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:
18517 Hillside, LLC.

Prepared by:
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April 30, 2021

185-17 Hillside Avenue Rezoning

Block 9954, Parts of Lots
56, 1, 70, 66 and 49

Queens Community District 8

CEQR Reference No:
20DCP075Q

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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* 185-17 Hillside Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
20DCP075Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable)
210192ZMQ, N210193ZRQ	(*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
Department of City Planning			18517 Hillside LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Olga Abinader, Director			Kevin Williams, Equity Environmental Engineering LLC		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 500 International Drive, 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, 18517 Hillside LLC, seeks a zoning map and zoning text amendments to facilitate the development of Block 9954, Lot 56 (the Project Site) with an eight-story residential building with 36 dwelling units. The first floor would contain an accessory parking facility, a residential lobby, and approximately 4,500 gsf of community facility space. The Project Site is located in the Jamaica Estates Neighborhood of Queens, Community District 8.

The zoning map amendment would rezone Block 9954, parts of Lots 56, 1, 70, 66, and 49 (the Affected Area) from an R6A/C2-4 and R3X zoning district to an R7A/C2-4 zoning district fronting Hillside Avenue. The project also includes a Zoning Text Amendment to enlarge the Special Downtown Jamaica District (SDJD) to be coterminous with the rezoning boundary, a Text Amendment to the SDJD to remove the project area from the Inclusionary Housing Development Area, and Text Amendments to the SDJD to account for Mandatory Inclusionary Housing regulations within the SDJD. The Proposed Actions are discretionary actions subject to environmental review. The NYC Deprtment 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 185-17, 185-19 Hillsisde Avenue
TAX BLOCK(S) AND LOT(S) Block 9954, p/o Lots 56, 1, 70, 66, and 49		ZIP CODE 11419

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Affected Area lots are bounded by 184 Street to the west, Chelsea Street to the east, Wexford Terrace to the north, and Hillside Avenue to the south. Lots 56, 1, 70, 66, and 49 all front on Hillside Avenue.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6A/2-4	ZONING SECTIONAL MAP NUMBER 15b

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.): 89,200
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): 63,832
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 63,832
HEIGHT OF EACH BUILDING (ft.): 95
NUMBER OF STORIES OF EACH BUILDING: 8

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: 16,000
The total square feet not owned or controlled by the applicant: 73,200

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: 16,000 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 160,000 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 16,000 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.)	59,332		4,500	N/A
Type (*e.g.,* retail, office, school)	36 units		General	N/A

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS:
NUMBER OF ADDITIONAL WORKERS: 14
Provide a brief explanation of how these numbers were determined: It is assumed that there are 3 employees per 1,000 sq ft. of

community facility uses

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

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

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

9. *Analysis Year* CEQR Technical Manual Chapter 2

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

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Approximately 18 months

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:

Projected Site 1 (Applicant's Site): Site preparation and construction process of 18 months after approvals.

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. See attached EAS.		
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: See attached Phase I	☒	☐
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): 11,781 = (75 households X 41 pounds per week) + (116 households X 41 pounds per week)+(50 employees X 79 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): 29,346,358 = (216.3 commercial X 4,680)+(126.7 residential X 79,306)+(126.7 residential X 115,776)+(216.3 commercial X 16,723)		
(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) See EAS	☐	☒
(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?	☐	☒

	YES	NO
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See attached EAS.		
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
Robert Greene	4/30/2021

SIGNATURE

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

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

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

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

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

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☒

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	DATE
Olga Abinader	April 30, 2021

SIGNATURE



NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The proposed actions are a Zoning Map Amendment to rezone Block 9954, part of Lots 56, 1, 70, 66, and 49 from R3X and R6A/C2-4 zoning districts to an R7A/C2-4 zoning district; a zoning text amendment to enlarge the Special Downtown Jamaica District (SDJD) to be coterminous with the rezoning boundary; a zoning text amendment to the SDJD to remove the project area from the Inclusionary Housing Development Area (IHDA); and text amendments to the SDJD to account for Mandatory Inclusionary Housing regulations within the SDJD. The proposed actions would facilitate the development of an 8-story, 80-foot-tall mixed-use residential and community facility building on Lot 56 with 36 dwelling units and 4,500 gsf of community facility space on the ground floor in the Jamaica Estates neighborhood of Queens, Community District 8. The proposed actions are anticipated to result in a change in land use on Lot 56 by the analysis year, however, given the existing character of Hillside Avenue, a wide commercial corridor developed with low- to medium-density mixed residential/commercial uses, the change in land use and zoning would not constitute a significant adverse impact.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-591) related to hazardous materials, air quality, and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" below for the applicable (E) designation requirements. The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Rachel Antelmi at rantelmi@planning.nyc.gov.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Olga Abinader	DATE April 30, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE May 3, 2021
SIGNATURE	

Project Name: 185-17 Hillside Ave Rezoning
CEQR # 20DCP075Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

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

Development Site	Borough	Block and Lot
Projected Development Site 1	QN	9954/56

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-591**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

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

Hazardous Materials

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

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

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

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

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

Project Name: 185-17 Hillside Ave Rezoning
CEQR # 20DCP075Q
SEQRA Classification: Unlisted

Air Quality

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

> ***Projected Development Site 1:*** *Any new residential and/or community facility development or enlargement on the above referenced property must ensure that the heating, ventilation, and air conditioning (HVAC) stack is located at the highest tier or at least 98 feet above grade to avoid any significant adverse air quality impacts.*

Noise

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

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential and community facility uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*

Figure 1: Project Location Map



Figure 2: Land Use Map

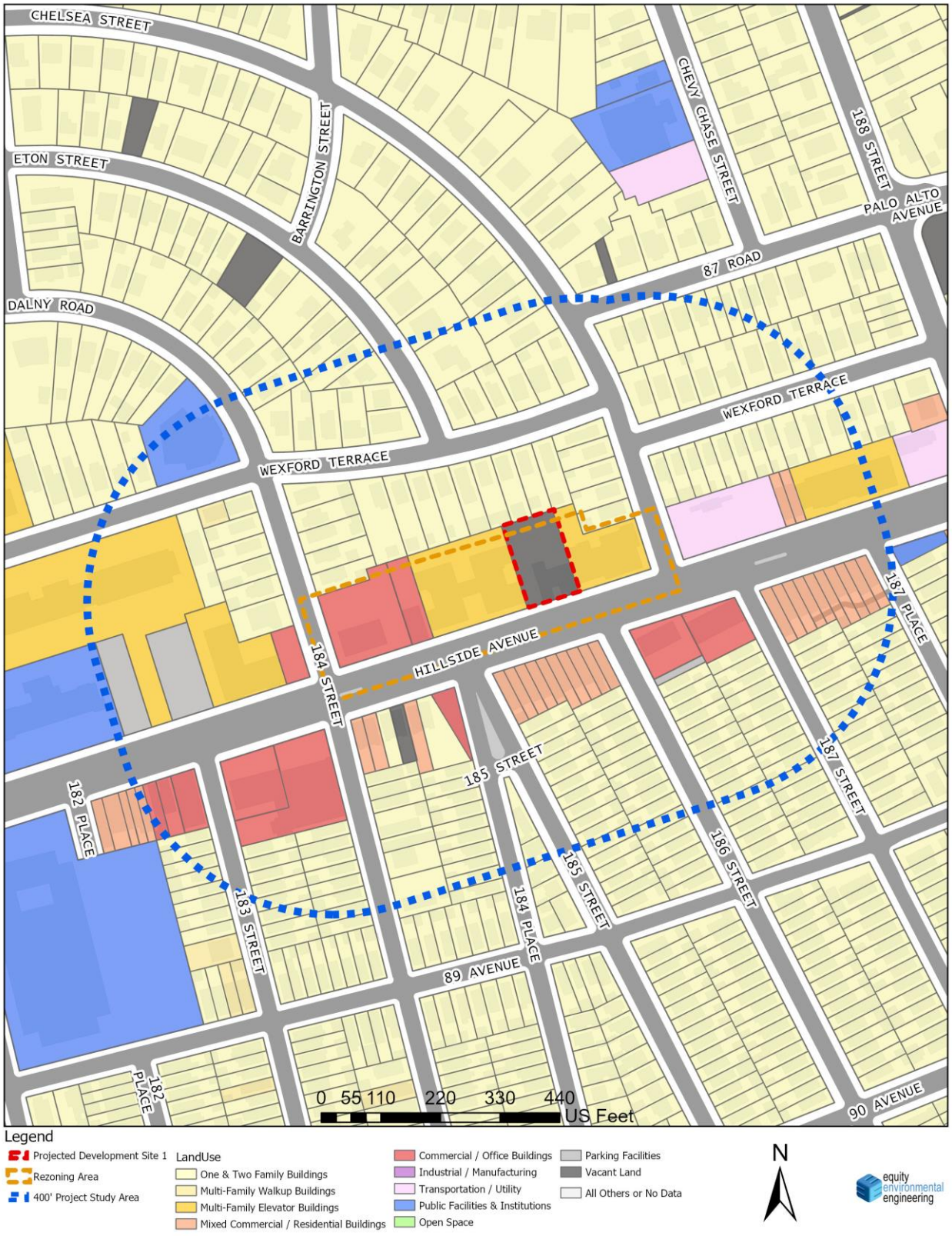


Figure 3: Zoning Map

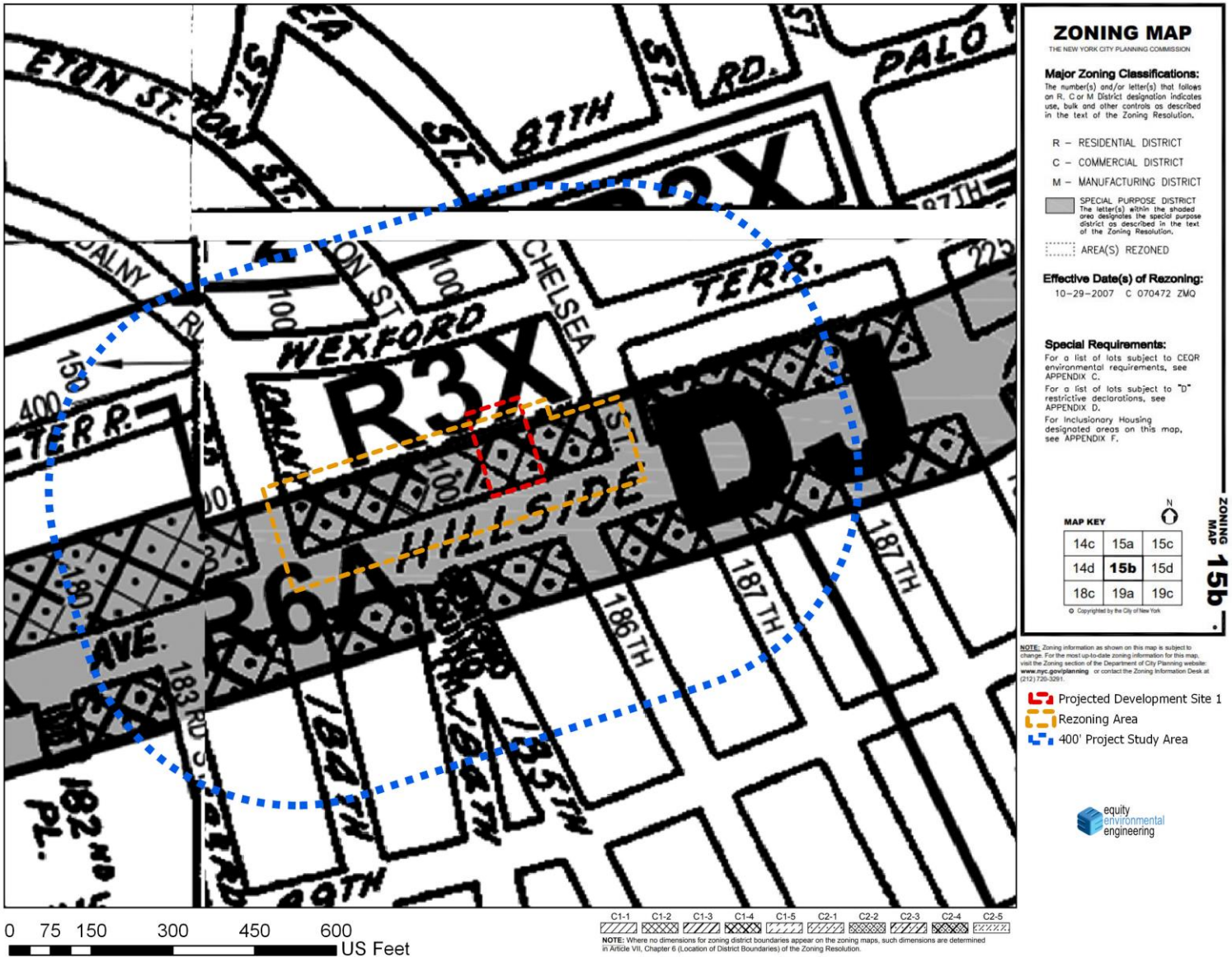
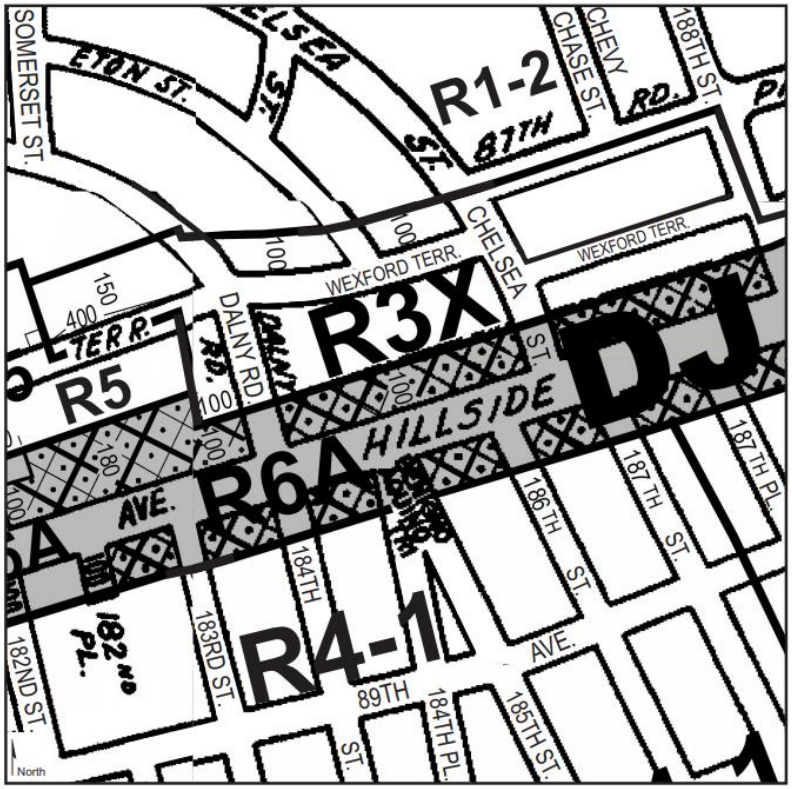


Figure 4: Tax Map

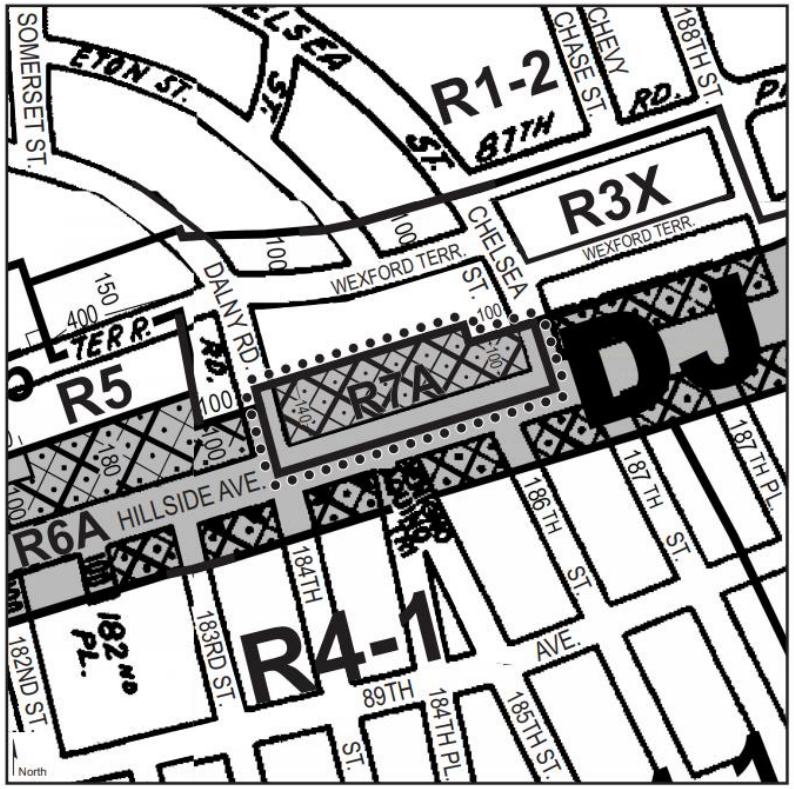


Figure 5: Zoning Change Map

Zoning Change Map

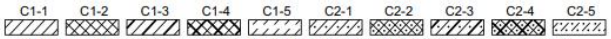


Current Zoning Map (15b)



Proposed Zoning Map (15b) - Area being rezoned is outlined with dotted lines

Rezoning from R3X to R7A/C2-4 (DJ)
Rezoning from R6A to R7A



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

Figure 6: Photo Key (Photos 1-3)

Hillside Avenue — Photos #1-3

Photo 1: View of the Project Site Along Hillside Ave.



Photo 2: Northeast view of the Project Area at 184th Street



Photo 3: Northwest View of Project Site along Hillside Ave.



7/9/2019

Photo Key



Figure 6: Photo Key (Photo 4)

Hillside Avenue Photos #4

Photo 4: Southwest View of Hillside Ave. at 87-46 Chelsea Street



Photo Key



7/9/2019

1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant, 18517 Hillside LLC, seeks a zoning map and zoning text amendment (the Proposed Actions) to facilitate the development of Block 9954, Lot 56 (the Project Site) with an 8-story, 80-foot-tall mixed-use residential and community facility building with 36 dwelling units and 59,332 gross square feet (gsf) of residential floor area on floors 2 through 8 and 4,500 gsf of community facility floor area on the ground floor (the Proposed Project) in the Jamaica Estates neighborhood of Queens Community District 8.

To facilitate the project there would be a zoning map amendment to rezone Block 9954, part of Lots 56, 1, 70, 66, and 49 (the Affected Area); a zoning text amendment to enlarge the Special Downtown Jamaica District (SDJD) to be coterminous with the rezoning boundary; a zoning text amendment to the SDJD to remove the project area from the Inclusionary Housing Development Area (IHDA); and text amendments to the SDJD to account for Mandatory Inclusionary Housing regulations within the SDJD. Together these are the Proposed Actions.

