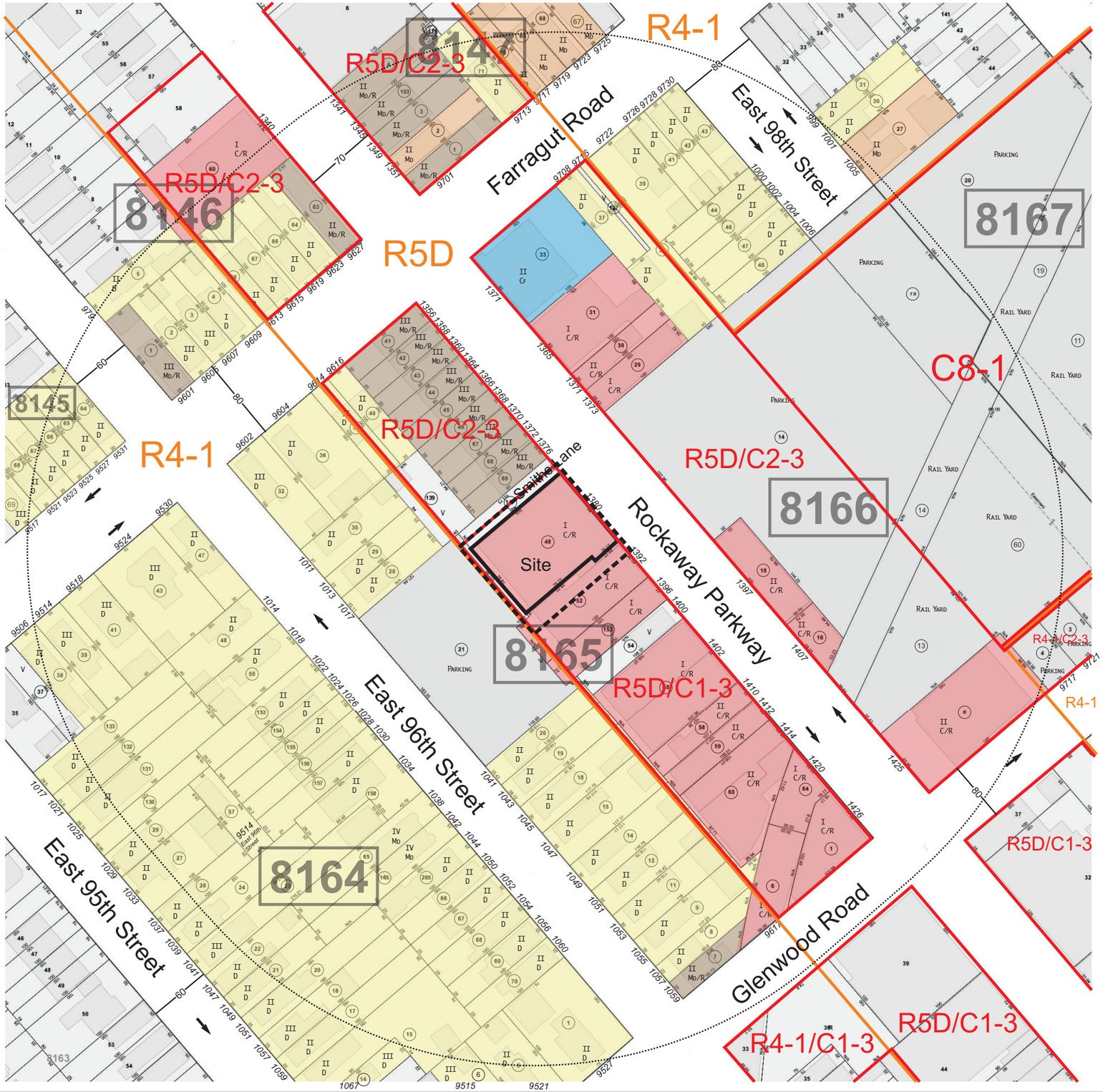
4. View of the east side of Rockaway Parkway across the street to the northeast of the Site.

Photographs Taken on July 25, 2013

Project Photographs
1380 Rockaway Parkway, Brooklyn

1380 Rockaway Parkway,
Brooklyn

Land Use Map



North

Scale: 1” = 100’

0 20 50 100

Land Uses

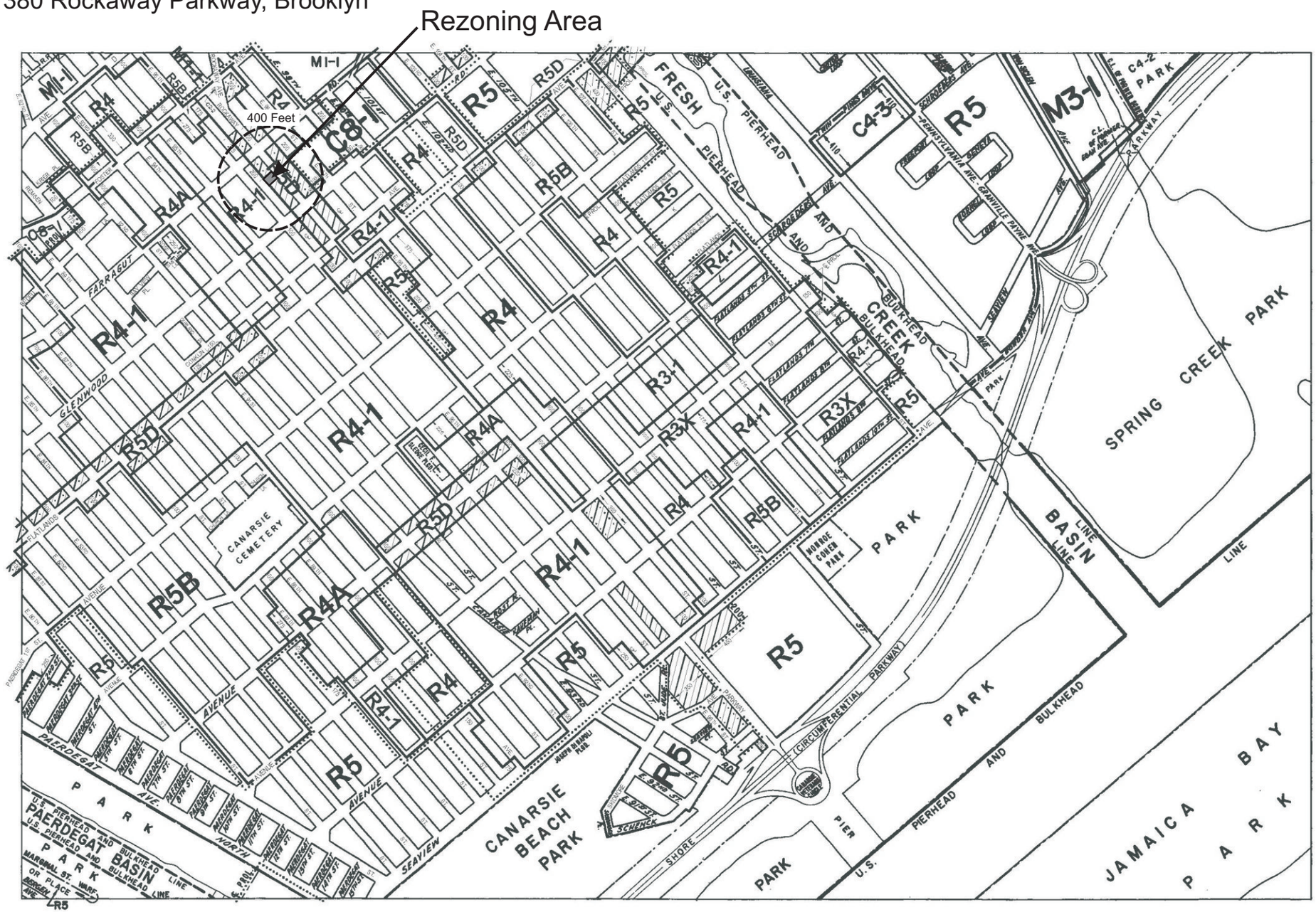
- One and Two-Family Homes
- Multiple Dwelling
- Commercial
- Mixed Use (Residential-Commercial)
- Manufacturing
- Open Space / Park Land
- Institutional / Community Facility
- Parking / Automotive

