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ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) AND SUPPLEMENTAL STUDIES TO THE EAS

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

Prepared for:
Mikhail Kantius

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May 6, 2022

79-18 164th Street Rezoning

Block 6857, Lots 51, 52, 53, 61, 62, 64, 65, 67, 69, p/o 34, p/o 36, and p/o 71
Queens Community District 8

Queens, New York 11432

CEQR Reference No: 22DCP130Q

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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* 79-18 164th Street Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 22DCP130Q	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) 220414ZMQ	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Mikhail Kantius		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, Director			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Kevin Williams		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 500 International Dive Suite 150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
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5. *Project Description*

The Applicant, Mikhail Kantius, requests approval of a zoning map amendment to legalize the existing second-floor illegal, non-conforming medical laboratory on the Project Site (Block 6857, Lot 62) in the Hillcrest neighborhood of Queens, Community District 8. The Project Site is an approximately 4,000 SF lot improved with a 6,000 GSF (4,000 ZSF; 1.00 FAR), 2-story commercial building with UG 6B cellar level offices, a first-floor UG 6B ambulatory healthcare facility, and UG 9A second floor illegal, non-conforming medical research laboratory. The lot is located mid-block with 40 feet of frontage along 164th Street and a lot depth of 100 feet. The structure on-site was constructed in 1983.

The zoning map amendment would rezone Block 6857, Lots p/o 61, p/o 62, 64, 65, 67, 69, and p/o 71 from an R4/C1-3 zoning district to an R4/C2-3 zoning district and Block 6857, Lots p/o 34, p/o 36, 51, 52, 53, p/o 61, and p/o 62 from an R5D/C1-3 zoning district to an R5D/C2-3 zoning district.

The Proposed Actions are discretionary actions subject to environmental review. The NYC Department of City Planning shall be the lead agency on behalf of the City Planning Commission for environmental review under CEQR.

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 8	STREET ADDRESS 79-18 164th Street
TAX BLOCK(S) AND LOT(S) Block 6857, Lots p/o 34, p/o 36, 51, 52, 53, 61, 62, 64, 65, 67, 69, p/o 71		ZIP CODE 11432
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Proposed Project Area is generally bounded by Union Turnpike to the north, 164th Street to the east, Goethals Avenue to the south, and 162nd Street to the west.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R4/C1-3 and R5D/C1-3		ZONING SECTIONAL MAP NUMBER 14c

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

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

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT

☐ SITE SELECTION—PUBLIC FACILITY ☐ DISPOSITION—REAL PROPERTY ☐ FRANCHISE
☐ HOUSING PLAN & PROJECT ☐ OTHER, explain:
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): 43,889
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.):
Other, describe (sq. ft.):

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

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: 4,000
The total square feet not owned or controlled by the applicant: 39,889

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.)		6,000		
Type (*e.g.,* retail, office, school)	units	Office (UG 6B), Ambulatory Healthcare Facility (UG 6B), Medical		

		Laboratory(UG 9A)		

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

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

Provide a brief explanation of how these numbers were determined:

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: In the No-Action Scenario, the existing second-floor building on Lot 62 would be converted into a legal, conforming use. The medical research laboratory would be turned into office space. No other changes would occur within the Project Area.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: There would not be construction activities on the Project Site.

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Factoring the Environmental Approval process and ULURP process of 18 months. No construction is effectuated by the development, the rezoning amounts to a legalization of existing use.

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

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

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(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.		
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):		
○ 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):		
(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:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

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
Kevin Williams	5/6/2022

SIGNATURE Kevin Williams

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

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

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

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

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

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

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

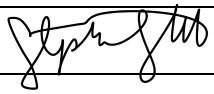
3. Check determination to be issued by the lead agency:

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

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

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

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

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME: Stephanie Shellooe	DATE: May 6, 2022
SIGNATURE: 	

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Proposed Action is a zoning map amendment to rezone Block 6857, Lots 51, 52, 53, 61, 62, 64, 65, 67, 69, p/o 34, portion of (p/o) 36, and p/o 71 (Affected Area), in the Hillcrest neighborhood of Queens, Community District 8. The Proposed Action would rezone Block 6857, Lots p/o 61, p/o 62, 64, 65, 67, 69, and p/o 71 from an R4/C1-3 zoning district to an R4/C2-3 zoning district and Block 6857, Lots p/o 34, p/o 36, 51, 52, 53, p/o 61, and p/o 62 from an R5D/C1-3 zoning district to an R5D/C2-3 zoning district. The Proposed Action would legalize the existing second-floor, non-conforming medical laboratory on Block 6857, Lot 62 (Project Site) and permit Use Groups 7,8,9, and 14 to allow for a more diverse mix of uses in the Affected Area along Union Turnpike. The Affected Area is bounded by Union Turnpike to the north, 164th Street to the east, Goethals Avenue to the south, and 162nd Street to the west. The surrounding area is a mix of one- and two-family residential buildings, multi-family residential buildings, commercial and office buildings, mixed commercial and residential buildings, transportation and utility, and public facilities. All of the lots within the Affected Area, with exception of the Project Site, are independently owned and are not expected to be redeveloped as a result of the proposed action. The Proposed Action is anticipated to legalize the existing non-conforming medical laboratory on the Project Site. The Proposed Action to change the commercial overlay from C1-3 to C2-3 across the Affected Area would not affect allowable density, but rather would permit additional commercial use groups. The density and uses permitted by the Proposed Action would be consistent with the nearby low-rise residential, commercial, and community facility buildings. As such, the change in land use and zoning would be consistent with the existing land uses and zoning in the surrounding area and would not constitute a significant adverse impact. Additionally, there would be no significant adverse impact to public policy as a result of the Proposed Action.

Noise

An (E) designation (E-678) related to noise would be established as part of the approval of the Proposed Action. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The noise analysis concludes that with the (E) designation in place, the Proposed Action would not result in a significant adverse impact related to noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Stephane Pierre at +1 212-720-3298.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe	DATE May 6, 2022
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE May 9, 2022
SIGNATURE	

Project Name: 79-18 164th Street Rezoning
CEQR # 22DCP130Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

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

Development Site	Borough	Block and Lot
Projected Development Site 1	Queens	Block 6857, Lot 62

(E) Designation Requirements

To ensure that the proposed action would not result in significant adverse impacts related to noise an (E) designation (**E-678**) would be established as part of approval of the proposed action on **Projected Development Site 1** as described below:

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

Noise

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

> ***Projected Development Site 1:*** *In order to ensure an acceptable interior noise environment, future commercial health care facility/commercial laboratory/commercial office uses must provide a closed-window condition with a minimum of 23 dB(A) window/wall attenuation on the northern façade facing Union Turnpike and on the façades facing 164th Street and the facades facing Goethals Avenue within 50 feet of 164th Street to maintain an interior noise level not greater than 50 dB(A) for commercial healthcare facility, commercial office, and commercial laboratory uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.*

Figure 1: Project Location Map (400-Foot-Area)

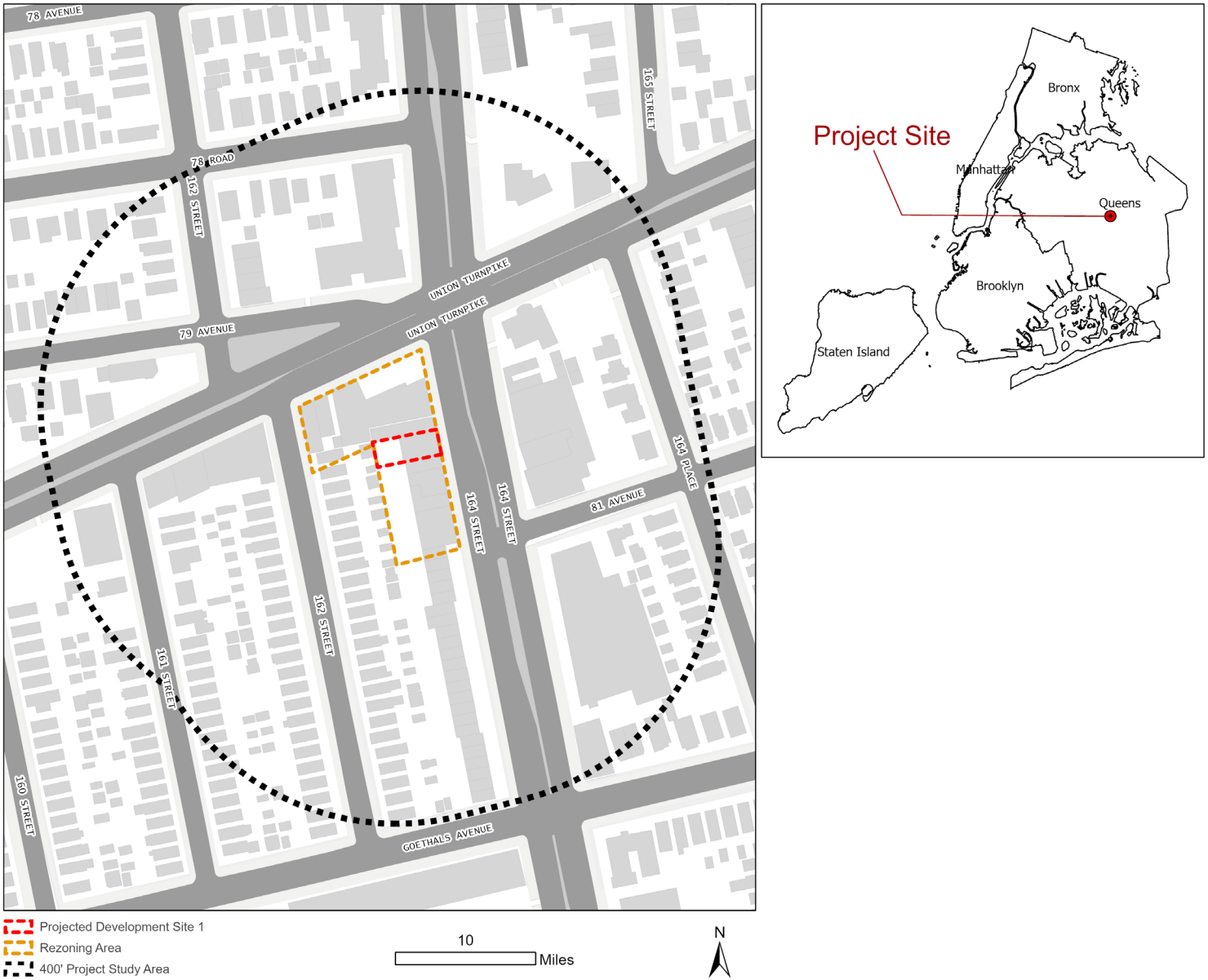


Figure 2: Land Use Map



Figure 3: Tax Map

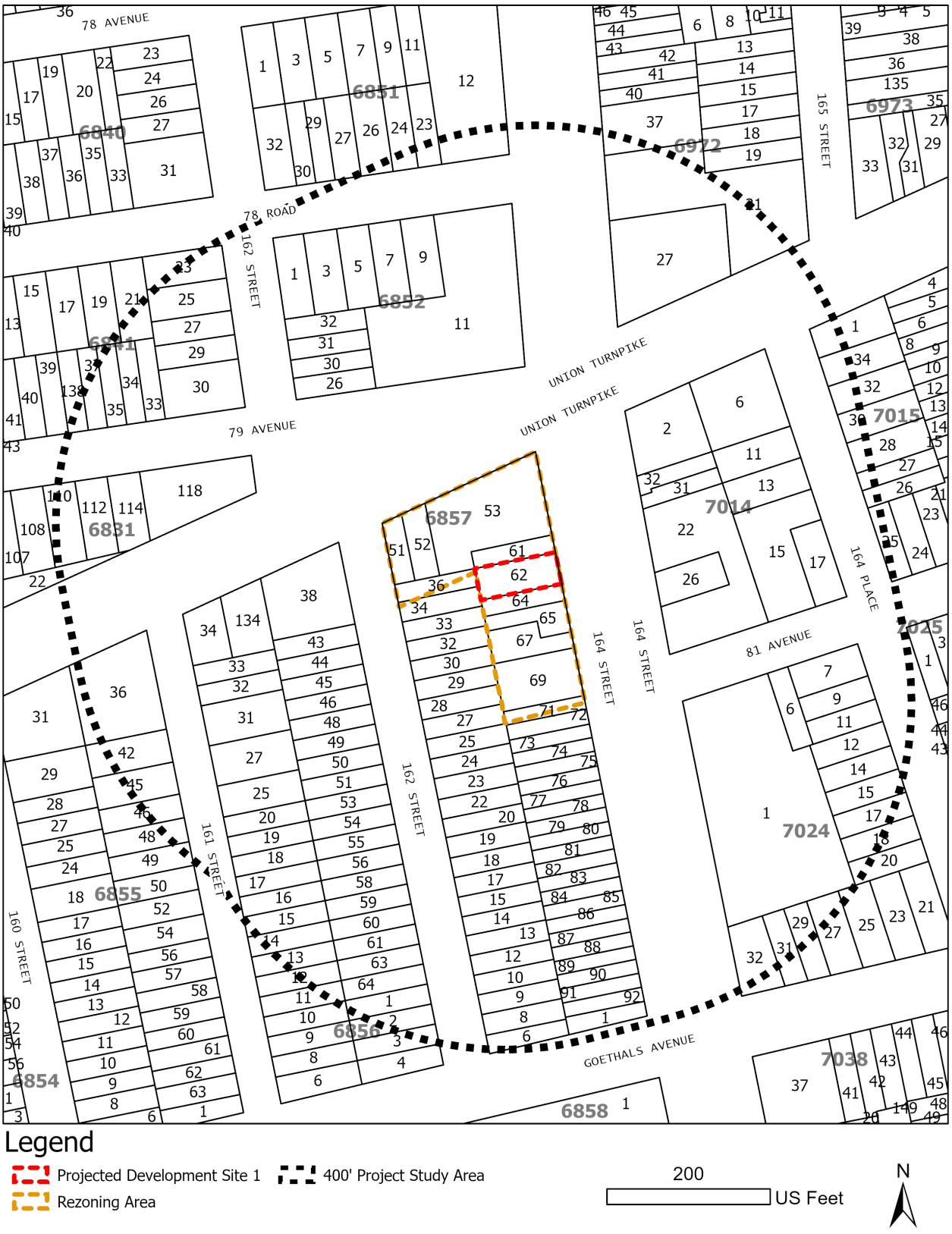
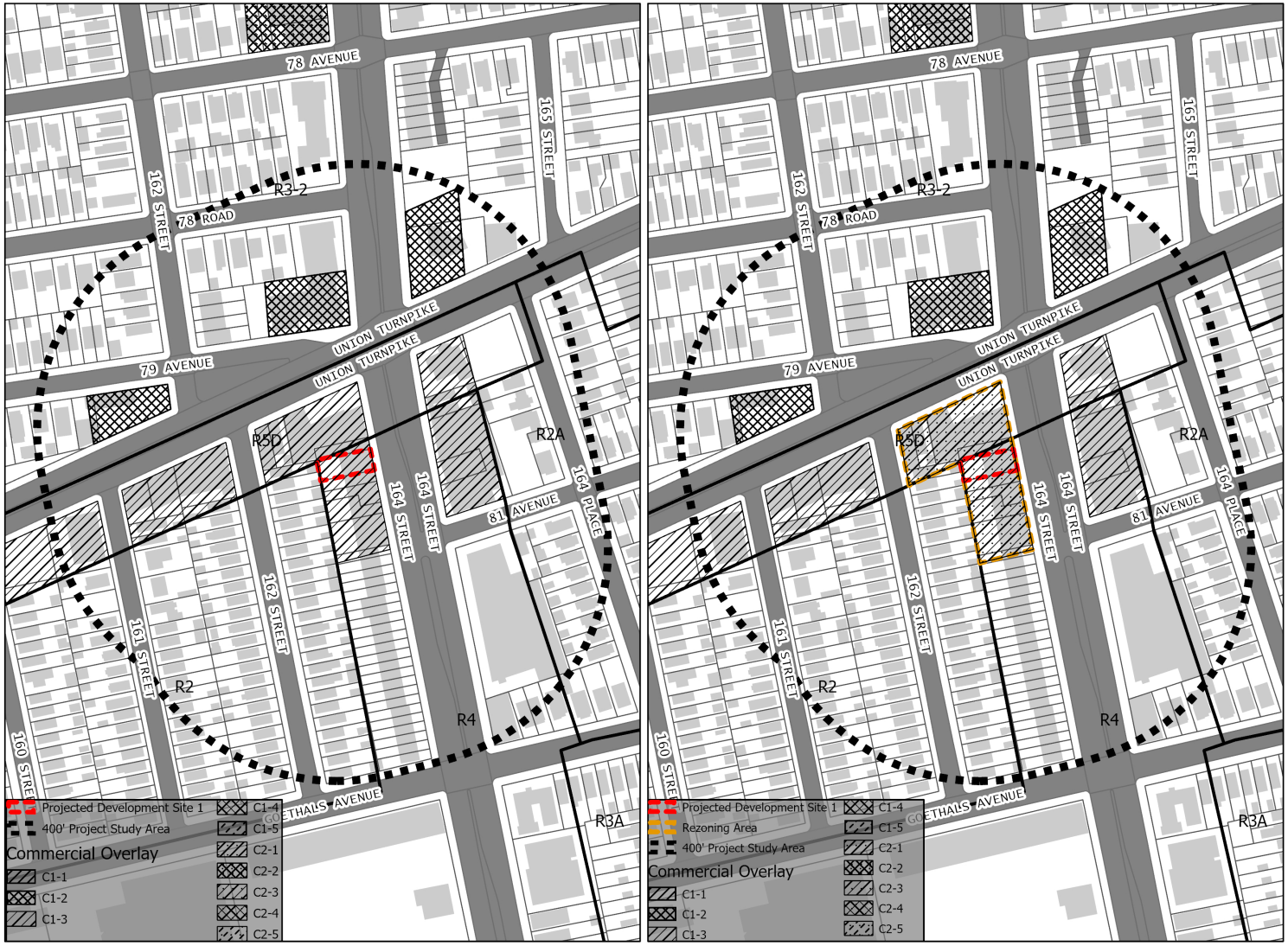


Figure 4: Zoning Change Map



Existing R4/C1-3 and R5D/C1-3 Zoning Districts

Proposed R4/C2-3 and R5D/C2-3 Zoning Districts

Figure 5: Zoning Map

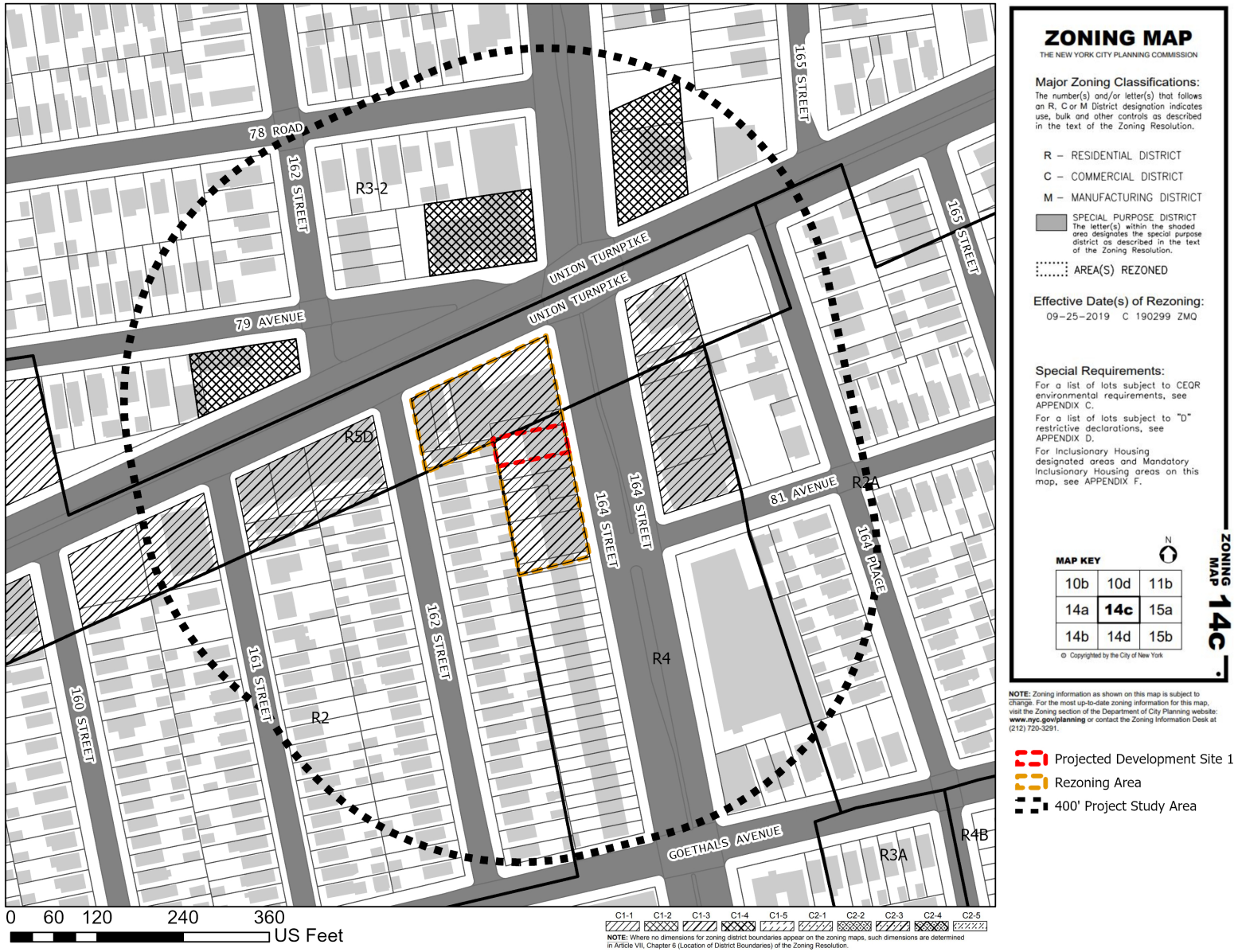
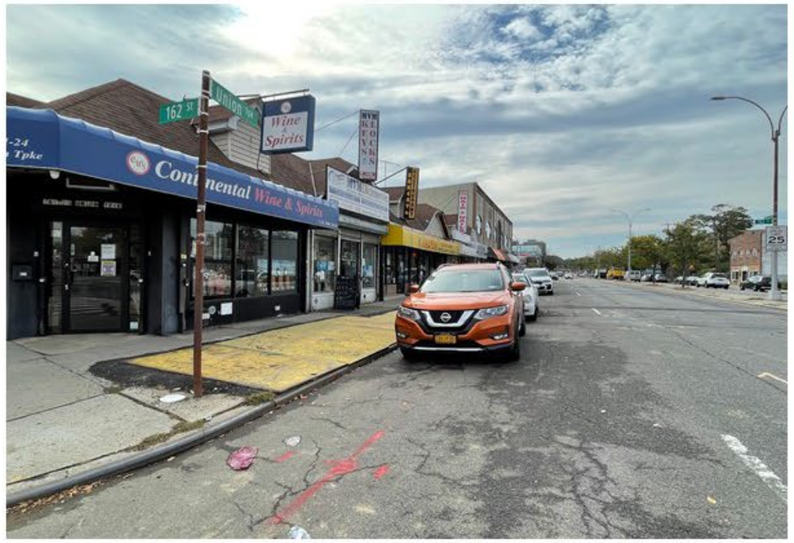