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.

1.2 Background

The Affected Area was originally zoned R3-2 in the 1961 zoning ordinance, then was partially rezoned in 2007 as part of the City's Jamaica Plan from R3-2/C2 to the current R6A/C2-4 zoning district. The Jamaica Plan was adopted to replace outdated zoning that did not address Jamaica's current and future housing needs, and failed to take advantage of Jamaica's unique strength as a transportation hub.

According to Department of Building (DOB) records, The Applicant site, Lot 56, was unimproved until the 1950 construction of a veterinary hospital. The hospital remained in operation until around 2014 and has been vacant since.

1.3 Description of Surrounding Area

The Affected Area is located in the Jamaica Estates neighborhood of Queens, Community District 8. Land use within the 400-foot surrounding area includes mixed commercial and residential buildings that are about two floors in height, single floor commercial buildings, mid-rise multi-family buildings, and single-family multi-story buildings. The mixed-use commercial buildings, commercial buildings and multi-family residential buildings are generally built along Hillside Avenue, while residential buildings are located midblock.

Zoning in the surrounding area is generally medium-density and low-density residential, with commercial overlays along principal arterials such as Hillside Avenue. The Affected Area is centrally located within an R6A zoning district that runs generally from 191 Street to Edgerton Boulevard along Hillside Avenue. Immediately north of the Affected Area is an R3X zoning district which changes into a large R1-2 zoning district. South of Hillside Avenue are R4-1, R3X, and R2 zoning districts. Approximately 1,500 feet west of the Affected Area within the Special Downtown Jamaica District is an R7A/C2-4 district. The Surrounding Area is also within the

SDJD, which builds upon Jamaica's strengths as a multimodal transportation hub to support the downtown business district, expand housing and economic opportunities along the area's major streets and transportation corridors, protects adjacent low-density neighborhoods, and creates affordable housing.

The traffic grid is irregular with disjointed collector roads dead ending at Hillside Avenue. Hillside Avenue, bounding the Affected Area to the south, is a principal arterial roadway running east-west with two moving lanes in each direction and curbside parking. Dalny Road bounds the Affected Area to the west, and is a local collector that runs north-south with one moving lane in each direction and curbside parking. Chelsea Street bounds the Affected Area to the east and runs northwest-southeast with one moving lane in each direction and curbside parking.

The area is well-served by transit and is located in a transit zone. There are several bus lines running along Hillside Avenue and the nearest metro station is the Jamaica-179 Street Station which includes access to the F and E subway lines. Some of the bus lines serving that area include the Q1, Q2, Q3, Q17, Q36, Q43, Q76 and Q77.

1.4 Description of Affected Area

The Affected Area, shown in **Figure 1** and summarized below, is located in the Jamaica Estates neighborhood of Queens Community District 8. The R3X/ R6A/C2-4 zoning district promotes low to medium-density, contextual residential development up to 2.43 FAR, community facility development up to 2.25 FAR, and commercial development up to 2.00 FAR. The lots within the rezoning area are described below in **Table 1.4-1.**

Table 1.4-1: Affected Area Existing Conditions

Block	Lot	Lot Area (sq. ft)	Zoning	Existing Land Use	Ownership
9954	56	16,000	R6A/C2-4	Community Facility (Vacant)	185-17/19 Hillside Avenue, LLC
9954	1	10,350	R6A/C2-4	Commercial (bank)	Chapin Rlty Corp
9954	70	15,066	R6A/C2-4	Commercial (laundromat/dry cleaners)	Ko, Chi Chun
9954	66	2,377	R6A/C2-4	Residential (Multi-Family)	Syl Len Realty Corp
9954	49	1,371	R6A/C2-4	Residential (Multi-Family)	87-46 Chelsea Owners

ft = Feet

1.5 Description of the Development Site

The Applicant-owned Project Site is Block 9954, Lot 56 located at 185-17 Hillside Avenue. The Project Site contains a vacant building that previously contained a veterinary hospital use from the year it was built to the time it was vacated. The single-story building is currently 5,605 gsf and sits on a 16,000 sf lot.

1.6 Description of Proposed Development

The Applicant proposes to demolish the existing building on site and construct a new 8-story, 80-foot-tall mixed-use residential and community facility building with 36 dwelling units and 59,332 gross square feet (gsf) of residential floor area on floors 2 through 8 and 4,500 gsf of community facility floor area on the ground floor

1.7 Action(s) Necessary to Facilitate the Project

There are two actions necessary to facilitate the Proposed Project:

1) A Zoning Map Amendment to rezone Block 9954, part of Lots 56, 1, 70, 66, and 49 from R3X and R6A/C2-4 to an R7A/C2-4 zoning district.
2) Zoning Text Amendment to ZR 115-00 to enlarge the SDJD to be coterminous with the rezoning boundary.
3) Zoning Text Amendment to ZR 115-00 to remove the project area from the IHDA.
4) Zoning Text Amendment to ZR 115-00 to account for MIH regulations within the SDJD.

1.8 Purpose and Need

The Applicant is proposing a zoning map amendment to map the area as an R7A/C2-4 zoning district and a zoning text amendment to map an area coterminous with the rezoning area for MIH. The Applicant believes that the Proposed Actions would lead to the development of an underutilized, vacant lot, while introducing affordable housing to a community district with an above average rent burden (ACS 2016). The rezoning would also extend the already existing R7A/C2-4 zoning district approximately 1,500 feet to the west of the Affected Area, and would further the goals of the Special Downtown Jamaica District (DJ). The proposed R7A/C2-4 zoning district would induce the development of medium density housing with accessory commercial uses along a major commercial corridor in a Transit Zone.

1.9 Analysis Framework

The analysis which follows compares the incremental difference between the future absent the proposed actions (no-action condition) and the future with the proposed actions (with-action condition for the 2022 build year). The EAS studies the potential for individual and cumulative environmental impacts related to the proposed actions occurring in a study area of approximately 400 feet around the rezoning area (affected area). The analysis framework is described below:

Build Year

The build year is 2022. Factoring the environmental approval process and a ULURP process of 18 months, plus an additional 18 months for The Applicant's site preparation and construction process of 18 months after approvals.

Reasonable Worst-Case Development Scenario (RWCDS)

Pursuant to 2020 CEQR Technical Manual methodology, sites may be considered 'soft' if they are built to substantially less than the maximum allowable floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use. The Technical Manual also discusses that it is often appropriate to categorize soft sites in the future With-Action as either "projected" or "potential" sites. Projected development sites are defined as those sites that are more likely to be developed as a result of the proposed project. Potential sites are defined as sites that could be developed but have been determined to have less development potential than the projected development sites, based on observed historic and current market conditions, location, site configuration, proximity to transit, infrastructure and other facilities, and other factors that affect the likelihood that they would be developed under the proposed actions.

Future Without the Proposed Action

In the future without the Proposed Actions, existing conditions would remain. The Project Site's existing single-story building is assumed to remain vacant. Under the Affected Area's existing R3X and R6A/C2-4 DJ zoning, development of residential uses would be permitted at 2.43 FAR, development of community facility uses would be permitted at 2.25 FAR, and development of commercial uses would be permitted at 2.00 FAR. For residential uses, parking spaces are required for 70 percent of all dwelling units. For commercial uses, 1 parking space per 1,000 SF of uses is required.

Future With the Proposed Action

In the future with the Proposed Actions the Affected Area would be rezoned to R7A/C2-4 DJ. The Applicant-owned Block 9954, Lot 56 would develop to the maximum permitted bulk and height within the new zoning district.

Projected Development Site 1 (Block 9954, Lot 56; 185-17 Hillside Avenue)

The existing vacant structure would be demolished in place and the Project Site would be redeveloped with a 79,308 gsf (73,600 zsf; 4.60 FAR) 9-story, 95-foot-tall building. The building would include 4,680 gsf (4,500 zsf; .28 FAR) of ground floor community facility use. Floors two through nine would include 74,628 gsf (69,100 zsf; 4.32 FAR) of residential floor area, with 75 total dwelling units (60 market rate and 15 affordable units at 80% AMI). 30 residential parking spaces would be provided at the first floor.

Other Sites Not Expected to Be Affected by the Proposed Actions

The remaining lots within the rezoning area, Block 9954, Lots 66, 49, 70, and 1 are not expected to redevelop as a result of the Proposed Actions.

Lot 49 is currently built at 3.32 FAR (72% of available FAR under the proposed rezoning) and is cooperatively owned. Because of the incremental density facilitated by the proposed rezoning

and the ownership structure of the lot, redevelopment or a transfer of development rights is not considered likely.

Lot 66 is currently built at 3.30 FAR (72% of available FAR under the proposed rezoning). The building was constructed in 1961 and contains 125 dwelling units. Because of the incremental density facilitated by the proposed rezoning and the possibility of rent controlled units, redevelopment of this lot is unlikely.

The Building on lot 1 is a one-story, 3,525 gsf (.17 FAR) commercial building (Chase Bank). The lot is a 20,400 gsf corner lot with 140 feet of frontage on Hillside Avenue and 160 feet of frontage on Dalny Road. The structure was built in 1971, and according to the certificate of occupancy dated 3/24/71, the bank has been in operation since then. The building has housed a bank for 48 years; therefore, due to the long-standing presence of the bank in the community the site is not expected to redevelop.

The building on lot 70 Is a one-story, 2,080 gsf (.33 FAR) commercial building (dry cleaners). The lot is a narrow 6,400 gsf interior lot with 40 feet of frontage along Hillside Avenue and a lot depth of 160 feet. The structure was built in 1960. Considering the small size and width of the lot, neighborhood trends do not support the assumption of projected development on this site.

The Projected Development Site is shown in **Figure 1.** The RWCDS Analysis Framework described above is shown in **Table 1.9-1.**

The environmental review technical analyses will be based on the increment between the no-action and with-action condition with respect to the Projected Development Site. The incremental development would consist of a new nine-story, 95-foot-tall building on the Projected Development Site. The existing, no-action, and with-action conditions on the lots within the Affected Area are presented in the **Table 1.9-2 Incremental Analysis Table.**

Table 1.9-1: Analysis Framework – Existing, No-Action and With-Action Calculations

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	one 9-story multi-family	
No. of dwelling units	N/A	N/A	75	+75
No. of low- to moderate-income units	N/A	N/A	15	+15
Gross floor area (sq. ft.)	N/A	N/A	74,628	74,682
Commercial	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Manufacturing/Industrial	N/A	N/A	N/A	
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	UG4 Medical	
Gross floor area (sq. ft.)	N/A	N/A	4,680	4,680
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	0	
No. of accessory spaces	N/A	N/A	30	30
Operating hours	N/A	N/A	24/7	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Population				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Residents	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify number:	N/A	N/A	213	213
Briefly explain how the number of residents was calculated:	Queens CD 8 avg. household size of 2.84			
Businesses	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	N/A	N/A	1 medical office	
No. and type of workers by business	N/A	N/A	15 Workers	15
No. and type of non-residents who are not workers	N/A	N/A	484	484
Briefly explain how the number of businesses was calculated:	N/A			
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:	3 employees/1,000 SF of local retail/CF use per the Jerome Ave Rezoning EIS. 103.4 patrons per 1,000 gsf UG 4 medical office			
Zoning				
Zoning classification	R6A/R3X/C2-4/DJ	R6A/R3X/C2-4/DJ	R7A/R3X/C2-4/DJ	
Maximum amount of floor area that can be developed	2.25	2.25	4.60	+2.35
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Mixed commercial/res; commercial/office; public facilities; multifamily residential. Zoning: R3X, R6A, R4-1, R5, R2, C2-4	Mixed commercial/res; commercial/office; public facilities; multifamily residential. Zoning: R3X, R6A, R4-1, R5, R2, C2-4	Mixed commercial/res; commercial/office; public facilities; multifamily residential. Zoning: R3X, R6A, R4-1, R5, R2, C2-4	

2.0 ENVIRONMENTAL REVIEW

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the area in which the proposed actions may have an effect; potential development sites are not included in this analysis because development is less likely on these sites in the foreseeable future. Because the proposed action would permit development of uses (multiple family residential, commercial) that are not permitted as of right under the Projected Development Site's existing R3X and R6A/C2-4 DJ 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 20v1 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.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning and public policy study area should generally extend 400 feet from the affected area. Existing land use patterns of city blocks within approximately 400 feet of the affected area are presented in **Figure 2.** The proposed zoning map amendment would affect the following lots: Block 9954 part of Lots 56, 1, 70, 66, and 49.

Existing Conditions

Land Use Study Area
The Affected Area is located in the Jamaica Estates neighborhood of Queens, Community District 8. Land use within the 400-foot surrounding area includes mixed commercial and residential buildings that are about two floors in height, single floor commercial buildings, multi-floor multi-family buildings, and single-family multi-story buildings. The mixed-use commercial and residential buildings, commercial buildings, and multi-family residential buildings are generally built along Hillside Avenue, while residential buildings are located midblock.

Affected Area
A full breakdown of each site within the Affected Area can be found in **Section 1.4**, **Description of Affected Area** or **Table 2.1-1** below**.** Five of the sites are improved with commercial structures and The Applicant site is improved with a community facility building.

Table 2.1-1: Land Use in the Affected Area

Address	Block	Lot	Lot Area	Built SF	Existing FAR	Use
185-17/19 Hillside Avenue, LLC	9954	56	16,000	1,600	1.28	Community Facility
Chapin Rlty Corp	9954	1	20,400	3,525	0.77	Commercial
Ko, Chi Chun	9954	70	6,400	2,080	0.33	Commercial
Syl Len Realty Corp	9954	66	28,800	95,040	1.37	Residential
87-46 Chelsea Owners	9954	49	17,600	58,350	3.32	Residential

Projected Site 1 (Block 9954 Lot 56) is a regular-shaped lot with frontage along Hillside Avenue.

Analysis

Future No-Action Condition

Existing land use patterns are expected to continue in the future without the proposed actions. There are no known major land use changes anticipated in the foreseeable future within the land use study area. Any new residential development would be governed by the underlying R6A, R3X, R4-1 or R5 zoning districts. Any new commercial development would be governed by the underlying C2-4 commercial overlays along Hillside Avenue as well as the DJ zoning designation.

Future With-Action Condition

Projected Development Site 1 (Block 9954, Lot 56; 185-17 Hillside Avenue)

The vacant structure on site would be demolished in place and would be developed with a 79,306 gsf (73,600 zsf; 4.60 FAR) 9-story, 95-foot-tall building. The ground floor would include 4,680 gsf (4,500 zsf; .28 FAR) of community facility use. Floors two through nine would include 74,628 gsf (69,100 zsf; 4,32 FAR) of residential floor area, with 75 total dwelling units (60 market rate and 15 affordable units at 80% AMI). 30 parking spaces are required.

Other Sites Not Expected to Be Affected by the Proposed Actions:

Lots 1, 70, 49 and 66 would remain as they are in the no-action scenario.

Conclusion

The proposed rezoning would help correct the 100-foot lot depth instituted by the Special Downtown Jamaica District (DJ) which created split lot conditions within the proposed rezoning area. The Proposed Rezoning would also result in the development of the Affected Area with a mixed-use residential building with community facility uses. The increased bulk and height permitted by the proposed zoning district would result in the development of an underutilized lot within a Transit Zone along a wide road that can support the increased density and provision of affordable housing. Therefore, the Proposed Actions would not result in any significant adverse impacts to land use.

2.1.2 Zoning

The *CEQR Technical Manual* suggests that a zoning study area should generally extend 400 feet from the site of the proposed action. Existing zoning districts within approximately 400 feet of the Project Site are presented in **Figure 2.1-2.**

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are R6A, R6A/C2-4, R3X, R4-1, R5, and the Special Downtown Jamaica District. Details regarding the zoning districts within 400 feet of the Affected Area are presented below in **Table 2.1-2**. The Affected Area is centrally located within an R6A zoning district that runs generally from 19th Street to the southeast to 178th Street. Zoning to the north of the Affected Area changes to R3X; while slightly northeast of the Affected Area, the zoning changes to R5. The R6A zoning area along Hillside Avenue houses many intermittent C2-4 commercial overlays.

Table 2.1-2: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R6A	Contextual Residential UGs 1-4	3.00 FAR – Residential 3.60 FAR – Residential MIH 3.00 FAR – Community Facility	50% of DU; 2 5% of IRHU
R3X	Non-Contextual Residential UGs 1-4	0.50 FAR – Residential 1.00 FAR – Community Facility	1 per DU
R4-1	Contextual Residential UGs 1-4	3.00 FAR – Residential 2.00 FAR – Community Facility	1 per DU
R5	Non-Contextual Residential UGs 1-4	1.25 FAR – Residential 2.00 FAR – Community Facility	85% of DU
C2-4	Commercial Overlay UGs 5-9, 14	2.00 FAR – Commercial (within R6A)	1 per 1,000 SF

Source: Zoning Handbook, New York City Department of City Planning, 2018

Existing zoning districts in the surrounding area include:

R6A

R6A is a contextual district where the Quality Housing bulk regulations are mandatory. These regulations produce high lot coverage, six- to eight-story apartment buildings set at or near the street line. Designed to be compatible with older buildings found in medium-density neighborhoods, R6A districts are mapped in the Bronx, Brooklyn and Queens. Parts of Kingsbridge in the Bronx and Williamsburg in Brooklyn are typical R6A areas.

The floor area ratio (FAR) in R6A districts is 3.0. Above a minimum base height of 40 feet, the

building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 70 feet, or 75 feet if providing a qualifying ground floor. To preserve the traditional streetscape, the street wall of a new building can be no closer to the street line than any adjacent street wall, but need not be farther than 10 feet. The area between a building's street wall and the street line must be planted. R6A buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required. Off-street parking is not allowed in front of a building.

Quality Housing Option

The Quality Housing regulations produce high lot coverage buildings set at or near the street line. Height limitations ensure that these buildings are often more compatible with older buildings in the neighborhood. As an incentive for developers to choose the Quality Housing option outside the Manhattan Core, greater floor area ratio, and therefore, more apartments, is permitted for buildings on or within 100 feet of a wide street than would be permitted under height factor regulations. The FAR is 3.0; the maximum base height before setback is 65 feet with a maximum building height of 75 with a qualifying ground floor (70 feet without). On a narrow street (beyond 100 feet of a wide street), the maximum FAR is 2.2; the maximum base height before setback is 45 feet with a maximum building height of 55 feet. The area between a building's street wall and the street line must be planted and the buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities. Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required.

R3X

R3X contextual districts, mapped extensively in lower-density neighborhoods, such as Forest Hills in Queens and Prince's Bay and Westerleigh in Staten Island, permit only one- and two-family detached homes on lots that must be at least 35 feet wide.