Legend

- ..... - 400 Foot Radius
- ——— - Development Site
- - - - - - - Rezoning Area
- (#) - Lot Numbers (within radius)
- [###] - Block Numbers
- I, II, III - Story Height

- MD - Multiple Dwelling
- D - Dwelling
- R - Retail
- G - Garage
- C - Commercial
- I - Industrial
- M - Manufacturing
- W - Warehouse
- V - Vacant
- CF - Community Facility

1380 Rockaway Parkway, Brooklyn



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

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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

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

AREA(S) REZONED

Effective Date(s) of Rezoning:

06–30–2009 C 090313 ZMK

Special Requirements:

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

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

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

MAP KEY

N

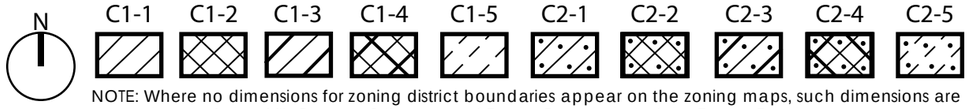
17b	17d	18b
23a	**23c**	24a
23b	23d	24b

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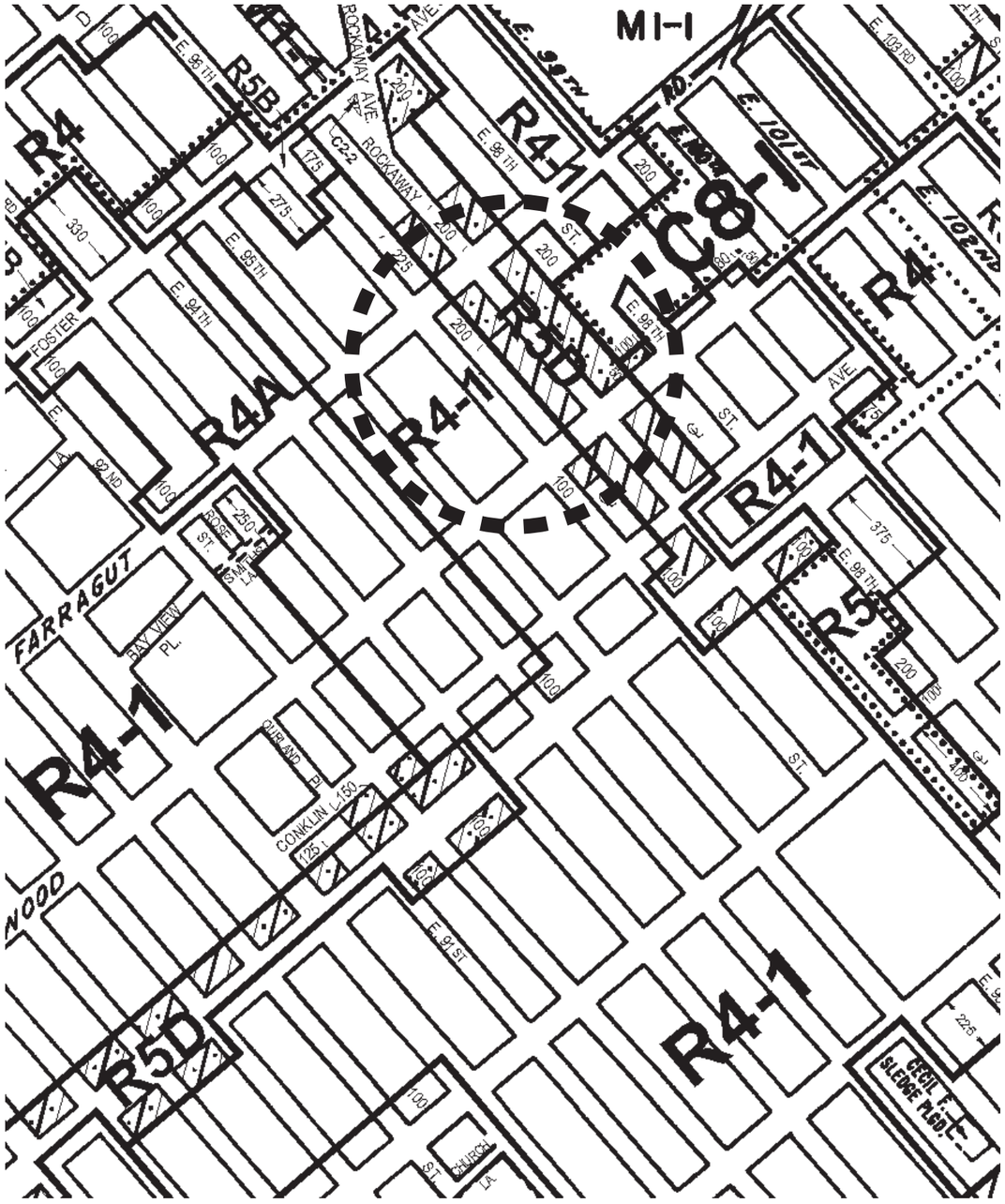
ZONING MAP **23c**