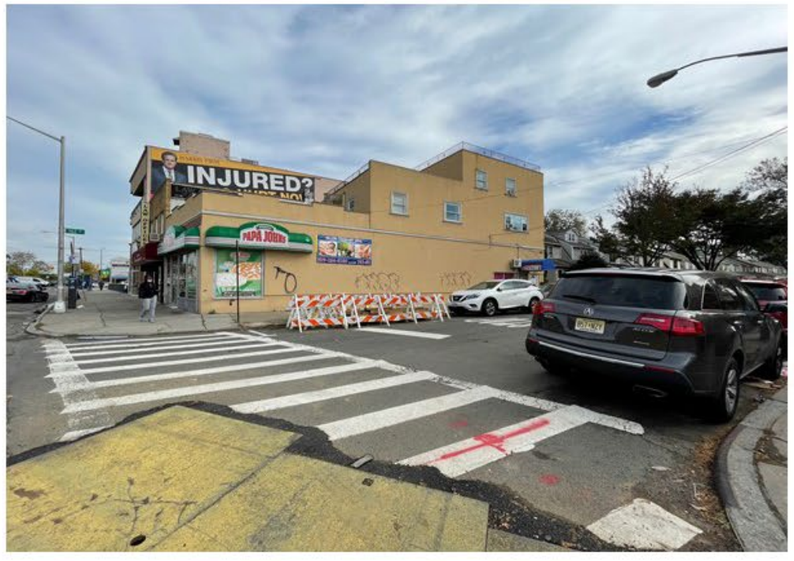
Figure 6-1: Photo Key



01 View of Union Turnpike facing southwest



02 View of Union Turnpike facing north



03 View of Rezoning Area at Union Turnpike facing southeast



Photos taken on 10/25/2021

Figure 6-2: Photo Key



04 View of 162nd Street facing north



05 View of 162nd Street facing north facing west



06 View of 162nd Street facing south



Photos taken on 10/25/2021

Figure 6-3: Photo Key



07 View of 162nd Street facing northeast



08 View of 162nd Street and Goethals Avenue facing north



09 View of Goethals Avenue facing west



Photos taken on 10/25/2021

Figure 6-4: Photo Key



10 View of 162nd Street facing north



11 View of Goethals Avenue facing east



12 View of Goethals Avenue facing northeast



Photos taken on 10/25/2021

Figure 6-5: Photo Key



13 View of Goethals Avenue and 164th Street facing southeast



14 View of 164th Street facing northeast



15 View of Goethals Avenue facing east



Photos taken on 10/25/2021

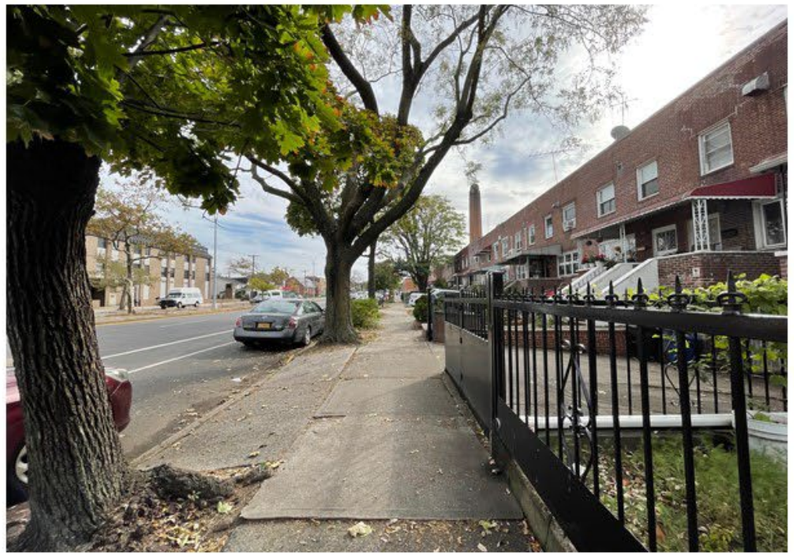
Figure 6-6: Photo Key



16 View of 164th Street facing southwest



17 View of 164th Street facing east



18 View of 164th Street facing south



Photos taken on 10/25/2021

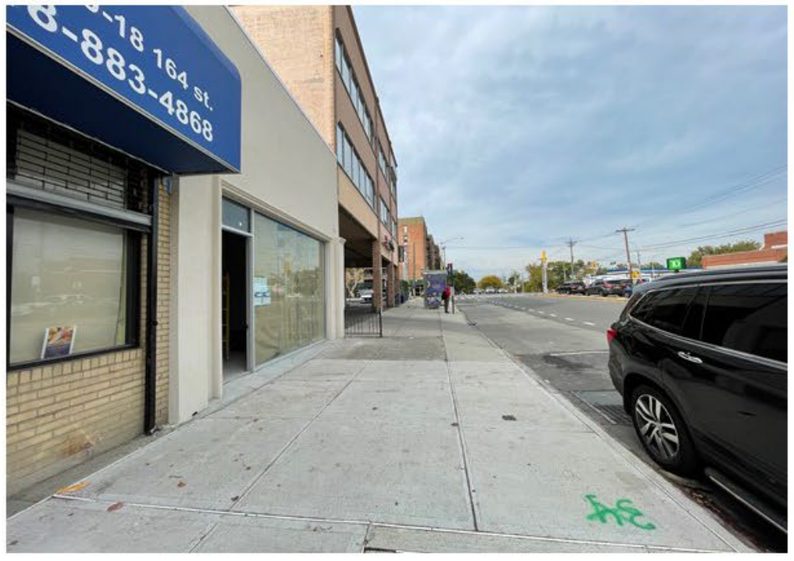
Figure 6-7: Photo Key



19 View of 164th Street facing southeast



20 View of Subject Property across 164th Street facing west

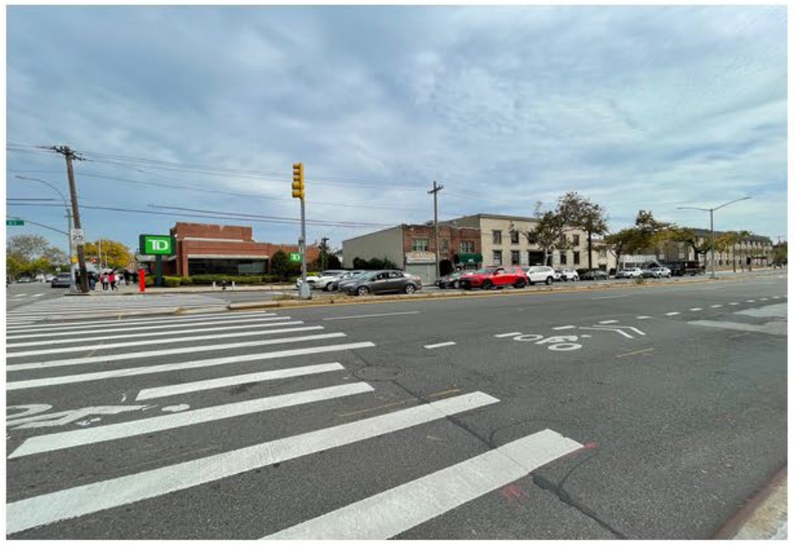


21 View of 164th Street in front of Subject Property facing north

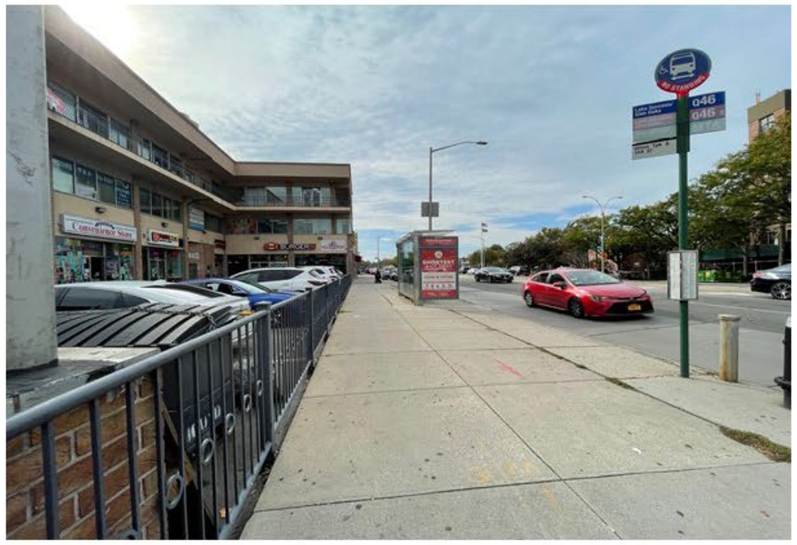


Photos taken on 10/25/2021

Figure 6-8: Photo Key



22 View of 164th Street facing southeast



23 View of Union Turnpike facing southwest



24 View of Subject Property across 164th Street facing southwest



Photos taken on 10/25/2021

1. Project Description

1.1 Introduction

The Applicant, Mikhail Kantius, is seeking the approval of a zoning map amendment (Proposed Action) comprising Block 6857, Lots 51, 52, 53, 61, 62, 64, 65, 67, 69, p/o 34, p/o 36, and p/o 71 (Affected Area) bounded by Union Turnpike to the north, 164th Street to the east, Goethals Avenue to the south, and 162nd Street to the west in the Hillcrest neighborhood of Queens, Community District 8. In total, the rezoning area would be approximately 43,889 square feet (sf).

The zoning map amendment would rezone Block 6857, Lots p/o 61, p/o 62, 64, 65, 67, 69, and p/o 71 from an existing R4/C1-3 zoning district to an R4/C2-3 zoning district and Block 6857, Lots p/o 34, p/o 36, 51, 52, 53, p/o 61, and p/o 62 from an existing R5D/C1-3 zoning district to an R5D/C2-3 zoning district.

The Proposed Project is the legalization of the existing second-floor illegal, non-conforming medical laboratory on Block 6857, Lot 62 (Project Site). Currently, the Project Site is an approximately 4,000 SF lot improved with a 6,000 GSF (4,000 ZSF; 1.00 FAR), 2-story commercial building with UG 6B offices on the cellar level, a UG 6B ambulatory healthcare facility on the first floor, and a UG 9A illegal, non-conforming medical research laboratory on the second floor. The lot is located mid-block with 40 feet of frontage along 164th Street and a lot depth of 100 feet. The structure on-site was constructed in 1983.

The Proposed Action is a discretionary action subject to environmental review. The New York City (NYC) Department of City Planning (DCP) is the lead agency on behalf of the NYC City Planning Commission (CPC) for environmental review under CEQR.

1.2 Background

The Project Area was originally zoned R3-2 with a C1-2 overlay in 1961. In 2006, the Jamaica Hill/Hillcrest rezoning (C 060337 ZMQ), filed by the Department of City Planning, proposed zoning map and text amendments affecting approximately 70 blocks in the central Queens neighborhoods of Jamaica Hill and Hillcrest, including several block fronts on the eastern edge of Briarwood, in Community District 8. The rezoning area is generally bounded by Union Turnpike to the north, 170th Street and 168th Street to the east, 86th Road and Highland Avenue to the south, and Parsons Boulevard to the west. The purpose of this area-wide rezoning was to facilitate low-rise mixed-use developments along Union Turnpike and contextually downzone interior blocks. Approximately 21 lots located at the northern portion of Block 6857 were affected by the Jamaica Hill/Hillcrest rezoning. The lots were rezoned to the existing R4 and R5D zoning districts with C1-3 overlays. While this rezoning produced a split lot condition on the Project Site of R4/C1-3 and R5D/C1-3, R4/C1-3 zoning requirements apply to the entirety of the lot pursuant to the 25-foot rule, which regulates that when the width of one district measures 25 feet or less at every point, the use and bulk regulations of the larger district can be applied to the entire zoning lot.

Other small-scale zoning map change in the vicinity is the adoption of the Union Turnpike Rezoning (C 120178 ZMQ), which was effective on March 12, 2014. This rezoning, filed by Zirk Union Tpke, LLC for an amendment to the zoning map on January 23, 2012, proposed to rezone a portion of an R3-2 district and an

R3-2/C1-2 district to an R5D/C1-3 district to facilitate the construction of a four-story mixed-use commercial and residential building in the Hillcrest neighborhood of Queens Community District 8.

1.3 Description of the Surrounding Area

Existing land uses in the surrounding 400-foot area primarily consist of one- and two-family residential buildings, multi-family buildings, commercial and office buildings, mixed commercial and residential buildings, transportation and utility, and public facilities.

Residential uses are characterized by 2- to 3-story brick buildings, used as one- and two-family dwelling buildings and multi-family walk-up buildings of three units, which typically are located midblock away from Union Turnpike. To the north of the Project Area just across Union Turnpike within the 400-foot surrounding area, a 6-story elevator cooperative apartment building is located at 78-34 164th Street, taking up Block 6852, Lot 11 and providing 119 dwelling units in total. The commercial buildings and mixed commercial and residential buildings are mostly 1- to 3-story buildings with local retail on the ground floor along Union Turnpike. The commercial uses are mostly local restaurants and convenience stores. The transportation and utility uses are a gas station, a U-Haul neighborhood dealer, and an auto repair shop located on Block 6972, Lot 27, and a parking lot located on Block 6972, Lot 37.

Located along Union Turnpike, 164th Street, and Goethals Avenue, several large public facilities and institutions close to the Project Area are occupied by various social groups. Intersected with the 400-foot surrounding area boundary to the north of the Project Area, a nursing home called Meadow Park Rehab and Healthcare is located at 78-10 164th Street (Block 6851, Lot 12). An adult care facility called OT Access (Block 6841, Lot 23), which provides occupational therapy services, and a social service organization called HeartShare Union Turnpike Day Habilitation Program (Block 6831, Lot 22), which covers day services and developmental disabilities services, are close to the 400-foot boundary to the northwest of the Project Area. To the southeast of the Project Area just across 164th Street, Queens Center for Progress, a training school run by a social services organization for people with developmental disabilities, is located at 81-15 164th Street (Block 7024, Lot 1). Just outside of the 400-foot boundary on the south side of Goethals Avenue between Parsons Boulevard and 164th Street seat Queens Hospital Center and FDNY EMS Station 50 (Block 6858, Lot 1) and Queens Gateway to Health Sciences Secondary School (Block 6858, Lot 50). Approximately 0.5 mile to the east of the Project Site, St John's University Queens Campus, a Catholic and Vincentian university, is seated at 8000 Utopia Parkway (Block 7021, Lot 1), occupying a large lot area of 4,112,064 sf.

Built form within the 400-foot surrounding area varies by use, and mainly consists of detached one- to three-story residential buildings, commercial buildings, and mixed commercial and residential buildings with commercial space on the ground floor. A mid-rise multi-family building of 6 stories is located to the north of the Project Area and mid- and high-rise public facilities are located to the south of the Project Area along Goethals Avenue.

The traffic grid around the Project Area is irregular with Union Turnpike running as a northeast-southwest road. The surrounding area includes or is adjacent to major thoroughfares including Grand Central Parkway as a principal arterial expressway, Union Turnpike, Parsons Boulevard, and a section of 164th Street to the north of Union Turnpike as principal arterials, and the remaining section of 164th Street to the south of Union Turnpike and two elevated side lanes along Grand Central Parkway as minor arterials. The area is not within a Transit Zone. The nearest MTA subway station, Parsons Blvd subway station providing access to E and F

lines, is approximately one mile to the south of the Project Area along Hillside Avenue. Stops for the QM1, QM5, QM6, QM7, QM8, QM31, QM35, QM36, Q25, Q34, Q46, and Q65 buses are in the immediate area.

1.4 Description of the Affected Area

The Affected Area (Block 6857, Lots 51, 52, 53, 61, 62, 64, 65, 67, 69, p/o 34, p/o 36, and p/o 71) is located in Community District 8 within the Hillcrest neighborhood of Queens, which is bounded by Union Turnpike to the north, 164th Street to the east, Goethals Avenue to the south, and 162nd Street to the west. Union Turnpike is a northeast-southwest wide road (100 feet) with two moving lanes of traffic in each direction and curbside parking. 164th Street is a north-south wide road (120 feet) with two moving lanes in each direction and curbside parking. Goethals Avenue is an east-west wide road (80 feet) with one moving lane in each direction and curbside parking. 162nd Street is a narrow road (60 feet) with one moving lane in each direction and curbside parking. According to NYSDOT Road Functional Classification Map, Union Turnpike is classified as a principal arterial and 164th Street is classified as a minor arterial within the area.

As shown above in **Figures 1 through 6**, the Affected Area is currently within R4/C1-3 and R5D/C1-3 zoning districts. Both R4/C1-3 and R5D/C1-3 zoning districts allow commercial development up to 1.0 FAR and community facility development up to 2.0 FAR. The R4/C1-3 districts allow residential development up to 0.75 FAR while the R5D/C1-3 districts permit a maximum of 2.0 FAR for residential uses. Manufacturing uses are not permitted in R4/C1-3 or R5D/C1-3 zoning districts.

There would be one Applicant-Owned Project Site (Block 6857, Lot 62) located mid-block between Union Turnpike and Goethals Avenue with a lot frontage of 40 feet along 164th Street and a lot depth of 100 feet. The approximately 4,000-SF lot is improved with a 6,000 GSF (4,000 ZSF; 1.00 FAR), 2-story commercial building with UG 6B offices on the cellar level, a UG 6B ambulatory healthcare facility on the first floor, and a UG 9A illegal, non-conforming medical research laboratory on the second floor. The structure on-site was constructed in 1983. While the Project Site has a split lot condition of R4/C1-3 and R5D/C1-3, R4/C1-3 zoning requirements apply to the entirety of the lot pursuant to the 25-foot rule, which regulates that when the width of one district measures 25 feet or less at every point, the use and bulk regulations of the larger district can be applied to the entire zoning lot.

Other lots within the Affected Area are Block 6857, Lots 51, 52, 53, 61, 64, 65, 67, 69, p/o 34, p/o 36, and p/o 71, and are all independently owned:

- Block 6857, Lot 34 is a 2,442-sf interior lot with a frontage of 24.42 feet on 162nd Street. The northwest corner of the lot (approximately 53 sf) is included in the Affected Area. The lot is improved with two residential buildings (1,284 gsf) of 2.5 stories with attic, which are used as a one-family dwelling unit.
- Block 6857, Lot 36 is a 2,400-sf interior lot with a frontage of 24 feet on 162nd Street. The north portion of the lot (approximately 1,520 sf) is included in the Affected Area. The lot is improved with two residential buildings (1,284 gsf) of 2.5 stories with attic, which are used as a one-family dwelling unit.
- Block 6857, Lot 51 is a corner lot at the southeast corner of 162nd Street and Union Turnpike. It has a lot area of 1,932 sf and is improved with a 3-story, 3,916-gsf (1,950-gsf residential and 1,966-gsf commercial) mixed residential and commercial building. The existing building has two commercial units used as a restaurant and a spa on the ground floor and two dwelling units on second and third

floors. The lot has a frontage of 25.58 feet on Union Turnpike and a frontage of 75.5 feet on 162nd Street.

- Block 6857, Lot 52 is an interior lot with lot area of 2,555 sf. It has a frontage of 30 feet along Union Turnpike and a lot depth of 81 feet. It is improved with a 2-story, 3,036-gsf (1,518-gsf residential and 1,518-gsf commercial) mixed residential and commercial building with ground-floor local retail space.
- Block 6857, Lot 53 is a 13,360-sf corner lot with a frontage of 149 feet along Union Turnpike and a frontage of 103 feet along 164th Street. The lot is improved with a 3-story, 34,000-gsf commercial and office building with local retail on the ground floor and office spaces on second and third floors.
- Block 6857, Lot 61 is a 2,000-sf interior lot with a frontage of 20 feet along 164th Street. The building on the lot was originally constructed in 1934. Now the lot is improved with a 1-story store building of 1,600 gsf.
- Block 6857, Lot 64 is a 2,000-sf interior lot with a frontage of 20 feet on 164th Street. It is improved with a 1-story, 2,240-gsf building currently occupied by Great Commission Bible Church.
- Block 6857, Lot 65 is a 2,800-sf interior lot with a lot frontage of 40 feet on 164th Street. It is improved with a 1-story 1,120-gsf store building used for local retail.
- Block 6857, Lot 67 is a 3,200-sf interior lot with a frontage of 20 feet along 164th Street. The 1-story, 1,400-gsf store building on site was constructed in 1934, which is now occupied by a laundromat store.
- Block 6857, Lot 69 is a 6,000-sf interior lot with a frontage of 60 feet along 164th Street. The lot is improved with a 2-story, 5,552-gsf office building on site, which is used as office space for a real estate developer called Top Level Properties.
- Block 6857, Lot 71 is a 1,767-sf interior lot with a frontage of 17.67 feet on 164th Street. The north portion of the lot (approximately 1,200 sf) is included in the Affected Area. The lot is improved with a 2-story, 1,729-gsf two-family residential building.

1.5 Description of the Proposed Development

Since the proposed rezoning strictly aims to legalize the currently non-conforming use of an existing UG 9A medical laboratory on the second floor (2,000 GSF), there would be no change to the existing conditions on the Project Site as part of the rezoning. The current non-compliant UG 9A use at the Proposed Development Site is a New York State Department of Health approved Clinical Laboratory, facility ID number (PFI) 4265. The Laboratory is for Histopathology; the diagnosis and study of diseases of the tissues, and involves examining tissues and/or cells under a microscope. The complete range of services offered by a histopathology laboratory typically include techniques such as necropsy to sophisticated histological processing, as well as expert evaluation by pathologists. With the Proposed Action, the 6,000-GSF (4,000 ZSF; 1.00 FAR), 2-story, 25-foot-tall structure would continue to operate as UG 6B offices, UG 6B medical, and UG 9A medical research laboratory.

1.6 Action(s) Necessary to Facilitate the Project

There is one Action necessary to facilitate the Proposed Project:

A Zoning Map Amendment to rezone Block 6857, Lots p/o 61, p/o 62, 64, 65, 67, 69, and p/o 71 from an R4/C1-3 zoning district to an R4/C2-3 zoning district and Block 6857, Lots p/o 34, p/o 36, 51, 52, 53, p/o 61, and p/o 62 from an R5D/C1-3 zoning district to an R5D/C2-3 zoning district.

1.7 Purpose and Need

The Applicant believes that the introduction of Use Groups (UG) 7, 8, 9, and 14 to the Affected Area would create a more diverse and resilient commercial corridor along the Union Turnpike. There would be no change to parking requirements or building bulk with the Proposed Action. The proposed C2 overlay would be similar to those mapped further north on 164th Street along 76th Road, 77th Avenue, and 77th Road.

The Proposed Project would be illegal and non-conforming under the existing zoning regulations because the existing medical research laboratory is not a permitted use.

1.8 Analysis Framework

Build Year

The analysis year for the Proposed Action is 2023 based on an 18-month period for pre-certification and ULURP processes for the Applicant-owned sites.

The analysis which follows compares the difference between the future without the Proposed Action (No-Action condition) and the future with the Proposed Action (With-Action condition) for the 2023 analysis year. This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action.

No-Action Condition

In the future No-Action Condition, the existing second-floor use on Block 6857, Lot 62 would remain illegal and non-conforming, which would be required to be converted to a legal conforming use. As a result, the existing medical research laboratory would be turned into an office space. No other changes would occur within the Affected Area.

With-Action Condition

Project Site 1 (Block 6857, Lot 62)

With the Proposed Action, the currently illegal and non-conforming medical research laboratory on the second floor would be legalized. No change would happen on the Project Site and the existing 6,000-GSF (4,000 ZSF; 1.00 FAR), 2-story, 25-foot-tall structure would continue to operate as UG 6B offices, UG 6B medical, and UG 9A medical research laboratory.