The 0.5 floor area ratio (FAR) in R3X districts may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. The amount of required open space on a lot is governed by yard requirements. Two side yards that total at least 10 feet are required and there must be a minimum distance of eight feet between houses on adjacent lots. The front yard of a new home must be at least 10 feet deep and, to promote a unified streetscape, it must be at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. An in-house garage is permitted within the building provided the driveway is at

least 18 feet deep. One off-street parking space is required for each dwelling unit.

R4-1

R4-1 contextual districts, like R3-1 districts, permit only one- and two-family de-tached and semi-detached houses. Despite a narrower minimum lot width of 25 feet for detached homes, houses in R4-1 districts tend to be larger than those in R3-1 districts because of the higher floor area ratio (FAR) of 0.75 plus an attic allowance. The perimeter wall may rise to 25 feet, compared to 21 feet in R3-1 districts, before sloping or being set back to a maximum building height of 35 feet. Sections of Middle Village in Queens and Bay Ridge in Brooklyn are R4-1 districts.

Two side yards that total eight feet must be provided for a detached residence. There is no minimum width for each side yard but there must be eight feet between buildings on adjacent zoning lots. One four-foot side yard is required for each semi-detached residence, which must be on a lot at least 18 feet wide. Zero lot line buildings permitted in R4-1 districts, require only one eight-foot side yard. Front yards must be at least 10 feet deep and at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. Parking must be within the side or rear yard or in a garage. An in-house garage is permitted within a semi-detached house, or in a detached house if the lot is 35 feet or wider. One off-street parking space is required for each dwelling unit.

R5

R5 districts allow a variety of housing at a higher density than permitted in R3-2 and R4 districts. The floor area ratio (FAR) of 1.25 typically produces three-and four-story attached houses and small apartment houses. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods and are widely mapped in Brooklyn, Queens and the Bronx. Portions of Windsor Terrace and Ocean Parkway in Brooklyn are R5 districts.

To ensure compatibility with neighborhood scale, the maximum street wall height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Detached houses must have two side yards that total at least 13 feet, each with a minimum width of five feet. Semi-detached houses need one eight-foot-wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. Off-street parking is required for 85% of the dwelling units in the building, but requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.

C2-4

C2-4 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city’s lower- and medium-density areas and occasionally in higher-density districts.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

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

Special Downtown Jamaica District
The Special Downtown Jamaica District (DJ) builds upon Jamaica's strengths as a multimodal transportation hub to support the downtown business district, expand housing and economic opportunities along the area's major streets and transportation corridors, protect adjacent low-density neighborhoods and create affordable housing. The district's use regulations encourage mixed use development in denser transit-oriented locations convenient to shoppers and its bulk provisions allow taller buildings with higher floor area ratios at the transit hubs.

The transition rule regulates the change in building massing from taller building portions allowed along wide streets to a reduced scale for building portions that abut smaller homes in lower density residential zoning districts. The district's controls pertaining to glazing, street walls, retail continuity, sidewalk widening, sidewalk cafes and other streetscape elements support an attractive and viable downtown area. The Inclusionary Housing designated areas Program provides incentives for affordable housing in 70 blocks in Downtown Jamaica and along nearby portions of Hillside Avenue.

Affected Area

The Affected Area is zoned R3X and R6A/C2-4 DJ which permits contextual residential development at 2.43 FAR, community facility development at 2.25 FAR, and commercial development at 2.00 FAR.

Analysis

Future No-Action Condition

No changes to zoning are anticipated in the future without the proposed action. The surrounding area would continue to be governed by the underlying zoning districts. The Affected Area would continue to be within an R3X and R6A/C2-4/DJ zoning district.

Future With-Action Condition

R7A/R3X/C2-4/DJ
The proposed actions would establish an R7A zoning district with a C2-4 overlay within the Affected Area, including on the Projected Development Site, and would establish the Affected Area as a Mandatory Inclusionary Housing Area. For maximum flexibility for non-applicant owned sites, The Applicant has chosen to map the area for both MIH options 1 and 2.

The proposed R7A/C2-4 zoning would permit medium-density contextual residential development at a maximum FAR of 4.60 for developments with a permanent affordable housing set aside pursuant to the MIH program and a maximum FAR of 2.00 for commercial

development. The maximum building height is 95 feet after a setback from the base height of 40-75 feet. Off-street parking is required for 50 percent of the market rate residential dwelling units and is waived for affordable units because the area is within a Transit Zone.

Conclusion

The proposed actions would establish a medium-density mixed-use residential district that would mandate provision of a substantial amount of affordable housing. The proposed zoning district would be consistent with already existing buildings on Block 9954, and would further the goals of the Jamaica Plan. The proposed actions would allow redevelopment of underutilized land for new market rate and affordable housing in a transit zone, and is consistent with the city-wide priority of establishing transit-oriented development. The development resulting from the proposed action would not result in significant adverse impacts; therefore, no further analysis is required.

2.1.3 Public Policy

Officially adopted and promulgated public policies describe the intended use applicable to an area or particular site(s) in the City. The Affected Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Affected Area is not located within the Waterfront Revitalization Program boundaries or the Jamaica Bay Watershed boundaries.

Transit Zone
An area where special lower accessory parking requirements apply for various types of affordable housing including income-restricted housing units. These are generally areas of the city beyond the Manhattan Core within one-half mile of a subway station where auto ownership rates are among the lowest in the city.

Food Retail Expansion to Support Health Program (FRESH)
The Affected Area is located in a Food Retail Expansion to Support Health Program (FRESH) area. The goal of the FRESH Program is to encourage the development and retention of convenient, accessible stores that provide fresh meat, fruit and vegetables, and other perishable goods in addition to a full range of grocery products. The program offers a set of zoning incentives that provide additional floor area in mixed buildings that include a FRESH food store to reduce the amount of required parking for food stores and permit larger grocery stores as-of-right in light manufacturing districts.

Special Downtown Jamaica District
The SDJD builds upon Jamaica's strengths as a multimodal transportation hub to support the downtown business district, expand housing and economic opportunities along the area's major streets and transportation corridors, protect adjacent low-density neighborhoods and create affordable housing. The district's use regulations encourage mixed use development in denser transit-oriented locations convenient to shoppers and its bulk provisions allow taller buildings with higher floor area ratios at the transit hubs.

The transition rule regulates the change in building massing from taller building portions allowed along wide streets to a reduced scale for building portions that abut smaller homes in lower density residential zoning districts. The district's controls pertaining to glazing, street walls, retail

continuity, sidewalk widening, sidewalk cafes and other streetscape elements support an attractive and viable downtown area. The Inclusionary Housing designated areas Program provides incentives for affordable housing in 70 blocks in Downtown Jamaica and along nearby portions of Hillside Avenue.

ANALYSIS

Future No-Action Scenario

There are no relevant changes to public policy expected in the study area in the future No-Action condition.

Future With-Action Scenario

There are no relevant changes to public policy expected in the study area in the future With-Action condition.

Conclusion

Transit Zone
The Proposed Actions would change zoning designations within the rezoning area and would support the development of new permanently affordable housing, which is consistent with the policies of *Transit Zone.* Additionally, off-street parking requirements for R7A zoning districts are reduced for IRHUs and within a transit zone; therefore, the proposed action is consistent with the policies of *Transit Zone.*

Food Retail Expansion to Support Health Program (FRESH)
Under the RWCDS no FRESH supermarket is anticipated, but the Proposed Actions would not alter or conflict with the objectives of the FRESH program.

The Proposed Actions would not adversely affect the neighborhood, impair the appropriate use or development of adjacent property or be detrimental to the public welfare. Additionally, the Proposed Action would not create a conflict with stated NYC Public Policy goals.

Special Downtown Jamaica District
The Proposed Actions would further the intentions of the SDJD by expanding housing and economic opportunities within the Affected Area along Hillside Avenue, a major commercial corridor within the area. The Affected Area is also located proximate to public transportation and would further the goals of the SDJD by constructing mixed-use development where such public transportation can be utilized.

2.2 Open Space

Open space is defined as publicly or privately-owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment.

Pursuant to Chapter 7, Section 100 of the 2020 CEQR Technical Manual, Open Space Resources are defined as active and/or passive, and may include, but is not limited to, the following:

- Parks operated or managed by the City, State, or Federal governments and include neighborhood and regional parks, beaches, pools, golf courses, boardwalks, playgrounds, ballfields, and recreation centers that are available to the public at no cost or through a nominal fee, as in the case of recreation centers and golf courses;
- Open space designated through regulatory approvals (such as zoning), including large-scale permits that prescribe publicly accessible open space, such as public plazas;
- Outdoor schoolyards if available to the public during non-school hours;
- Publicly-accessible institutional campuses;
- Esplanades;
- Designated greenways, as shown on the City's Bike Map, and defined as multi-use pathways for non-motorized recreation and transportation along natural and manmade linear spaces such as rail and highway rights-of-way, river corridors, and waterfront spaces;
- Landscaped medians with seating;
- Housing complex grounds, if publicly accessible;
- Nature preserves, if publicly accessible;
- Gardens, if publicly accessible.

The CEQR Technical Manual defines the need for an open space assessment if the proposed action would have a direct or indirect effect on open space resources. Direct effects would occur if the proposed action would result in the physical loss of a public open space; change of use of an open space so that it no longer serves the same user population; limit public access to an open space; or cause increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness, whether temporary or permanent. Indirect effects would occur if the proposed action would result in an increase of population sufficiently large enough to noticeably diminish the ability of an area's open space to serve future population.

Methodology

According to the guidelines of the City's CEQR Technical Manual for analysis of residential development, census tracts with at least half of their geographic area within a one-half mile radius of the development site should comprise the open space study area. Using current population figures, an open space ratio is calculated for both the future no-action and future action scenarios, expressed as the amount of open space acreage per 1,000 user population. Typically, a comparison is made to the median open space ratio, which is 1.50 acres per 1,000 residents, and the city's planning goal of 2.50 acres per 1,000 residents. A reduction in the open space ratio increment of more than 5 percent over future no-action conditions generally warrants a more detailed analysis, unless the open space ratio is below the citywide average, in which case even a small reduction could be considered significant.

In addition to field surveys, information from the NYC Department of City Planning's Community District Needs Statements, NYC Parks Department website, and U.S. Census data were utilized in preparing the open space analysis.

Preliminary Open Space Assessment

The Proposed Actions would result in a net increment of 79,308 GSF of development, including 74,628 GSF of residential floor area and 4,680 GSF of community facility floor area. The Proposed Actions are projected to result in the development of 75 dwelling units within the Affected Area. Assuming an average occupancy of 2.84 persons based on the average household size within Queens Community District 8, population introduced as a result of the Proposed Actions would be approximately 213 residents. There would be approximately 15 additional workers as a result of the Proposed Actions. The residential population is above the relevant threshold size requiring assessment of open space utilization and availability. The Affected Area is within an area that is identified as neither underserved or well-served by open spaces, and therefore the threshold for assessment of the potential for indirect impacts is 200 new residents or 500 additional employees. Therefore, an assessment of indirect effects on public open space resources is warranted.

Study Area Definition

In accordance with the guidelines established in the City's 2020 CEQR Technical Manual, the open space study area is defined to analyze both the nearby open spaces and the population using those open space resources. It is generally defined by a reasonable walking distance that users would travel to reach local open spaces and recreational areas. Pursuant to the 2020 CEQR Technical Manual, the open space study area ("The Study Area") includes all U.S. Census Tracts that have 50 percent or more of their area within a half-mile radius of the Affected Area. As shown in **Figure 2.2-1** and summarized in **Table 2.2-1** below, the following Census Tracts that have 50% or more of their area within the ½ mile study area are 466, 468, 470, 472, 480, and 482.

Figure 2.2-1: Open Space Study Area

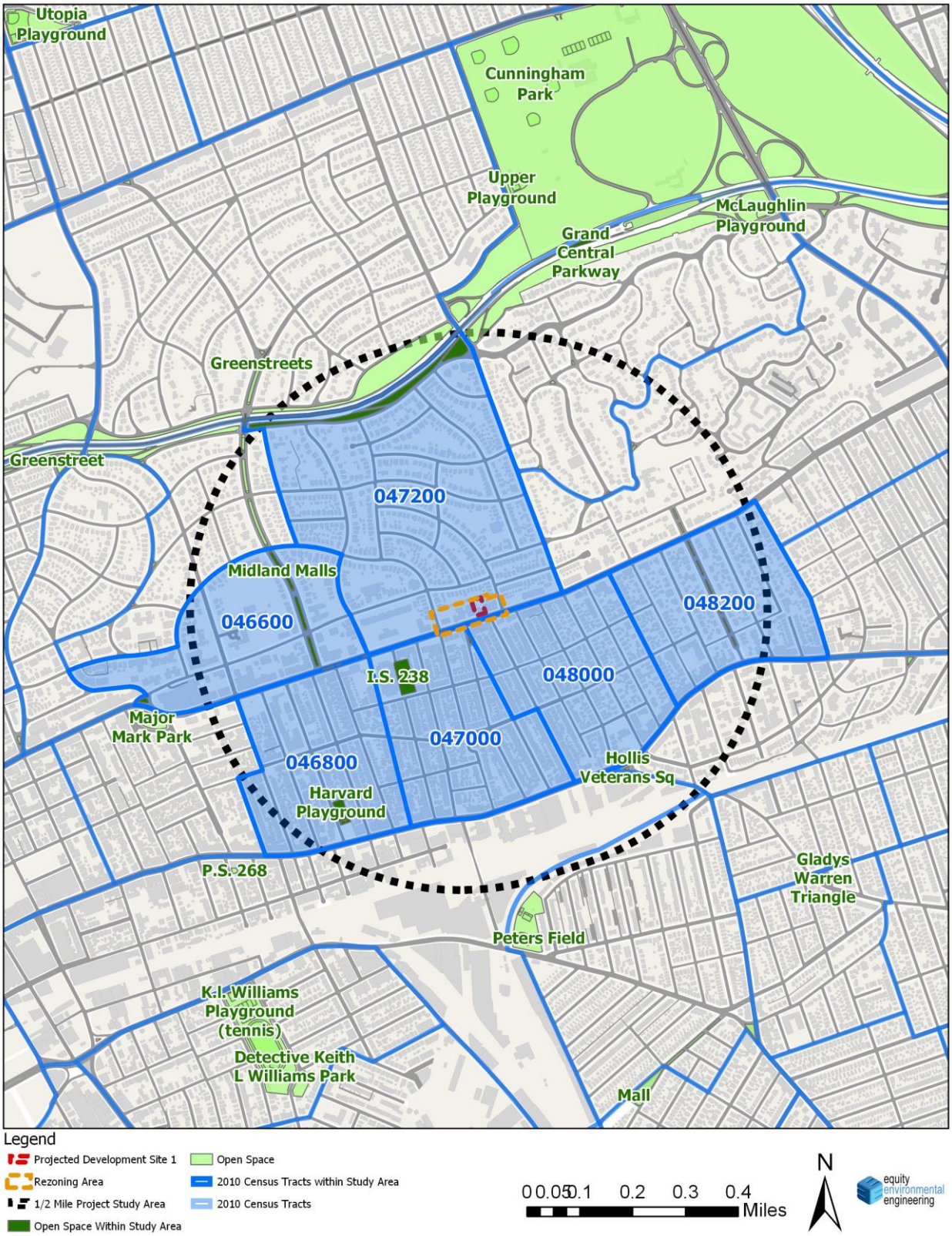


Table 2.2-1: Study Area Population 2017

Census Tract	Worker Population
466	3,786
468	3,162
470	3,488
472	3,811
480	2,730
482	1,521
Total	**18,498**

Study Area Population

Secondary sources were used to determine the residential populations served by the existing open space resources in the Study Area. The total residential population for the Study area was established using data from the 2017 American Community Survey.

As of 2017, the Study Area had a residential population of 18,498 persons.

Future No-Action Condition

In the future without the Proposed Actions no redevelopment would occur in the Affected Area. According to DOB records, there are eight major construction projects within the Study Area which would add 28 new dwelling units. Assuming 2.84 residents per dwelling unit, which is the Brooklyn CD 10 average, the new dwelling units would add 80 new residents to the Study Area.

Therefore, the Study Area No-Action is assumed to be the 2017 residential population plus the additional 80 residents that would be introduced to the area from the active major construction projects. The Future No-Action Condition residential population would be 18,578.

Future With-Action Condition

In the future with the Proposed Actions a 79,308 GSF building would be constructed with 75 total dwelling units. Assuming the same residents per dwelling unit average of 2.84, an additional 213 residents would be added to the Study Area. Therefore, the Future With-Action population would be the 18,578 from the Future No-Action plus the 213 residents added by the Proposed Actions, for a total of 18,791 residents.

Open Space Resources

There are two open space resources within the Study Area identified in **Table 2.2-3.** There are 1.72 acres of open spaces resources in the Study Area.

Table 2.2-3: Open Space Resources

Name	Address	Ownership	Acreage	Features
I.S. 238	89th Ave and 182nd St	NYC DPR	1.14	Pg
Harvard Playground	179 Pl. bet. 90 Ave. and Jamaica Ave.	NYC DPR	0.58	HC, Pg, SS
Total			1.72	

HC = Handball Courts; Pg = Playground; SS = Spray Showers

Analysis

Existing Condition

The Study Area has 1.72 acres of open space and an existing residential population of 18,498. The open space ratio (OSR) under existing conditions is .09 acres per thousand residents.

Future No-Action Condition

In the future without the Proposed Actions, the population for the Study Area in the 2022 build year is forecasted to be 18,578 and is projected to be served by the same 1.72 acres of open space as in the existing condition. With this population, the OSR would be .092583. The OSR is below the citywide average of 1.5 acres per thousand people and reflects the area's high population density and the lack of park facilities within a quarter-mile radius.

Future With-Action Condition

The Proposed Actions would result in an increase in the No-Action population by 213 residents by the 2022 build year. The total 2022 build year With-Action population would be 18,791. With this increase in population, the OSR would be .091533 acres per 1,000 residents.

Qualitative Analysis

It should be noted that Cunningham Park, a 358-acre park to the northeast of the Affected Area, is located within the Open Space Study Area, but is not located within the Study Area Census Tracts. The entrance to Cunningham Park is accessible to the Study Area population, and includes various facilities including barbecuing areas, basketball courts, bike paths, cricket fields, hiking trails, and numerous sports facilities.

Conclusion

Under the existing, No-Action, and With-Action conditions, the OSR in the area would be below 1.5 acres per thousand residents, which is the citywide average. According to the 2020 CEQR Technical Manual, for areas that are extremely lacking in open space, a reduction as small as one percent may be considered significant. The Proposed Actions would result in a 1.134% change in the OSR (.092583 No-Action; .091533 With-Action). The CEQR TM states that if a Study Area exhibits a low open space ratio (e.g., below the citywide average of 1.5 acres per 1,000 residents), indicating a shortfall of open space, even a small decrease (less than 5%) in that ratio as a result of the project may require detailed analysis. Based on the qualitative analysis of Cunningham Park above, even though the Proposed Actions would decrease the OSR by greater than 1%, because of the proximity to a large open space resource (Cunningham Park) and its accessibility to Study Area residents, no adverse impacts to Open Space resources are expected.