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

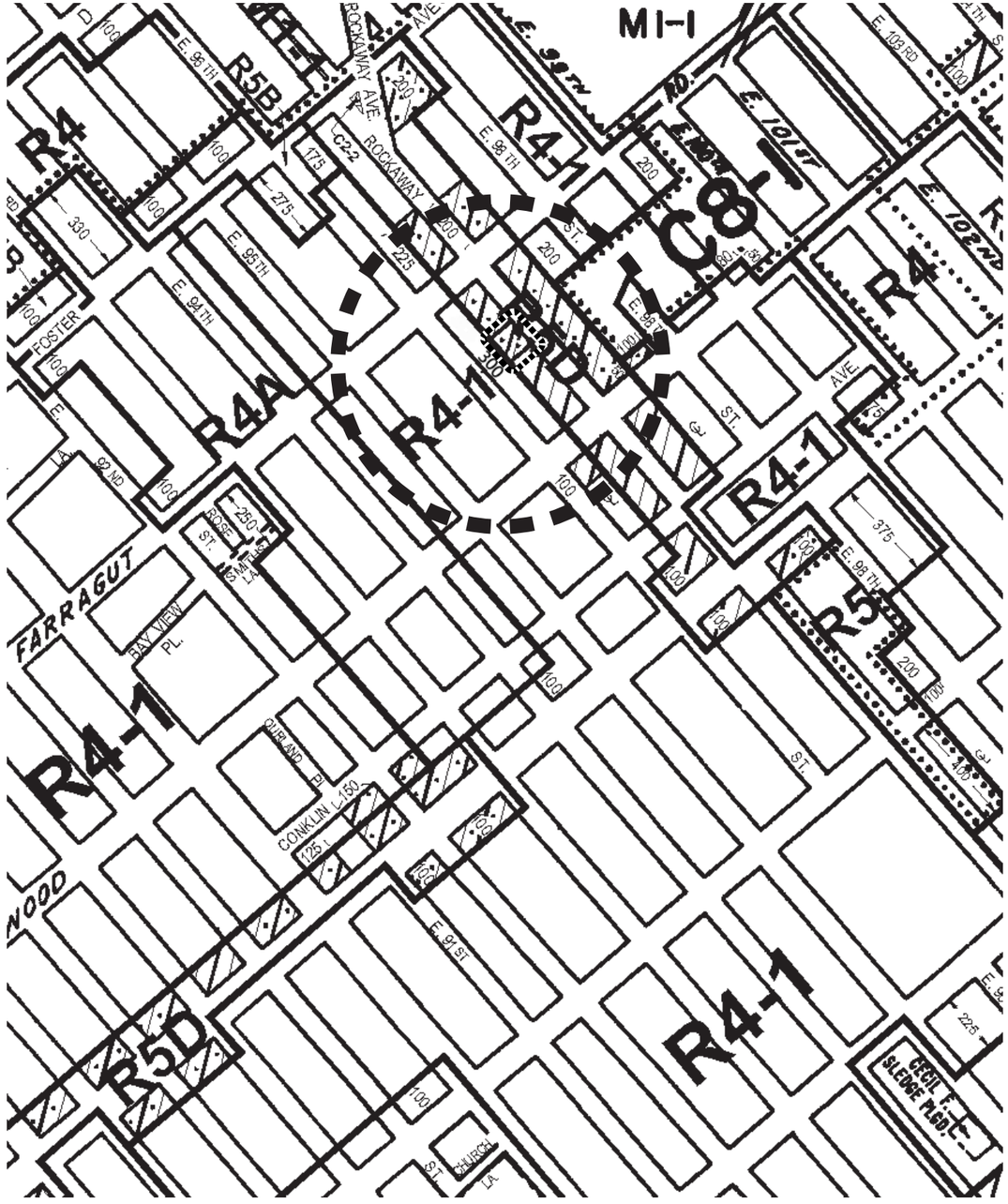
ZONING CHANGE MAP



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



CURRENT ZONING MAP (23c)



PROPOSED ZONING MAP (23c)

-AREA BEING REZONED IS OUTLINED WITH DOTTED LINES

-A COMMERCIAL OVERLAY OF C2-3 IS EXTENDED 100' FURTHER SOUTH ALONG ROCKAWAY PARKWAY OVER A CURRENT C1-3 OVERLAY

Jamaica Bay Waterfront Protection Plan

Jamaica Bay Watershed Protection Plan
Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed (http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.

A. GENERAL PROJECT INFORMATION

1. CEQR Number: _____ 1a. Modification ☐
2. Project Name: _____
3. Project Description:

_____

4. Project Sponsor: _____
5. Required approvals: _____
6. Project schedule (build year and construction schedule): _____

B. PROJECT LOCATION:

1. Street address: _____
2. Tax block(s): _____ Tax Lot(s): _____
3. Identify existing land use and zoning on the project site: _____
4. Identify proposed land use and zoning on the project site: _____
5. Identify land use of adjacent sites (include any open space): _____
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition

7. Is project within 100 or 500 year floodplain (specify)? ☐ **100 Year** ☐ **500 Year** ☐ **No**

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet):
2. Will soil be removed (if so, what is the volume in cubic yards)?
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board):
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☐ **No**

   Volumes: Rates:
6. Will project involve dewatering (list volumes/rates)? ☐ **Yes** ☐ **No**

   Volumes: Rates:
7. Describe site elevation above seasonal high groundwater:

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? ☐ **Yes** ☐ **No**

   If YES,
   - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
   - **List** species to remain on site.
   - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? ☐ **Yes** ☐ **No**
3. Will the project affect habitat characteristics? ☐ **Yes** ☐ **No**

   If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at http://www.dec.ny.gov/animals/29392.html.
4. Will pesticides, rodenticides or herbicides be used during construction? ☐ **Yes** ☐ **No**

   If YES, estimate quantity, area and duration of application.
5. Will additional lighting be installed? ☐ **Yes** ☐ **No**

   If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:		
Pavement/walkway:		
Grass/softscape:		
Other (describe):		
2. ***Wetland*** (regulated or non-regulated) area and classification:		
3. ***Water surface area:***		

4. ***Stormwater management*** (describe):

Existing – how is the site drained?

Proposed – describe, including any infrastructure improvements necessary off-site:

AIR QUALITY APPENDIX

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Field Installed Options - Part/Order Number Summary **13**

Packaged Gas/Electric Rooftop Units 13

Tag Data - Packaged Gas/Electric Rooftop Units (Qty: 2)

Item	Tag(s)	Qty	Description	Model Number
A1	25 Ton	2	12 1/2 -25 Ton Packaged Unitary Gas/Ele	YSH300F3RLA--0000000000000000000000000000

Product Data - Packaged Gas/Electric Rooftop Units

Item: A1 Qty: 2 Tag(s): 25 Ton

Gas/Electric
Standard efficiency
Horizontal airflow configuration
25 Ton
208-230/60/3
Reliatel microprocessor controls
Gas Heat – Low, 2-stage
0-100% Economizer, dry bulb control – **field installed**
5 Year compressor parts warranty