As no substantial changes to existing zoning in building bulk and height, or introduction of regionally in-demand uses will occur under the proposed new zoning district, it is not expected that the other lots would be induced to redevelop.

The RWCDS Analysis Framework described above is shown below in **Table 1.8-1 and Table 1.8-2.**

Table 1.8-1: Existing/No-Action and With-Action Conditions

Site Info				Existing/No-Action Condition		With-Action Condition					
Site ID	Block	Lot	Lot Area (sf)	Zoning	Com. (gsf)	Zoning	Res. (gsf)	DU	CF (gsf)	Com. (gsf)	Mf (gsf)
Project Site 1	6857	62	4,000	R4/C1-3	6,000	R4/C2-3	0	0	0	6,000	0
Total			**4,000**		**6,000**		**0**	**0**	**0**	**6,000**	**0**

DU = Dwelling Units
sf = gross square feet
Res. = Residential
Com. = Commercial
Mf = Manufacturing
CF = Community Facility

Table 1.8-2: RWCDS Analysis Framework Table

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	N/A	
No. of dwelling units	N/A	N/A	N/A	
No. of low- to moderate-income units	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Commercial	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type (retail, office, other)	Office, UG 6B medical, UG 9A medical research	Office, UG 6B medical	Office, UG 6B medical, UG 9A medical research	
Gross floor area (sq. ft.)	6000	6000	6000	0
Manufacturing/Industrial	No	No	No	0
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any enclosed activities, specify:	N/A	N/A	N/A	
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:	N/A	N/A	N/A	
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Attended or non-attended	N/A	N/A	N/A	
Lots	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," describe:	N/A	N/A	N/A	
Population				
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify number:	N/A	N/A	N/A	
Briefly explain how the number of residents was calculated:				
Businesses	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	1 medical facility	1 medical facility	1 medical facility	
No. and type of workers by business	24 medical workers	24 medical workers	24 medical workers	
No. and type of non-residents who are not workers	456	456	456	
Briefly explain how the number of businesses was calculated:	76 patrons per 1,000 SF per DOT provided transportation factors; 1 worker per 250 SF			
Other (students, visitors, concert-goers, *etc*.)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	R4/C1-3; R5D/C1-3	R4/C1-3; R5D/C1-3	R4/C2-3; R5D/C2-3	
Maximum amount of floor area that can be developed	2.00 residential 1.00 Commercial	2.00 residential 1.00 Commercial	2.00 residential 1.00 Commercial	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	One- and Two-family; public institutions; commercial	One- and Two-family; public institutions; commercial	One- and Two-family; public institutions; commercial	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

2. Environmental Review

Chapter 4: Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below. This section considers existing conditions, development trends, zoning, and other public policies in relation to the Projected Development Sites and the area in which the Proposed Action may have an effect. Because the Proposed Action would permit uses (UG 7, 8, 9, and 14) that are not permitted as of right under the existing R4/C1-3 and R5D/C1-3 zoning, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 20v4 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area were performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No-Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies programs and documentation.

Land Use

The *CEQR Technical Manual* suggests that a land use, zoning and public policy study area should generally extend 400 feet from the Affected Area. Existing land uses within approximately 400 feet of the Affected Area are presented in **Figure 2.4-1**.

Figure 2.4-1: Area to be Rezoned Overlaid with Existing Land Use Map



Existing Condition

Land Use Study Area

As shown in **Figure 2.4-1** and stated in **Section 1.3**, the surrounding area is a mix of one- and two-family residential buildings, multi-family buildings, commercial and office buildings, mixed commercial and residential buildings, transportation and utility, and public facilities. The predominant land uses in the area are residential uses.

Residential uses are characterized by 2- to 3-story brick buildings, used as one- and two-family dwelling buildings and multi-family walk-up buildings of three units, which typically are located midblock away from Union Turnpike. To the north of the Project Area just across Union Turnpike within the 400-foot surrounding area, a 6-story elevator cooperative apartment building is located at 78-34 164th Street, taking up Block 6852, Lot 11 and providing 119 dwelling units in total. The commercial buildings and mixed commercial and residential buildings are mostly 1- to 3-story buildings with local retail on the ground floor along Union Turnpike. The commercial uses are mostly local restaurants and convenience stores. The transportation and utility uses are a gas station, a U-Haul neighborhood dealer, and an auto repair shop located on Block 6972, Lot 27, and a parking lot located on Block 6972, Lot 37.

Located along Union Turnpike, 164th Street, and Goethals Avenue, several large public facilities and institutions close to the Project Area are occupied by various social groups. Intersected with the 400-foot surrounding area boundary to the north of the Project Area, a nursing home called Meadow Park Rehab and Healthcare is located at 78-10 164th Street (Block 6851, Lot 12). An adult care facility called OT Access (Block 6841, Lot 23), which provides occupational therapy services, and a social service organization called HeartShare Union Turnpike Day Habilitation Program (Block 6831, Lot 22), which covers day services and developmental disabilities services, are close to the 400-foot boundary to the northwest of the Project Area. To the southeast of the Project Area just across 164th Street, Queens Center for Progress, a training school run by a social services organization for people with developmental disabilities, is located at 81-15 164th Street (Block 7024, Lot 1). Just outside of the 400-foot boundary on the south side of Goethals Avenue between Parsons Boulevard and 164th Street seat Queens Hospital Center and FDNY EMS Station 50 (Block 6858, Lot 1) and Queens Gateway to Health Sciences Secondary School (Block 6858, Lot 50). Approximately 0.5 mile to the east of the Project Site, St John's University Queens Campus, a Catholic and Vincentian university, is seated at 8000 Utopia Parkway (Block 7021, Lot 1), occupying a large lot area of 4,112,064 sf.

Affected Area

A full breakdown of each lot within the Affected Area can be found in **Section 1.4**.

Project Site 1 consists of one lot (Block 6857, Lot 62) located mid-block between Union Turnpike and Goethals Avenue with a lot frontage of 40 feet along 164th Street and a lot depth of 100 feet. The approximately 4,000-SF lot is improved with a 6,000 GSF (4,000 ZSF; 1.00 FAR), 2-story commercial building with UG 6B offices on the cellar level, a UG 6B ambulatory healthcare facility on the first floor, and a UG 9A illegal, non-conforming medical research laboratory on the second floor. The structure on-site was constructed in 1983.

Other lots within the Affected Area are Block 6857, Lots 51, 52, 53, 61, 64, 65, 67, 69, p/o 34, p/o 36, and p/o 71, and are all independently owned. Lots 51 and 52 are located next to each other on the northwestern corner of the block with frontage on Union Turnpike (both Lot 51 and 52) and 162nd Street (Lot 51 only), where three mixed-use buildings are seated, one on Lot 51 and two on Lot 52. All the three buildings are featured with residential units on the top of the ground-floor local retail spaces. Lots 53, 61, 65, 67, and 69 are all improved with commercial and office buildings: Lot 53 is improved with an office building with local retail on the ground floor; Lots 61, 65, and 67 are improved with one-story store buildings used as local retail spaces; Lot 69 is improved with an office building occupied by a real estate developer. Lot 64 is improved with a public facility building currently occupied by a church. Lots 34, 36, and 71 are all developed with one- to two-family residential buildings.

Future No-Action Condition

Land Use Study Area

There are no active construction permits within the study area currently and the existing land use conditions would remain the same under the No-Action Condition in the 400-foot surrounding area.

Affected Area

Within the Affected Area, existing land use condition is expected to remain the same under the No-Action Condition. The existing second-floor medical research laboratory on Block 6857, Lot 62 would remain illegal and non-conforming, which would be converted to a legal conforming use of an office space. Since the existing laboratory and the proposed office are both commercial uses, no change regarding land use would occur within the Affected Area.

Future With-Action Condition

Land Use Study Area

Land use and development patterns in the land use study area are anticipated to remain unchanged in the future with the Proposed Action. Any new development in the surrounding area would be consistent with the low-density R2, R2A, R3-2, R4, and R5D residential zoning and C1-2 and C1-3 commercial overlays, or the proposed rezoning from R4/C1-3 and R5D/C1-3 to R4/C2-3 and R5D/C2-3 as discussed previously.

Affected Area

Project Site 1 (Block 6857, Lot 62)

With the Proposed Action, the currently illegal and non-conforming medical research laboratory on the second floor would be legalized. No change would happen on the Project Site and the existing 6,000-GSF (4,000 ZSF; 1.00 FAR), 2-story, 25-foot-tall structure would continue to operate as UG 6B offices, UG 6B medical, and UG 9A medical research laboratory.

As no substantial changes to existing zoning in building bulk and height, or introduction of regionally in-demand uses will occur under the proposed new zoning district, it is not expected that the other lots would be induced to redevelop. Therefore, the land use pattern would remain the same as the existing condition with the Proposed Action within the Affected Area.

Conclusion

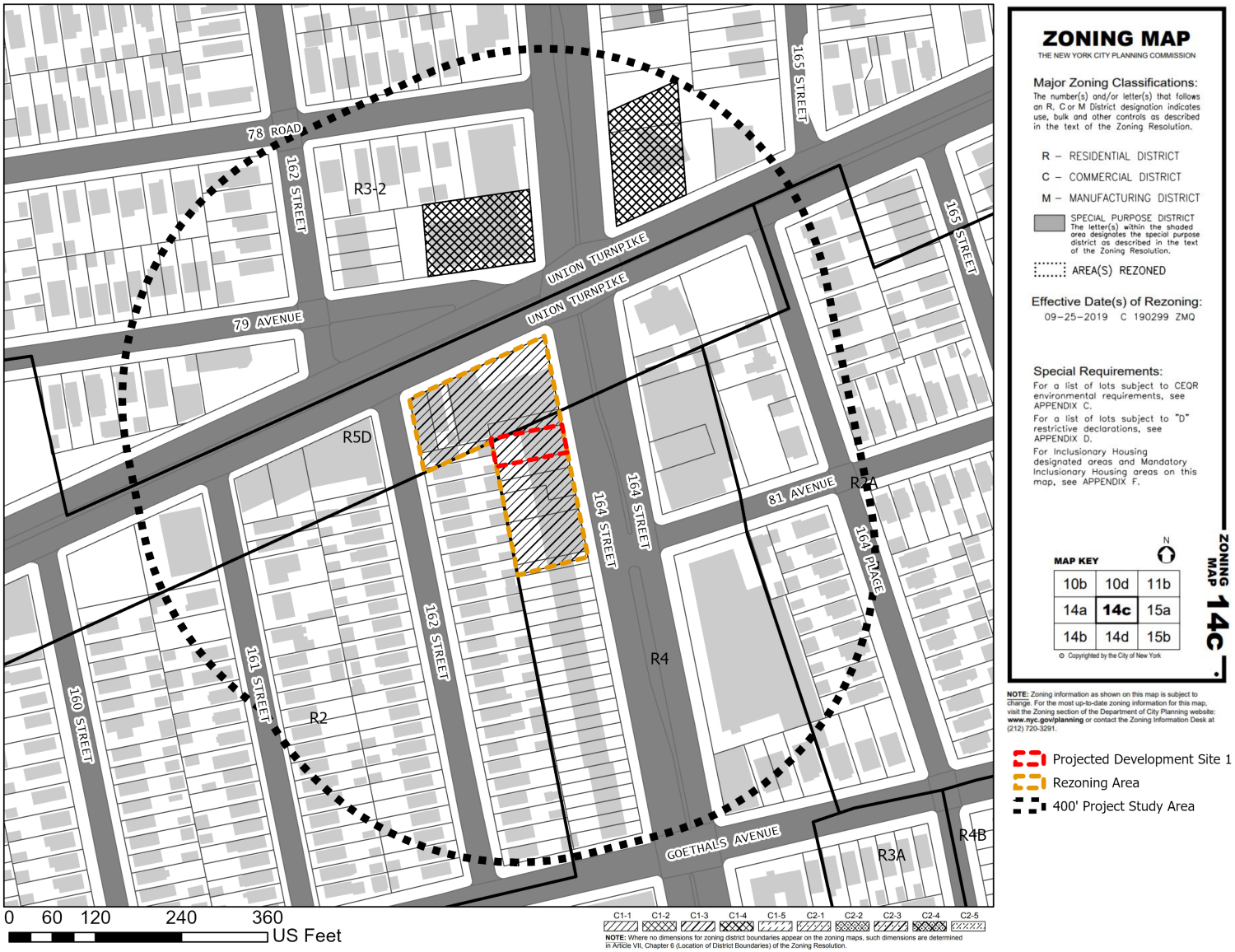
The Proposed Action would permit the same residential, commercial, and community facility uses at the same density as that is currently allowed within the Affected Area, which would be in character with existing mixed residential, commercial, and institutional uses. The density and uses permitted by the Proposed Action would be consistent with the nearby low-rise residential, commercial, and community facility buildings. UG 7, 8, 9, and 14 would be introduced to the area as a result of the Proposed Action, which would legalize the second-floor medical research laboratory on the Project Site. With the Proposed Action, no change would happen within the 400-foot study area

Based on the analysis above, the Applicant believes that the proposed rezoning would permit more commercial use groups in the Affected Area for a more diverse and resilient commercial corridor along the Union Turnpike, which are similar to land uses within the surrounding area. Therefore, the Proposed Action would not generate a land use that would be incompatible with surrounding uses. There would be no significant adverse impacts to Land Use as a result of the Proposed Action, and further analysis is not required.

Zoning

The *CEQR Technical Manual* suggests that a zoning study area should extend 400 feet from the affected area. Existing zoning districts within approximately 400 feet of the Project Site are presented in **Figure 2.4-2**. The proposed zoning map amendment would affect the following lots: Block 6857, Lots p/o 61, p/o 62, 64, 65, 67, 69, and p/o 71 from R4/C1-3 to R4/C2-3 and Block 6857, Lots p/o 34, p/o 36, 51, 52, 53, p/o 61, and p/o 62 from R5D/C1-3 to R5D/C2-3.

Figure 2.4-2: Area to be Rezoned Overlaid with Existing Zoning Map



Existing Condition

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R2, R2A, R3-2, R4, R5D, and C1-2 and C1-3 commercial overlays.

Table 2.4-1: Zoning Districts in the Surrounding Area

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R2	Non-Contextual Residential UGs 1, 3, 4	0.50 FAR - Residential 1.00 FAR - Community Facility	1 per DU
R2A	Contextual Residential UGs 1, 3, 4	0.50 FAR – Residential 1.00 FAR - Community Facility	1 per DU
R3-2	Non-Contextual Residential UGs 1-4	0.50 FAR - Residential 1.00 FAR - Community Facility	1 per DU; 50% of IRHU
R4	Non-Contextual Residential UGs 1-4	0.75 FAR – Residential 2.00 FAR - Community Facility	1 per DU; 50% of IRHU
R5D	Contextual Residential UGs 1-4	2.00 FAR – Residential 2.00 FAR - Community Facility	66% of DU; 35% of IRHU
C1-2 Commercial Overlay	Local Retail UGs 1-6	1.00 FAR - Commercial (R1-R5) 2.00 FAR - Commercial (R6 - R10)	1 per 300 sf
C1-3 Commercial Overlay	Local Retail UGs 1-6	1.00 FAR - Commercial (R1-R5) 2.00 FAR - Commercial (R6 - R10)	1 per 400 sf

Source: Zoning Handbook, New York City Department of City Planning, 2019

Existing zoning districts in the surrounding area include:

R2

R2 zoning districts are non-contextual districts that are mapped in low density neighborhoods characterized by large homes on spacious lots. The R2 districts permit one-family, detached residences on lots of at least 3,800 square feet and a minimum width of 40 feet as well as a limited range of community facility uses. The maximum FAR for residences is 0.50 and for community facilities is 1.00. The maximum front wall height is 25 feet, given a minimum front yard depth of 15 feet. For each additional linear foot in depth of the front yard, the building's front wall may rise an additional foot. The building's maximum height is not fixed but is determined by a sky exposure plane. One parking space per dwelling unit is required on the site open or enclosed.

R2A

R2A is a low-density contextual zoning district mapped to the southeast of the Project Site, which offers the predictable building forms in open, suburban-like settings. The R2A district permits only single-family detached homes on lots of at least 3,800 square feet and a minimum width of 40 feet with a minimum front

yard depth requirement of 15 feet. The maximum residential FAR is 0.5 and the maximum lot coverage is 30%. A narrow range of community facility uses are permitted in the R2A districts with a maximum FAR of 1.0. One parking space per dwelling unit is required on the site open or enclosed.

R3-2

R3-2 non-contextual districts, mapped to the north of Union Turnpike within the study area, are intended for neighborhoods with a variety of low-density housing types. The districts would permit a variety of the lowest-density general residences, including single- or two-family homes along with small multi-family apartment buildings in a range of housing types - detached, semi-detached and attached buildings. The maximum FAR for standard residential is 0.5, plus a 0.1 attic allowance. Minimum lot width and lot area depend upon the housing configuration. Detached structures require a 40-foot lot width and 3,800 square feet of lot area. Other housing types require lots that are at least 18 feet wide and have an area of at least 1,700 square feet. Community facilities are permitted with a maximum FAR of 1.0. One parking space is required for each dwelling unit.

R4

R4 non-contextual district allows the same variety of housing types as the R3-2 district but at a moderately higher density. Detached residences are limited to lots with a minimum of 3,800 square feet in area, and a minimum width of 40 feet. Semi-detached and attached residences are limited to lots with a minimum of 1,700 square feet in area and a minimum width of 18 feet. The maximum FAR for standard residential is 0.75, plus a 0.15 attic allowance. On blocks that are predominantly developed, a maximum FAR of 1.35 is permitted with the R4 infill provision. Community facilities are permitted an FAR of 2.0. One parking space is required for each dwelling unit.

R5D

R5D contextual district are often mapped in neighborhoods characterized by low-rise apartment buildings, of up to four stories. The district allows for all types of residences in all building types including detached, semi-detached, attached, multi-family, and zero-lot line residences. Detached residences are limited to lots with a minimum of 2,375 square feet in area, and a minimum width of 25 feet. All other housing types are limited to lots with a minimum of 1,700 square feet in area and a minimum width of 18 feet. The maximum FAR for both residences and community facilities is 2.00. Parking space is required for 66% of the total dwelling units while parking space is required for 35% of the income-restricted housing units (IRHU).

C1-2 Commercial Overlay

There are C1-2 commercial overlay districts along selected blocks on Union Turnpike and 164th Street within the study area. C1-2 commercial overlay districts are mapped within residential districts and permit commercial uses like local retail and service establishments needed in residential neighborhoods. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. Maximum commercial floor area can reach 1.0 FAR within R1 to R5 low-density zoning districts and 2.0 FAR within R6-R10 medium- to high-density zoning districts. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet. In C1-2 districts, most retail uses require one accessory parking space per 300 square feet of commercial floor space.

C1-3 Commercial Overlay

C1-3 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When C1-3 commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet. In C1-3 districts, most retail uses require one accessory parking space per 400 square feet of commercial floor space.

Affected Area

The Affected Area is zoned R4/C1-3 and R5D/C1-3, which permits low-density residential developments with a maximum residential FAR of 0.75 and 2.0 respectively along with community facility uses at a maximum FAR of 2.0 and commercial uses at a maximum FAR of 1.0.

Future No-Action Condition

Zoning Study Area and Affected Area

No changes to zoning would occur in the future without the Proposed Action. Existing zoning patterns would remain. The Affected Area would continue to be subject to R4/C1-3 and R5D/C1-3 zoning regulations.

Future With-Action Condition

Zoning Study Area

The existing R4/C1-3 and R5D/C1-3 zoning districts within the Affected Area would be rezoned to R4/C2-3 and R5D/C2-3 zoning districts. No other changes to zoning would occur in the surrounding area in the future with the Proposed Action.

Affected Area

Block 6857, Lots p/o 61, p/o 62, 64, 65, 67, 69, and p/o 71 would be rezoned from an existing R4/C1-3 zoning district to an R4/C2-3 zoning district and Block 6857, Lots p/o 34, p/o 36, 51, 52, 53, p/o 61, and p/o 62 would be rezoned from an existing R5D/C1-3 zoning district to an R5D/C2-3 zoning district.

The Proposed Action would introduce UG 7, 8, 9, and 14 to the Affected Area. The maximum residential, commercial, and community facility FAR as well as the maximum permitted building height and base height within the Affected Area would remain the same as those of the existing conditions.

Conclusion

The Proposed Action would expand the permitted commercial uses to include UGs 7, 8, 9, and 14 by rezoning the Affected Area from R4/C1-3 and R5D/C1-3 to R4/C2-3 and R5D/C2-3. The rezoning would not change the existing permitted building bulk or height and would legalize the existing illegal, non-conforming second-floor medical research laboratory on the Project Site, which is consistent with the nearby low-rise residential and commercial buildings within the Affected Area. The proposed zoning district is mapped along Union Turnpike and 164th Street, which allows for a more diverse and resilient use group combination of mixed residential, commercial, and community facility uses. The rezoning would not adversely affect surrounding zoning patterns, nor would it be incompatible with those zoning districts. Therefore, no significant adverse impacts are anticipated to zoning.

Public Policy

The Project Site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), Housing New York, or the New York City Landmarks Law. The Proposed Action is also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC 2050 for sustainability is not warranted.

Therefore, no significant adverse impacts are anticipated to public policies and no further analysis is warranted.

Chapter 17: Air Quality

Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. To assess potential health hazards due to ambient air quality, the impact of air pollutants emitted by motor vehicles (mobile source) and by fixed facilities (stationary source) are analyzed, where the effects of both the proposed project on ambient air quality and the ambient air quality effect on the proposed project are considered. The analysis frame work, as mandated by the State Environmental Review Act, follows the New York City Environmental Quality Review 2021 Technical Manual (CEQR TM). The potential air quality impacts of the following emissions are estimated following the procedures and methodologies prescribed in the CEQR TM:

- The potential for changes in vehicular travel associated with proposed development activities to result in significant mobile source (vehicular related) air quality impacts.
- The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses.
- The potential for air toxic emissions released from existing industrial facilities to significantly impact the proposed development within 400 feet of the proposed development.
- The potential for significant air quality impacts from the emissions of existing HVAC systems with a 20 or more million Btu per hour (MMBtu/hr) design capacity to significantly impact the proposed development within 400 feet of the proposed development.
- The potential for significant air quality impacts from the emissions of facilities that require Prevention of Significant Deterioration permits (Title V), and facilities which require a state facility permit to significantly impact the proposed development within 1,000 feet of the proposed development.

Project Description

The stationary source analysis will study the potential impacts of the building at the Project Site on nearby receptors. With the Proposed Action, the currently illegal and non-conforming medical research laboratory on the second floor would be legalized. No change would happen on the Project Site and the existing 6,000-GSF (4,000 ZSF; 1.00 FAR), 2-story, 25-foot-tall structure would continue to operate as UG 6B offices, UG 6B medical, and UG 9A medical research laboratory.

Methodology & Standards

Air Pollutants and Applicable Standards/Guidelines

National Air Quality Standards

The U.S. Environmental Protection Agency (EPA) has identified six pollutants, known as criteria pollutants which are being of concern nationwide, and established threshold concentration based upon adverse effect on human health. The six pollutants and their characteristics are:

- Carbon Monoxide (CO) is mainly produced by motor vehicles from the incomplete combustion of gasoline. The impact of CO on the ambient air is analyzed next to roadways, intersections, parking lots, and parking garages vents as these locations are the most affected.
- Nitrogen Dioxide (NO_2) is a main concern related to the burning of natural gas. Emitted NO_x from the burning of fossil fuel gradually convert to NO_2 in a chemical reaction that is affected by ozone concentration and the presence of sunlight. In a micro scale analysis, buildings HVAC systems are analyzed for NO_2 impact.
- Ozone (O_3) is formed by chemical reaction between hydrocarbons and nitrogen oxides and its impact is analyzed on a regional scale by monitoring stations.
- Lead (Pb) in the ambient air is monitored on a regional level. In a project scale analysis, impact due to Lead concentration levels are analyzed if a new source, such as lead smelters, is introduced into the environment or if a project is located next to a lead emitter.
- Particulate Matter emissions are associated with both stationary sources and mobile sources. Two sizes of particulate matters are analyzed: Inhalable Particles (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$), where the subscript number refers to the diameter of the particulate matter in micrometers.
- Sulfur Dioxide (SO_2) emission is principally associated with stationary sources that burn oil or coal. These fuels contain sulfur that bond to oxygen atoms in the burning process.