2.3 Shadows

The CEQR Technical Manual defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a proposed action would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

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

The CEQR Technical Manual states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource.

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

Methodology

This preliminary analysis of shadows follows the guidelines set forth in the 2020 CEQR Technical Manual for a preliminary assessment (Section 310). According to the 2020 CEQR Technical Manual, a preliminary shadow assessment includes the development of a base map showing the site location in relationship to any sunlight-sensitive resources as per guidelines provided in the 2020 CEQR Technical Manual. Following these guidelines, the longest shadow

study area is determined, and a Tier 1 screening assessment is conducted to determine if any sunlight-sensitive resources fall within the study area. If no resources are identified, no further analysis would be required. If sunlight-sensitive resources lay within the longest shadow study area, the next tier of screening assessment should be conducted. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the Proposed Action in order to determine whether a more detailed assessment would be appropriate.

Analysis

Under the Future With-Action condition Projected Development Site 1 would be developed with a building 110 feet in height (the maximum possible height under the proposed rezoning with MIH bonus plus a 15-foot bulkhead) in the proximity of sunlight sensitive resources. Accordingly, a preliminary assessment of shadows is warranted.

Tier 1 Shadow Screening Assessment

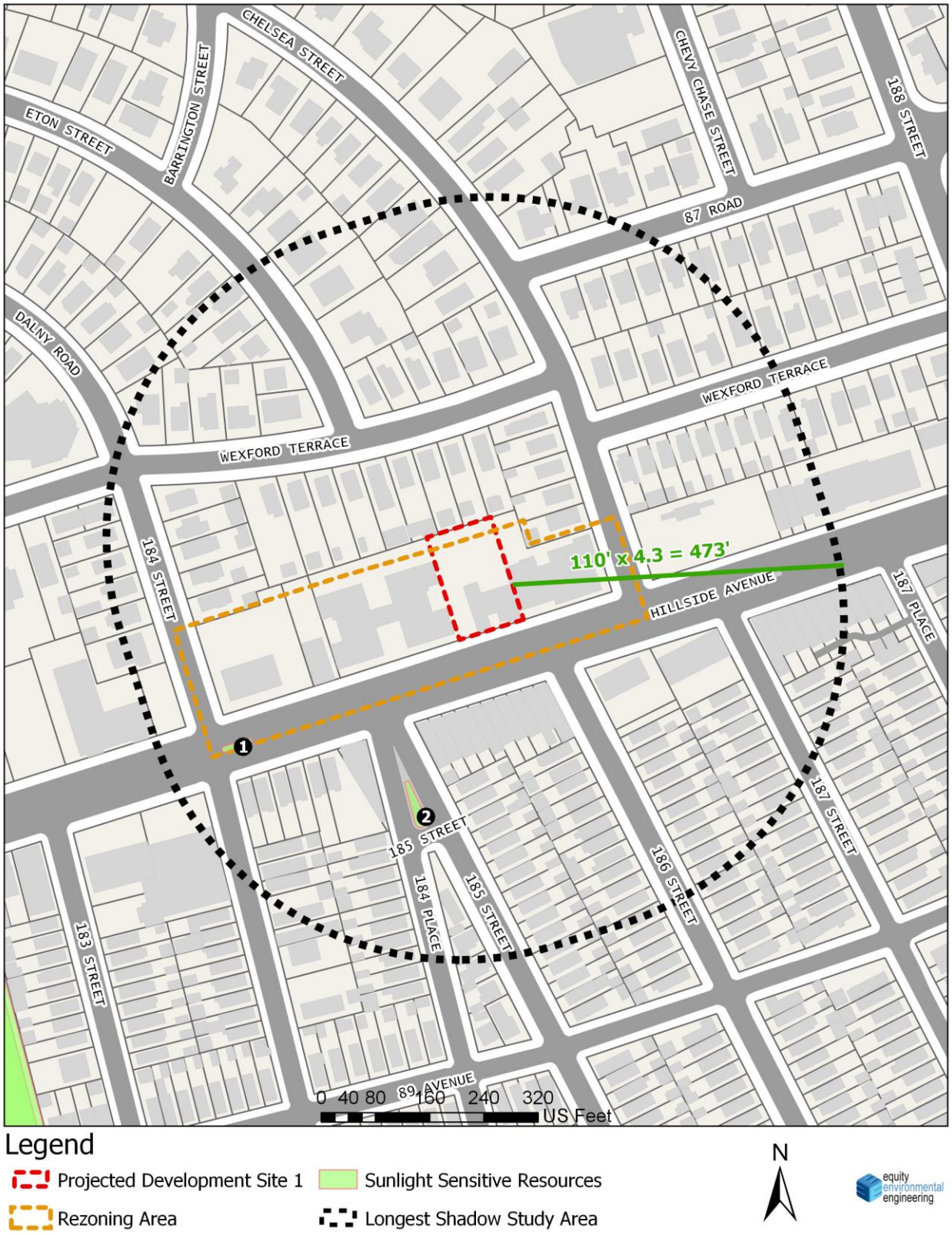
The shadow assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. If the screening assessment does not eliminate this possibility, a detailed shadow analysis may be warranted to determine the extent and duration of the net incremental shadow resulting from the project. The effects of shadows on a sunlight-sensitive resource are site-specific; therefore, as directed in the CEQR Technical Manual, the screening assessment was performed for the relevant Projected Development Sites to determine whether they fall within the range of maximum possible shadow cast on potential sunlight sensitive resources as described above. To determine this, a Tier 1 Screening Assessment was performed in accordance with the CEQR Technical Manual. A base map is developed that illustrates the proposed site location in relationship to any sunlight-sensitive resources. The longest shadow study area is then determined, which encompasses the site of the proposed project(s) and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure that occurs on December 21st, the winter solstice. A map as shown in **Figure 2.3-1** was prepared placing NYC Department of Parks Resources as well as Selected Facilities and Program Sites provided on NYC.gov Department of City Planning GIS portal, as well as a list of park and public spaces provided from NYC.gov DOITT- GIS and Mapping Portal, as well as a screen of SHPO and NYC Landmark Listed Properties. After this a buffer map was prepared to display the maximum possible shadow of 473 feet, which could be cast from each Projected Development Site in the proposed rezoning area. This shadow cast was derived by multiplying the height of 110 feet (the maximum possible height under the proposed rezoning with MIH bonus plus a 15-foot bulkhead) by 4.3 (the CEQR Technical Manual multiplier representing the maximum shadow cast from any object as being 4.3 times its height). The potentially impacted area of shadow from each projected site was then compared to those resources identified above to see if any fell within the shadow cast area.

Based on the Tier 1 analysis in **Figure 2.3-1**, it was determined that two open space resources are within reach of the longest possible shadow that could be cast from the Projected Development building associated with the requested rezoning within the Affected Area:

Green Street (Resource 1)
The green street is located at the intersection of Hillside Avenue and 184th Street, and includes a grassy area.

Green Street (Resource 2)
The green street, Aquino Triangle, is located at the intersection of Hillside Avenue and 185th Street, and includes a grassy area with several trees.

Figure 2.3-1: Tier 1 Screening Assessment



Tier 2 Shadow Screening Assessment

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

Conclusion

As shown in **Figure 2.3-2,** the Tier 2 screening assessment showed that Green Street Resource 1, and Green Street Resource 2, Aquino Triangle, cannot be reached by the potential shadow. There would be no impacts on sunlight-sensitive resources as a result of the Proposed Actions, and further analysis is not required.

Figure 2.3-2: Tier 2 Screening Assessment



2.4 Historic and Cultural Resources

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

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

Architectural Resources

Per CEQR Technical Manual guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the Project Site plus an approximately 400-foot radius around the proposed action area.

To determine whether the projected development has the potential to affect nearby off-site historic or architectural resources, the study area was screened for historic and architectural resources. No architectural resources were found in the project area that were considered historic or significant.

The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and by letter dated December 14, 2018 indicating that the Study Area does not contain any sites of buildings of known architectural or archeological significance (see Appendix A).

Cultural and Archaeological Resources

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

The proposed action would result in new in-ground construction on the Projected Development Sites. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on December 14, 2018 (see Appendix A). The LPC has indicated that no cultural resource, architectural or archaeological significance is associated with the Study Area. Therefore, significant adverse

impacts to archaeological resources are not expected because of the proposed action, and further analysis is not warranted.

Conclusion

Based on LPC's response there would be no impacts to historic architectural or archaeological resources as a result of the Proposed Actions, and no further analysis is required.

2.5 Urban Design and Visual Resources

According to the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the 2020 *CEQR Technical Manual*, an assessment of Urban Design may be warranted when a Proposed Action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment. As stated in the *CEQR Technical Manual*, the Study Area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with the Study Area used for the land use analysis (i.e., 400 feet around the Affected Area). For visual resources, existing publicly accessible view corridors within the Study Area should be identified. The purpose of the preliminary assessment is to determine whether any physical changes proposed by a project may raise the potential to significantly and adversely affect elements of urban design, which would warrant the need for a detailed urban design and visual resources assessment.

Within the Study Area there are no existing publicly accessible view corridors and no visual resources. Therefore, there would be no significant adverse effects to visual resources as a result of the Proposed Actions.

Preliminary Assessment

Existing Conditions

Within the Study Area, existing land uses include mixed commercial and residential buildings between two and four floors in height, mixed commercial and office buildings between one and two floors in height, multifamily multi-floor residential, and single-family residential homes located midblock. The mixed-use commercial buildings and multi-family buildings are generally built along Hillside Avenue. Land use along Hillside Avenue includes multi-family, multi-floor residential and mixed commercial and residential buildings. Most buildings are arranged regular with respect to their lot placement, and are generally not built out to their lot lines.

The traffic grid is irregular with disjointed collector roads dead ending at Hillside Avenue. Hillside Avenue, bounding the Affected Area to the south, is a principal arterial roadway running east-west with two moving lanes in each direction and curbside parking. Dalny Road bounds the Affected Area to the west, and is a local collector that runs north-south with one moving lane in each direction and curbside parking. Chelsea Street bounds the Affected Area to the east and runs northwest-southeast with one moving lane in each direction and curbside parking.

Figure 2.5-1 below shows an aerial view of the Affected Area and the Study Area (400' buffer around the Affected Area).

Figure 2.5-1: Aerial Map

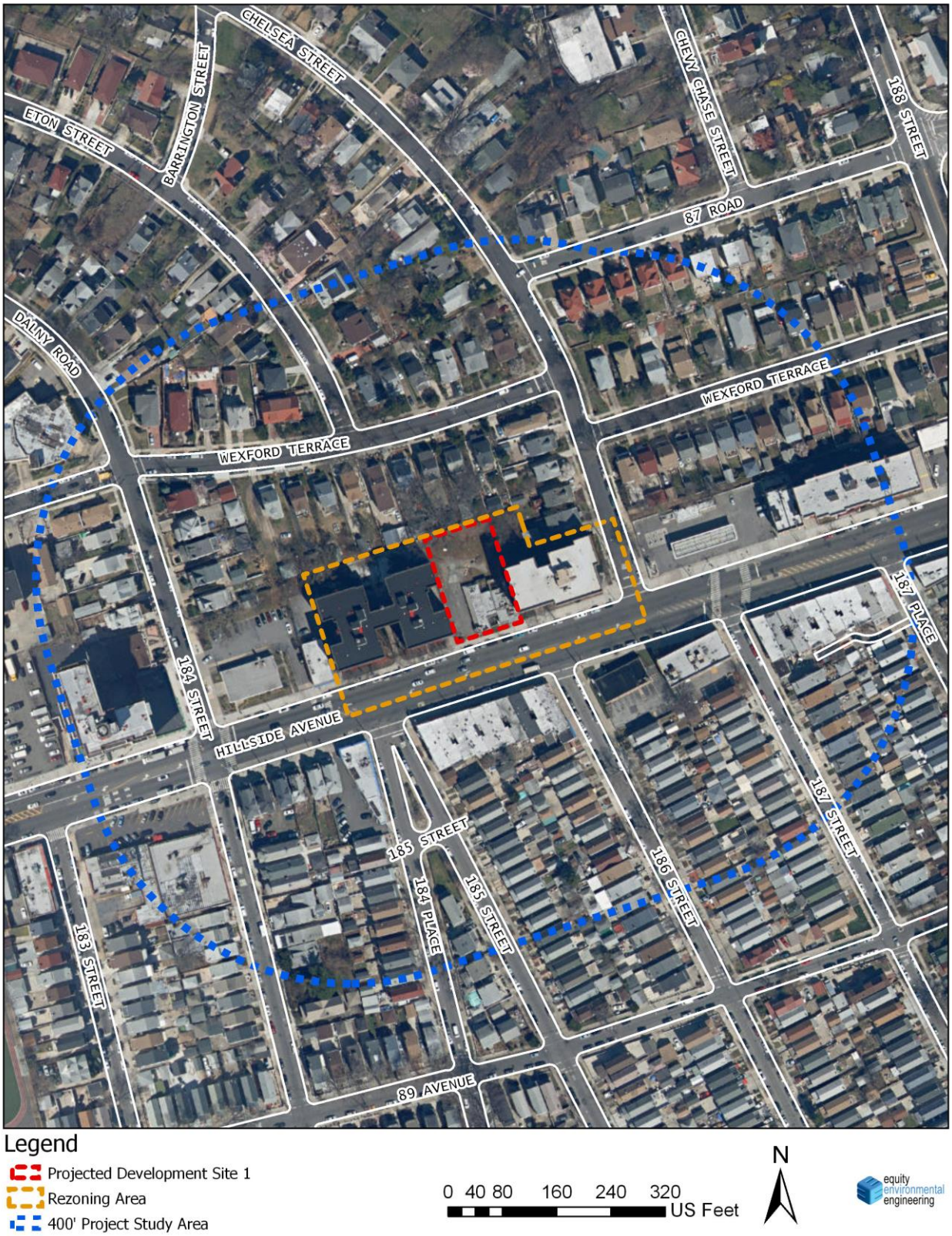


Figure 6 also provides photos showing existing conditions in the Affected Area. The following figures show the reasonable-worst case development (as described in **Section 1.9**) building massings and compares these massings to existing conditions. The massing figures below portray the reasonable worst-case development scenario allowed by the proposed Rezoning Action.

Figure 2.5-2 No-Action Looking West Along Hillside Avenue



Figure 2.5-3 With-Action Looking West Along Hillside Avenue



Figure 2.5-5 No-Action Looking East Along Hillside Avenue



Figure 2.5-6 With-Action Looking East Along Hillside Avenue



ANALYSIS

Future No-Action Scenario

Under no action conditions, it is presumed that no floor area changes or changes in use would occur within the Affected Area and existing conditions would prevail. There are no known planned or active construction projects within the Study Area.

Future With-Action Scenario

In the future with the Proposed Actions the Affected Area would be rezoned to R7A/C2-4 DJ. The Applicant-owned Block 9954, Lot 56 would develop to the maximum permitted bulk and height within the new zoning district. The vacant structure on site would be demolished in place and would be developed with a 79,306 gsf (73,600 zsf; 4.60 FAR) 9-story, 95-foot-tall building. The ground floor would include 4,680 gsf (4,500 zsf; .28 FAR) of community facility use. Floors two through nine would include 74,628 gsf (69,100 zsf; 4,32 FAR) of residential floor area, with 75 total dwelling units (60 market rate and 15 affordable units at 80% AMI). 30 residential parking spaces would be provided at the first floor

As shown in **Figures 2.5-2** through **Figure 2.5-9,** the Projected Developments effectuated by the Proposed Actions would provide a mid-rise multi-family residential building consistent with nearby built form and uses.

Conclusion

The Proposed Actions would facilitate the redevelopment of a parcel within the Affected Area that is significantly underbuilt. The development facilitated by the Proposed Actions would not adversely impact any of the constituent urban design elements or impact the overall character of the neighborhood. The elimination of a vacant blighted lot would remove an eyesore from the community, and the provision of ground floor community facility uses and upper story dwelling units would activate the sidewalk along Hillside Avenue. Therefore, the Proposed Actions would not introduce density or land uses to the area that would result in any significant adverse impact to the constituent elements of Urban Design.

2.6 Hazardous Materials

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

Pursuant to *CEQR Technical Manual* methodology, actions that would result in ground disturbance in an area where current or past uses on or near the site raise the potential for the presence of hazardous materials should be assessed for hazardous materials. Accordingly, a Phase I Environmental Site Assessments (Phase I) was conducted for the subject site.

Summary of Phase I ESA

Equity was retained by 18517Hillside LLC, to conduct a Phase I of the subject property located at 185-17 Hillside Avenue, Queens, New York Block 9954, Lot 56 in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ASTM Standard constitutes all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice. The ASTM Standard also satisfies the requirements of the United States Environmental Protection Agency (EPA) All Appropriate Inquiry Standard, 40 CFR Part 312, which is required to qualify for certain landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The purpose of the Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify recognized environmental conditions (RECs) in connection with the subject property. A recognized environmental condition is defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or conditions that pose a material threat of a future release to the environment. Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment, and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimus RECs were considered in the Phase I.

The identification of RECs in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

No Historic Recognized Environmental Conditions (HRECs) or Controlled Recognized Environmental Conditions (CRECs) were identified for the Subject Property.

Phase I ESA Findings

Vapor Encroachment Condition (VECs)

Equity conducted an analysis of the various properties listed in the Phase I database search with respect to the Vapor Encroachment Screening (VES) in accordance with the requirements of the American Society for Testing and Materials (ASTM) 2600-10. A Tier I screen was done within the required database search distances from the subject property boundary for the items listed in Section 8 of the standard.

Based on the evidence provided by the database report, observations made during the site reconnaissance, and professional judgement, it is Equity's conclusion that a Vapor Encroachment Condition (VEC) can be ruled out for the subject property as long as there is no fuel tank onsite.

Recognized Environmental Conditions (RECs)

One 1,080 gallon UST was pressure tested on February 24th, 2014 and passed the test, however two inches of water was found inside the UST. On May 26th, 2016 the UST was removed by Pat Sementa Plumbing Heating Cooling and Fire Sprinkler. Due to the fact that there is no proof of complete remediation of the UST and regulatory documentation thererof and two inches of water was found in the UST, it cannot be confirmed that the UST did not leak and therefore it is considered a REC.

Phase I ESA Recommendations

Prior to any future development of the property that involves subsurface disturbance, a subsurface (Phase II) investigation is recommended prior to such activity to determine if mitigation and/or additional remediation is warranted for the future use of the property due to the potential REC on the Subject Property.