Performance Data - Packaged Gas/Electric Rooftop Units

Tags	25 Ton
Design Airflow (cfm)	9500
Cooling Entering Dry Bulb (F)	80.00
Cooling Entering Wet Bulb (F)	67.00
Ent Air Rel Humidity (%)	51.08
Ambient Temp (F)	95.00
Cooling Leaving Unit DB (F)	61.23
Cooling Leaving Unit WB (F)	58.16
Gross Total Capacity (MBh)	293.12
Gross Sensible Capacity (MBh)	222.80
Gross Latent Capacity (MBh)	70.32
Net Total Capacity (MBh)	266.14
Net Sensible Capacity (MBh)	195.82
Net Sensible Heat Ratio (Number)	0.74
Heating EAT (F)	70.00
Heating LAT (F)	89.69
Heating Temp Rise (F)	19.69
Output Htg Capacity (MBh)	203.00
Output Htg Capacity w/Fan (MBh)	229.97
Design ESP (in H2O)	1.300
Component SP Add (in H2O)	0.000
Field Supplied Drive Kit Required	High Static Drive Kit
Indoor Mtr. Operating Power (bhp)	8.56
Indoor RPM (rpm)	970
Indoor Motor Power (kW)	6.38
Outdoor Motor Power (kW)	2.08
Compressor Power (kW)	22.45
System Power (kW)	30.91
IPLV @ AHRI (IPLV)	10.4
MCA (A)	124.00
MOP (A)	150.00
Compressor 1 RLA (A)	39.10
Compressor 2 RLA (A)	39.10
Condenser Fan FLA (A)	5.50
Evaporator Fan FLA (A)	24.20
Evaporator Face Area (sq ft)	26.00
Evaporator Face Velocity (ft/min)	365
Evaporator Fin Spacing (Per Foot)	180
Evaporator Rows ( )	4
Min. Unit Operating Weight (lb)	1846.0
Max Unit Operating Weight (lb)	2260.0
Fan Motor Heat (MBh)	26.97
Evap Coil Leav Air Temp (DB) (F)	58.28
Evap Coil Leav Air Temp (WB) (F)	57.03
Dew Point Temp (F)	56.23
Rated capacity (AHRI) (MBh)	272.00
Exhaust fan power (kW)	0.56
Refrig charge (HFC-410A) - ckt 1 (lb)	10.5
Refrig charge (HFC-410A) - ckt 2 (lb)	10.5
ASHRAE 90.1	Yes
Saturated Suction Temp Circuit 1 (F)	50.37
Saturated Discharge Temp Circuit 1 (F)	122.43
Saturated Suction Temp Circuit 2 (F)	50.53
Saturated Discharge Temp Circuit 2 (F)	123.51
IEER Rating ( )	10.40

Tags	**25 Ton**
EER @ AHRI Conditions (EER)	10.0
Total Static Pressure (in H2O)	1.300

Mechanical Specifications - Packaged Gas/Electric Rooftop Units
Item: A1 Qty: 2 Tag(s): 25 Ton

General
The units shall be dedicated downflow or horizontal airflow. The operating range shall be between 115°F and 0°F in cooling as standard from the factory for all units. Cooling performance shall be rated in accordance with AHRI testing procedures. All units shall be factory assembled, internally wired, fully charged with R-410A, and 100 percent run tested to check cooling operation, fan and blower rotation and control sequence, before leaving the factory. Wiring internal to the unit shall be colored and numbered for simplified identification. Units shall be UL listed and labeled, classified in accordance to UL 1995/C 22.2, 236-05 3rd Edition.

Casing
Unit casing shall be constructed of zinc coated, heavy gauge, galvanized steel. Exterior surfaces shall be cleaned, phosphatized, and finished with a weather-resistant baked enamel finish. Unit's surface shall be tested 672 hours in a salt spray test in compliance with ASTM B117. Cabinet construction shall allow for all maintenance on one side of the unit. In order to ensure a water and air tight seal, service panels shall have lifting handles and no more than three screws to remove. All exposed vertical panels and top covers in the indoor air section shall be insulated with a 1/2 inch, 1 pound density foil-faced, fire-resistant, permanent, odorless, glass fiber material. The base of the downflow unit shall be insulated with 1/2 inch, 1 pound density foil-faced, closed-cell material. The downflow unit's base pan shall have no penetrations within the perimeter of the curb other than the raised 11/8 inch high supply/return openings to provide an added water integrity precaution, if the condensate drain backs up. The base of the unit shall have provisions for forklift and crane lifting.

Unit Top
The top cover shall be one piece, or where seams exist, double hemmed and gasket sealed to prevent water leakage.

Filters
Two inch standard filters shall be factory supplied on all units. Optional two inch pleated media filters shall be available.

Compressors
All units shall have direct-drive, hermetic, scroll type compressors with centrifugal type oil pumps. Motor shall be suction gas-cooled and shall have a voltage utilization range of plus or minus 10 percent of nameplate voltage. Internal overloads shall be provided with the scroll compressors. All models shall have crankcase heaters, phase monitors and low and high pressure control as standard.

Crankcase Heaters
These band heaters provide improved compressor reliability by warming the oil to prevent migration during off-cycles or low ambient conditions. These are standard on all Voyager models.

Refrigerant Circuits
Each refrigerant circuit shall have independent fixed orifice or thermostatic expansion devices, service pressure ports, and refrigerant line filter driers factory installed as standard. An area shall be provided for replacement suction line driers.

Gas Heating Section
The heating section shall have a drum and tube heat exchanger design using corrosion resistant steel components. A forced combustion blower shall supply premixed fuel to a single burner ignited by a pilotless hot surface ignition system. In order to provide reliable operation, a negative pressure gas valve shall be used on standard furnaces and a pressure switch on furnaces with modulating heat that requires blower operation to initiate gas flow. On an initial call for heat, the combustion blower shall purge the heat exchanger 45 seconds before ignition. After three unsuccessful ignition attempts, the entire heating system shall be locked out until manually reset at the thermostat. Units shall be suitable for use with natural gas or propane (field installed kit) and shall also comply with California requirements for low NOx emissions. The 12½- 25 tons shall have two stage heating (Gas/Electric Only).

Microchannel coils
The microchannel type condenser coil is standard for the T/YCD 12.5-25 ton standard efficiency models.

Due to flat streamlined tubes with small ports, and metallurgical tube-tofin bond, microchannel coil has better heat transfer performance. Microchannel condenser coil can reduce system refrigerant charge by up to 50% because of smaller internal volume, which leads to better compressor reliability. Compact all-aluminum microchannel coils also help to reduce the unit weight. All-aluminum construction improves re-cyclability. Galvanic corrosion is also minimized due to all aluminum construction. Strong aluminum brazed structure provides better fin protection. In addition, flat streamlined tubes also make microchannel coils more dust resistant and easier to clean. Coils shall be leak tested at the factory to ensure the pressure integrity. The evaporator coil and condenser coil shall be leak tested to 600 psig. The assembled unit shall be leak tested to 465 psig.

Outdoor Fans
The outdoor fan shall be direct-drive, statically and dynamically balanced, draw-through in the vertical discharge position. The fan motor(s) shall be permanently lubricated and shall have built-in thermal overload protection.