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA, and New York State has adopted the NAAQS as the State ambient air quality standards. The NO_2, SO_2, and $PM_{2.5}$ standards together with their health-related averaging periods are presented in **Table 2.17-1**.

Table 2.17-1: National and New York State Ambient Air Quality

Pollutant	Averaging Period	National and State Standards
NO_2	Maximum 1-Hour Concentration	0.10 ppm (188 µg/m^3)
	Annual Arithmetic Average	0.053 ppm (100 µg/m^3)
$PM_{2.5}$	24-Hour Concentration	35 µg/m^3
	Average of 3 Consecutive Annual Means	12 µg/m^3
SO_2	Maximum 1-Hour Concentration	75 ppb (196 µg/m^3)
	Annual Arithmetic Mean	30 ppb (80 µg/m^3)

NO_2 NAAQS

Nitrogen oxide (NO_x) emissions from gas combustion consist predominantly of nitric oxide (NO) at the source. The NO_x in these emissions is then gradually converted to NO_2, which is the pollutant of concern, in the atmosphere (in the presence of ozone and sunlight as these emissions travel downwind of a source).

The 1-hour NO_2 NAAQS standard of 0.100 ppm (188 ug/m^3) is the 3-year average of the 98th percentile (8th Highest) of daily maximum 1-hour average concentrations in a year. For determining compliance with this standard, the EPA has developed a modeling approach for estimating 1-hour NO_2 concentrations that is comprised of 3 tiers: Tier 1, the most conservative approach, assumes a full (100%) conversion of NO_x to NO_2; Tier 2 applies a conservative ambient NO_x/NO_2 ratio of 80% to the NO_x estimated concentrations; and Tier 3, which is the most precise approach, employs AERMOD's PVMRM module. The PVMRM accounts for the chemical transformation of NO emitted from the stack to NO_2 within the source plume using hourly ozone

background concentrations. When Tier 3 is utilized, AERMOD generates 8th highest daily maximum 1-hour NO_2 concentrations or total 1-hour NO_2 concentrations if hourly NO_2 background concentrations are added within the model.

Per the *CEQR TM*, a Tier 1 approach is initially applied, followed by a Tier 2 application of NO_x/NO_2 ratio of 80% to the NOx modeled concentration to determine whether violation of the NAAQS is likely to occur. A less conservative Tier 3 approach is then applied if exceedances of the 1-hour NO_2 NAAQS were estimated.

The annual NO_2 standard is 0.053 ppm (100 ug/m^3). In order to conservatively estimate annual NO_2 impacts, a NO_2 to NO_x ratio of 0.75 percent, which is recommended by the NYCDEP for an annual NO_2 analysis, was applied.

New York State Standards

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the New York State Department of Environmental Conservation (NYSDEC) has established guidelines for maximum allowable concentration of "noncriteria pollutants," which are potentially toxic or carcinogenic pollutants. The maximum allowable guidelines set a maximum 1-hour and annual averaging time concentrations and are published in the DAR-1 AGC/SGC Table, where AGC/SGC refers to Annual and Short-term Guideline Concentrations. The most recent DAR-1 guidelines were created on February 12, 2021.

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

NYC Interim Guidelines

In addition to the NAAQS, the *CEQR TM* requires that projects subject to CEQR apply a $PM_{2.5}$ significant impact criteria (based on concentration increments). These criteria are called *de minimis* and they are more stringent than the NAAQS and the state standards as the criteria set a maximum increase of pollutant concentration that is below the national standard. If the estimated impacts of a proposed project are less than the *de minimis* criteria, the impacts are not considered to be significant. As outlined in the *CEQR TM,* $PM_{2.5}$ significant impacts are evaluated as follow:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 µg/m^3 at any receptor location for stationary sources.

Background Concentrations

Determination of significant impact criteria is evaluated by adding the background concentrations at the nearest NYSDEC monitoring station to the concentrations of criteria pollutants in the ambient air of the project area. Background concentrations of NO_2, SO_2, and $PM_{2.5}$—the criteria pollutants relevant for HVAC system fueled by natural gas or fuel oil #2 analysis—were obtained from the NYSDEC's annual report for 2020 at the nearest monitoring stations. **Table 2.17-2** shows the background concentrations.

Table 2.17-2: Background Concentration at the Nearest Monitoring Stations (NYSDEC 2020 Report)				
Pollutant	**Averaging Period**	**National and State Standards**	**Background Concentration**	**Monitoring Station**
NO_2	98th Percentile of Daily Maximum 1-hour averaged over last 3 years	188 µg/m^3	53.1 ppb (99.85 µg/m^3)	Queens College
	Annual Arithmetic Mean	100 µg/m^3	12.46 ppb (23.43 µg/m^3)	
SO_2	99th Percentile of Daily Maximum 1-hour averaged over last 3 years	196 µg/m^3	5.77 ppb (15.10 µg/m^3)	Queens College
	Annual Arithmetic Mean	80 µg/m^3	0.35 ppb (0.92 µg/m^3)	
$PM_{2.5}$	24-Hour average of 98th percentile for last 3 years	35 µg/m^3	17.7 µg/m^3	Queens College
	Average of last 3 years annual means	12 µg/m^3	7.0 µg/m^3	

The *de minimis* criteria for $PM_{2.5}$ was evaluated as described in the NYC Interim Guidelines. The concentration increments are presented below:

- 24-hour $PM_{2.5}$ 8.65 µg/m^3;
- Annual $PM_{2.5}$ 0.3 µg/m^3.

Mobile Sources Analysis

According to the *CEQR Technical Manual*, projects, whether site- specific or generic, may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic; create any other mobile sources of pollutants (such as diesel trains, helicopters etc.); or add new uses near mobile sources (roadways, garages, parking lots, etc.). Projects requiring further assessment include:

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

The Proposed Action would not result in operable windows or air intakes within 200 feet of an atypical roadway. It would not result in the creation of a covered roadway or affect any covered roadway. Incremental

development is below the screening levels identified in Chapter 16 of the CEQR Technical Manual as warranting transportation assessment, and therefore peak hour trip generation is far below the 170-car threshold identified in Section 17-210 of the CEQR Technical Manual as potentially warranting further assessment. The project is not expected to exceed the HDDV screening thresholds for PM2.5. The project would not create a new sensitive receptor adjacent to large parking facilities. The project would not result in the creation of a significant new parking facility. The project would not result in any other mobile sources of pollution and would not significantly increase vehicle miles traveled in a large area. Therefore, no further assessment of the potential for mobile source air quality impacts is warranted.

Stationary Sources Analysis

According to the *2021 CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- Projects that would use fossil fuels (i.e., fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems.
- Projects that would create major or large emission sources including, but not limited to, the following: solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants. Major sources are identified as those sources located at Title V facilities that require Prevention of Significant Deterioration permits. Large sources are identified as sources located at facilities which require a State facility permit.
- Projects that would result in new uses (particularly schools, hospitals, parks, and residences) located near a major or large emission source.
- Projects that would include medical, chemical, or research labs.
- Projects that would result in new uses being located near medical, chemical, or research labs.
- Projects that would include operation of manufacturing or processing facilities.
- Projects that would result in new uses (particularly schools, hospitals, parks, and residences) within 400 feet of manufacturing or processing facilities.
- Projects that would result in potentially significant odors. This includes, but is not limited to, solid waste management facilities, water pollution control plants (i.e., sewage treatment plants), and incinerators.
- Projects that would result in new uses near an odor-producing facility.
- Projects that would create "non-point" sources, such as unpaved surfaces and storage piles that could result in fugitive dust.
- Projects that would result in new uses near non-point sources.

Medical Research Lab Analysis

As per *CEQR Technical Manual*, the legalized medical research lab on the second floor of the proposed development under the With-Action scenario may have an impact on the ambient air quality. As a result, a review of the existing Medical Research Lab use is provided below to determine the need for a screening level analysis.

Per the New York State Department of Health, Wadsworth Center, the existing facility (Sophora Diagnostic Laboratory), located on the second floor of the Development Site, is licensed as an approved clinical laboratory of general histopathology with a facility ID number (PFI) 4265. Histopathology is the diagnosis and

study of diseases of the tissues, and involves examining tissues and/or cells under a microscope. The complete range of services offered by a histopathology laboratory typically include techniques like necropsy to sophisticated histological processing, as well as expert evaluation by pathologists. No process emission requiring a NYC DEP or NYC DEC permit is required for air emissions. The waste inventory of a histopathology laboratory consists of human tissues, organs, formalin, gauze, cotton, and stains, which should be collected in sealed storage containers to prevent leakage and handled as hazardous waste in a licensed hazardous waste TSD facility. Therefore, there are no lab emissions occur from this process and no permit is required by NYC Department of Environmental Protection (DEP).

Conclusion

As indicated above, the proposed development would not result in any increments in terms of mobile source air pollutions as no change would happen on the Project Site except that the currently illegal and non-conforming medical research laboratory on the second floor would be legalized. Additionally, the legalized histopathology laboratory would not produce any lab emissions related to air and no permit is required by NYC DEP. Lastly, HVAC source impact analysis is not warranted because of the 0 net increase of energy consumption between the Existing/No-Action and With-Action scenarios and the exiting stack location will remain the same, thus, no additional emission from the HVAC system and hot water equipment stack will be expected from the Proposed Action. Therefore, the Proposed Action would not result in any significant adverse impact to the air quality in the area, and a detailed analysis is not warranted.

Chapter 19: Noise

Introduction

Equity Environmental Engineering, LLC (Equity) conducted Noise Monitoring in support of the Proposed Action. Vehicular traffic is the predominant source of noise in the area. The Project Site is surrounded by Union Turnpike to the north, 164th Street to the east, and 162nd Street to the west.

Union Turnpike is a two-way east-west bound street with three moving lanes in each direction and curbside parking. 164th Street is a two-way north-south bound street with two moving lanes in each direction and curbside parking. 162nd Street is a two-way north-south bound street with one moving lane in each direction and curbside parking Local intersections are controlled by stop signs and traffic signals.

The Proposed Action would allow noise-sensitive development. Therefore, an assessment of the potential for adverse effects on project occupants from ambient noise is warranted. The projected development would not create a significant stationary noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. Therefore, this noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development. The predominant noise source at the Affected Area is vehicular traffic on surrounding streets.

Framework of Noise Analysis

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

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

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter “A” indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most

frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

Table 2.19-1: Noise Levels of Common Sources

Sound Source	SPL (dB(A))
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is perceived as a doubling or halving in SPL.	
Source: 2021 CEQR Technical Manual	

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

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

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

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

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

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

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Quality Review (CEQR) noise exposure guidelines for exterior noise levels. As shown in **Table 2.19-2** below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable, and Clearly Unacceptable. **Table 2.19-3** below defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA (L_{10} *or Ldn, depending on the source*) or below.

Table 2.19-2: Noise Exposure Guidelines for Use in 2021 City Environmental Impact Review

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

Notes:

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

[1] Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.

[2] Tracts of land where serenity and quiet are extraordinarily important and serve as important public need, and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks, or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.

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

[4] External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are listed by octave bands).

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

Table 2.19-3: 2021 CEQR TM Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
Aircraft[A]	65<DNL≤68	68<DNL ≤71	71< DNL ≤73	73< DNL ≤75	75< DNL
Train	$65<L_{dn}\leq68$	$68<L_{dn}\leq71$	$71<L_{dn}\leq73$	$73<L_{dn}\leq75$	$75<L_{dn}$
Attenuation[B]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	See note [C]

Note:

[A] DNL descriptor based on average values of L_{dn} over a year period.

[B] The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation.

[C] The required attenuation value is the difference between L_{build} and $L_{interior,}$, using the appropriate noise descriptor

Where:

L_{build} is the projected noise level under the build condition rounded up to the whole number

$L_{interior}$ is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

Source: New York City Department of Environmental Protection

Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project consist of vehicular traffic, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day. Pursuant to *CEQR Technical Manual* methodology, measurements were conducted for 20-minute periods during each of the peak periods at each monitoring location at the Rezoning Area: Location One (1) was on the 164th Street frontage of the Project Site; Location Two (2) was on the Union Turnpike frontage of the Project Site; and Location Three (3) was located on the 162nd Street frontage of the Project Site. The noise monitoring locations are shown in **Figure 2.19-1** and **Photos 2.19-1 through 2.19-3** below.

Noise monitoring was conducted using a using Type 1 Casella CEL-633 sound level meter with wind screen. The monitor was placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following each monitoring session. Periods of peak vehicular traffic around the Project Area constitute a worst-case condition for noise. Noise back up data is provided in **Appendix B**.

Figure 2.19-1: Noise Monitoring Locations

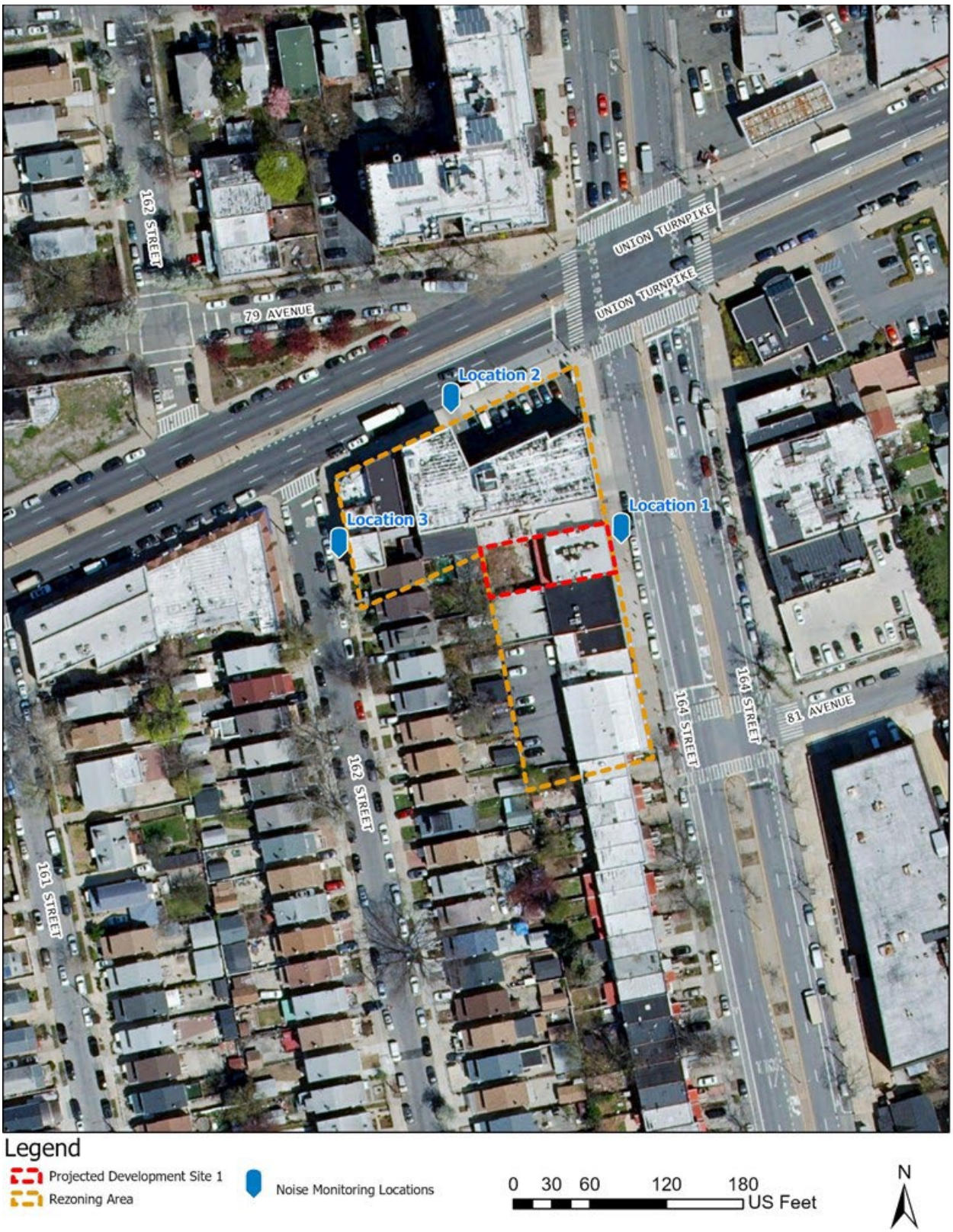


Photo 2.19-1: Noise Monitoring Location One (1) – 164th Street



Photo 2.19-2: Noise Monitoring Location Two (2) – Union Turnpike



Photo 2.19-3: Noise Monitoring Location Three (3) – 162nd Street



Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Tuesday, May 4th, 2021. Wind speeds were mild during monitoring. Traffic volumes and vehicle classification were documented during the noise monitoring.

Noise Analysis

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

Table 2.19-4 through 2.19-6 below contain the noise measurement results.

Table 2.19-4
Noise Levels (dB) at Location 1

Tuesday, May 4th, 2021

Time	7:30 am – 7:50 pm	12:00 pm – 12:20 pm	4:30 pm – 4:50 pm
L_{max}	88.9	89.1	86.6
L_{10}	**72.5**	68.5	69.5
L_{eq}	**70.3**	68.0	67.5
L_{50}	64.0	60.5	62.0
L_{90}	59.0	55.0	55.5
L_{min}	48.7	48.9	47.5

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to the CEQR Technical Manual

Table 2.19-5
Noise Levels (dB) at Location 2

Tuesday, May 4th, 2021

Time	7:51 am – 8:11 am	12:21 pm – 12:41 pm	4:51 pm – 5:11 pm
L_{max}	110.0	88.6	85.2
L_{10}	**72.5**	67.0	68.0
L_{eq}	**81.6**	67.6	65.9
L_{50}	63.0	60.0	61.5
L_{90}	57.5	54.5	56.0
L_{min}	50.1	49.4	50.0

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to the CEQR Technical Manual

Table 2.19-6
Noise Levels (dB) at Location 3

Tuesday, May 4th, 2021

Time	8:14 am – 8:34 am	12:45 pm – 1:05 pm	5:15 pm – 5:35 pm
L_{max}	70.8	68.7	80.1
L_{10}	63.0	59.5	57.0
L_{eq}	60.1	56.4	58.3
L_{50}	59.0	54.5	51.5
L_{90}	53.0	50.0	50.0
L_{min}	43.8	45.8	48.6

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to the CEQR Technical Manual

Tables 2.19-7 through 2.19-9 below contain the traffic counts and vehicle classifications during each monitoring period.

Table 2.19-7
Location 1 *Traffic volumes and vehicle classifications*

	7:30 am – 7:50 pm	12:00 pm – 12:20 pm	4:30 pm – 4:50 pm
Car/ Taxi	68	92	97
Van/Light Truck/SUV	104	74	80
Medium Truck	4	6	10
Heavy Truck	0	0	0
Bus	10	6	10
Train	0	0	0

Table 2.19-8
Location 2 *Traffic volumes and vehicle classifications*

	7:51 am – 8:11 am	12:21 pm – 12:41 pm	4:51 pm – 5:11 pm
Car/ Taxi	83	103	121
Van/Light Truck/SUV	119	112	135
Medium Truck	9	4	8
Heavy Truck	1	0	1
Bus	11	7	12
Train	0	0	0

Table 2.19-9
Location 3 *Traffic volumes and vehicle classifications*

	8:14 am – 8:34 am	12:45 pm – 1:05 pm	5:15 pm – 5:35 pm
Car/ Taxi	1	9	5
Van/Light Truck/SUV	3	11	7
Medium Truck	0	0	1
Heavy Truck	0	0	0
Bus	0	0	0
Train	0	0	0

Stationary Source Noise Analysis

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

Mobile Source Noise Analysis

Based on *CEQR Technical Manual* noise exposure guidelines, for commercial healthcare facility, commercial office, and commercial laboratory, which would potentially occur with the Proposed Action, an L_{10} of between

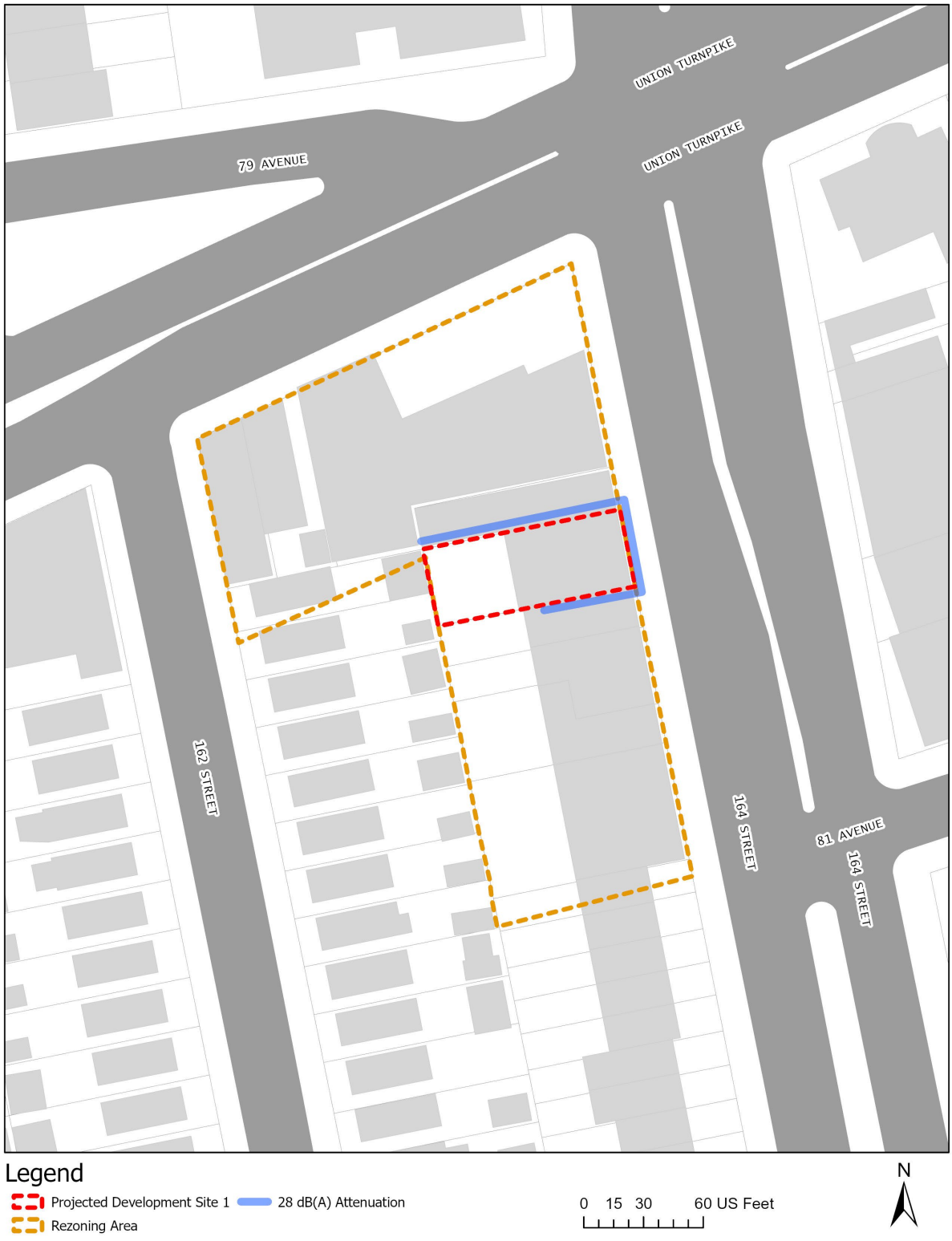
65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general external exposure. The highest recorded L_{10} at Location One (1) was 72.5 dB(A) during the AM monitoring period. The highest recorded L_{10} at Location Two (2) was 72.5 dB(A) during the AM monitoring period. The highest recorded L_{10} at Location Three (3) was 63.0 dB(A) during the AM monitoring period.