Conclusion

Based on the findings of the Phase 1 ESA, no HRECs or CRECs were identified related to the subject property, nor does environmental data sources indicate current or historical issues of present concern related to any other properties within the Affected Area. Based on EDR reports, a VEC can be ruled out. The Phase I ESA was submitted to DEP who responded by letter dated February 18, 2020, requesting a Phase II ESA. Because the Project Site is currently improved with a building, demolition would have to occur before a Phase II could be prepared. Therefore, because The Applicant must wait for construction funding to be secured before the Phase II can be conducted, an E-Designation will be required for hazardous materials is required to ensure that there would be no impacts.

E-Designation E-591 (Block 9954, Lot 56)

The text for the (E) designations, E-591, related to hazardous materials is as follows:

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

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

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

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

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

2.7 Air Quality

Ambient air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project's effects on ambient air quality as well as the effects of ambient air quality on the project. Ambient air quality can be affected by mobile sources, stationary sources, and construction activities. These activities can affect the following regulated pollutants: carbon monoxide (CO), ozone (O_3) and its precursors (hydrocarbons and nitrogen oxides), nitrogen oxides (NO_x), lead (Pb), respirable particulate matter (PM_{10} and $PM_{2.5}$), sulfur dioxide (SO_2), noncriteria pollutants, and odors. As required by the Clean Air Act (CAA), National Ambient Air Quality Standards (NAAQS) have been established for the following air pollutants of concern: CO, O_3, nitrogen dioxide (NO_2), PM_{10}, $PM_{2.5}$, Pb and SO_2. The current NAAQS are presented below in Table 2.6-1.

The New York State Department of Environmental Conservation (NYSDEC) also publishes maximum allowable guideline concentrations for certain pollutants, known as "noncriteria pollutants," for which the USEPA has no established standards. The NYSDEC's guidelines are published in the DAR-1 AGC/SGC Tables. DAR-1 presents Annual and Short-Term Guideline Concentrations (AGCs and SGCs, respectively) for contaminants that range in toxicity from high to low. The AGCs and SGCs are annual and 1-hour guideline concentrations, respectively, for potentially toxic or carcinogenic air contaminants. AGCs and SGCs are guideline concentrations for noncriteria pollutants that are considered acceptable concentrations below which there should be no adverse effects on the general public's health. AGCs and SGCs within the DAR-1 are updated periodically, therefore, the latest available NYSDEC DAR-1 AGC/SGC Tables must be used when employing AGCs and SGCs for analyses.

Mobile Sources

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

- *Projects that would result in the 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); and/or

- *Projects that would substantially increase the vehicle miles traveled in a large area.*

The Proposed Actions would not result in operable windows or air intakes within 200 feet of an atypical roadway. It would not result in the creation of a covered roadway or affect any covered roadway. 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 would not generate diesel traffic. The project would not create a new sensitive receptor adjacent to large parking facilities. The project would not result in the creation of a 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.

To ensure the project would not cause an adverse impact on the mobile source emissions, a mobile source impact screening for PM2.5 was conducted. The screening included use of the worksheet provided in the CEQR Technical Manual Section 210 and the NYS DOT Highway Functional Classification. The screening included the calculation of the equivalent HDDV trips for 50 passenger cars on Hillside Avenue. Hillside Avenue is classified as an arterial roadway by NYS DOT and therefore passes the screening calculation. Therefore, no further assessment of the potential for mobile source air quality impacts is warranted.

Table 2: Equivalent Truck Calculation

Road Types	Equ. truck	Screen value	PM2.5 Screen
Paved road < 5000 veh/day	24	13	Fail Screen
Collector roads	10	20	Pass Screen
Principal and minor arterials	2	23	Pass Screen
Expressways and limited access roads	2	23	Pass Screen

Table 2.7-1: NAAQS

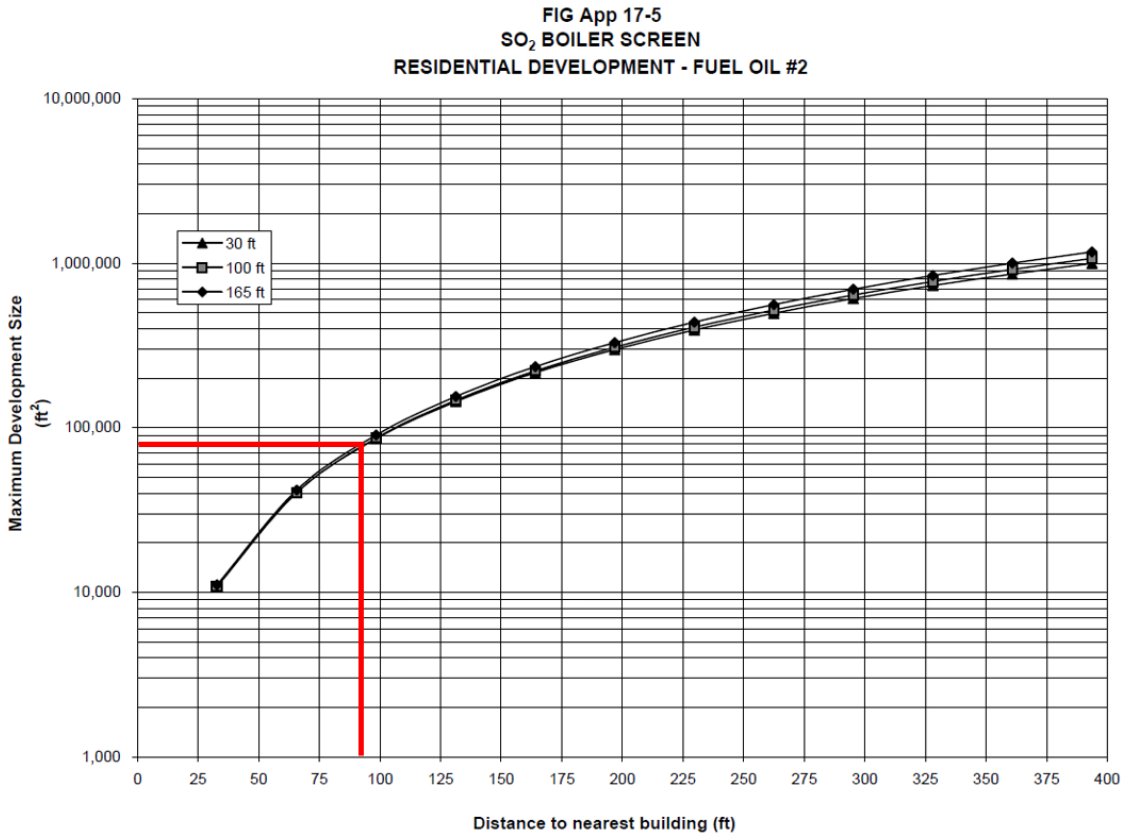
Pollutant	Primary		Secondary	
	PPM	Micrograms Per Cubic Meter	PPM	Micrograms Per Cubic Meter
CO				
Maximum 8-Hour Concentration	9	10,000		
Maximum 1-Hour Concentration	35	40,000	N/A	
Pb				
Rolling 3-month Average		0.15	N/A	0.15
NO_2				
Annual Arithmetic Average	0.053	100	0.053	100
Maximum 1-Hour Concentration	0.100	188	N/A	
O_3				
8-Hour Maximum	0.070		0.070	
PM_{10}				
Maximum 24-Hour Concentration	150		150	
$PM_{2.5}$				
Average 3 Consecutive Annual Means		12		15
24-Hour Concentration		35		35
SO_2				
Maximum 3-Hour Concentration			0.5	
Maximum 1-Hour Concentration	0.075		N/A	

Stationary Sources

According to the New York City Environmental Quality Review 2020 Technical Manual, Projects may result in stationary source air quality impacts when they would (i) create new stationary sources of pollutants—such as emission stacks for industrial plants, hospitals, other large institutional uses, or even a building's boilers—that may affect surrounding uses; (ii) introduce certain new uses near existing or planned emissions stacks that may affect the use; or (iii) introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses. The reasonable worst-case development scenario assumes one projected development site, with a building that will be 9 stories and 95 feet tall. The Applicant's actual proposed building would be an 8-story, 80-foot-tall building.

The building on Projected Site 1 was screened using Figure 17-5 of the CEQR technical manual which is a nomograph for residential use of Fuel Oil. The adjacent buildings on Lot 66 and Lot 49 are 70 feet tall and 75 feet tall, respectively. It is assumed that the use of Fuel Oil #2 is the worst-case scenario as no new boiler permits will be issued to boilers using any fuel oil other than Fuel Oil #2 in accordance with 15 RCNY 2-15. The nomograph is presented in **Figure 2.7-1.** The results of the screening indicate that any building closer than 95 feet that is of similar or greater height to the planned building stack on the projected development site may be impacted. Stacks are required to be located at least three feet above the roof therefore a search was commenced for any building in the area 98 feet in height or taller.

Figure 2.7-1: Nomograph Screening



The closest building of similar or greater height is located at 183-11 Hillside Avenue (Block 9950, Lot 57) and is 285 feet from the Project Site; therefore, no adverse air quality impacts are anticipated and no further analysis is required.

E-Designation E-591

Block 9954, Lot 56
Any new residential and/or community facility development or enlargement on the above referenced properties must ensure that the heating, ventilation, and air conditioning (HVAC) stack is located at the highest tier or at least 98 feet above grade to avoid any significant adverse air quality impacts.

Air Toxics Screening

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

400 Foot Study Area
The Affected Area is located within an R6A/C2-4 and R3X zoning districts. The surrounding area within a radius of 400 feet consists primarily of commercial and residential uses. The 400-foot radius was screened for potential sources of industrial emissions. The

findings of the screening are shown below in **Table 2.7-2.** No industrial properties were identified; however, one active air contaminant emission permit was identified at a commercial property. The key numbers in **Table 2.7-2** reference the commercial site numbers in **Figure 2.7-2.**

Table 2.7-2: Industrial/Manufacturing within 400 feet of the Affected Area

Industrial/Manufacturing and Commercial within 400 feet of the Affected Area					
Key	**Block**	**Lot**	**Address**	**Current Use**	**Permit Search Results**
1	9930	31	183-14 HILLSIDE AVENUE	Commercial / Office Building	No Record Found
2	9950	55	183-19 HILLSIDE AVENUE	Commercial / Office Building	No Record Found
3	9954	70	184-17 HILLSIDE AVENUE	Commercial / Office Building	Boiler - CB514903
4	9954	1	184-01 HILLSIDE AVENUE	Commercial / Office Building	Cancelled Boiler
5	9930	26	183-04 HILLSIDE AVENUE	Commercial / Office Building	PB054503
6	9934	20	186-06 HILLSIDE AVENUE	Commercial / Office Building	No Record Found
7	9931	34	184-20 HILLSIDE AVENUE	Commercial / Office Building	No Record Found
8	9934	26	186-18 HILLSIDE AVENUE	Commercial / Office Building	No Record Found

Site 5: 183-04 Hillside Avenue

Even though no industrial emission sources were identified based on review of the NYC MAPPLUTO for land use, the screening of the commercial emission source was completed to ensure the public safety for the Proposed Development. Permit PB054503 is current and registered to Hillside J. Cleaners at 183-04 Hillside Avenue. The permit includes the emission of Perchloroethylene at the facility.

The screening was completed following the CEQR Technical Manual's Industrial Source Screening procedure and Table 17-3. The conservative screening results for short-term and annual emission can be seen in **Table 2.7-3**. The calculated emissions fall below the Short-term and Annual Guideline Concentrations (SGCs/AGCs) for Perchloroethylene. Therefore, there is no potential for impact from the dry cleaner at 183-04 Hillside Avenue.

Table 2.7-3: Industrial Source Screening Results

Hillside J. Cleaners - Permit PB054503 - Dry Cleaner						
Treatment Emissions		Short-term 1-Hour		Annual		Pass/Fail
		Multiplier	1388	Multiplier	54	
		Concentration	SGC	Concentration	AGC	
Contaminant name	CAS No.	ug/m3	ug/m3	ug/m3	ug/m3	
Perchloro Ethylene	00127-18-4	66.4574400	300	0.36550529	4	Pass

1,000 Foot Study Area

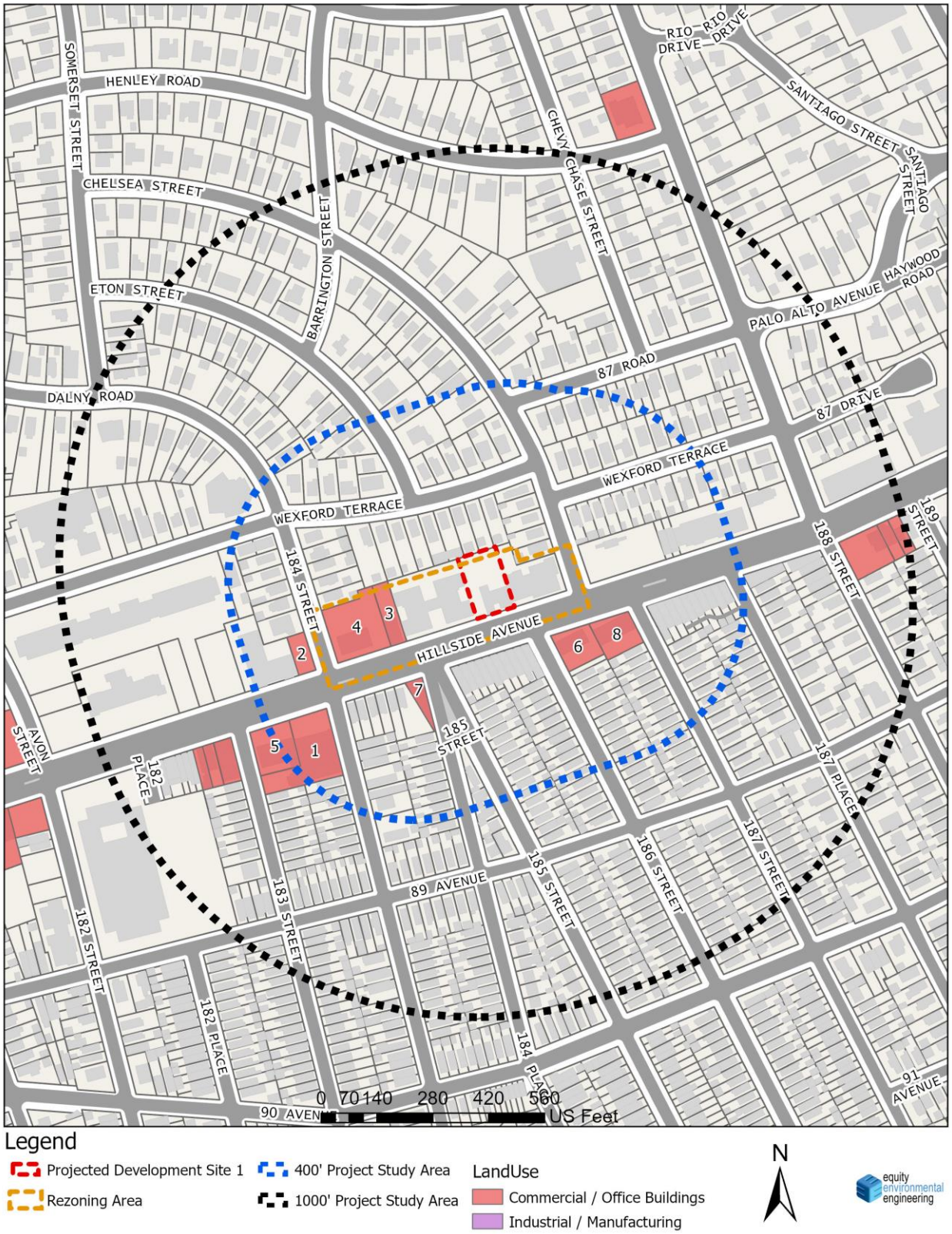
The surrounding area within a radius of 1,000 feet of the Affected Area was screened for potential large source industrial emissions.

Based on field observations and reviews of DCP land use maps, no such sources were identified. See **Figure 2.7-2** below.

Conclusion

Based on the screening of the Proposed Development's HVAC impact on surrounding properties and the surrounding air toxic emissions screening, there is no potential for significant air quality impact from the Proposed Development. The HVAC system emissions are far enough away from buildings that are similar or greater height. The property will also follow the E-Designation's stack height requirements. Similarly, there are no industrial uses in the surrounding area and the only active air emissions permit in the area that is not related to a boiler does not impact the Proposed Development.

Figure 2.7-2: Industrial Emissions Sources



2.8 Noise

Equity Environmental Engineering, LLC (Equity) conducted Noise Monitoring in support of the Proposed Action. Vehicular traffic movements are the predominant source of noise in the area. Therefore, the Proposed Action warrants an assessment of the potential for adverse effects on project occupants from ambient noise.

The Proposed Action would not create a significant 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. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

The purpose of the noise assessment under CEQR is to determine: (1) if new noise receptors that would be introduced by the proposed actions would be in an acceptable ambient sound level environment; and (2) if the proposed actions would significantly increase sound levels from mobile and stationary sources at existing noise receptors adjacent to the proposed development including residential, commercial, and institutional land uses.

According to the 2020 CEQR Technical Manual a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Mobile sources include vehicular traffic generated by the proposed action and stationary sources include rooftop equipment such as emergency generators, cooling towers, and other mechanical equipment.

Methodology

Noise is defined as any unwanted sound, and sound is defined as any air pressure variation that the human ear can detect. Human beings can detect a large range of sound pressures ranging from 20 to 20 million micropascals, but only those air-pressure variations occurring within a 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.

In terms of hearing, humans are less sensitive to low frequencies (<250 Hz) than mid-frequencies (500-1,000 Hz). Humans are most sensitive to frequencies in the 1,000 to 5,000 Hz range. Since ambient noise contains many different frequencies all mixed together, measures of human response to noise assign more weight to frequencies in this range. This is known as the A- weighted sound level.

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed “dB(A).” The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A). **Table 2.8-2** shows the range of noise levels for a variety of indoor and outdoor noise levels.

Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

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

The *CEQR Technical Manual* recommends an analysis of two principal types of noise sources: mobile sources; and stationary sources. Both types of noise sources are examined in the following sections.

Mobile Sources

Mobile noise sources are those which move in relation to receptors. The mobile source screening analysis addresses potential noise impacts associated with vehicular traffic generated by the Proposed Action.

Per the *CEQR Technical Manual*, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a Proposed Actions, a detailed analysis is generally performed. With the relatively moderate to high numbers of vehicles in the immediate area, the proposed action would not result in a doubling of noise passenger car equivalents (PCEs) to cause a 3 dBA increase in noise levels and cause significant adverse impacts to existing receptors.

As discussed in the *CEQR Technical Manual*, if the proposed project is located in areas with high ambient noise levels, which typically include those near heavily-traveled thoroughfares, airports, exposed rail, or other loud activities, further noise analysis may be warranted. Accordingly, ambient noise levels were measured at the proposed development site to provide an assessment of the potential for ambient noise to have a significant adverse effect on future residents of the proposed development.