Indoor Fan
Units above shall have belt driven, FC centrifugal fans with adjustable motor sheaves. Units with standard motors shall have an adjustable idler-arm assembly for quick-adjustment of fan belts and motor sheaves. All motors shall be thermally protected. Oversized motors shall be available for high static application. All indoor fan motors meet the U.S. Energy Policy Act of 1992 (EPACT).

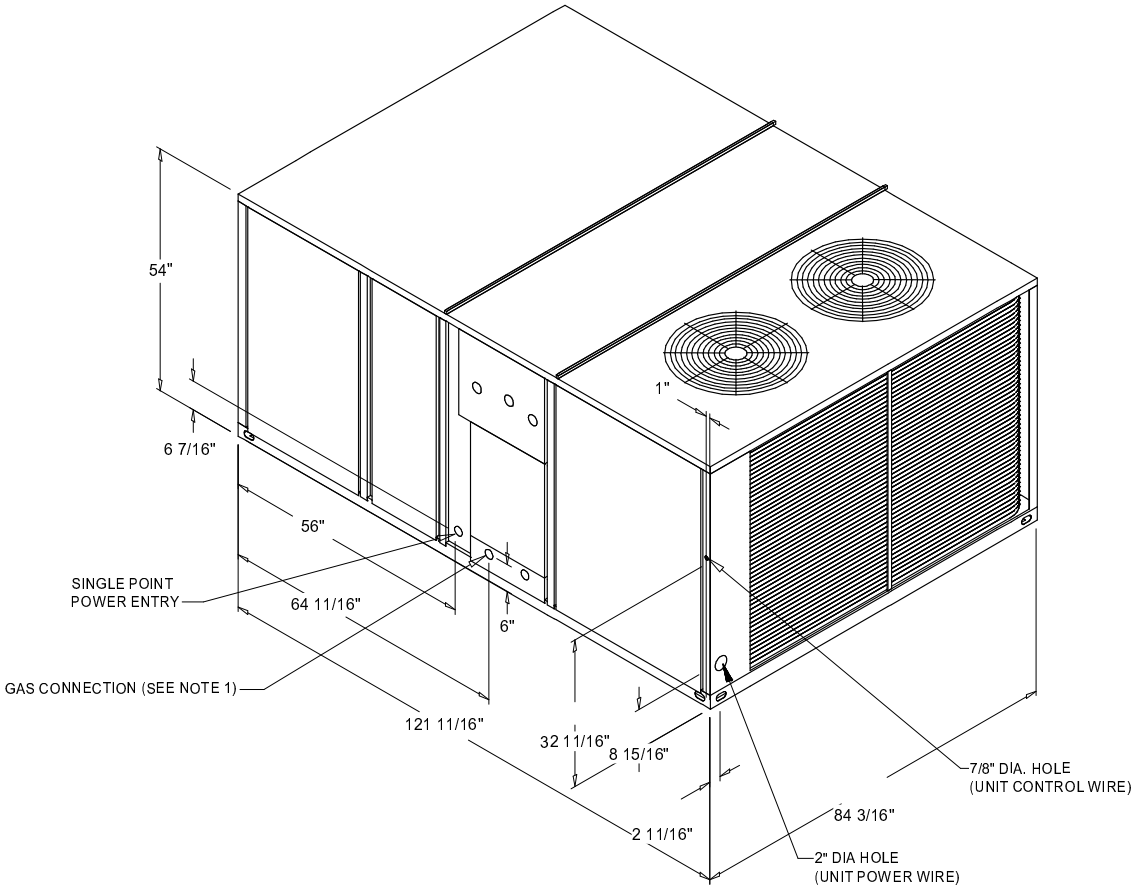
Controls
Unit shall be completely factory wired with necessary controls and contactor pressure lugs or terminal block for power wiring. Unit shall provide an external location for mounting a fused disconnect device. ReliaTel controls shall be provided for all 24 volt control functions. The resident control algorithms shall make all heating, cooling, and/or ventilating decisions in response to electronic signals from sensors measuring indoor and outdoor temperatures. The control algorithm maintains accurate temperature control, minimizes drift from set point, and provides better building comfort. A centralized control shall provide anti-short cycle timing and time delay between compressors to provide a higher level of machine protection.

High Pressure Cutout
This option is offered for units that do not have High Pressure cutout as standard.

Discharge Line Thermostat
A bi-metal element discharge line thermostat is installed as a standard option on the discharge line of each system. This standard option provides extra protection to the compressors against high discharge temperatures in case of loss of charge, extremely high ambient and other conditions which could drive the discharge temperature higher. Discharge line thermostat is wired in series with high pressure control. When the discharge temperature rises above the protection limit, the bi-metal disc in the thermostat switches to the off position, opening the 24 VAC circuit. When the temperature on the discharge line cools down, the bi-metal disc closes the contactor circuit, providing power to the compressor. When the thermostat opens the fourth time, the ReliaTel control must be manually reset to resume operation on that stage.

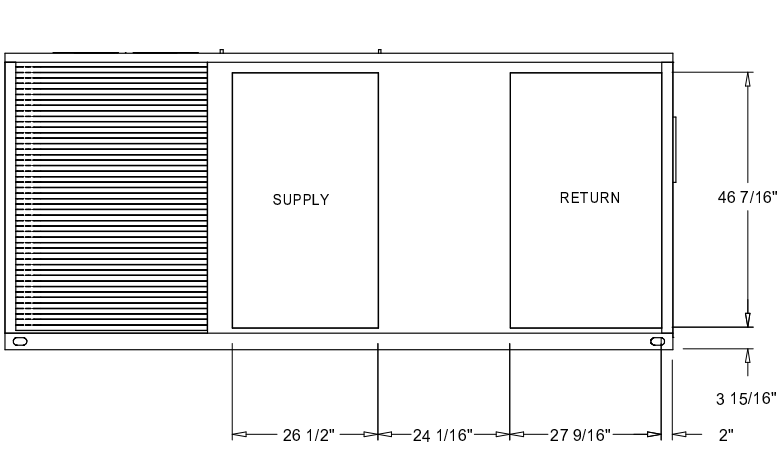
Accessory - Economizer - Horizontal
The horizontal economizer shall contain the same features as the downflow economizer with the exception of barometric relief.