It should be noted that at Location Two (2), the highest recorded L_{eq} was 81.6 dB(A) during the AM period. As noted in the field notes and as shown in the graph in the backup data, an ambulance passed by the noise meter with sirens on between 8:05 am and 8:10 am. Therefore, the elevated L_{eq} should not be considered.

Determination of Impacts/Building Attenuation Requirements

Based on the results of the noise monitoring and as shown in **Figure 2.19-2** below, a window-wall attenuation of 28 dB(A) would be required for the facades facing Union Turnpike and 164th Street and on the façade facing Goethals Avenue within 50 feet of 164th Street for residential and community facility uses. Attenuation would be 5 dB(A) less for commercial healthcare, office, and laboratory uses. No window-wall attenuation is required on any other facades. With this level of attenuation, there is no significant adverse impacts related to noise.

Figure 2.19-2: Noise Monitoring Locations[2]



[2] Above attenuation is for residential and community facility uses. Commercial healthcare, office, and laboratory uses would require attenuation 5 dB(A) less.

Conclusion

Based on the noise monitoring results, an E-Designation related to noise is to be placed on the Project Site as follows:

E-678

Projected Development Site 1 (Block 6857, Lot 62): In order to ensure an acceptable interior noise environment, future commercial health care facility/commercial laboratory/commercial office uses must provide a closed-window condition with a minimum of 23 dB(A) window/wall attenuation on the northern façade facing Union Turnpike and on the façades facing 164th Street and the facades facing Goethals Avenue within 50 feet of 164th Street to maintain an interior noise level not greater than 50 dB(A) for commercial healthcare facility, commercial office, and commercial laboratory uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

Appendix A: Agency Correspondence

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: LA-CEQR-X (DEPARTMENT OF CITY PLANNING)
Project:
Address: 79-18 164 STREET BBL: 4068570062
Date Received: 5/11/2021

[X**] No architectural significance**

[X**] No archaeological significance**

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

[ ] Listed on National Register of Historic Places

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

[ ] May be archaeologically significant; requesting additional materials

Gina Santucci

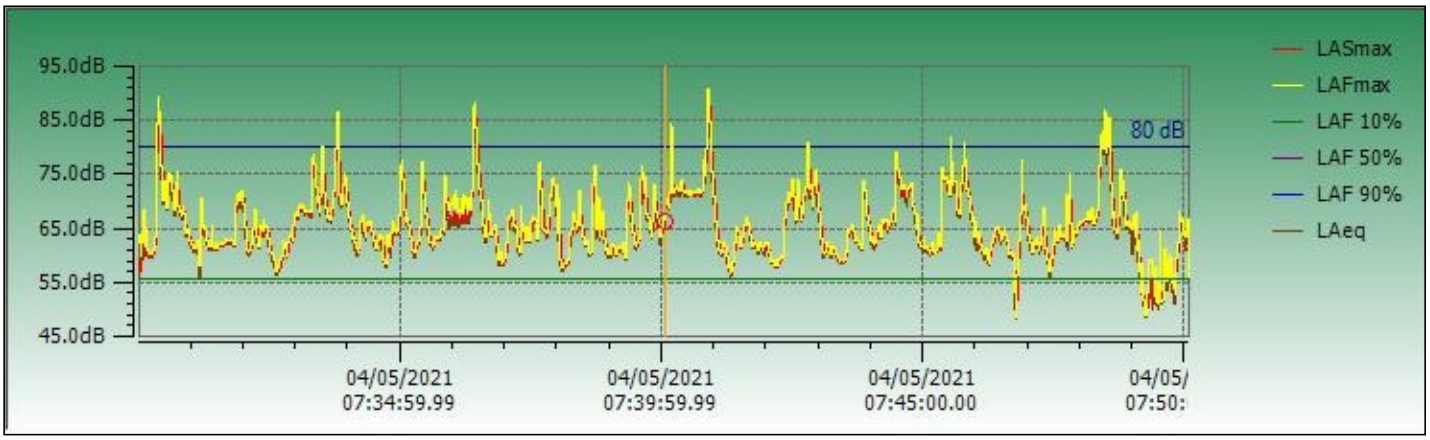
5/13/2021

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

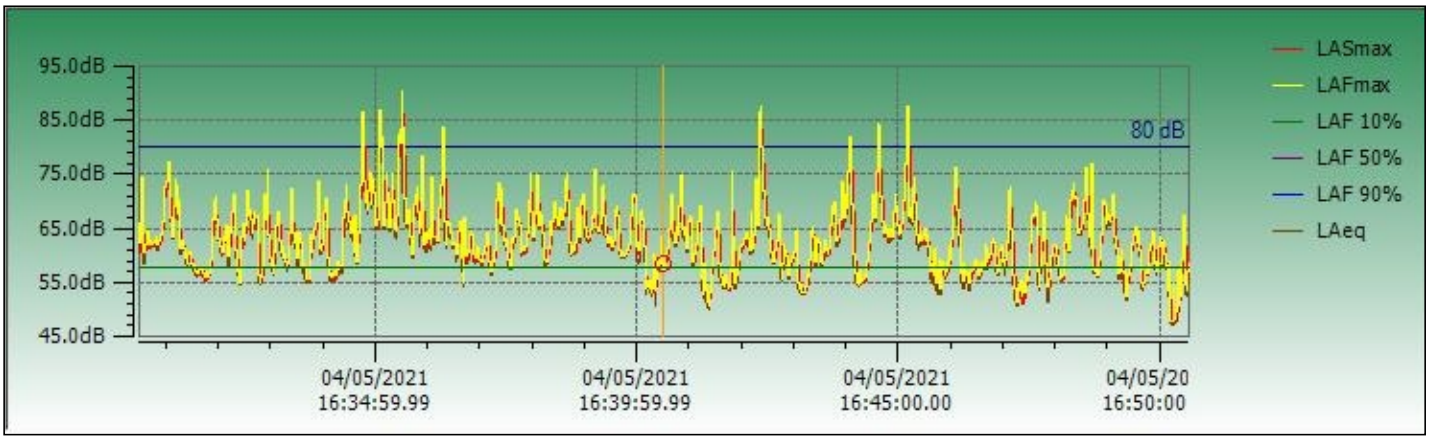
File Name: 35618_FSO_DNP_05132021.docx

Appendix B: Noise Data

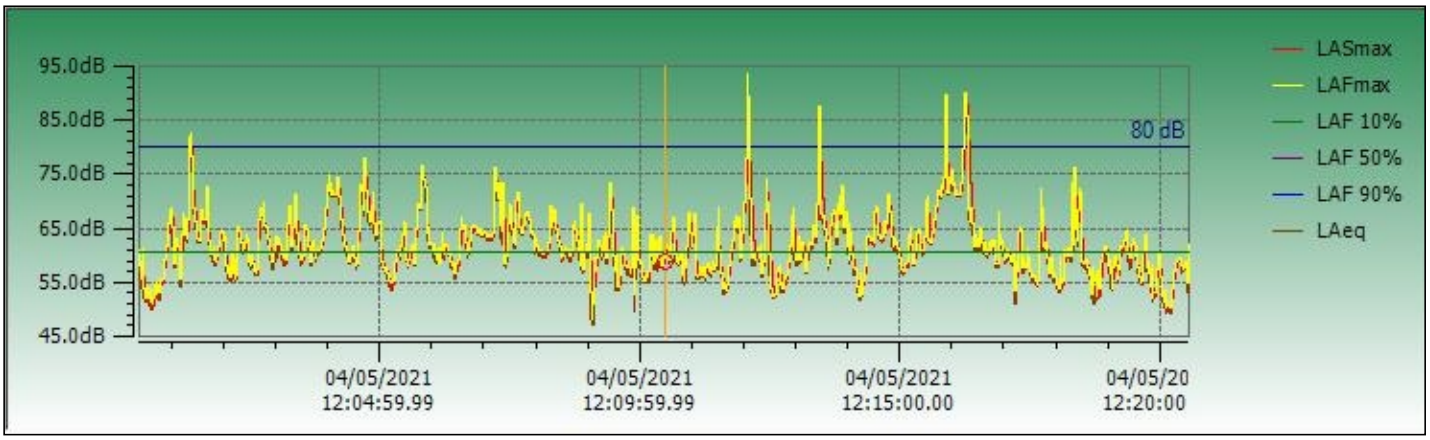
Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	72.5 dB	Result
LASmax	88.9 dB	LAS 50%	64 dB	
LASmin	48.7 dB	LAS 90%	59 dB	
Start Date & Time	5/4/2021 7:30:01 AM	Calibration (Before) Date	5/4/2021 7:29:24 AM	
Duration	00:20:04 HH:MM:SS	Calibration (After) Date	5/4/2021 7:50:19 AM	
LAeq	70.3 dB	Calibration Drift	0.1 dB	
End Date & Time	5/4/2021 7:50:05 AM	Battery Low	No	
Notes				



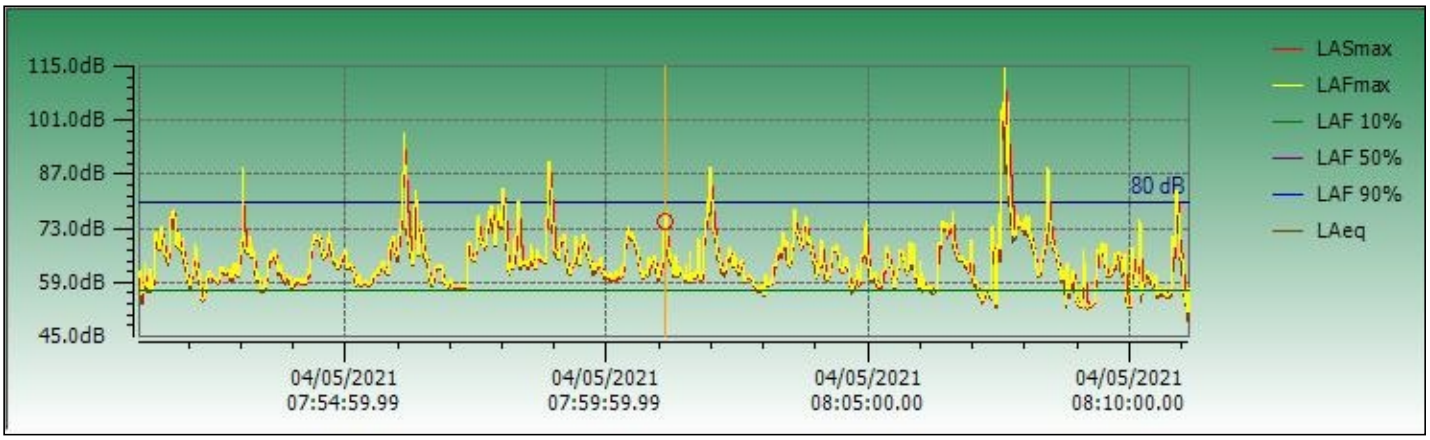
Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	69.5 dB	Result
LASmax	86.6 dB	LAS 50%	62 dB	
LASmin	47.5 dB	LAS 90%	55.5 dB	
Start Date & Time	5/4/2021 4:30:29 PM	Calibration (Before) Date	5/4/2021 4:30:19 PM	
Duration	00:20:04 HH:MM:SS	Calibration (After) Date	5/4/2021 4:50:46 PM	
LAeq	67.5 dB	Calibration Drift	0.1 dB	
End Date & Time	5/4/2021 4:50:33 PM	Battery Low	No	
Notes				



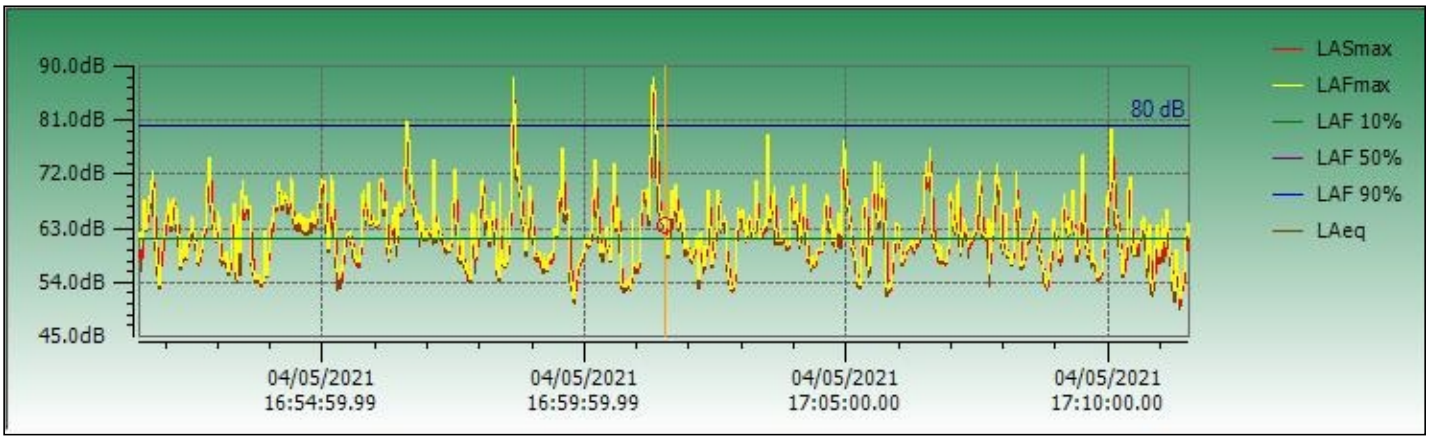
Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	68.5 dB	Result
LASmax	89.1 dB	LAS 50%	60.5 dB	
LASmin	48.9 dB	LAS 90%	55 dB	
Start Date & Time	5/4/2021 12:00:22 PM	Calibration (Before) Date	5/4/2021 12:00:13 PM	
Duration	00:20:11 HH:MM:SS	Calibration (After) Date	5/4/2021 12:20:45 PM	
LAeq	68 dB	Calibration Drift	-0.1 dB	
End Date & Time	5/4/2021 12:20:33 PM	Battery Low	No	
Notes				



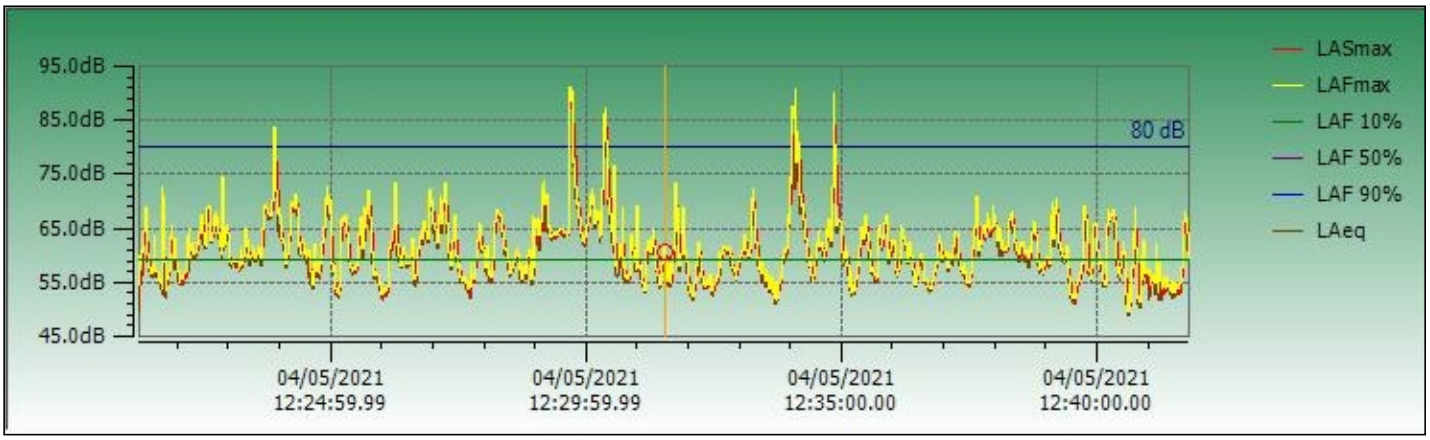
Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	72.5 dB	Result
LASmax	110 dB	LAS 50%	63 dB	
LASmin	50.1 dB	LAS 90%	57.5 dB	
Start Date & Time	5/4/2021 7:51:03 AM	Calibration (Before) Date	5/4/2021 7:50:42 AM	
Duration	00:20:05 HH:MM:SS	Calibration (After) Date	5/4/2021 8:11:26 AM	
LAeq	81.6 dB	Calibration Drift	0.0 dB	
End Date & Time	5/4/2021 8:11:08 AM	Battery Low	No	
Notes				



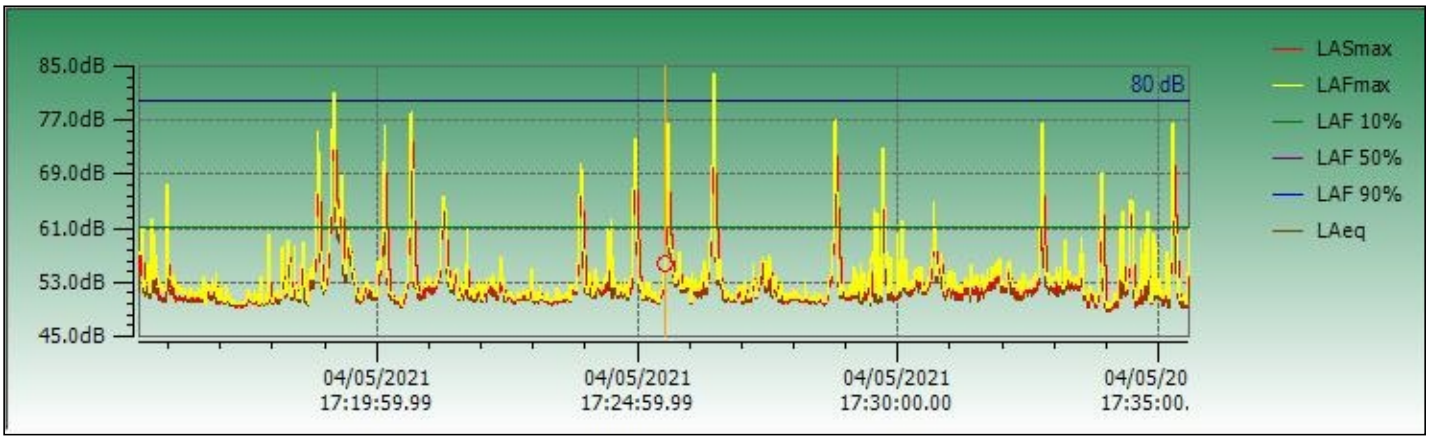
Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	68 dB	Result
LASmax	85.2 dB	LAS 50%	61.5 dB	
LASmin	50 dB	LAS 90%	56 dB	
Start Date & Time	5/4/2021 4:51:30 PM	Calibration (Before) Date	5/4/2021 4:51:25 PM	
Duration	00:20:03 HH:MM:SS	Calibration (After) Date	5/4/2021 5:11:49 PM	
LAeq	65.9 dB	Calibration Drift	0.2 dB	
End Date & Time	5/4/2021 5:11:33 PM	Battery Low	No	
Notes				



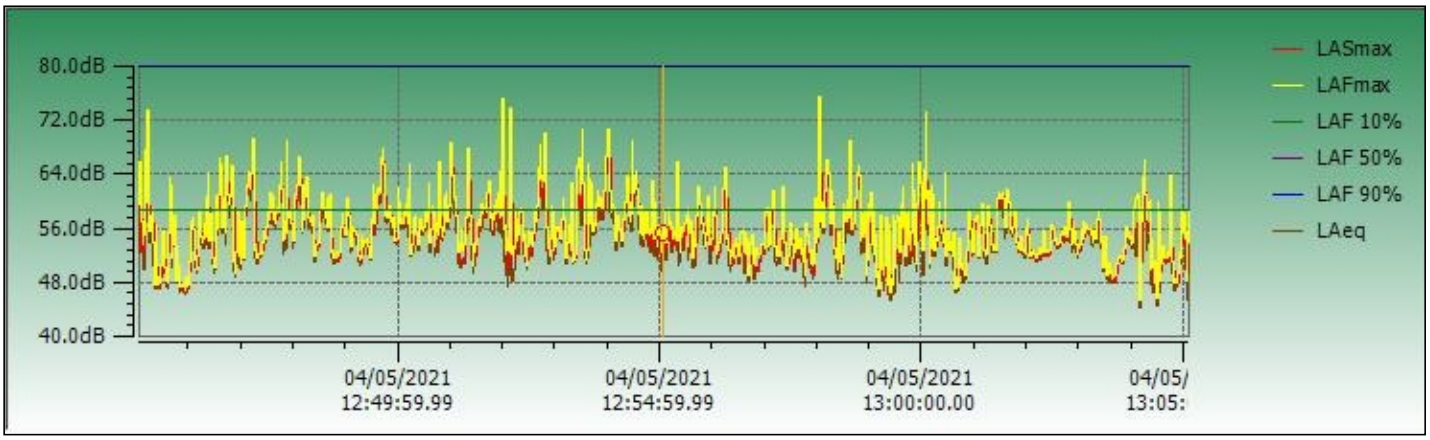
Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	67 dB	Result
LASmax	88.6 dB	LAS 50%	60 dB	
LASmin	49.4 dB	LAS 90%	54.5 dB	
Start Date & Time	5/4/2021 12:21:15 PM	Calibration (Before) Date	5/4/2021 12:21:07 PM	
Duration	00:20:33 HH:MM:SS	Calibration (After) Date	5/4/2021 12:42:01 PM	
LAeq	67.6 dB	Calibration Drift	0.0 dB	
End Date & Time	5/4/2021 12:41:48 PM	Battery Low	No	
Notes				