The *CEQR Technical Manual* provides noise exposure guidelines in terms of L_{eq} and L_{10} for the maximum amount of allowable noise under existing regulations. L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating sound pressure levels 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 greater effect on the L_{eq} than low noise levels. The L_{eq} has an advantage over other descriptors because L_{eq} values from different noise sources can be added and subtracted to determine cumulative noise levels. In comparison, L_{10} is the SPL exceeded 10 percent of the time. Similar descriptors include the L_{50}, L_{01}, and L_{90} values.

Stationary Sources

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

associated with building structures may also be considered in a stationary source noise analysis. Impacts may occur when a stationary noise source is near a sensitive receptor, and is unenclosed. No unenclosed specific stationary noise sources of concern were observed during field inspection. As the Project Site is not subject to high ambient noise levels from any nearby stationary source, no stationary source noise impacts from surrounding uses are anticipated. Additionally, as the proposed project would not introduce a new stationary noise source, no significant adverse stationary source impacts are anticipated because of the Proposed Action, and no further analysis is warranted.

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Protection Order-City Environmental Quality Review (CEPO-CEQR) noise standards at the exterior façade to achieve interior noise levels of 45 dB(A) or below. CEPO-CEQR Noise Standards classify noise exposure into four categories: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable. As noted in the *CEQR Technical Manual*, these standards are the basis for classifying noise exposure into the following categories based on the L10 measured directly outside the projected development site:

Table 2.8-1 Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				**Clearly**
Noise Level with Proposed Project	70 < L10 ≤ 73	73 < L10 ≤ 76	76 < L10 ≤ 78	78 < L10 ≤ 80	80 < L10
Attenuation[1]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	36 + (L10 – 80) dB(A)[2]

Source: *CEQR Technical Manual*

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

[2] Required attenuation values increase by 1 dB(A) increments for L10 values greater than 80 dBA.

Table 2.8-2 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: 2020 CEQR Technical Manual	

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 weighting networks used are the A- and C-weighting networks. 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-weighted network is the most commonly used, 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.

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.
- $L_{eq\ (24)}$ 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.

Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project are vehicular movements, noise monitoring was conducted during peak vehicular travel periods, 07:30 am-09:00 am, 12:00 pm-1:30 pm, and 4:30 pm-6:00 pm. Pursuant to CEQR Technical Manual methodology, readings on all frontages were conducted for 20-minute periods during three peak periods of vehicular travel. Noise monitoring was conducted using a Type 1 Casella CEL-633 sound meter with wind screen. The monitor was placed on a tripod at a height of approximately three 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 subject site constitute a worst-case condition for noise at the Project Site.

Figure 2.8-1 Noise Monitoring Locations

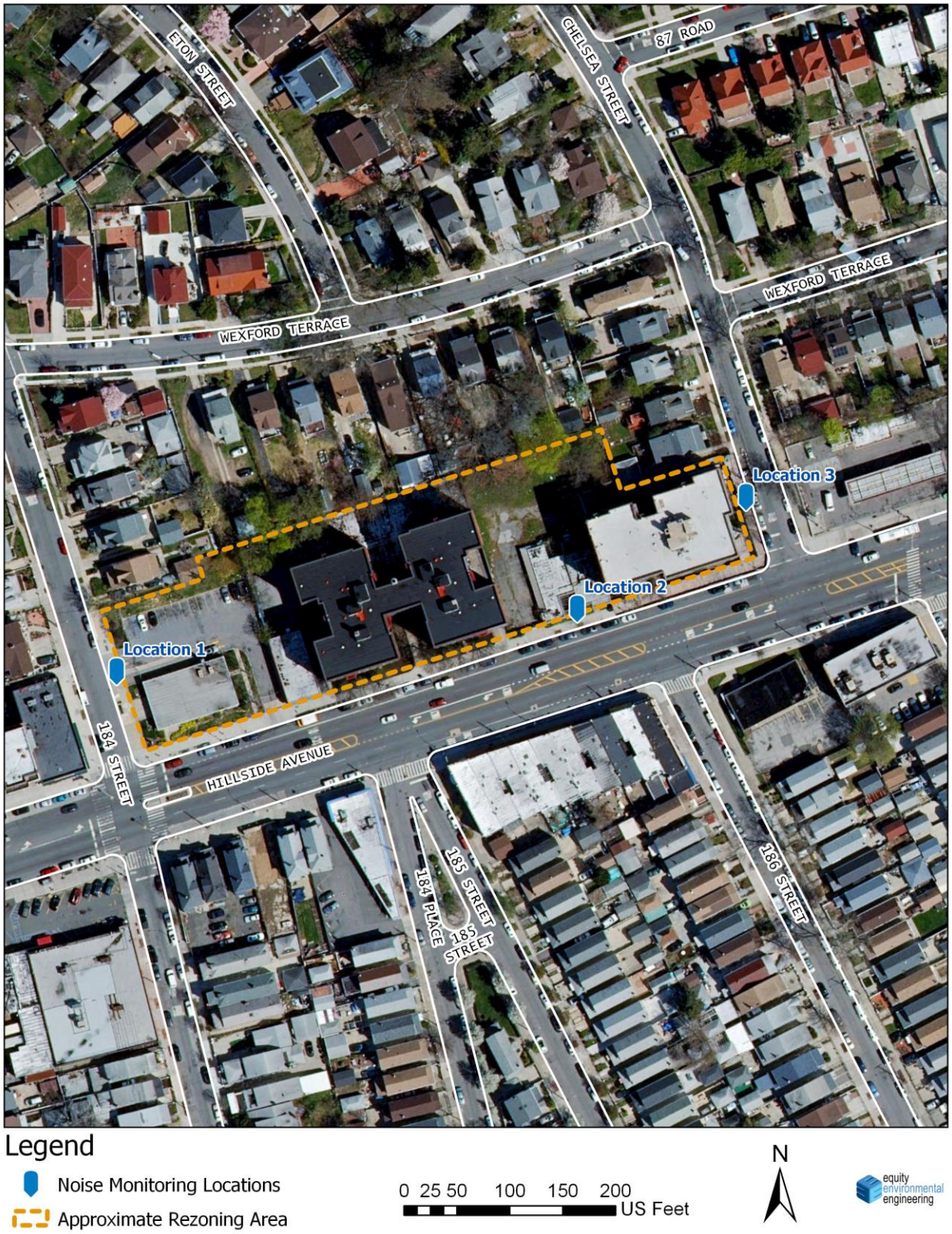


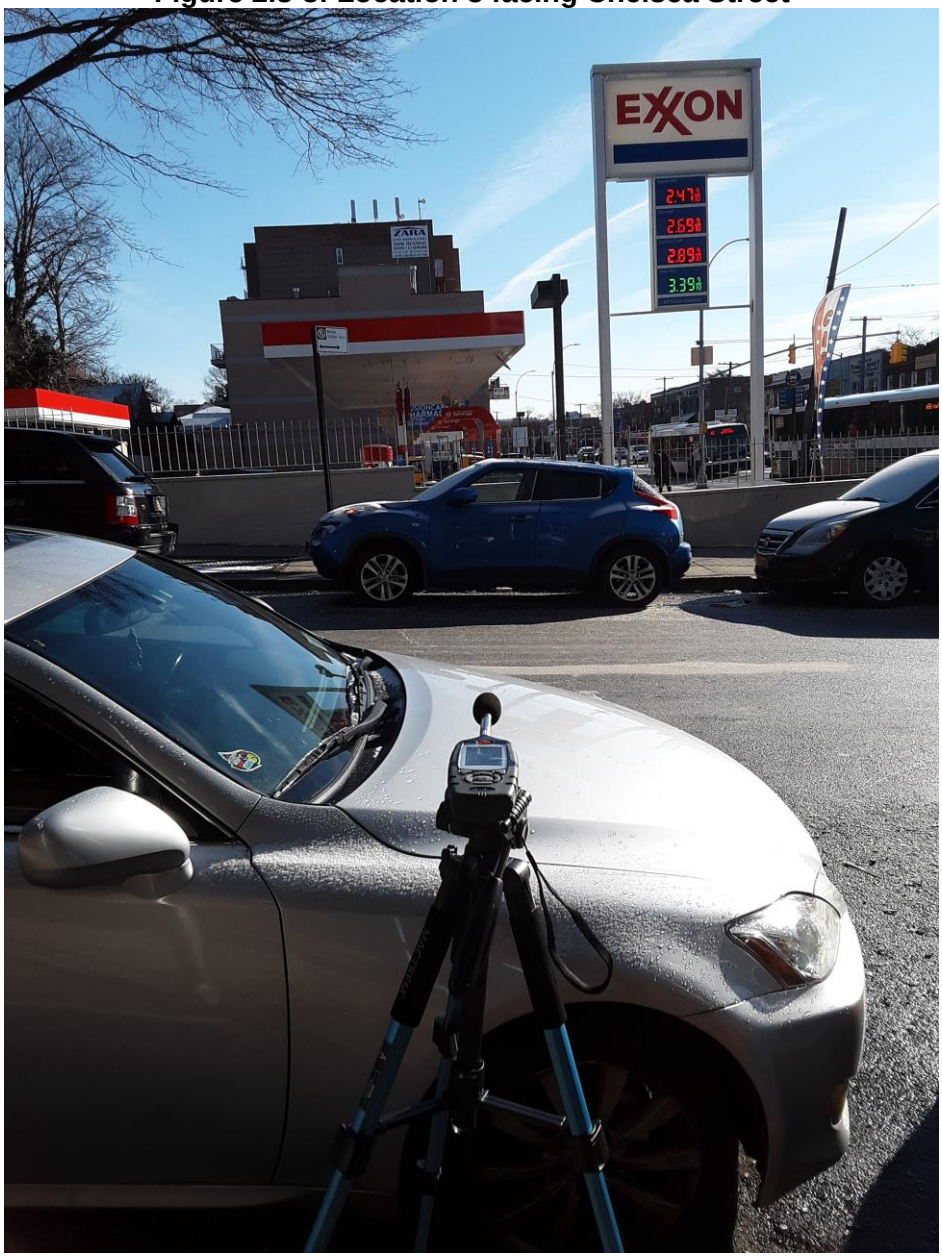
Figure 2.8-2: Location 1 Facing 184th Street



Figure 2.8-2: Location 2 Facing Hillside Avenue



Figure 2.8-3: Location 3 facing Chelsea Street



Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Wednesday, February 28th, 2019. Wind speeds were mild during all monitoring sessions and it was sunny. Traffic volumes and vehicle classification were documented during the noise monitoring.

Existing Conditions

The predominant source of noise at the site is vehicular traffic.

Table 2.8-3: Noise (dB) Levels at Location 1

Wednesday, February 28th, 2019			
Time	**7:34 am – 7:54 am**	**12:00 pm – 12:20 pm**	**4:30 pm – 4:51 pm**
L_{max}	104.8	83.3	80.6
L_{10}	71.5	**64.5**	**64.5**
L_{eq}	**77.7**	63.2	61.7
L_{50}	66.0	58.0	58.5
L_{90}	61.0	53.5	54.0
L_{min}	53.9	48.	48.8

Table 2.8-4: Noise (dB) Levels at Location 2

Wednesday, February 28th, 2019			
Time	**7:56 am – 8:16 am**	**12:23 pm – 12:43 pm**	**4:54 pm – 5:15 pm**
L_{max}	93.1	79.4	81.9
L_{10}	**74.5**	**69.5**	**68.5**
L_{eq}	71.6	65.8	65.7
L_{50}	69.5	63.0	64.0
L_{90}	63.0	56.0	59.5
L_{min}	54.1	50.0	54.8

Table 2.8-5: Noise (dB) Levels at Location 3

Wednesday, February 28th, 2019			
Time	**8:23 am – 8:43 am**	**12:46 pm – 1:06 pm**	**5:17 pm – 5:37 pm**
L_{max}	89.5	88.0	86.7
L_{10}	**70.5**	**67.5**	**66.0**
L_{eq}	67.5	66.2	63.4
L_{50}	65.0	61.0	60.5
L_{90}	58.5	55.5	55.5
L_{min}	52.5	47.1	48.4

Tables 2.8-6 through **Table 2.8-8** contains the traffic volumes and vehicle classifications for the morning, noon, and evening monitoring sessions.

Table 2.8-6: Traffic Volume Morning

	Location 1	Location 2	Location 3
Car/ Taxi	66	247	54
Van/Light Truck/SUV	50	268	62
Train	0	0	0
Heavy Truck	3	31	1
Bus	4	91	3

Table 2.8-7: Traffic Volume Midday

	Location 1	Location 2	Location 3
Car/ Taxi	36	142	12
Van/Light Truck/SUV	31	151	8
Train	0	0	0
Heavy Truck	2	29	0
Bus	0	24	0

Table 2.8-8: Traffic Volume Evening

	Location 1	Location 2	Location 3
Car/ Taxi	52	240	36
Van/Light Truck/SUV	56	264	47
Train	0	0	0
Heavy Truck	1	16	0
Bus	0	57	0

Determination of Impacts

The 2020 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the Proposed Action, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. The highest recorded L_{10} at the Hillside Avenue frontage was 74.5 dB(A) during the morning period. The highest recorded L_{eq} at the 184th Street frontage was 77.7 dB(A) and occurred during the morning. The highest recorded L_{10} along the Chelsea Street frontage was 70.5 dB(A) and also occurred during the morning.

Per The 2020 *CEQR Technical Manual, Chapter 19, Section 421.1* vehicular noise which is the primary source of noise, triggers the attenuation provided in the E-Designation text below for E-591. Based on the data from Tables **2.8-3**, **2.8-4**, **2.8-5, 2.8-6, 2.8-7, and 2.8-8** above, all facades of the projected development site must attenuate 31 dBA.

To preclude the potential for significant adverse impacts related to noise, an (E) designation would be incorporated into the rezoning proposal for Block 9954 Lot 56 The text for the (E) designation, E-591, is as follows:

Block 9954, Lot 56 (Projected Development Site 1): To ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential and community facility uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

Conclusion

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

2.9 Neighborhood Character

According to the *2020 CEQR Technical Manual*, a neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. Thus, to determine a project's effects on the neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered together. These elements may include land use, zoning, public policy, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation and noise. The study area for a preliminary analysis of neighborhood character is typically consistent with the study areas of the relevant technical areas under CEQR that contribute to the defining elements of the neighborhood. The study area should generally include at least the Project Site and the area within 400 feet of the Project Site boundaries as indicated in **Figure 1**.

Preliminary Analysis

Existing Conditions

The Affected Area is located in the Jamaica Estates neighborhood of Queens, Community District 8. Land use within the 400-foot surrounding area includes mixed commercial and residential buildings that are about two floors in height, single floor commercial buildings, multi-floor multi-family buildings, and single-family multi-story buildings. The mixed-use commercial buildings, purely commercial buildings and multi-family residential buildings are generally built along Hillside Avenue, while residential buildings are located midblock.

The Study Area is generally medium-density and low-density residential, with commercial overlays along principal arterials such as Hillside Avenue. The Affected Area is centrally located within an R6A zoning district that runs generally from 191 Street to Edgerton Boulevard along Hillside Avenue. The projected sites are located within one of the numerous C2-4 commercial overlays than run along Hillside Avenue within the R6 Zoning District. Zoning of the Affected Area just off of Hillside Avenue changes to a primarily R3X zoning designation and includes small portions of the R5 zoning district and R4-1 zoning district.

ANALYSIS

Future No-Action Scenario

It is expected that existing uses within the affected area would remain in the future without the Proposed Actions. Therefore, for the purposes of this analysis, it is assumed that the constituent elements of neighborhood character in the No-Action scenario would be consistent with the existing conditions.

Future With-Action Scenario

Under the With-Action Scenario, the Applicant Development Site (Projected Development Site 1) is projected to develop. The site is anticipated to utilize the maximum development potential of the proposed R7A/DJ (with a C2-4 overlay) rezoning district, resulting in new mixed-use residential and community facility uses.

The projected development would be consistent with neighborhood character and would be located near the higher density uses along Hillside Avenue.

In order to determine the Proposed Actions' potential effects on neighborhood character, the elements that contribute to a neighborhood's context and feeling are considered both separately and cumulatively. The examination focuses on whether a defining feature of the neighborhood's character may be significantly affected, as further described below:

Land Use, Zoning, and Public Policy: As indicated above, the Proposed Actions would not adversely impact the neighborhood in terms of land use, zoning or public policy – as the land uses and zoning proposed are similar to adjacent land uses.

Open Space: As indicated above, the Proposed Actions would not result in significant adverse impacts to Open Space resources from the Projected Development.

Shadows: As indicated above, the Proposed Actions would not result in impacts from shadows cast from the Projected Development.

Historic and Cultural Resources: As indicated in Appendix A by LPC letter dated December 104, 2018, the LPC review did not identify any known Architectural or Archeological resources. Therefore, the Proposed Actions would not introduce any impacts to Historic or Cultural Resources.

Urban Design and Visual Resources: The Proposed Actions would not impact the constituent elements of Urban Design or Visual Resources as the buildings would be similar in form and bulk to surrounding uses.

Noise: The Proposed Actions would not result in a development that would produce a significant source of noise.

Combination of Moderate Effects: Based on the above findings, there would be no combination of moderate effects to several elements that cumulatively may affect neighborhood character.

Conclusion

As discussed above, the Proposed Actions would not in whole or from a specific technical study standpoint result in a significant impact to the neighborhood character, nor would cumulative effects of two or more of the above technical areas have any significant impacts to the Study Area.