Unit Dimensions - Packaged Gas/Electric Rooftop Units
Item: A1 Qty: 2 Tag(s): 25 Ton



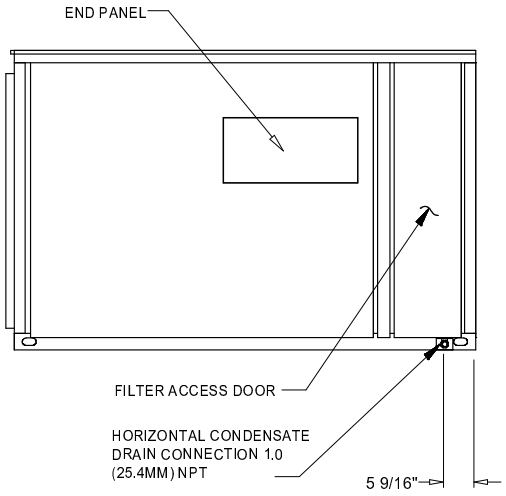
PACKAGED COOLING - HORIZONTAL

ISOMETRIC DRAWING



PACKAGED GAS/ELECTRIC -HORIZONTAL

AIR FLOW SIDE



HORIZONTAL CONDENSATE DRAIN AND FILTER ACCESS

SIDE VIEW

Unit Dimensions - Packaged Gas/Electric Rooftop Units
Item: A1 Qty: 2 Tag(s): 25 Ton

ELECTRICAL / GENERAL DATA

GENERAL PERFORMANCE

Model (Ton):	YSH300E (25.0)
Unit Operating Voltage Range:	187-253
Unit Primary Voltage:	208
Unit Secondary Voltage:	230
Unit Hertz:	60
Unit Phase:	3
EER:	10.0

Standard Motor

Minimum Circuit Ampacity:	124.0
Maximum Fuse Size:	150.0
Maximum (HACR) Circuit Breaker:	150.0

Oversized Motor

MCA:	N/A
MFS:	N/A
MCB (HACR):	N/A

Field Installed Oversized Motor

MCA:	N/A
MFS:	N/A
MCB (HACR):	N/A

GAS HEATING

Heating Models:	Low
Heating and 1 Stage Input (Btu/h)	250,000 / 175,000
Heating and 1 Stage Output (Btu/h):	203,000 / 142,000
Min./Max. Gas Input - Pressure Natural or LP:	2.5 / 14.0
Gas Connection Pipe Size:	1/2"

COMPRESSOR

	Circuit #1 / 2
Number:	2
Horsepower:	10.0
Phase:	3
Rated Load Amps:	39.1
Locked Rotor Amps:	267.0

INDOOR MOTOR

Number:	1
Horsepower:	7.50
Motor Speed (RPM):	3,470
Phase:	3
Full Load Amps:	24.2
Locked Rotor Amps:	120.4

Oversized Motor

Number:	N/A
Horsepower:	N/A
Motor Speed (RPM):	N/A
Phase:	N/A
Full Load Amps:	N/A
Locked Rotor Amps:	N/A

Field Installed Oversized Motor

Number:	N/A
Hp:	N/A
Motor Speed (RPM):	N/A
Phase:	N/A
FLA:	N/A
LRA:	N/A

OUTDOOR MOTOR

Number:	2
Horsepower:	1.00
Motor speed (RPM):	1,125
Phase:	1
Full Load Amps:	5.0
Locked Rotor Amps:	14.4

POWER EXHAUST

(Field Installed Power Exhaust)

Horsepower:	N/A
Motor Speed (RPM):	N/A
Phase:	N/A
Full Load Amps:	N/A
Locked Rotor Amps:	N/A

COMBUSTION BLOWER MOTOR

(Gas-Fired Heating only)

Horsepower:	0.1
Motor Speed (RPM):	3,500/2,800
Phase:	1
Full Load Amps:	0.8
Locked Rotor Amps:	2.00

FILTER

Type:	Throwaway
Furnished:	Yes
Number:	8
Recommended Size:	20"x25"x2"

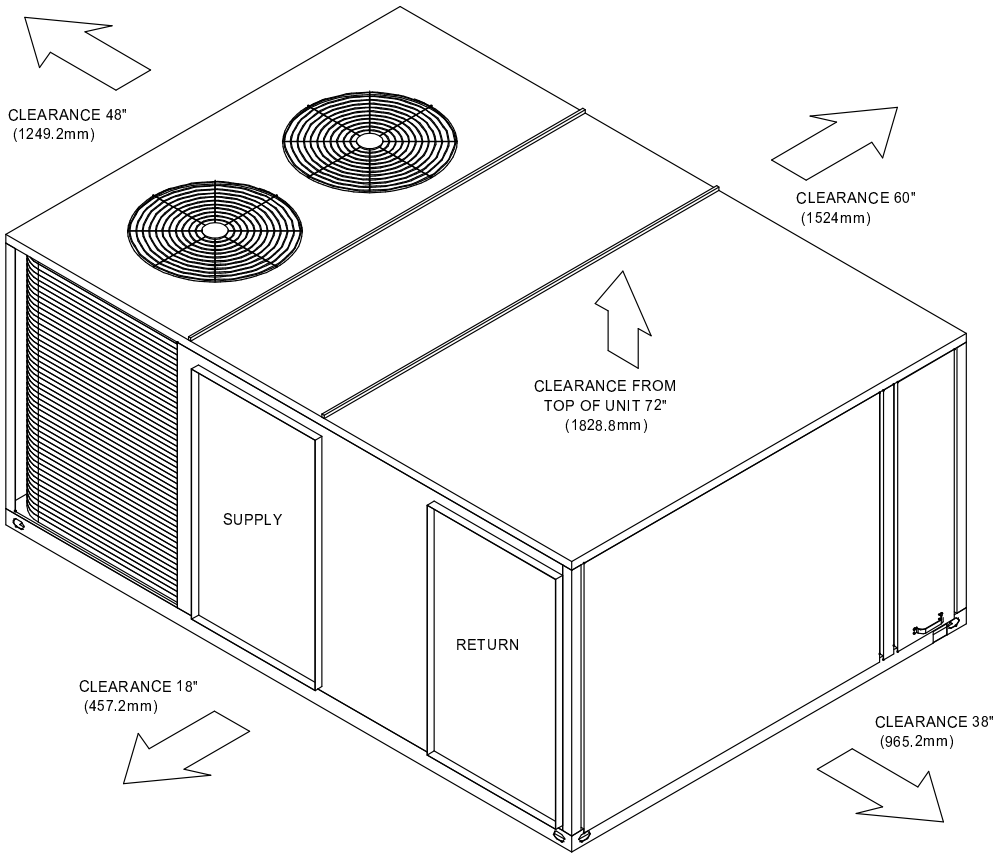
REFRIGERANT

	Circuit #1 / 2
Type:	R410
Factory Charge Circuit #1 / 2:	10.5 lb / 10.5 lb

NOTES:

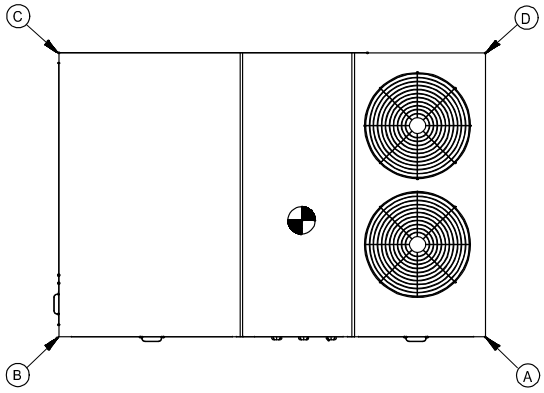
1. Maximum (HACR) Circuit Breaker sizing is for installations in the United States only.
2. Refrigerant charge is an approximate value. For a more precise value, see unit nameplate and service instructions.
3. Value does not include Power Exhaust Accessory.
4. Value includes oversized motor.
5. Value does not include Power Exhaust Accessory.
6. EER is rated at AHRI conditions and in accordance with DOE test procedures.