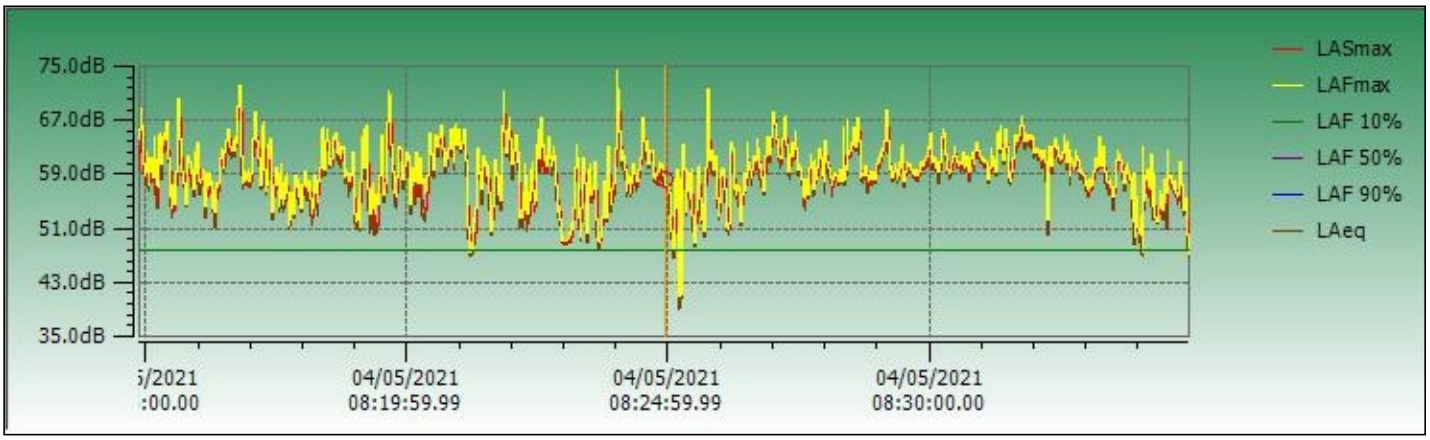
Instrument Model	CEL-633C			
Serial Number	5086866	LAS 10%	57 dB	Result
LASmax	80.1 dB	LAS 50%	51.5 dB	
LASmin	48.6 dB	LAS 90%	50 dB	
Start Date & Time	5/4/2021 5:15:26 PM	Calibration (Before) Date	5/4/2021 5:15:11 PM	
Duration	00:20:09 HH:MM:SS	Calibration (After) Date	5/4/2021 5:35:51 PM	
LAeq	58.3 dB	Calibration Drift	0.0 dB	
End Date & Time	5/4/2021 5:35:35 PM	Battery Low	No	
Notes				



Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	59.5 dB	Result
LASmax	68.7 dB	LAS 50%	54.5 dB	
LASmin	45.8 dB	LAS 90%	50 dB	
Start Date & Time	5/4/2021 12:45:03 PM	Calibration (Before) Date	5/4/2021 12:44:57 PM	
Duration	00:20:03 HH:MM:SS	Calibration (After) Date	5/4/2021 1:05:24 PM	
LAeq	56.4 dB	Calibration Drift	-0.3 dB	
End Date & Time	5/4/2021 1:05:06 PM	Battery Low	No	
Notes				



Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	63 dB	Result
LASmax	70.8 dB	LAS 50%	59 dB	
LASmin	43.8 dB	LAS 90%	53 dB	
Start Date & Time	5/4/2021 8:14:52 AM	Calibration (Before) Date	5/4/2021 8:14:47 AM	
Duration	00:20:06 HH:MM:SS	Calibration (After) Date	5/4/2021 8:35:12 AM	
LAeq	60.1 dB	Calibration Drift	0.0 dB	
End Date & Time	5/4/2021 8:34:58 AM	Battery Low	No	
Notes				



Certificate of Conformity and Calibration



Instrument Model:-	**CEL-633C**		
Serial Number	5086866		
Firmware revision	V006-03		
Microphone Type:-	**CEL-251**	**Preamplifier Type:-**	**CEL-495**
Serial Number	3700	Serial Number	003409
Instrument Class/Type:-	**1**		

Applicable standards:-

IEC 61672: 2002 / EN 60651 (Electroacoustics - Sound Level Meters)
IEC 60651 1979 (Sound Level Meters), ANSI S1.4: 1983 (Specifications For Sound Level Meters)

Note:- The test sequences performed in this report are in accordance with the current Sound level meter *Standard - IEC61672. The combination of tests performed are considered to confirm the products electro-acoustic performance to all applicable standards including superceeded Sound Level Meter Standards - IEC60651 and IEC60804.*

Test Conditions:-	22.7 °C	**Test Engineer:-**	Stephen Adams
	51.4 %RH	**Date of Issue:-**	September 22, 2020
	1000.7 mBar		

Declaration of conformity:-

This test certificate confirms that the instrument specified above has been successfully tested to comply with the manufacturer's published specifications. Tests are performed using equipment traceable to national standards in accordance with Casella's ISO 9001:2008 quality procedures. This product is certified as being compliant to the requirements of the CE Directive.

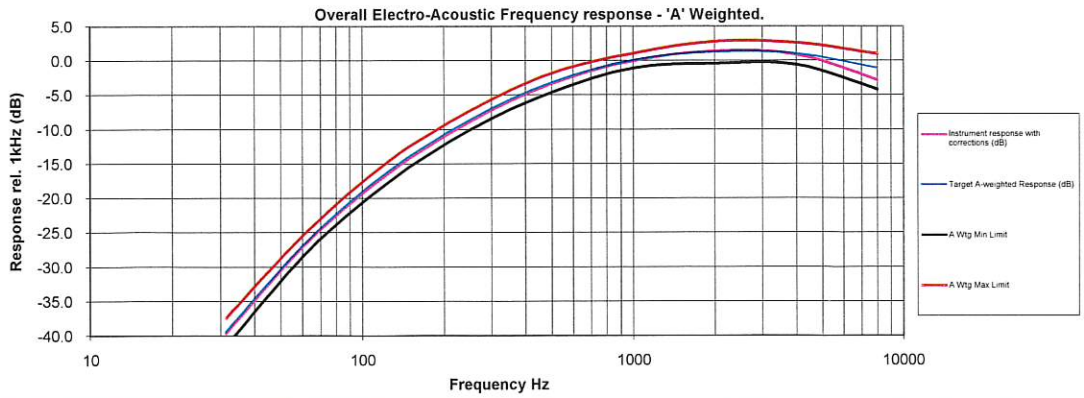
Test Summary:-

Self Generated Noise Test	**All Tests Pass**
Electrical Signal Test Of Frequency Weightings	**All Tests Pass**
Frequency & Time Weightings At 1 kHz	**All Tests Pass**
Level Linearity On The Reference Level Range	**All Tests Pass**
Toneburst Response Test	**All Tests Pass**
C-peak Sound Levels	**All Tests Pass**
Overload Indication	**All Tests Pass**
Acoustic Tests	**All Tests Pass**

Combined Electro-Acoustic Frequency Response - A Weighted

Combined Electro-Acoustic Frequency Response - A Weighted (IEC 61672-3:2006)

The following A-Weighted frequency response graph shows this instruments overall frequency response based upon the application of multi-frequency pressure field calibrations. The microphones Pressure to Free field correction coefficients are applied to pressure response. Reference level taken at 1kHz.



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Tested to CEL-63X test sheet TP444 revision 01-00

Noise Job Field Sheet

Name of Project: 164th Street 2019107

Project Address: 79-18 164th Street Queens, New York

Date(s) of Field Work: 5/4/2021

Personnel: Zach Landis

Project Specific Scope of Work:

3 x 20-minute locations AM, Midday, PM

Maximum Billable Hours for the Day: 15

I. Start of Noise Monitoring Day

Departure Time: 0500 Arrival Time: 0700

Weather Conditions (temp, wind speed, precipitation): 50's + 60's, Overcast, Wind = 7mpH

Meter Type: Casella ~~[illegible]~~ Meter Serial #: 5086866 Meter Location: 1, 2, 3
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
*If more locations are needed for a project use a second Field Sheet

Calibrator Serial #: 2383985 Meters used on: 1, 2, 3
Calibrator Serial #: _____ Meters used on: _____
Calibrator Serial #: _____ Meters used on: _____
Were Photos Taken of Each Location? (Y) / N *Discuss specific photo instructions w/ Project Manager

**On a separate sheet of paper (field book) make a sketch of the noise meter locations and the distances to nearest wall, fence, building, or other solid surfaces.*

II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

1 Meter Serial #: 5086866 Time: 7:29 Calibration Passed at 114 dB? (Y) / N
2 Meter Serial #: ↓ Time: 7:50 Calibration Passed at 114 dB? (Y) / N
3 Meter Serial #: ↓ Time: 8:14 Calibration Passed at 114 dB? (Y) / N

After Measurement:

1 Meter Serial #: 5086866 Time: 7:50 Calibration Passed at 114 dB? (Y) / N
2 Meter Serial #: ↓ Time: 8:11 Calibration Passed at 114 dB? (Y) / N
3 Meter Serial #: ↓ Time: 8:34 Calibration Passed at 114 dB? (Y) / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	7:30	7:50
2	7:51	8:11
3	8:14	8:34

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	68	104	4	0	10	0
2	83	119	9	1	11	0
3	1	3	0	0	0	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

Location 2 - Siren @ 8:07

Please place noise meters in their respective cases between sessions to avoid damage.

III. Midday Session 12:00 PM – 1:30 PM

Before Measurement:

1 Meter Serial #: 5086866 Time: 12:00 Calibration Passed at 114 dB? (Y) / N
2 Meter Serial #: ↓ Time: 12:21 Calibration Passed at 114 dB? (Y) / N
3 Meter Serial #: ↓ Time: 12:44 Calibration Passed at 114 dB? (Y) / N

After Measurement:

1 Meter Serial #: 5086866 Time: 12:20 Calibration Passed at 114 dB? (Y) / N
2 Meter Serial #: ↓ Time: 12:41 Calibration Passed at 114 dB? (Y) / N
3 Meter Serial #: ↓ Time: 13:05 Calibration Passed at 114 dB? (Y) / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	1200	12:20
2	12:21	12:41
3	12:45	13:05

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	92	74	6	0	6	0
2	105	112	4	0	7	0
3	9	11	0	0	0	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

**Please place noise meters in their respective cases between sessions to avoid damage.*

IV. Evening Session 4:30 PM – 6:00 PM

Before Measurement:

1 Meter Serial #: 5086866 Time: 16:30 Calibration Passed at 114 dB? (Y) / N
2 Meter Serial #: ↓ Time: 16:51 Calibration Passed at 114 dB? (Y) / N
3 Meter Serial #: ↓ Time: 17:15 Calibration Passed at 114 dB? (Y) / N

After Measurement:

1 Meter Serial #: 5086866 Time: 16:50 Calibration Passed at 114 dB? (Y) / N
2 Meter Serial #: ↓ Time: 1711 Calibration Passed at 114 dB? (Y) / N
3 Meter Serial #: ↓ Time: 17:35 Calibration Passed at 114 dB? Y / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	16:30	16:50
2	16:51	17:11
3	17:15	17:35

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	97	80	10	0	10	0
2	121	135	8	1	12	0
3	5	7	1	0	0	0

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):

Please place noise meters in their respective cases between sessions to avoid damage.

V. End of Noise Monitoring Day

- Please return all noise meters to their cases.
- Do not return dead batteries to the cases, throw them out.
- Did you take photos? (Y)/ N
- Did you complete the site sketch? (Y)/ N
- If a meter(s) was rented, please scan in calibration documents.

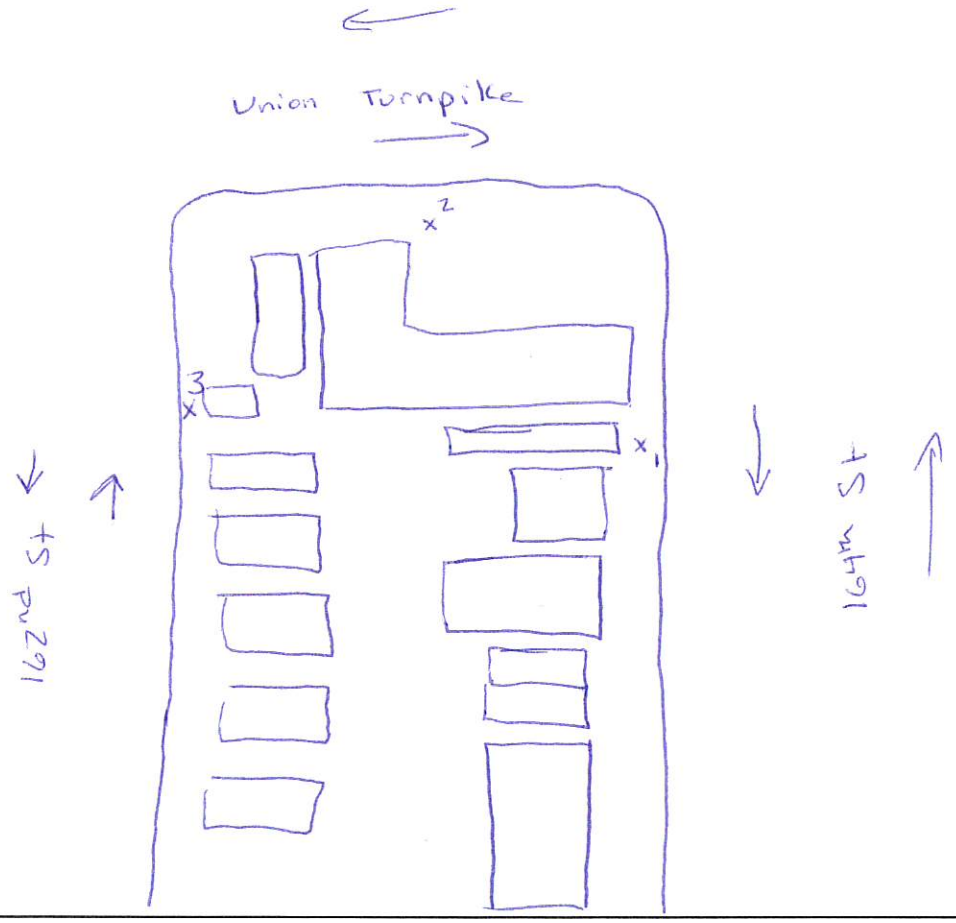
Anything of note/concern for the day: _____

_____

_____

Departure Time: 17:40 Arrival Time: 1900

Total Time to Be Billed: _____



Appendix C: Illustrative Architectural Plans

LIST OF ABBREVIATIONS

A/C	AIR CONDITIONER	G.C.	GENERAL CONTRACTOR	RAD.	RADIUS
ASPH.	ASPHALT	GL.BLK.	GLASS BLOCK	REF.	REFERENCE
AVG.	AVERAGE	GYP.BD.	GYPSUM WALL BOARD	REG.	REGISTER
A.F.F.	ABOVE FINISHED FLOOR	GA.	GAUGE	R.O.W.	RIGHT OF WAY
ACT.	ACTUAL	GR.	GRADE	R.	RISER
A.D.	AREA DRAIN			R.D.	ROOF DRAIN
		HDR.	HEADER	RM.	ROOM
BSMT.	BASEMENT	HVAC	HEAT./VENT./A-C	R.O.	ROUGH OPENING
BD.	BOARD	H.D.	HEAVY DUTY	R.L.	ROOF LEADER
B.C.	BOTTOM OF CURB	HT.	HEIGHT		
BRG.	BEARING	H.C.	HOLLOW CORE	SEC.	SECTION
B.O.	BOTTOM OF	H.M.	HOLLOW METAL	SIM.	SIMILAR
BOTT.	BOTTOM	H.B.	HOSE BIB	S.C.	SOLID CORE
B.P.	BASE PLATE			S.D.	SMOKE DETECTOR
		INSUL.	INSULATION	S.L.	STRUCLAM (WILLAMETTE)
CAB.	CABINET	INV.	INVERT	SQ.	SQUARE
C.F.M.	CUBIC FEET PER MINUTE			SPEC.	SPECIFICATION
CLG.	CEILING	KIT.	KITCHEN	S.P.	SOLE PLATE
COL.	COLUMN	KITTE.	KITCHENETTE	STR.	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	K.S.	KITCHEN SINK	S.S.	SOIL STACK
C.O.	CLEAN OUT				
℄	CENTER LINE	LDR.	LEADER	TEL.	TELEPHONE
C.J.	CEILING JOIST	L.G.	LEGAL GRADE	THK.	THICKNESS
C.T.	COLLAR TIES			T & G	TONGUE AND GROOVE
C.W.	CLOTHES WASHER	MFR.	MANUFACTURER	T.O.S.	TOP OF SLAB
CONC.	CONCRETE	MAS.	MASONRY	T.TRD.	TREAD
DET.	DETAIL	M.O.	MASONRY OPENING	T.C.	TOP OF CURB
DIAM.	DIAMETER	MISC.	MISCELLANEOUS	T.O.	TOP OF
DRWG.	DRAWING	M.L.	MICROLAM (GEORGIA PACIFIC)	T.O.P.	TOP OF PLATE
DN	DOWN	MTL.	METAL	TYP.	TYPICAL
D.W.	DISH WASHER				
		N.T.S.	NOT TO SCALE	V.S.	VENT STACK
ELEV.	ELEVATOR	N.B.	NON BEARING		
EL.	ELEVATION			W.C.	WATER CLOSET
EXH.	EXAUST	O.C.	ON CENTER	W/	W/
EXT.	EXTERIOR	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
EA.	EACH			WD.	WOOD
E.W.	EACH WAY	PART.	PARTITION	W.W.M.	WELDED WIRE MESH
		P.LAM.	PLASTIC LAMINATE		
F.B.	FACE BRICK	PL.	PLATE	X.H.C.I.	EXTRA HEAVY CAST IRON
F.O.S.	FACE OF STUDS	PLY.	PLYWOOD		
FIN.	FINISH	P.V.C.	POLY VINYL CHLORIDE		
F.P.	FIRE PROTECTED	P.C.F.	POUNDS PER CUBIC FEET		
FTG.	FOOTING	P.S.F.	POUNDS PER SQUARE FEET		
FND.	FOUNDATION	P.S.I.	POUNDS PER SQUARE INCH		
FL.	FLOOR	ℙ	PROPERTY LINE		
F.C.	FIRE CODE				
F.P.S.C.	FIRE PROT. SOLID CORE				
F.D.	FLOOR DRAIN				
F.A.I.	FRESH AIR INTAKE				

BUILDING DEPARTMENT NOTES

1. ALL INSPECTIONS, TESTS, REPORTS, AND STATEMENTS REQUIRED BY C26-1301.0 MECHANICAL VENTILATION, AIR CONDITIONING AND REFRIGERATION SYSTEMS REQUIRED BY C26-1301.0 SHALL BE MADE.

2. ALL CODE REQUIREMENTS OF OTHER CITY DEPARTMENTS SHALL BE MET AS REQUIRED BY C26-1304.0.

3. VENTILATION SYSTEM COMPONENTS SHALL CONFORM TO REQUIREMENTS OF RS 13-1 SECTION 3.

4. ONLY APPROVED AIR FILTERS AND FIRE DAMPERS CONFORMING TO SECTION'S 5 & 9 OF RS 13-1 SHALL BE USED.

5. ELECTRICAL WIRING AND EQUIPMENT SHALL CONFORM TO REQUIREMENTS OF RS 13-1 SECTION

6. ALL SAFETY REQUIREMENTS OF RS 13-1, SECTION 8 SHALL BE MET.

7. ALL INSPECTIONS, TESTS, REPORTS, AND STATEMENTS REQUIRED BY C26-1401.0 FOR BOILERS AND FUEL OIL SYSTEMS SHALL BE MADE.

8. GAS FIRED HEATING EQUIPMENT SHALL CONFORM TO REFERENCE STANDARD RS14-2 AND RS14-6 AS REQUIRED BY C26-1415.0.

TENANT PROTECTION NOTES

1. ALL CONTRACTORS PERFORMING WORK AS INDICATED, STATED, OR IMPLIED ON THESE DRAWINGS OR SPECIFICATIONS ARE TO ADHERE STRICTLY TO THE REGULATIONS FOR THE PROTECTION AND SAFETY OF THE TENANTS AS REQUIRED IN SECTION BC 3303 OF THE N.Y.C. BUILDING CODE.

2. ALL WORK IS TO BE CONDUCTED DURING THE HOURS OF 8 A.M. AND 4 P.M. UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE WITH INDIVIDUAL TENANTS.

3. CONSTRUCTION IN AREAS WHICH PRODUCE DUST AND DIRT ARE TO BE SEALED OFF FROM TENANT OCCUPIED AREAS BY MEANS OF DUST PARTITIONS AND DROP CLOTHS.

4. AREAS OF CONSTRUCTION ARE TO BE BARRICADED AND LOCKED TO PREVENT ACCIDENTAL TENANT ENTRANCE.

5. A WATCHMAN IS TO BE PLACED ON DUTY DURING THE HOURS OF CONSTRUCTION TO INSURE THAT ONLY THOSE AUTHORIZED PERSONS ENTER AND LEAVE THE PREMISES.

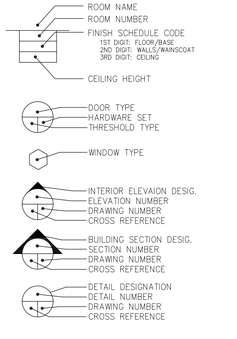
6. ALL DEBRIS FROM DEMOLISHED AREAS IS NOT TO BE TRANSPORTED VIA PUBLIC HALLS OR STAIRWAYS, BUT IS TO BE DISPOSED BY MEANS OF CHUTES AT THE BUILDING EXTERIOR CONSTRUCTED IN STRICT ACCORDANCE WITH SECTION BC 3303.5.5 OF THE N.Y.C BUILDING CODE.

7. DWELLING UNITS WILL NOT BE OCCUPIED DURING CONSTRUCTION THEREFORE NO TENANT PROTECTION PLAN IS REQUIRED IN ACCORDANCE WITH 28-104.8.4

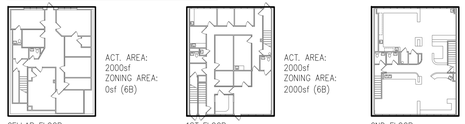
MATERIALS SCHEDULE

BRICK
CONCRETE BLOCK
POURED CONCRETE
INSULATION: BATTEN
INSULATION: RIGID
STEEL OR METAL
GRANULAR FILL
STONE
WOOD: FINISH
WOOD: FRAME

KEY TO SYMBOLS



ZONING DIAGRAMS



BUILDING CODE ANALYSIS

OCCUPANCY CLASS	B – COMMERCIAL	
USE GROUP	6, 9	
WITHIN FIRE DISTRICT	YES	
AREA AND HEIGHT LIMITATIONS	IIIB CONSTRUCTION	5600 AREA / 3 STORIES

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS(HOURS)

BUILDING ELEMENT		RATING (HRS)
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES		0
BEARING WALLS	EXTERIOR	2
	INTERIOR	0
NON BEARING WALLS AND PARTITIONS	EXTERIOR (SEE TABLE 602)	
	INTERIOR	0
FLOOR CONSTRUCTION	INCLUDING SUPPORTING BEAMS AND JOIST	0
ENCLOSURE OF VERTICAL EXITS, EXIT PASSAGEWAYS, HOISTWAYS, AND SHAFTS.		0
FIRE DIVISIONS AND FIRE SEPERATIONS (TENNANT SEPERATION)		1
COLUMNS GIRDERS TRUSSES (OTHER THAN ROOF TRUSSES) AND FRAMING	SUPPORTING ONE FLOOR	1
	SUPPORTING MORE THAN ONE FLOOR	1
STRUCTURAL MEMBERS SUPPORTING A WALL	SAME AS WALL SUPPORTED	
ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES & FRAMING ARCHES, DOMES SHELLS CABLE SUPPORTED ROOFS AND ROOF DECKS.	15'-0" OR LESS IN HEIGHT ABOVE FLOOR TO LOWEST MEMBER	1
	15 – 20' IN HEIGHT ABOVE FLOOR TO LOWEST MEMBER	1
	20' OR MORE IN HEIGHT ABOVE FLOOR TO LOWEST MEMBER	0

TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE	RATING (HRS)
< 5'	1
≥ 5' TO ≤ 10'	1
≥ 10' TO ≤ 30'	1
≥ 30'	0

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

DISTANCE	UNPROTECTED	PROTECTED
0' TO 3'	N.P.	N.P.
> 3' TO < 5'	N.P.	15%
> 5' TO < 10'	10%	25%
> 10' TO < 15'	15%	45%
> 15' TO < 20'	25%	75%
> 20' TO < 25'	45%	N.L.
> 25' TO < 30'	70%	N.L.
< 30'	N.L.	N.L.