Appendix A: Agency Correspondence

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-Q
Project: HILLSIDE AVENUE REZONING
Date received: 12/14/2018

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 185-01 Hillside Avenue, BBL: 4099540066
2) ADDRESS: 185-17 Hillside Avenue, BBL: 4099540056
3) ADDRESS: 87-46 Chelsea Street, BBL: 4099540049

Gina Santucci

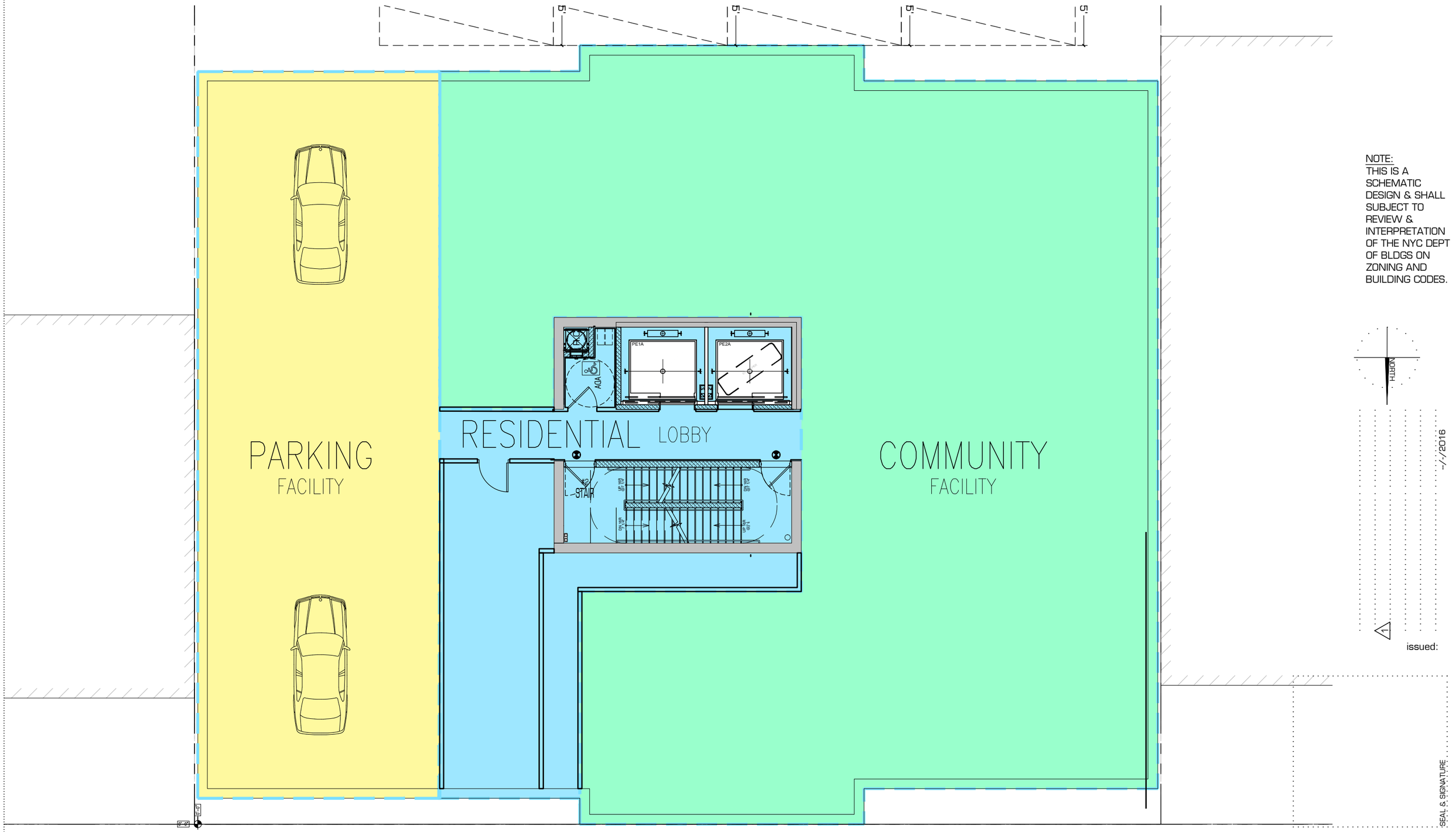
12/17/2018

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

File Name: 33874_FSO_DNP_12172018.doc

Appendix B: Architectural Drawings



NOTE:
THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION OF THE NYC DEPT OF BLDGS ON ZONING AND BUILDING CODES.

NORTH

-/-/2016

1

issued:

SEAL & SIGNATURE

Architect

Demmerle Design Studio & Partners

330 SUNRISE HWY SUITE 110
ROCKVILLE CENTRE
(347) 347-9704
www.dd-studio-ny.com

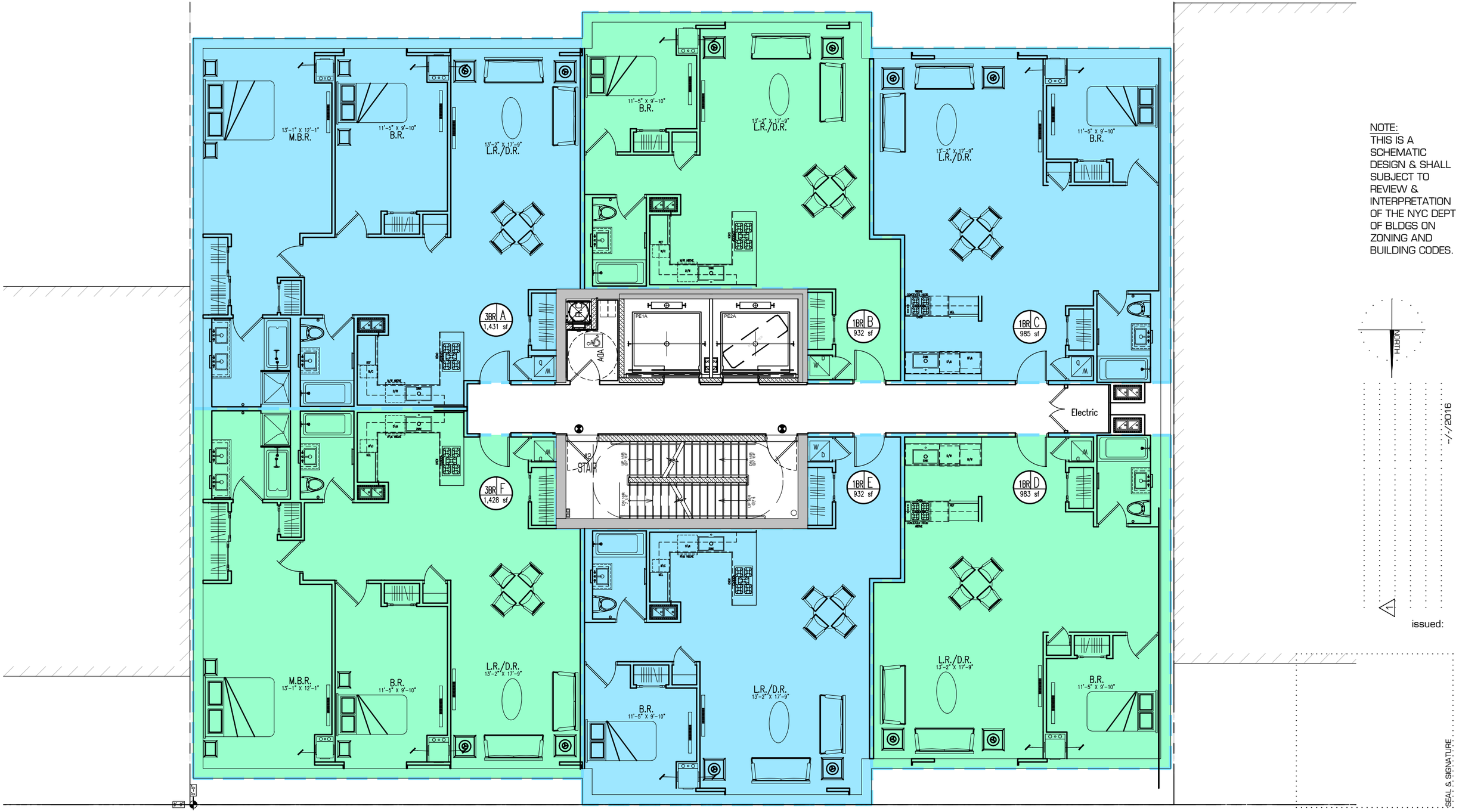
185-19 Hillside Avenue
Queens, NY

PROJECT: 185-19 Hillside Avenue
Drawing Title: GROUND FLOOR

DWG No: A 100.00

DATE: 10/9/18
PROJECT No: 1827
DRAWING BY: ED
CHECKED BY: DD
SCALE: 1/2" = 1'-0"
*CADD FILE No:

DDSTUDIO(C)2018



NOTE:
THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION OF THE NYC DEPT OF BLDGS ON ZONING AND BUILDING CODES.

NORTH

-/-/2016

1

issued:

SEAL & SIGNATURE

Architect

Demmerle Design Studio & Partners

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ROCKVILLE CENTRE
(347) 347-9704
www.dd-studio-ny.com

185-19 Hillside Avenue
Queens, NY

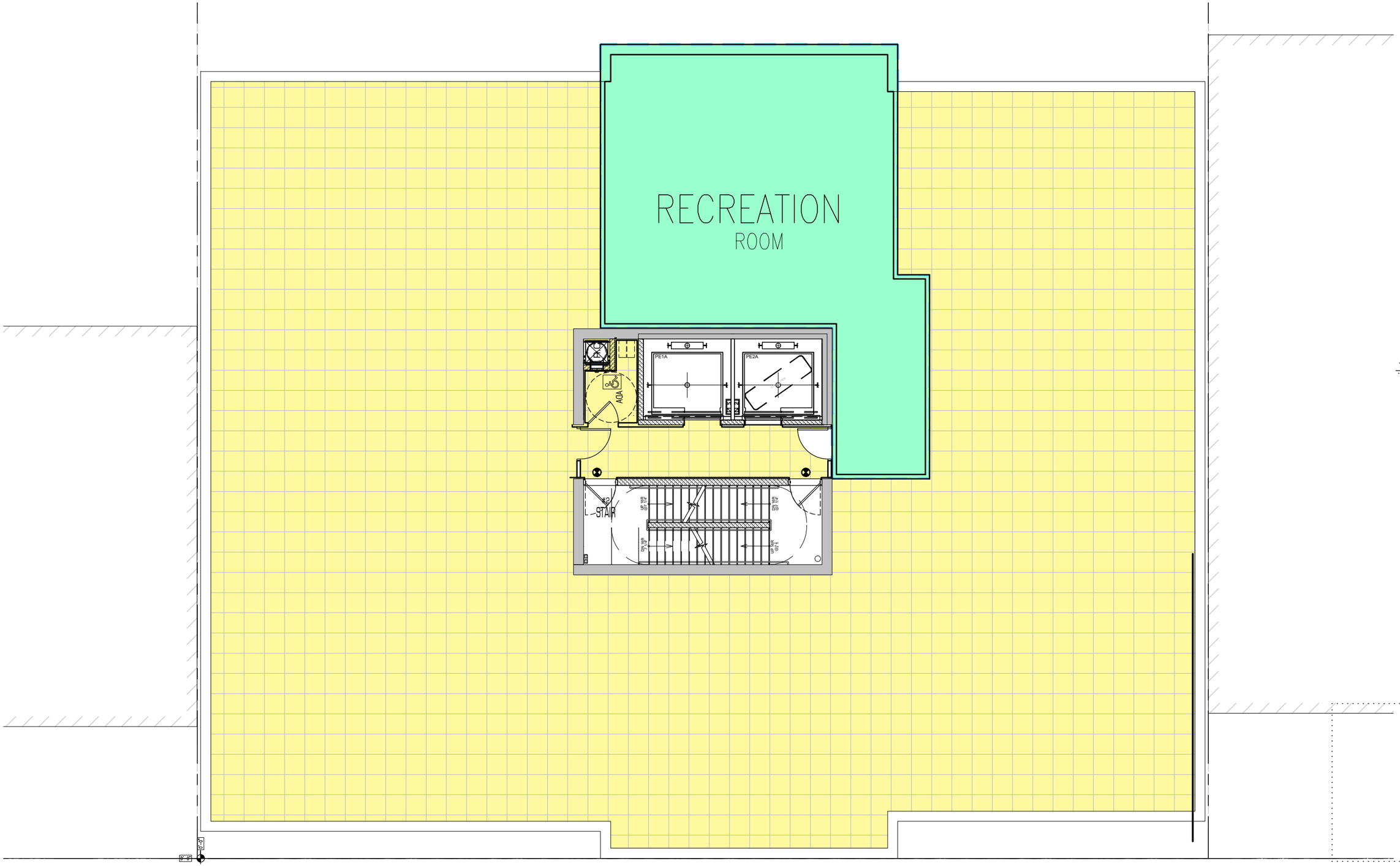
PROJECT: 185-19 Hillside Avenue
Drawing Title: TYPICAL FLOOR PLAN

DATE: 10/9/18
PROJECT No: 1527
DRAWING BY: RD
CHECKED BY: JV
SCALE: 1/4"=1'0"

DWG No: A 101.00

*CADD File No:

DDSTUDIO(C)2018



NOTE:
THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION OF THE NYC DEPT OF BLDGS ON ZONING AND BUILDING CODES.

NORTH

issued: -/-/2016

SEAL & SIGNATURE

Architect

Demmerle Design Studio & Partners

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ROCKVILLE CENTRE
(347) 347-9704
www.dd-studio-ny.com

185-19 Hillside Avenue
Queens, NY

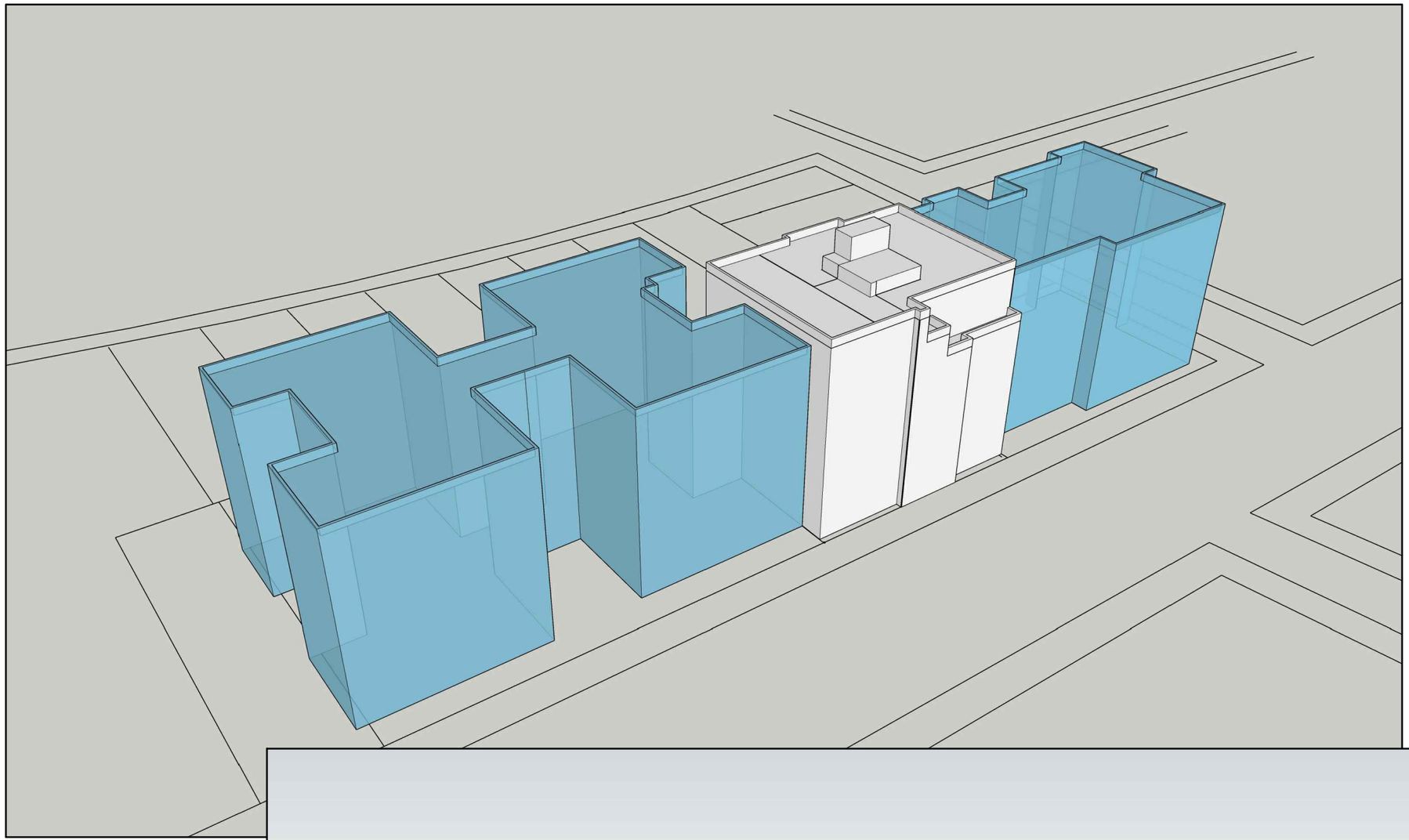
PROJECT: 185-19 Hillside Avenue
Drawing Title: ROOF PLAN

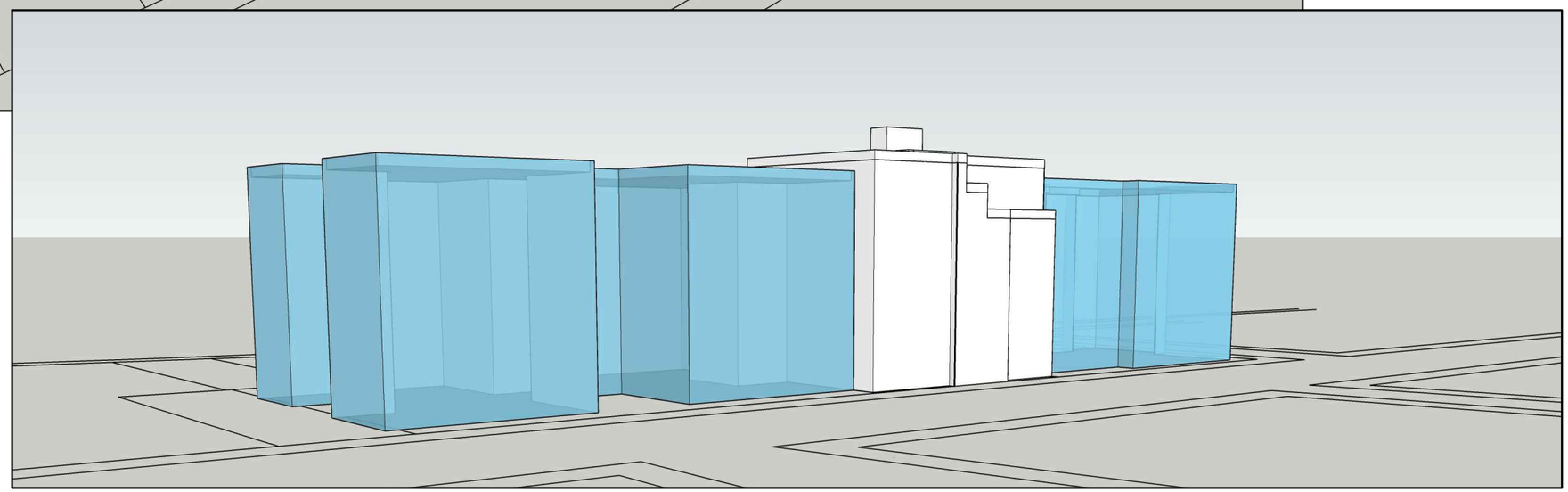
DATE: 10/9/18
PROJECT No: 1527
DRAWING BY: FD
CHECKED BY: XX
SCALE: X/X = 1'-0"

DWG No: A 102.00

CADD FILE No:

DDSTUDIO(C)2018





NOTE:
THIS IS A SCHEMATIC DESIGN & SHALL SUBJECT TO REVIEW & INTERPRETATION OF THE NYC DEPT OF BLDGS ON ZONING AND BUILDING CODES.