Weight, Clearance & Rigging Diagram - Packaged Gas/Electric Rooftop Units
Item: A1 Qty: 2 Tag(s): 25 Ton



HORIZONTAL ISOMETRIC-PACKAGED GAS/ELECTRIC CLEAERANCE

Weight, Clearance & Rigging Diagram - Packaged Gas/Electric Rooftop Units
Item: A1 Qty: 2 Tag(s): 25 Ton



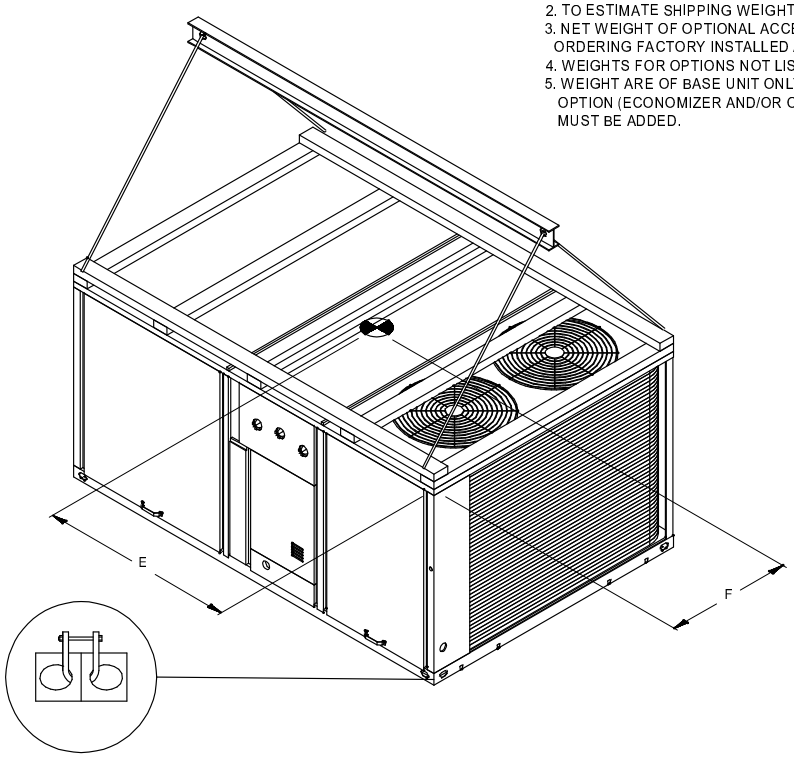
CORNER WEIGHT

INSTALLED OPTIONS NET WEIGHT DATA

Accessory	Accessory
Economizer	80.0 lb
Motorized Outside Air Damper	
Manual Outside air Damper	
Oversized Motor	
High Static Drive	
Thru the Base Electrical	
Unit Mounted Circuit Breaker	
Unit Mounted Disconnect	
Power Exhaust	
Hinged Doors	
Zone Sensor	
LPG Conversion Kit	
Powered Convenience Outlet	
Roof Curb	

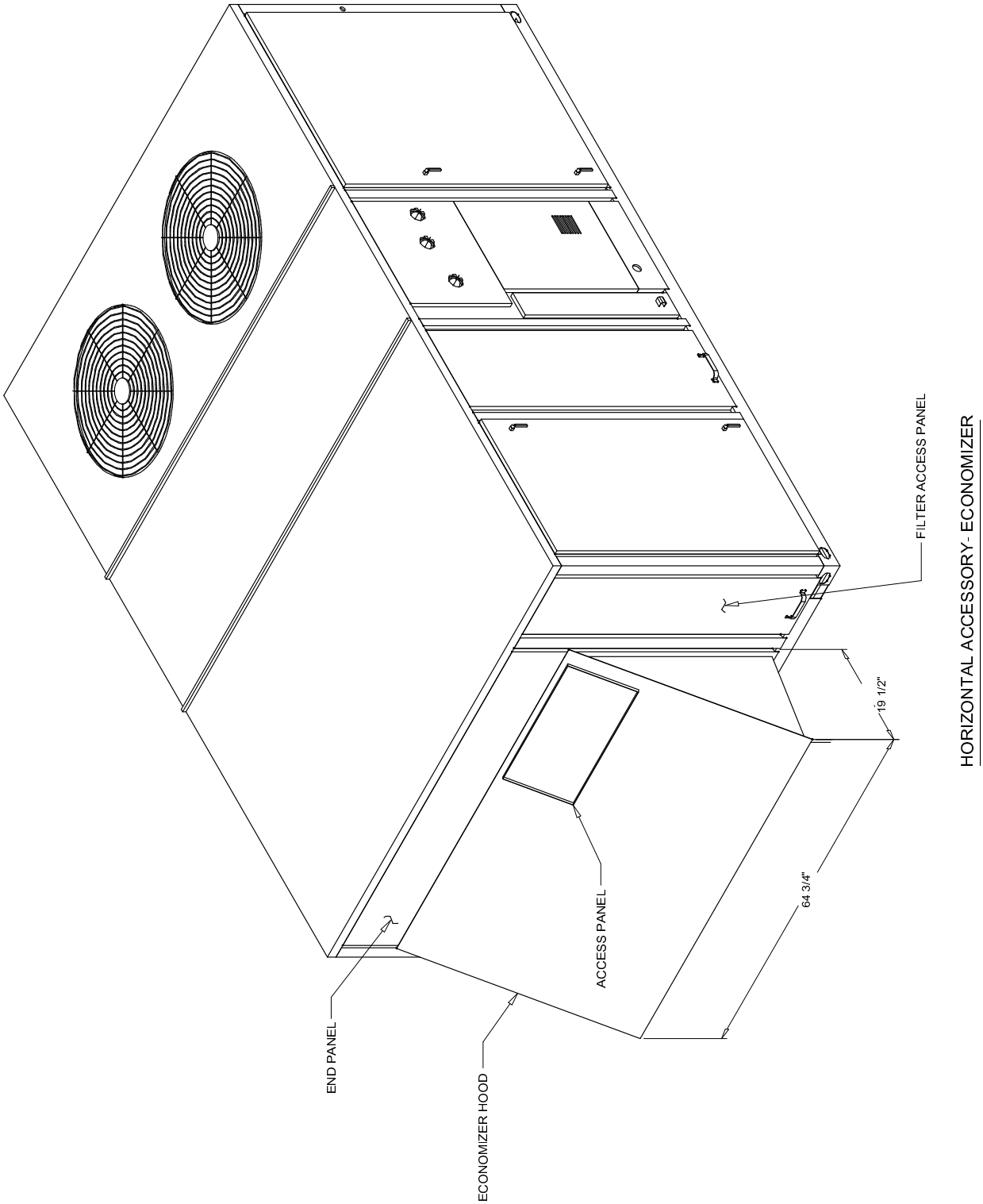
BASE UNIT WEIGHTS		CORNER WEIGHTS				CENTER OF GRAVITY	
SHIPPING	NET	Ⓐ	Ⓑ	Ⓒ	Ⓓ	E	F
2513.0 lb	2054.0 lb	655.0 lb	555.0 lb	403.0 lb	442.0 lb	60"	35"