PROGRESS INSPECTIONS

ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5

ECCNYS COMPLIANCE NOTE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2016 NEW YORK CITY CONSERVATION CODE.

VICTOR A. FILLETTI R.A.

ENERGY CODE PROGRESS INSPECTIONS

NOTE: ALL INSPECTIONS TO BE COMPLETED BY OTHERS	
INSPECTIONS & TESTS	1RCNY 5000-01 TABLE REFERENCE
N/A	N/A

ENERGY CODE TABULAR ANALYSIS

NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
N/A	N/A	OBTAIN NEW CERT. OF OCC.	N/A	N/A	N/A

ZONING CALCULATIONS

PREMISE: 79-18 164TH STREET
BLOCK: 6857
LOT: 62

MAP NO.: 14C
ZONE(S): C1-3/R4
LOT AREA: 4,000 SF

AREAS AND LOT COVERAGE

LOT COVERAGE

TOTAL LOT AREA:	4000.00						

FLOOR AREA RATIO (F.A.R.) & SF

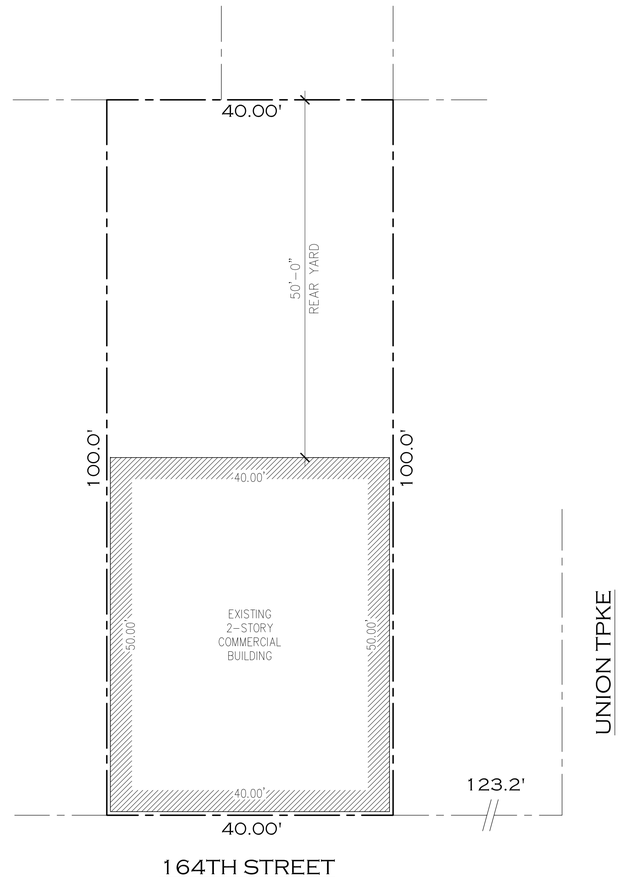
		MAX F.A.R.	MAX S.F.		PROPOSED S.F.	PROPOSED F.A.R.	
COMMERCIAL		1.00	4000.00		4000.00	1.00	0.00
MAX BLDG. F.A.R		1.00	4000.00		4000.00	1.00	0.00

FLOOR AREA BREAKDOWN

	ACT. AREA	DEDUCTIONS	COMMERCIAL	COMMUNITY FACILITY	RESIDENTIAL	TOTAL Z.F.A.	UNITS PER FLOOR	USE GROUP
CELLAR	2000.00	0.00	0.0	0.0	0.00	0.00	0	6B
1ST FLOOR	2000.00	0.00	2000.00	0.0	0.00	2000.00	0	6B
2ND FLOOR	2000.00	0.00	2000	0.0	0.00	2000.00	0	9A*
	6000.00	0.00	4000.00	0.00	0.00	4000.00	0	0
TOTAL ZONING FLOOR AREA		4000.00						
MAX ALLOWABLE		4000.00						
AVAILABLE		0.00						

	REQUIRED	EXISTING
YARDS & SETBACKS		
SEC. 33-25: SIDE YARDS	0'	0'
SEC. 33-26: REAR YARD	20'	50'
HEIGHT AND SETBACKS		
SEC. 33-431: MAX. HEIGHT OF WALLS & REQ'D SETBACKS	85' STREET WALL 20' SETBACK	22'
USE REGULATIONS		
COMMERCIAL USES ALLOWED IN C1-3 DISTRICTS	1, 2, 3, 4, 5, 6	6B, 9A*

*NON-CONFORMING USE GROUP, REQUIRES VARIANCE FROM BOARD OF STANDARDS & APPEALS



PLOT PLAN
SCALE: 1" = 10'

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143 TERRACE STREET
HAWORTH N.J. 07641
201-384-9555
N.J.R.A. LIC # 07976, 16378

PROPOSED ALTERATION FOR:
2-STORY COMMERCIAL BUILDING
79-18 164TH STREET
JAMAICA, NY 11432
SCOPE OF WORK: AMENDMENT TO EXISTING C OF O

REVISIONS

NO.	DESCRIPTION	DATE
1.	DOB FILING	12.04.17

NO.	TO WHOM:	DATE

ISSUES

DRAWN BY:	JOB NO.
JM	1667NJ
CHECKED BY:	DATE:
VF	10.17.17

DWG. TITLE :
PLOT PLAN, GEN. NOTES & ZONING CALCULATIONS

PAGE NUMBER
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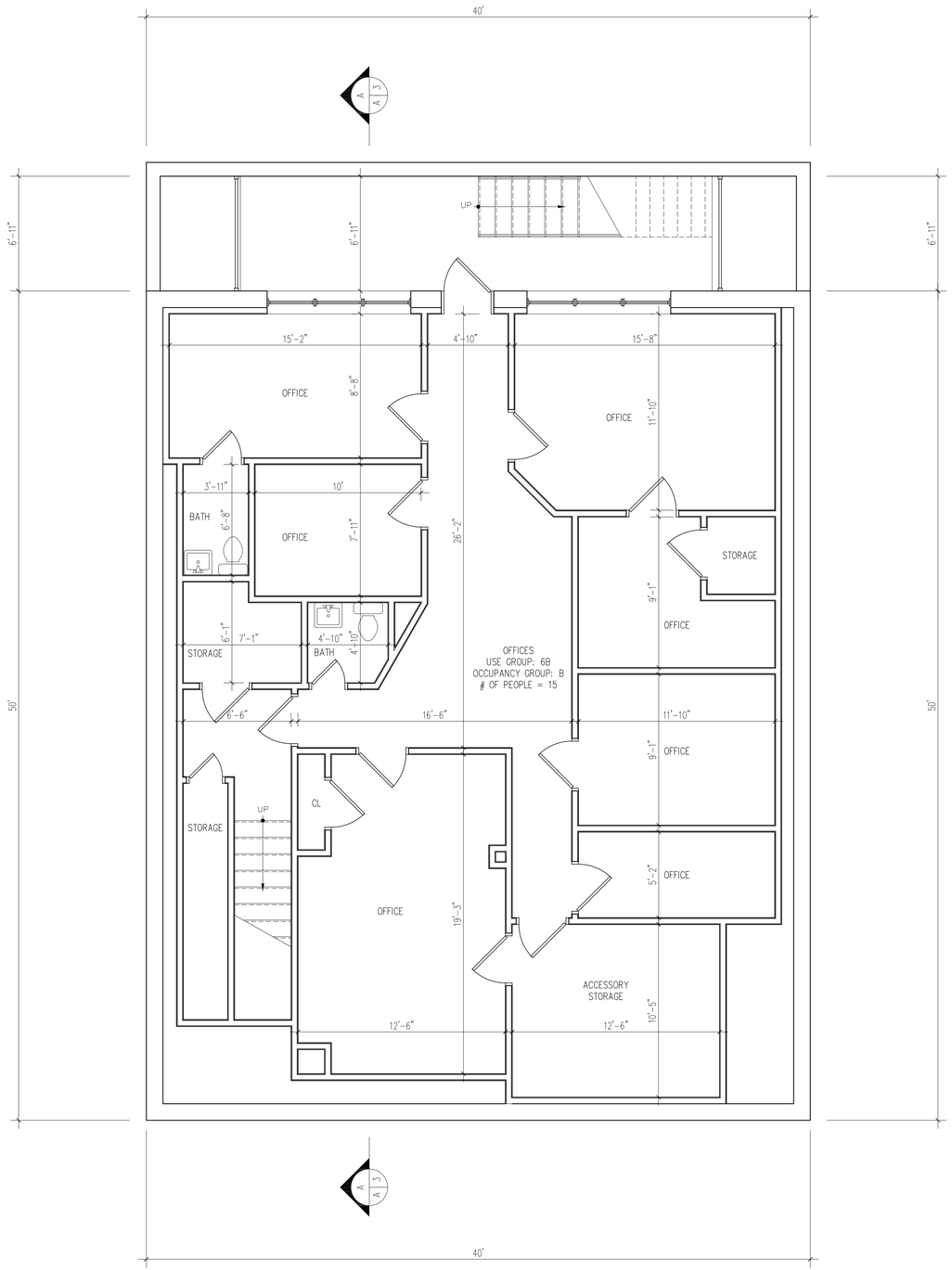
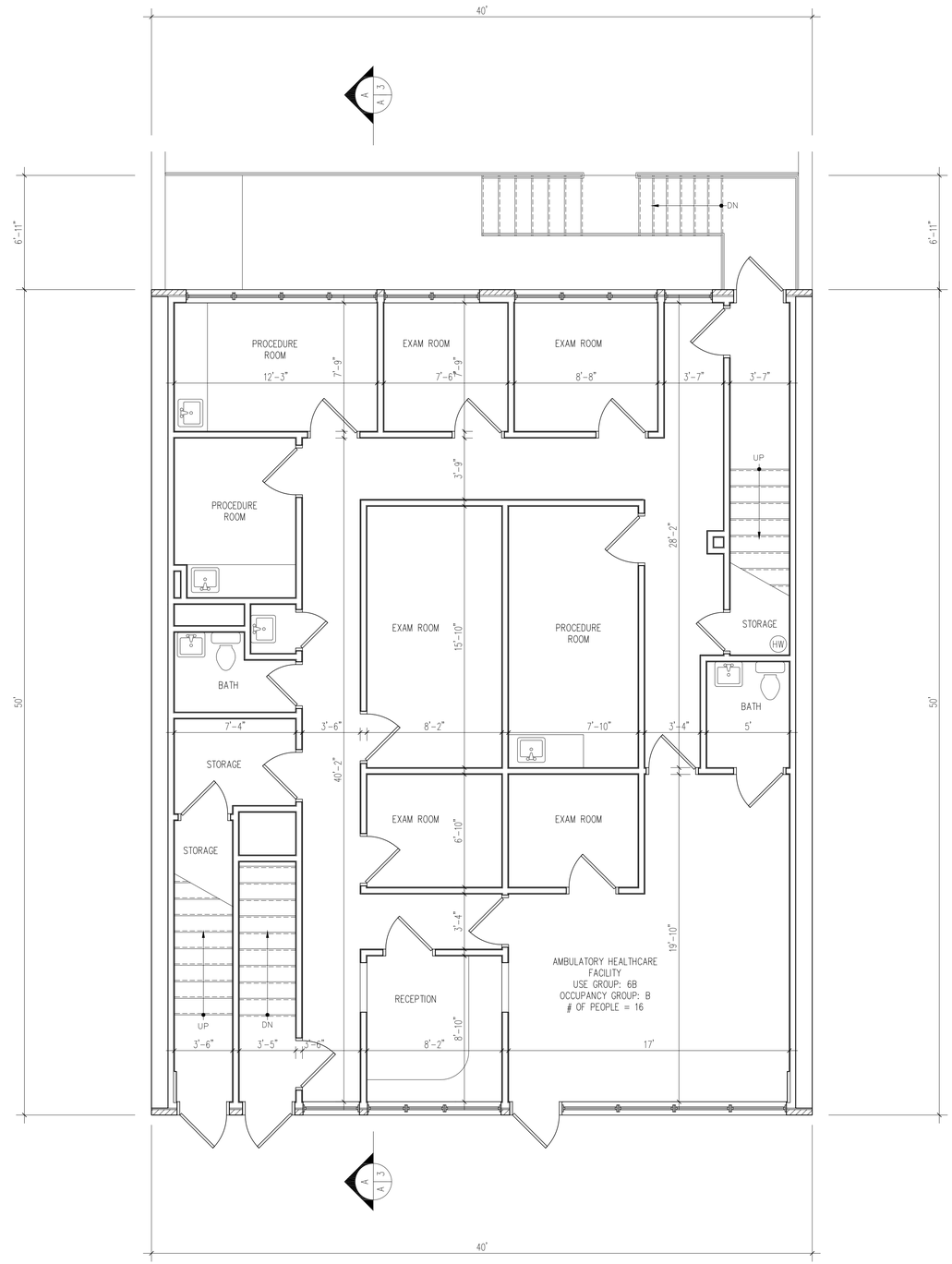


CELLAR FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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PROPOSED ALTERATION FOR:

2-STORY COMMERCIAL BUILDING

79-18 164TH STREET
JAMAICA, NY 11432

SCOPE OF WORK: AMENDMENT TO EXISTING C OF O

REVISIONS

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CELLAR &
FIRST FLOOR
PLAN

PAGE NUMBER
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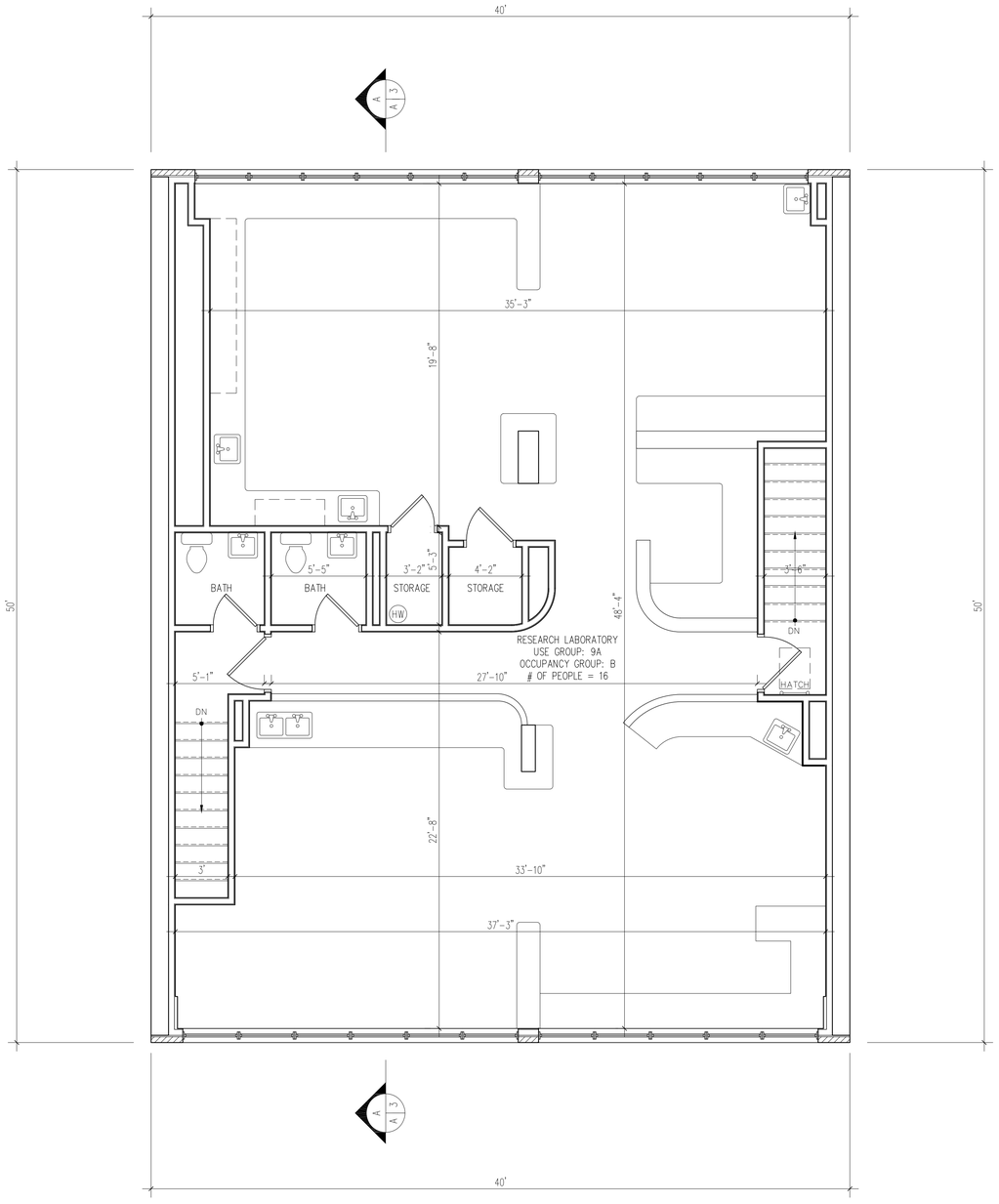
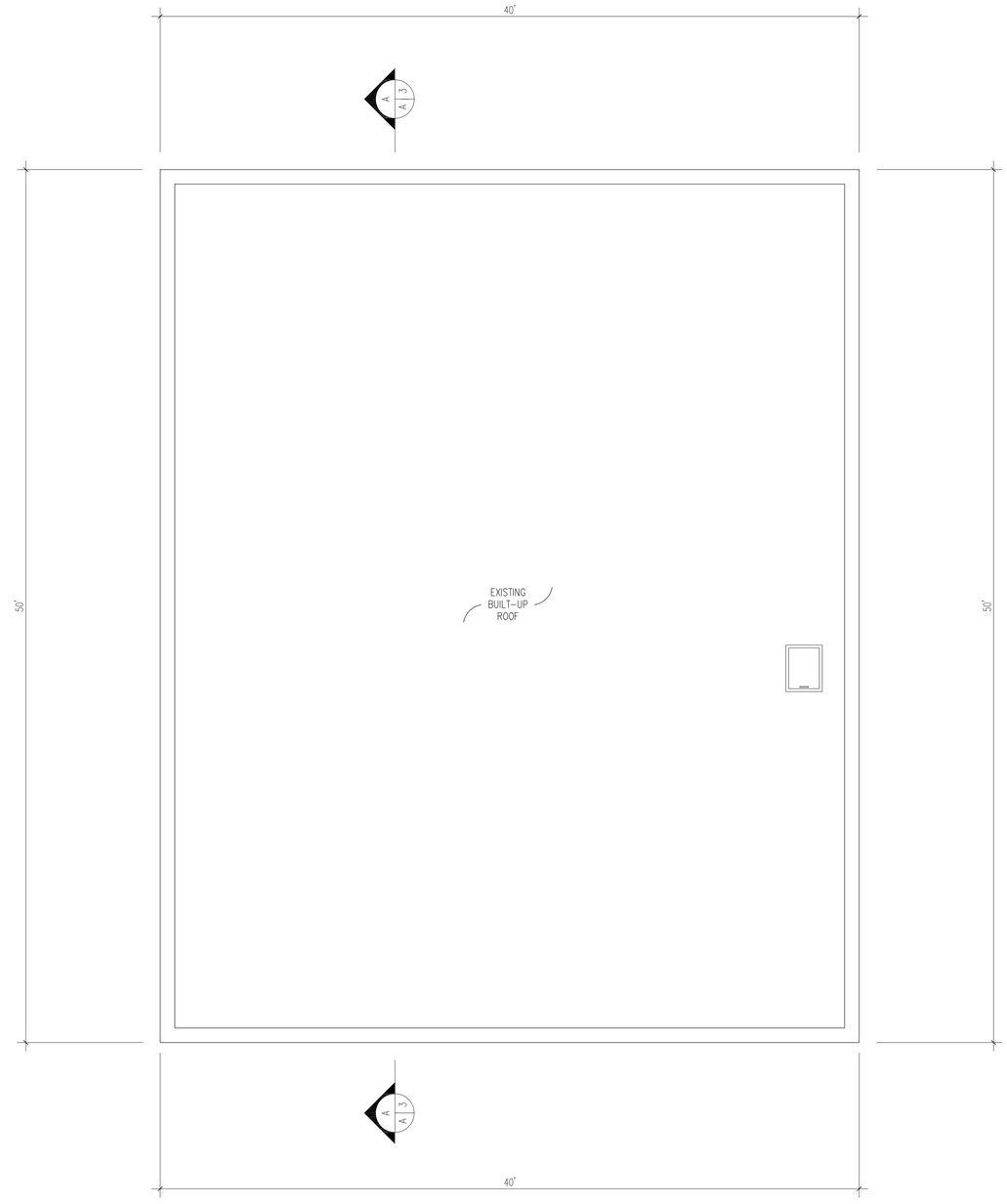


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

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PROPOSED ALTERATION FOR:

2-STORY COMMERCIAL BUILDING

79-18 164TH STREET
JAMAICA, NY 11432

SCOPE OF WORK: AMENDMENT TO EXISTING C OF O

REVISIONS		
NO.	DESCRIPTION	DATE
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CHECKED BY: VF	DATE: 10.17.17

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SECOND FLOOR & ROOF PLAN

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3 OF 5

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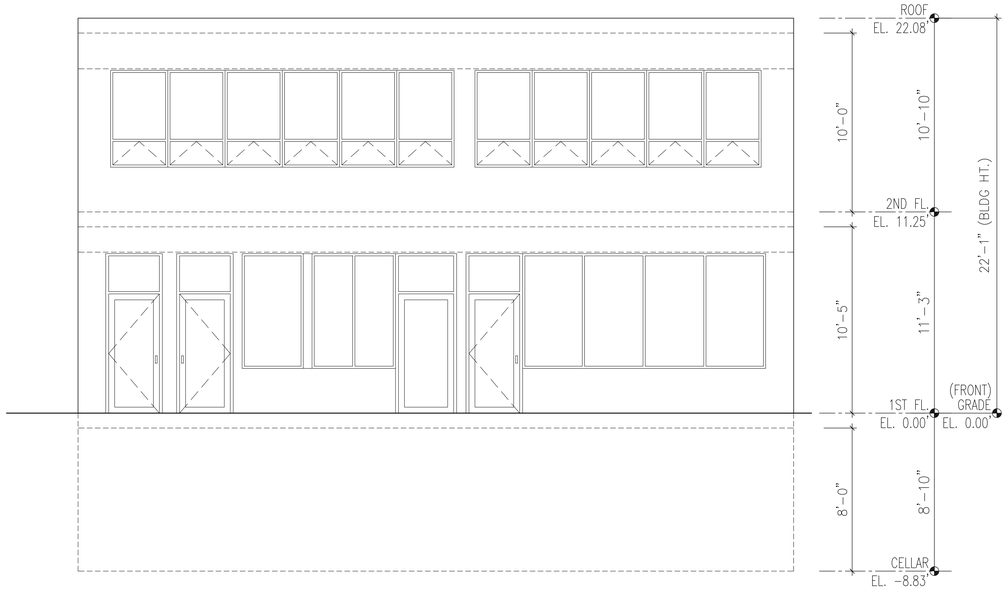
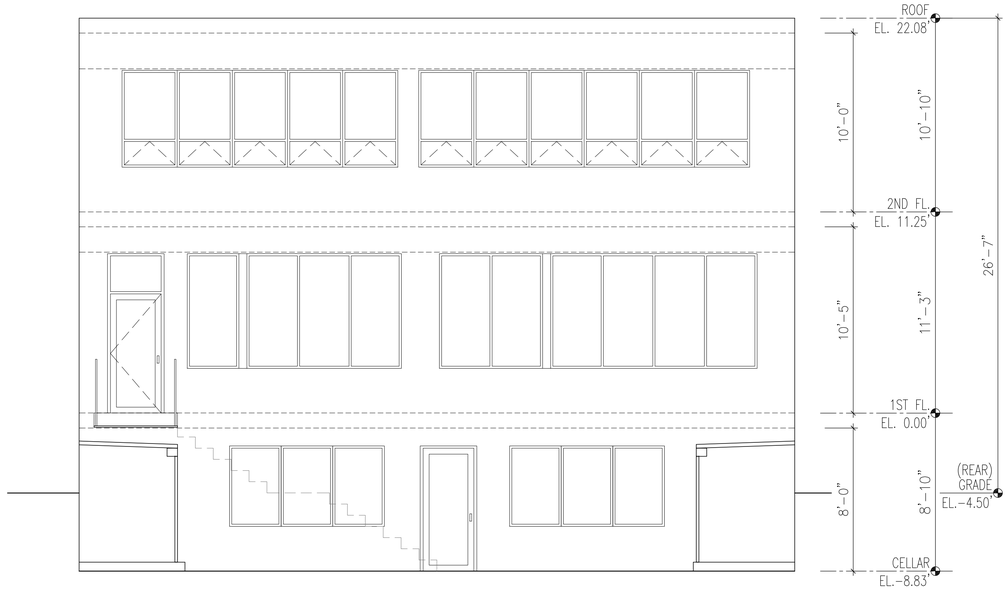