NORTH

1 -/-/2016

issued:

SEAL & SIGNATURE

Architect

Demmerle Design Studio & Partners

330 SUNRISE HWY SUITE 110
ROCKVILLE CENTRE
(347) 347-9704
www.dd-studio-ny.com

185-19 Hillside Avenue
Queens, NY

PROJECT: 185-19 Hillside Avenue
Drawing Title: MASSING
DWG No: Z 000.00

DATE: 1/5/16
PROJECT No: 1627
DRAWING BY: PD
CHECKED BY: SK
SCALE: 3/4"=1'0"
*CADD FILE No:

DDSTUDIO(C)2018

Appendix C: Hazardous Materials

NYC Environmental Protection

Vincent Sapienza, P.E.
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4422
alicata@dep.nyc.gov

February 18, 2020

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

Re: 185-17 Hillside Avenue Rezoning
Block 9954, Lots 1, 49, 56, 66, and 70
CEQR # 20DCP075Q

Dear Ms. Antelmi:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the September 2019 Environmental Assessment Statement (EAS) and the January 2019 Phase I Environmental Site Assessment Report (Phase I) prepared by Equity Environmental Engineering, on behalf of 18517 Hillside Avenue LLC., (applicant) for the above referenced project located between 184th Street and Chelsea Street in the Jamaica Estates neighborhood of Queens Community District 8. It is our understanding that the applicant is seeking:

1. A zoning map amendment from the New York City Department of City Planning (DCP) to rezone Block 9954, Lots 1, 49, 56, 66, and 70 from a R6A/C2-4 zoning district to a R7A/C2-3 zoning district.
2. A zoning text amendment to Appendix F of the New York City Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area.

The proposed actions would facilitate the redevelopment of a one-story vacant animal hospital located on Block 9954, Lot 56 (Projected Development Site 1) with a new, 63,832 gross square feet (gsf), eight-story residential building containing 36 dwelling units, a residential lobby, accessory parking and 4,500 gsf of community facility space. Projected Development Site 1 is applicant-owned. The remainder of the project area, comprised of the lots not controlled by the applicant (Block 9954, Lots 1, 49, 66 and 70), is not expected to be redeveloped as a result of the proposed actions.

The January 2019 Phase I report revealed that historical on-site and surrounding area land uses consists of residential and commercial uses including an animal hospital, filling stations, Ping Laundromat/dry cleaner, Hillside J. Dry Cleaner, Hillside Pharmacy, Tower Pharmacy, a dental center, a barber shop, a deli, a used auto sales facility as well as several residential buildings. Regulatory databases such as the New York State Department of Environmental Conservation SPILLS, Leaking Underground Storage Tank, Leaking Storage Tanks (LTANKS), Resource Conservation and Recovery Act Generators, and Petroleum Bulk Storage (PBS) Underground Storage Tanks (USTs) and PBS Aboveground Storage Tanks (ASTs) identified several sites in close proximity to the project site. The SPILLS database reported seven SPILLS within a 1/8-mile radius of the project site and the LTANKS database reported 27 LTANKS within a 1/2-mile radius of the project site. The PBS

USTs and the PBS ASTs databases reported nine USTs and 10 ASTs within a 1/4-mile radius of the project site. The Phase I also reported two Historical Auto Stations and three Historical Cleaners within a 1/8-mile radius of the project site.

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

Projected Development Site 1: Block 9954, Lot 56 (Site under the control or ownership of the applicant)

- Section 8. *Physical Dimensions and Scale of Project* on the EAS form states that the proposed project is an 8-story, 95-foot-tall, 63,832 gsf building while Section 1.6 *Description of Proposed Development* states that the proposed project is a 9-story, 95-foot-tall, 79,308 gsf building. Therefore, DCP should instruct the applicant to clarify the description of the proposed building.

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

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

Future correspondence and submittals related to this project should include the following CEQR number **20DCP075Q**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595-6756.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard; T. Estesen; C. Scantlebury; M. Wimbish; R. Lucas; O. Abinader - DCP

Appendix D Noise Backup and Calibration Certificates

Instrument Model	CEL-633C		
LAeq	63.2 dB	Battery Low	No
LCpeak with Time	103.0 dB (2/28/2019 12:08:29 PM)	Duration	00:20:01 HH:MM:SS
Lepd(Projected)	63.2 dB	End Date & Time	2/28/2019 12:20:10 PM
Lex8h(Projected)	63.2 dB	Overload	No
LAFmax with Time	83.3 dB (2/28/2019 12:08:31 PM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	84.7 dB (2/28/2019 12:08:31 PM)	Response	Random
LAFmin with Time	48.7 dB (2/28/2019 12:13:36 PM)	Run Number	28
LAImin with Time	50.3 dB (2/28/2019 12:13:42 PM)	Serial Number	2670911
LZeq	83.3 dB	Start Date & Time	2/28/2019 12:00:09 PM
LCeq	75.8 dB	Site	Unallocated
LCeq-LAeq	12.6 dB	Location	Unallocated
LAleq	67 dB	Person	Unallocated
LAE	94 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 11:57:44 AM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	58 dB
Calibration (After) Date	2/28/2019 4:25:17 PM	LAF 90%	53.5 dB
Calibration Drift	0.0 dB	LAF 95%	52.5 dB
LAF 10%	64.5 dB		
Notes			

Instrument Model	CEL-633C		
LAeq	61.7 dB	Battery Low	No
LCpeak with Time	104.6 dB (2/28/2019 4:39:12 PM)	Duration	00:20:52 HH:MM:SS
Lepd(Projected)	61.7 dB	End Date & Time	2/28/2019 4:51:01 PM
Lex8h(Projected)	61.7 dB	Overload	No
LAFmax with Time	80.6 dB (2/28/2019 4:39:12 PM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	81.6 dB (2/28/2019 4:39:12 PM)	Response	Random
LAFmin with Time	48.8 dB (2/28/2019 4:33:40 PM)	Run Number	31
LAImin with Time	49.8 dB (2/28/2019 4:33:38 PM)	Serial Number	2670911
LZeq	77.1 dB	Start Date & Time	2/28/2019 4:30:09 PM
LCeq	75.1 dB	Site	Unallocated
LCeq-LAeq	13.4 dB	Location	Unallocated
LAleq	64.3 dB	Person	Unallocated
LAE	92.7 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 4:25:17 PM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	58.5 dB
Calibration (After) Date		LAF 90%	54 dB
Calibration Drift	-1.0 dB	LAF 95%	52.5 dB
LAF 10%	64.5 dB		

Notes

Instrument Model	CEL-633C		
LAeq	77.7 dB	Battery Low	No
LCpeak with Time	112.6 dB (2/28/2019 7:44:45 AM)	Duration	00:20:01 HH:MM:SS
Lepd(Projected)	77.7 dB	End Date & Time	2/28/2019 7:54:20 AM
Lex8h(Projected)	77.7 dB	Overload	No
LAFmax with Time	104.8 dB (2/28/2019 7:44:45 AM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	107.0 dB (2/28/2019 7:44:45 AM)	Response	Random
LAFmin with Time	53.9 dB (2/28/2019 7:35:55 AM)	Run Number	25
LAImin with Time	55.4 dB (2/28/2019 7:53:53 AM)	Serial Number	2670911
LZeq	82.7 dB	Start Date & Time	2/28/2019 7:34:19 AM
LCeq	80 dB	Site	Unallocated
LCeq-LAeq	2.3 dB	Location	Unallocated
LAleq	81.6 dB	Person	Unallocated
LAE	108.5 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 7:33:57 AM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	66 dB
Calibration (After) Date	2/28/2019 8:22:38 AM	LAF 90%	61 dB
Calibration Drift	0.7 dB	LAF 95%	59 dB
LAF 10%	71.5 dB		

Notes

Instrument Model	CEL-633C		
LAeq	65.8 dB	Battery Low	No
LCpeak with Time	101.9 dB (2/28/2019 12:31:42 PM)	Duration	00:20:02 HH:MM:SS
Lepd(Projected)	65.8 dB	End Date & Time	2/28/2019 12:43:54 PM
Lex8h(Projected)	65.8 dB	Overload	No
LAFmax with Time	79.4 dB (2/28/2019 12:31:42 PM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	80.6 dB (2/28/2019 12:36:25 PM)	Response	Random
LAFmin with Time	50.0 dB (2/28/2019 12:38:49 PM)	Run Number	29
LAImin with Time	50.3 dB (2/28/2019 12:38:49 PM)	Serial Number	2670911
LZeq	81.6 dB	Start Date & Time	2/28/2019 12:23:52 PM
LCeq	77.3 dB	Site	Unallocated
LCeq-LAeq	11.5 dB	Location	Unallocated
LAIeq	67.3 dB	Person	Unallocated
LAE	96.6 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 11:57:44 AM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	63 dB
Calibration (After) Date	2/28/2019 4:25:17 PM	LAF 90%	56 dB
Calibration Drift	0.0 dB	LAF 95%	54.5 dB
LAF 10%	69.5 dB		
Notes			

Instrument Model	CEL-633C		
LAeq	65.7 dB	Battery Low	No
LCpeak with Time	99.6 dB (2/28/2019 4:58:33 PM)	Duration	00:20:24 HH:MM:SS
Lepd(Projected)	65.7 dB	End Date & Time	2/28/2019 5:15:00 PM
Lex8h(Projected)	65.7 dB	Overload	No
LAFmax with Time	81.9 dB (2/28/2019 4:58:02 PM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	84.1 dB (2/28/2019 4:58:02 PM)	Response	Random
LAFmin with Time	54.8 dB (2/28/2019 5:05:41 PM)	Run Number	32
LAImin with Time	55.2 dB (2/28/2019 5:05:41 PM)	Serial Number	2670911
LZeq	79.7 dB	Start Date & Time	2/28/2019 4:54:36 PM
LCeq	78.1 dB	Site	Unallocated
LCeq-LAeq	12.4 dB	Location	Unallocated
LAIeq	67.6 dB	Person	Unallocated
LAE	96.5 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 4:25:17 PM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	64 dB
Calibration (After) Date		LAF 90%	59.5 dB
Calibration Drift	-1.0 dB	LAF 95%	58.5 dB
LAF 10%	68.5 dB		

Notes

Instrument Model	CEL-633C		
LAeq	71.6 dB	Battery Low	No
LCpeak with Time	104.9 dB (2/28/2019 8:15:40 AM)	Duration	00:20:08 HH:MM:SS
Lepd(Projected)	71.6 dB	End Date & Time	2/28/2019 8:16:45 AM
Lex8h(Projected)	71.6 dB	Overload	No
LAFmax with Time	93.1 dB (2/28/2019 8:15:40 AM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	94.1 dB (2/28/2019 8:15:40 AM)	Response	Random
LAFmin with Time	54.1 dB (2/28/2019 8:09:59 AM)	Run Number	26
LAImin with Time	54.9 dB (2/28/2019 8:09:59 AM)	Serial Number	2670911
LZeq	81.6 dB	Start Date & Time	2/28/2019 7:56:37 AM
LCeq	80 dB	Site	Unallocated
LCeq-LAeq	8.4 dB	Location	Unallocated
LAleq	73.2 dB	Person	Unallocated
LAE	102.5 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 7:33:57 AM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	69.5 dB
Calibration (After) Date	2/28/2019 8:22:38 AM	LAF 90%	63 dB
Calibration Drift	0.7 dB	LAF 95%	60.5 dB
LAF 10%	74.5 dB		

Notes

Instrument Model	CEL-633C		
LAeq	66.2 dB	Battery Low	No
LCpeak with Time	109.8 dB (2/28/2019 12:49:22 PM)	Duration	00:20:01 HH:MM:SS
Lepd(Projected)	66.2 dB	End Date & Time	2/28/2019 1:06:03 PM
Lex8h(Projected)	66.2 dB	Overload	No
LAFmax with Time	88.0 dB (2/28/2019 12:49:05 PM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	88.6 dB (2/28/2019 12:49:05 PM)	Response	Random
LAFmin with Time	47.1 dB (2/28/2019 1:00:34 PM)	Run Number	30
LAImin with Time	48.6 dB (2/28/2019 1:04:51 PM)	Serial Number	2670911
LZeq	84.6 dB	Start Date & Time	2/28/2019 12:46:02 PM
LCeq	81 dB	Site	Unallocated
LCeq-LAeq	14.8 dB	Location	Unallocated
LAIeq	68.6 dB	Person	Unallocated
LAE	97 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 11:57:44 AM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	61 dB
Calibration (After) Date	2/28/2019 4:25:17 PM	LAF 90%	55.5 dB
Calibration Drift	0.0 dB	LAF 95%	53 dB
LAF 10%	67.5 dB		
Notes			

Instrument Model	CEL-633C		
LAeq	63.4 dB	Battery Low	No
LCpeak with Time	101.3 dB (2/28/2019 5:35:39 PM)	Duration	00:20:02 HH:MM:SS
Lepd(Projected)	63.4 dB	End Date & Time	2/28/2019 5:37:11 PM
Lex8h(Projected)	63.4 dB	Overload	No
LAFmax with Time	86.7 dB (2/28/2019 5:23:04 PM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	87.5 dB (2/28/2019 5:23:04 PM)	Response	Random
LAFmin with Time	48.4 dB (2/28/2019 5:33:50 PM)	Run Number	33
LAImin with Time	50.0 dB (2/28/2019 5:33:51 PM)	Serial Number	2670911
LZeq	78.8 dB	Start Date & Time	2/28/2019 5:17:09 PM
LCeq	77.1 dB	Site	Unallocated
LCeq-LAeq	13.7 dB	Location	Unallocated
LAIeq	67.5 dB	Person	Unallocated
LAE	94.2 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 4:25:17 PM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	60.5 dB
Calibration (After) Date		LAF 90%	55.5 dB
Calibration Drift	-1.0 dB	LAF 95%	54 dB
LAF 10%	66 dB		

Notes

Instrument Model	CEL-633C		
LAeq	67.7 dB	Battery Low	No
LCpeak with Time	106.4 dB (2/28/2019 8:28:32 AM)	Duration	00:20:02 HH:MM:SS
Lepd(Projected)	67.7 dB	End Date & Time	2/28/2019 8:43:09 AM
Lex8h(Projected)	67.7 dB	Overload	No
LAFmax with Time	89.5 dB (2/28/2019 8:35:38 AM)	Pause Duration	00:00:00 HH:MM:SS
LAImax with Time	90.0 dB (2/28/2019 8:35:38 AM)	Response	Random
LAFmin with Time	52.5 dB (2/28/2019 8:41:58 AM)	Run Number	27
LAImin with Time	52.9 dB (2/28/2019 8:41:59 AM)	Serial Number	2670911
LZeq	82.5 dB	Start Date & Time	2/28/2019 8:23:07 AM
LCeq	78.8 dB	Site	Unallocated
LCeq-LAeq	11.1 dB	Location	Unallocated
LAleq	71 dB	Person	Unallocated
LAE	98.5 dB	Process	Unallocated
Calibration (Before) Date	2/28/2019 8:22:38 AM	Result	Cumulative
Calibration (Before) SPL	114 dB	LAF 50%	65 dB
Calibration (After) Date	2/28/2019 11:57:44 AM	LAF 90%	58.5 dB
Calibration Drift	-0.4 dB	LAF 95%	57 dB
LAF 10%	70.5 dB		

Notes

2/28 Hillside Ave

(a) Dalny Rd intersection (1)

7:34 - 7:54

Cars	SUVs	Bus	Trucks
66	50	4	3

Ambulance seen @ 10:30

Cars	SUV	Bus	Truck
247	268	91	31

7:55 - 8:15 (2)

8:23 - 8:44

Cars	SUV	Bus	Trucks
54	62	3	1

(4)

12 - 12:20

Cars	SUV	Bus	Trucks
36	31	0	2

(1)

12:23 - 12:43

Cars	SUV	Bus	Trucks
142	151	24	29

(2)

continued .... Hillside Ave 2/28

Cars	SUVs	Trucks	Bus	
12	8	Ø	Ø	4

12:46 - 13:06

AFTERNOON

16:30 - 16:50

Cars	SUVs	Trucks	Bus	
52	56	1	Ø	1
16:54 - 17:14	5:14	Pm		
240	264	16	57	2
36	47	Ø	Ø	4

17:17 - 17:37

Cassella #2670911

Calibrator #3574248

Certificate of Conformity and Calibration

Instrument Type:-	**CEL-633C**		
Serial Number	2670911		
Firmware revision	V006-03		
Microphone Type:-	CEL-251	Preamplifier Type:-	CEL-495
Serial Number	02540	Serial Number	004208
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:-	19.8 °C	**Test Engineer:-**	Stephen Potten
	51.2 %RH	**Date of Issue:-**	November 26, 2018
	1020.2 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.

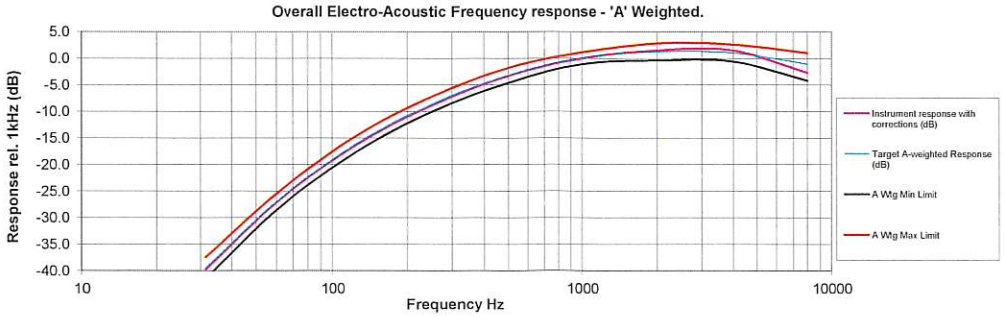
Test Summary:-

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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CASELLA CEL

Certificate of
Conformance and Calibration for

CEL-120 Acoustic Calibrator

Applicable Standards :-IEC 60942: 2003 & ANSI S1.40: 2006

CEL-120/1 Class 1 [✓]

CEL-120/2 Class 2 [ ]

Serial No: 3574248

Firmware: 04

Temperature: 22.8 °C Pressure: 1004.8 mb %RH 62.7

Frequency = 1.00kHz ± 2Hz T.H.D. = < 1%	Calibration Level	
SPL @ 114.0dB Setting	114.02	dB
SPL @ 94.0dB Setting (CEL-120/1 only)	93.94	dB/N.A

Engineer :- L. Cole Date :- 30 JUL 2018

Company test equipment and acoustic working standards, used for conformance testing, are subject to periodic calibration, traceable to UK national standards, in accordance with the company's ISO9001 Quality System.

DECLARATION OF CONFORMITY

This certificate confirms that the instrument specified above has been produced and tested to comply with the manufacturer's published specifications and the relevant European Community CE directives.

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