NOTE:
1. CORNER WEIGHTS ARE GIVEN FOR INFORMATION ONLY.
2. TO ESTIMATE SHIPPING WEIGHT OF OPTION/ACCESSORIES ADD 5 LBS TO NET WEIGHT.
3. NET WEIGHT OF OPTIONAL ACCESSORIES SHOULD BE ADD TO UNIT WEIGHT WHEN ORDERING FACTORY INSTALLED ACCESSORIES.
4. WEIGHTS FOR OPTIONS NOT LISTED ARE < 5 LBS.
5. WEIGHT ARE OF BASE UNIT ONLY. FOR TOTAL WEIGHT, 10 DIGIT FACTORY INSTALLED OPTION (ECONOMIZER AND/OR OVERSIZED MOTOR OR FIOP/ACCESSORY WEIGHT MUST BE ADDED.



RIGGING AND CENTER OF GRAVITY

Accessory - Packaged Gas/Electric Rooftop Units
Item: A1 Qty: 2 Tag(s): 25 Ton



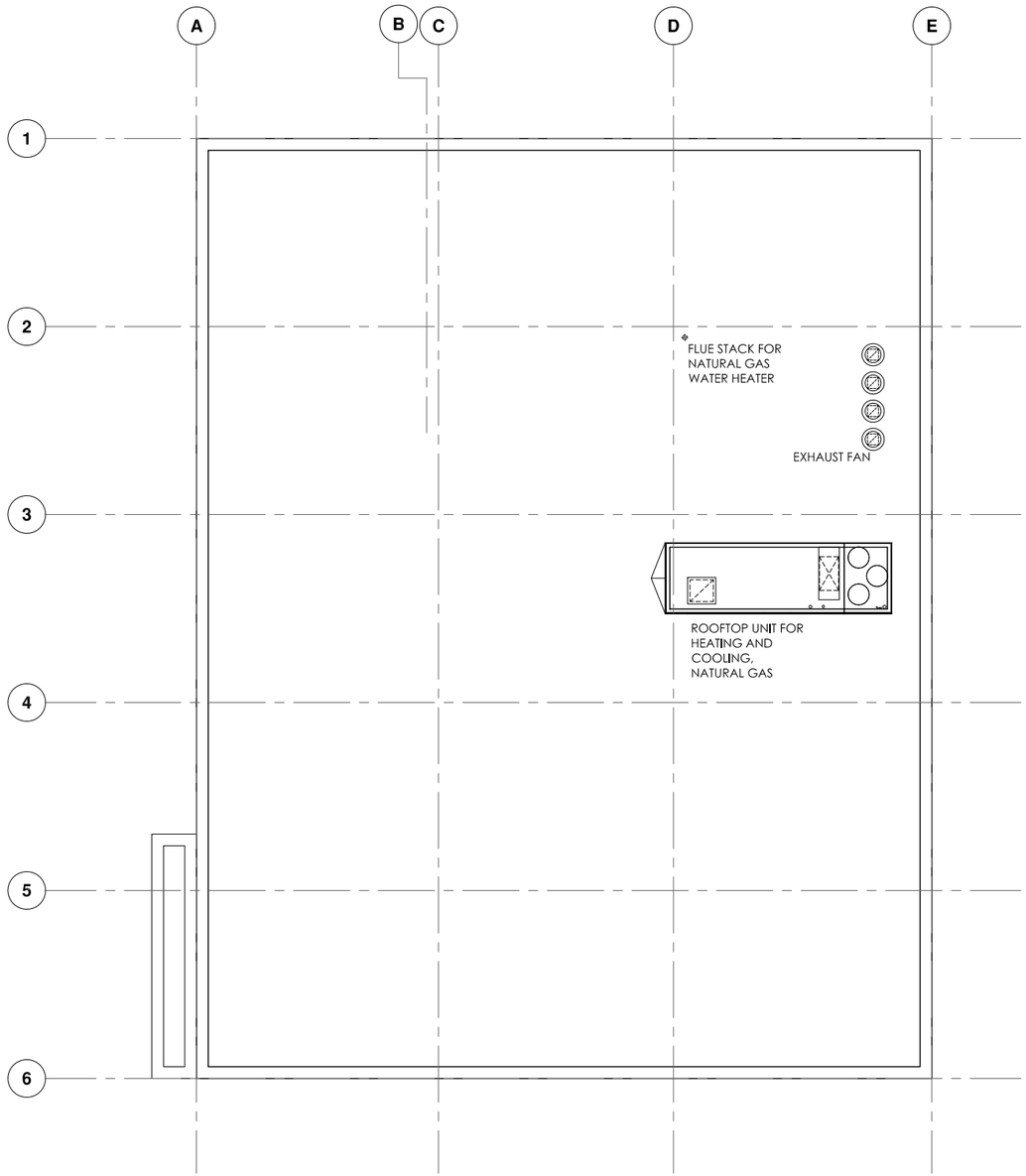
HORIZONTAL ACCESSORY- ECONOMIZER

Field Installed Options - Part/Order Number Summary
This is a report to help you locate field installed options that arrive at the jobsite. This report provides part or order numbers for each field installed option, and references it to a specific product tag. It is NOT intended as a bill of material for the job.

Product Family - Packaged Gas/Electric Rooftop Units

Item	Tag(s)	Qty	Description	Model Number
A1	25 Ton	2	12 1/2 -25 Ton Packaged Unitary Gas/Ele	YSH300F3RLA--0 000000000000000 00000000000

Field Installed Option Description	Part/Ordering Number
0-100% Economizer, dry bulb control	BAYECON092B
Year 2-5compressor warranty	2705-8007-FT-00



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

MARIN ARCHITECTS
547 W 38TH ST NEW YORK NY 10018
212 463 8480 MAIL@MARINARCHITECTS.COM

PROJECT:
1380 ROCKAWAY PARKWAY
BROOKLYN, NY 11236

BROOKLYN
BLOCK: 8165
LOT: 48

PROJECT NO: 13233
DATE: 07.31.2013
REVISED:
DRAWN BY: MK
SCALE: AS NOTED

DRAWING TITLE:
PROPOSED ROOF PLAN

MAP: 23c
ZONE: R5D, C1-3

SHEET NO:
CP-5D