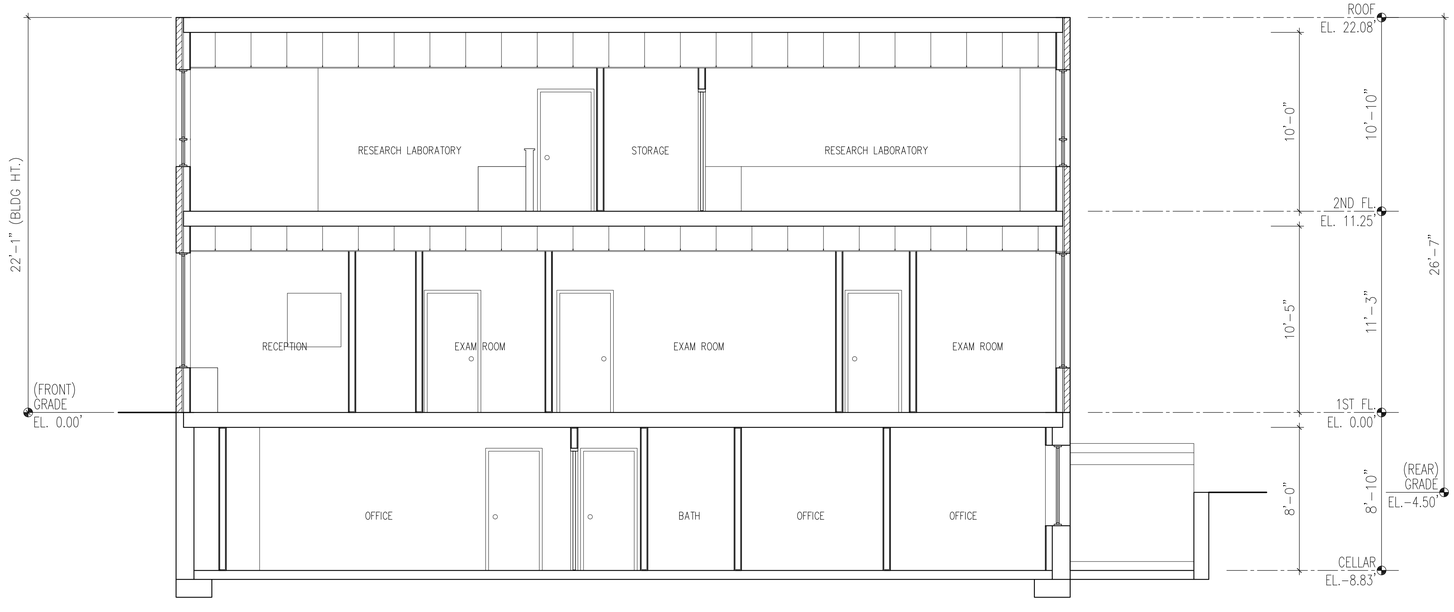
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



SECTION A-A

SCALE: 1/4" = 1'-0"

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PROPOSED ALTERATION FOR:

2-STORY COMMERCIAL BUILDING

79-18 164TH STREET
JAMAICA, NY 11432

SCOPE OF WORK: AMENDMENT TO EXISTING C OF O

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ROOF PLAN, & FRONT ELEVATION

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SECTION 1 - GENERAL ADMINISTRATIVE INFO.

1-1. THE ARCHITECT HAS NOT BEEN RETAINED FOR THE SUPERVISION OF ANY WORK INDICATED HEREWITH.

1-2. FILING, IF REQUIRED, OF THE PROPOSED WORK WITH ALL APPLICABLE AGENCIES REMAINS THE RESPONSIBILITY OF THE OWNER.

1-3. NO WORK IS TO BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.

1-4. ALL CONDITIONS AND DIMENSIONS ARE TO BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.

1-5. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT, IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.

1-6. ALL WORK OF THE VARIOUS TRADES IS TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES, AND ALL OTHER APPLICABLE AGENCIES AND STANDARDS GOVERNING THAT PARTICULAR TRADE, AND AS HEREINAFTER STATED OR IMPLIED.

1-7. ANY WORK HEREINAFTER STATED OR IMPLIED WHICH IS CONTRARY TO THAT REQUIRED BY THE APPLICABLE GOVERNING AGENCIES AND CODES IS TO BE BROUGHT TO THE ATTENTION OF THE OWNER, AND CORRECTED INORDER TO CONFORM TO THOSE GOVERNING REQUIREMENTS.

1-8. ANY DISCREPANCIES FROM THIS PLAN AND THE ACTUAL CONDITIONS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT OR HIS REPRESENTATIVE.

1-9. ALL CONSTRUCTION MATERIALS ARE TO BE NEW AND OF A LEVEL OF QUALITY WHICH WILL INSURE THE QUALITY OF WORK DESIRED BY THE OWNER.

1-10. RELOCATED PARTITIONS ARE TO BE DISASSEMBLED AND RECONSTRUCTED TO INSURE DURABLE STRONG CONSTRUCTION. DO NOT RELOCATE PARTITIONS AS A COMPLETE WALL.

1-11. SILL PLATES OF NEW AND RELOCATED PARTITIONS ARE TO BE SECURED DIRECTLY TO THE EXISTING FLOORING. REMOVE ANY FINISH MATERIALS, SUCH AS CARPETING, PRIOR TO ANCHORING PLATE.

1-12. THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OF WORK AND IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON THE APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.

1-13. NO WORK IS TO COMMENCE UNTIL PLANS ARE APPROVED BY THE N.Y.C. DEPARTMENT OF BUILDINGS AND A PERMIT TO BUILD IS OBTAINED.

1-14. CONVERTED BUILDINGS ARE TO COMPLY WITH ARTICLE 6 OF THE N.Y.S. MULTIPLE DWELLING LAW, AND ALL ITS RELATED SECTIONS

1-15. WHERE MATERIALS OR WORKMANSHIP ARE REQUIRED BY THESE CONTRACT DOCUMENTS, TO MEET OR EXCEED THE SPECIFICALLY NAMED CODE OR STANDARD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND WORKMANSHIP WHICH MEET OR EXCEED THE SPECIFICALLY NAMED CODE OR STANDARD.

1-16. TO ENSURE THAT THE SPECIFIED PRODUCTS ARE FURNISHED AND INSTALLED IN ACCORDANCE WITH DESIGN INTENT ADVANCE SUBMITTAL OF MATERIALS OR DRAWINGS AS NOTED IN PERTINENT OTHER SECTIONS OF THESE CONTRACT DOCUMENTS IS REQUIRED.

1-17. TO ASSURE ADEQUATE PLANNING AND EXECUTION OF THE WORK SO THAT THE WORK IS COMPLETED WITHIN THE NUMBER OF CALENDAR DAYS ALLOWED IN THE CONTRACT, PREPARE AND SUBMIT TO THE ARCHITECT A CONSTRUCTION SCHEDULE. ACTIVITIES SHOWN SHALL INCLUDE BUT ARE NOT LIMITED TO:

1. PHASING OF WORK
2. SUB-CONTRACTOR AND ALL TRADE ACTIVITIES
3. SUBMITTALS OF REQUIRED SHOP DRAWINGS AND SAMPLES
4. FABRICATION OF SPECIAL MATERIAL AND EQUIPMENT AND THEIR INSTALLATION
5. FINAL CLEANUP
6. FINAL INSPECTION

1-18. PRIOR TO COMPLETION OF THE WORK, REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE, EXCEPT AS OTHERWISE NOTED BY THE OWNER.

1-21. ALL CONDITIONS INDICATED OR IMPLIED AS EXISTING AT THE TIME OF THIS APPLICATION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.

1-22. ALL CONDITIONS INDICATED OR IMPLIED AS EXISTING AT THE TIME OF CONSTRUCTION ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.

1-23. CONTRACTOR WILL FULLY COMPLY TO THE PROVISIONS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1920 AND TO ANY RULES AND REGULATIONS PURSUANT TO THE ACT.

1-24. ALL MATERIALS AS WELL AS METHODS AND PROCESSES USED IN THE PERFORMANCE OF THE WORK SHALL CONFORM TO THE STANDARDS OF THE BUILDING.

1-25. CERTIFICATES OF INSURANCE AS REQUIRED UNDER THE DOCUMENT TITLED "INSURANCE REQUIREMENTS FOR TRADES CONDUCTING OPERATIONS IN BUILDINGS FOR WHICH CUSHMAN & WAKEFIELD INC. ACTS AS AGENT" INCLUDED IN THE CONTRACT DOCUMENTS, MUST BE FURNISHED TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK AND REQUIRED INSURANCE IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

1-26. CONTRACTORS SHALL COMPLY WITH THE RULES OF THE BUILDING AS TO THE HOURS OF AVAILABILITY OF THE BUILDING ELEVATORS AND THE MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH BUILDING OPERATION.

1-27. CONTRACTORS SHALL MAKE AVAILABLE FIRE EXTINGUISHERS BASED ON THE FOLLOWING: ALTERATIONS UP TO 3,000 SQ.FT. – ONE (1) FIRE EXTINGUISHER. ALTERATIONS OVER 3,000 SQ.FT. – ONE (1) FIRE EXTINGUISHER FOR EVERY ADDITIONAL 3,000 SQ.FT. THEREOVER. SAID FIRE EXTINGUISHER SHALL BE 25LB. TYPE APPROVED FOR TYPE A,B,C FIRES AND SHALL BE KEPT AND MAINTAINED ON THE PREMISES BY TENANT'S CONTRACTOR FOR THE DURATION OF THE ALTERATION.

1-30. THESE DRAWINGS HAVE BEEN PREPARED FOR ESTIMATING PURPOSES ONLY. THE PROPOSED EXTENSION IS CONTRARY TO NEW YORK CITY ZONING RESOLUTION SECTION 23-47 AND A VARIANCE, IF POSSIBLE, GRANTED BY THE BOARD OF STANDARDS AND APPEALS IS REQUIRED IN ORDER TO BUILD THE PROPOSED EXTENSION.

1-31. ALL WORK IS TO BE PERFORMED IN SUCH A MANNER AS TO NOT DISTURB OR INTERRUPT THE DAILY ACTIVITIES OF ANY OTHER TENANTS WITHIN THE BUILDING.

1-32. THE CONTRACTOR IS TO COORDINATE ALL WORK ACTIVITY SCHEDULES WITH THE BUILDING OWNER AND SAME SCHEDULES ARE TO BE APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.

1-35. PLANS AND APPLICATIONS ARE FILED TO LEGALIZE THE WORK INDICATED ONLY, AND NO OTHER WORK ON THE PREMISES EXISTING AT THE TIME OF THIS APPLICATION IS TO BE CONSIDERED PART OF THIS APPLICATION OR THE RESPONSIBILITY OF THE ARCHITECT.

1-36. PLANS HAVE BEEN PREPARED TO INDICATE THE EXISTING CONDITIONS TO BE LEGALIZED FOR ROOM LAYOUT AND PLUMBING ONLY.

1-38. ALL WORK IS TO BE PERFORMED IN PHASES AS NOTED HEREIN IN A MANNER AS TO NOT DISTURB OR INTERRUPT THE DAILY WORK ACTIVITIES OF THE EXISTING OFFICE OF ANY OTHER TENANTS WITHIN THE BUILDING.

1-39. DUST PARTITIONS ARE TO BE ERECTED TO PREVENT THE SPREAD OF DIRT AND DEBRIS TO OCCUPIED AND USABLE AREAS. HEAVY PLASTIC SECURELY FASTENED IS ACCEPTABLE.

1-40. CERTIFICATES OF INSURANCE AS REQUIRED BY THE BUILDING MANAGER ARE TO BE PRESENTED TO THE MANAGER PRIOR TO START OF ANY WORK, AND ALL REQUIRED INSURANCE IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

1-42. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR/OWNER SHALL VERIFY THE INTEGRITY OF ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN, AND TO VERIFY ADEQUATE SOIL BEARING CAPACITY FOR PROPOSED CONSTRUCTION, THROUGH INDEPENDENT ANALYSIS.

1-43. GENERAL CONTRACTOR SHALL PROVIDE COMPLETE ENGINEERED SHOP DRAWINGS SHOWING ALL APPLICABLE DETAILS FOR METAL STUD AND METAL JOIST CONNECTIONS.

1-44. THIS DRAWING IS FOR ESTIMATING PURPOSES ONLY, APPROVAL BY ALL APPLICABLE CODE ENFORCING AGENCIES IS REQUIRED PRIOR TO START OF WORK.

1-45. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK.

1-46. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.

1-47. CONTRACTOR TO COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF ARTICLE 19 "SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS" AS PER NEW YORK CITY BUILDING CODE LATEST EDITION. CONTRACTOR TO COMPLY WITH NEW YORK CITY BUILDINGS MEMO RE: "ON SITE INSPECTIONS FORM 21C7 CD31 (SAFETY ON THE JOB SITE) WITH REGARD TO THE REQUIREMENTS OF A SAFETY COORDINATOR AND PLAN TO BE MAINTAINED ON SITE DURING ALL LIFTING OR HOISTING OPERATIONS AND SHALL BE RESPONSIBLE FOR THE CONTROL OF PEDESTRIAN AND VEHICULAR TRAFFIC WITHIN THE HOISTING AREA.

1-52. THESE DRAWINGS ARE FOR THE EXPRESS USE OF T.F. CUSANELLI & FILLETTI ARCHITECTS, P.C., NO REUSE OR REPRODUCTION PERMITTED BY LAW.

SECTION 2 - SITE WORK

2-1. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO REMAIN.

2-2. EXTREME CAUTION IS TO BE TAKEN DURING DEMOLITION, TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS AND REPORTED IMMEDIATELY TO THE OWNER.

2-3. ALL PLUMBING FIXTURES TO BE REMOVED ARE TO BE DONE SO WITH CARE TO PREVENT BREAKAGE OR DAMAGE, AND REMAIN THE PROPERTY OF THE OWNER.

2-4. REMOVE ALL FLOOR FINISH MATERIALS, ADHESIVES, MEMBRANES, ETC. AND PREPARE SURFACE TO RECEIVE NEW FINISH MATERIAL.

2-5. REMOVE AND REUSE WHERE POSSIBLE, ALL EXISTING PIPING WHICH IS NO LONGER IN SERVICE AS A RESULT OF THIS ALTERATION. CAP OFF ALL BRANCH LINES NO LONGER REQUIRED AS CLOSE TO THE MAIN BRANCH AS POSSIBLE WITHOUT INTERFERING WITH THE EXISTING SERVICE TO REMAIN.

2-6. ALL EXISTING SITE CONDITIONS DAMAGED BY EQUIPMENT, MACHINERY, OR CONSTRUCTION, ARE TO BE REPAIRED OR REPLACED TO THEIR EXISTING CONDITION PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

2-8. FINISH GRADE TO ELEVATIONS AS NOTED ON THE CONTRACT DOCUMENTS. CUT REMOVED FROM NEW EXCAVATED AREAS IS TO BE USED FOR FILL WHERE REQUIRED TO OBTAIN DESIRED GRADE.

2-11. A SURVEY AS REQUIRED BY SECTION C27-219 OF THE ADMINISTRATIVE CODE IS FILED HEREWITH. I HAVE THOROUGHLY CHECKED THIS SURVEY AND ACCEPT AS SPECIFICALLY NOTED BELOW, THIS SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION C27-219 AND THE INFORMATION SHOWN THEREIN AGREES WITH THE APPROVED PLANS AND SPECIFICATIONS.

2-12. EXISTING WALL COVERING FINISHES ARE TO BE REMOVED OR SEALED IN ACCORDANCE WITH THE PROPOSED MANUFACTURER'S SPECIFICATIONS IN ORDER TO ENSURE PROPER INSTALLATION OF NEW WALL COVERING.

COOPERATIVE CORPORATION BOARD NOTES

1. ALL WORK TO BE PERFORMED BETWEEN THE HOURS OF 8:00 AM AND 4:30 PM, MONDAY THROUGH FRIDAY. WORK PRODUCING UNUSUAL ODORS OR NOISES SHALL NOT BEGIN UNTIL 9:00 AM. NO WORK SHALL BE PERMITTED ON ANY LEGAL HOLIDAY. CONTRACTOR(S) SHALL PROVIDE A WORK SCHEDULE PRIOR TO COMMENCING WORK.
   1.1. RESIDENTS OF ADJACENT APARTMENTS, INCLUDING FLOORS ABOVE AND BELOW, SHALL RECEIVE WRITTEN NOTIFICATION OF THE ALTERATIONS TO BE PERFORMED AND THE ESTIMATED DURATION. OWNER SHALL INDEMNIFY THEM FOR ANY DAMAGE WHATSOEVER CAUSED BY CONTRACTORS, PROVIDED THAT OWNERS OF SAID APARTMENTS WILL PERMIT A DESIGNATED REPRESENTATIVE TO ENTER, AND INSPECT THE APARTMENT PRIOR TO COMMENCEMENT OF ALTERATIONS

2. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN TEN BUSINESS DAYS FOLLOWING THE COMMENCEMENT OF THE ALTERATIONS.

3. ALL AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE COOPERATIVE CORPORATION.

4. ALL WALLS TO BE REMOVED ON THE PLANS ARE NON STRUCTURAL. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT AND THE COOP BOARD REPRESENTATIVE.

5. NO PORTION OF THE ALTERATION SHALL INCLUDE CUTTING OR CHANNELING INTO CONCRETE FLOOR SLAB OR SUPPORTING COLUMNS, THE USE OF ELECTRIC HAMMERS, OR THE USE OF TORCHES AND/OR OPEN FLAMES ON THE JOB SITE. ELECTRIC SAWS OR OTHER POWER TOOLS WHICH CAUSE UNDUE DISTURBANCE TO NEIGHBORS SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM THE COOP BOARD. SMOKING IS ALSO PROHIBITED ON THE JOB SITE.

6. THE KITCHEN, BATHROOM AND ANY "WET" AREAS ARE TO HAVE A CONTINUOUS WATERPROOFING MEMBRANE OF A MINIMUM 40 MIL THICKNESS UNDER THE NEW FLOOR GOING UP THE WALL TO A MIN. OF 4" HT. WATERPROOFING MEMBRANE MUST BE INSPECTED BY BUILDING ARCHITECT OR RESIDENT MANAGER PRIOR TO INSTALLATION OF FLOORING. SEE DETAIL PROVIDED ON SHEET A-001.

7. ALL BRANCH WATER AND WASTE PLUMBING LINES TO BE REPLACED TO THE RISER. CHECK VALVES SHALL BE INSTALLED ON NEW BRANCH LINES. NEW SHUT OFF VALVES SHALL BE INSTALLED AT THE RISER AND INDIVIDUAL FIXTURES.

8. ALL FIRE PROOFING IS TO BE MAINTAINED. ANY FIREPROOFING THAT IS DISTURBED DURING THE COURSE OF THE RENOVATION IS TO BE RECONSTITUTED TO CODE COMPLIANT RATINGS.

9. ANY DISRUPTION OF THE ELECTRIC, PLUMBING AND MECHANICAL SERVICES TO THE BUILDING SHALL BE COORDINATED WITH THE BUILDING SUPER AND MANAGEMENT WITH THE LENGTH OF TIME OF DISRUPTION INDICATED. MINIMUM 48 HOURS NOTICE SHALL BE PROVIDED, AND DISRUPTIONS SHALL BE KEPT TO A MINIMUM AND WILL NOT CONTINUE OVERNIGHT.

10. PLUMBING AND ELECTRICAL WORK IS TO BE COMPLETED BY NYC LICENSED CONTRACTORS.

11. IF AN ACM SURVEY IS REQUIRED, AN AUTHORIZED ASBESTOS INVESTIGATOR SHALL BE RETAINED BY THE OWNER TO REVIEW THE BUILDING'S CONSTRUCTION AND RENOVATION RECORDS AS WELL AS ANY PRIOR INSPECTION REPORTS TO DETERMINE THE EXISTENCE AND POSSIBLE DISTURBANCE OF ANY ACM, AND, IF THE RESULTS ARE INCONCLUSIVE; INSPECT THE AREAS TO BE RENOVATED TO DETERMINE THE EXISTENCE AND POSSIBLE DISTURBANCE OF ANY ACM. MANAGING AGENT SHALL RECEIVE A COPY OF THE INVESTIGATOR'S REPORT AND ACP5 OR ACP7 FORMS.

12. THE PROJECT MUST BE FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. A PERMIT MUST BE OBTAINED AND COPY MUST BE PROVIDED TO THE MANAGEMENT PRIOR TO WORK. AT THE COMPLETION OF WORK,A LETTER FROM THE NYC BUILDINGS DEPARTMENT INDICATING THAT THE WORK HAS BEEN SATISFACTORILY COMPLETED MUST BE PROVIDED TO THE MANAGEMENT.

13. ALL PLUMBING MUST BE PERFORMED BY A LICENSED PLUMBER AND FILED WITH THE NEW YORK CITY BUILDINGS DEPARTMENT. THE WORK MUST BE APPROVED BY THE NEW YORK CITY BUILDINGS DEPARTMENT AT THE COMPLETION OF WORK.

14. ALL ELECTRICAL WORK SHALL BE COMPLETED BY AN ELECTRICIAN LICENSED BY THE CITY OF NEW YORK. THE ELECTRICAL WORK MUST BE FILED BY THE CONTRACTOR WITH THE BUREAU OF ELECTRICAL CONTROL AND A CERTIFICATE OF ELECTRICAL INSPECTION MUST BE PROVIDED TO THE MANAGEMENT AT THE COMPLETION OF WORK.

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BSCAN STICKER

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PROPOSED ALTERATION FOR:
2-STORY COMMERCIAL BUILDING
79-18 164TH STREET
JAMAICA, NY 11432
SCOPE OF WORK: AMENDMENT TO EXISTING C OF O

REVISIONS

NO.	DESCRIPTION	DATE
1.	DOB FILING	12.04.17

NO.	TO WHOM:	DATE

ISSUES

DRAWN BY:	JOB NO.
JM	1667NJ
CHECKED BY:	DATE:
VF	10.17.17

DWG. TITLE :

ROOF PLAN, FRONT ELEVATION & GEN. NOTES

PAGE NUMBER
5 OF 5

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