East New York Rezoning Proposal

Environmental Assessment Statement

CEQR No. 15DCP102K

Lead Agency:
New York City Planning Commission

Prepared by:
NYC Department of City Planning
Philip Habib & Associates

February 2, 2015

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Environmental Assessment Statement

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

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME East New York Rezoning Proposal

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
15DCP102K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
Pending	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			NYC Department of City Planning, Brooklyn Borough Office /NYC Department of Housing Preservation & Development		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin, AICP, Director, EARD			Winston Von Engel, Director, DCP Brooklyn Office / Jack Hammer, HPD Director of Brooklyn Planning		
ADDRESS 22 Reade Street, 4th Floor			ADDRESS 16 Court Street, 7th Floor / 100 Gold Street		
CITY New York	STATE NY	ZIP 10007	CITY Brooklyn/ Manhattan	STATE NY	ZIP 11241 / 10038
TELEPHONE 212.720.3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718.780.8280 / 212.863.8667	EMAIL wvoneng@planning.nyc.gov / HAMMERJ@hpd.nyc.gov	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(5)(v) and 617.4(b)(6)(v)

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☐ LOCALIZED ACTION, SITE SPECIFIC ☒ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), is proposing a series of land use actions (collectively, the "Proposed Actions") affecting approximately 191 blocks in eastern Brooklyn that includes portions of the East New York, Cypress Hills, and Ocean Hill neighborhoods of Community Districts 5 and 16. Refer to Attachment A, "Project Description" for details.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 5 and 16	STREET ADDRESS
TAX BLOCK(S) AND LOT(S) refer to Appendix 1		ZIP CODE 11233, 11207 and 11208

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The affected area of the East New York and Cypress Hills neighborhoods is generally bounded by Sheffield Avenue to the west, Lincoln Avenue to the east, Fulton Street to the north, and Pitkin Avenue to the south. The affected area within Ocean Hill is generally bounded by Eastern Parkway Extension to the west, Van Sinderen Avenue to the east, Broadway to the north, and East New York Avenue to the south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY refer to Figure 2, Existing Zoning Map	ZONING SECTIONAL MAP NUMBER 17c/d

5. *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: Amendment to the	

Dinsmore-Chestnut Urban Renewal Plan

☐ 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:

6. *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.): 13,421,805 (rezoning area)
Waterbody area (sq. ft.) and type: N.A.
Roads, buildings, and other paved surfaces (sq. ft.): 13,421,805
Other, describe (sq. ft.):

7. *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): Refer to table on page 3 for RWCDS Summary.
NUMBER OF BUILDINGS:
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
HEIGHT OF EACH BUILDING (ft.):
NUMBER OF STORIES OF EACH BUILDING:

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: 81,175 sq. ft. (City-owned parcel comprising Dinsmore-Chestnut URP – Block 4142, Lot 32)

The total square feet not owned or controlled by the applicant: To be determined

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 disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: Not known sq. ft. (width x length)
VOLUME OF DISTURBANCE: Not known cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: Not known sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2030

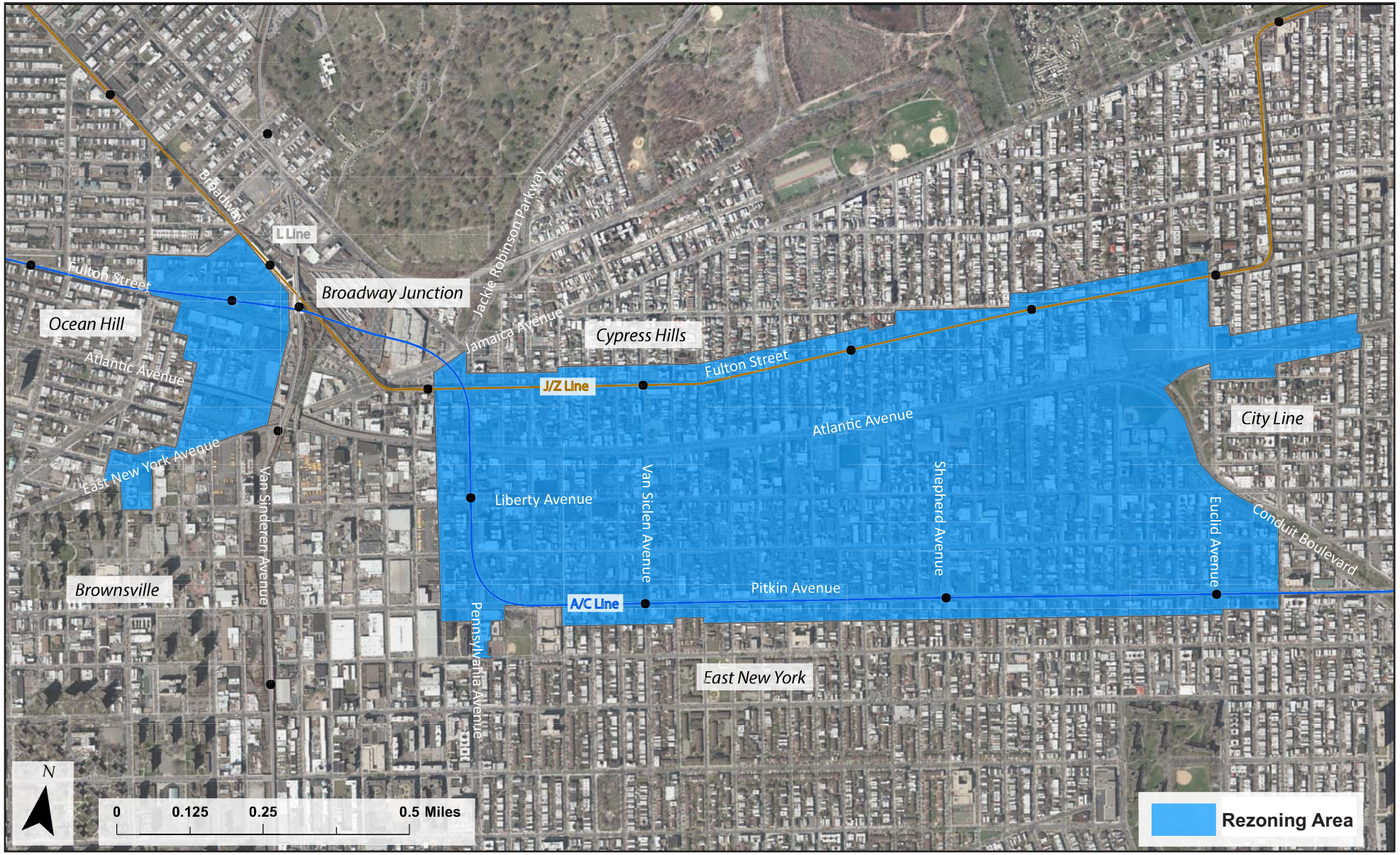
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: N.A.

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: N.A.

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

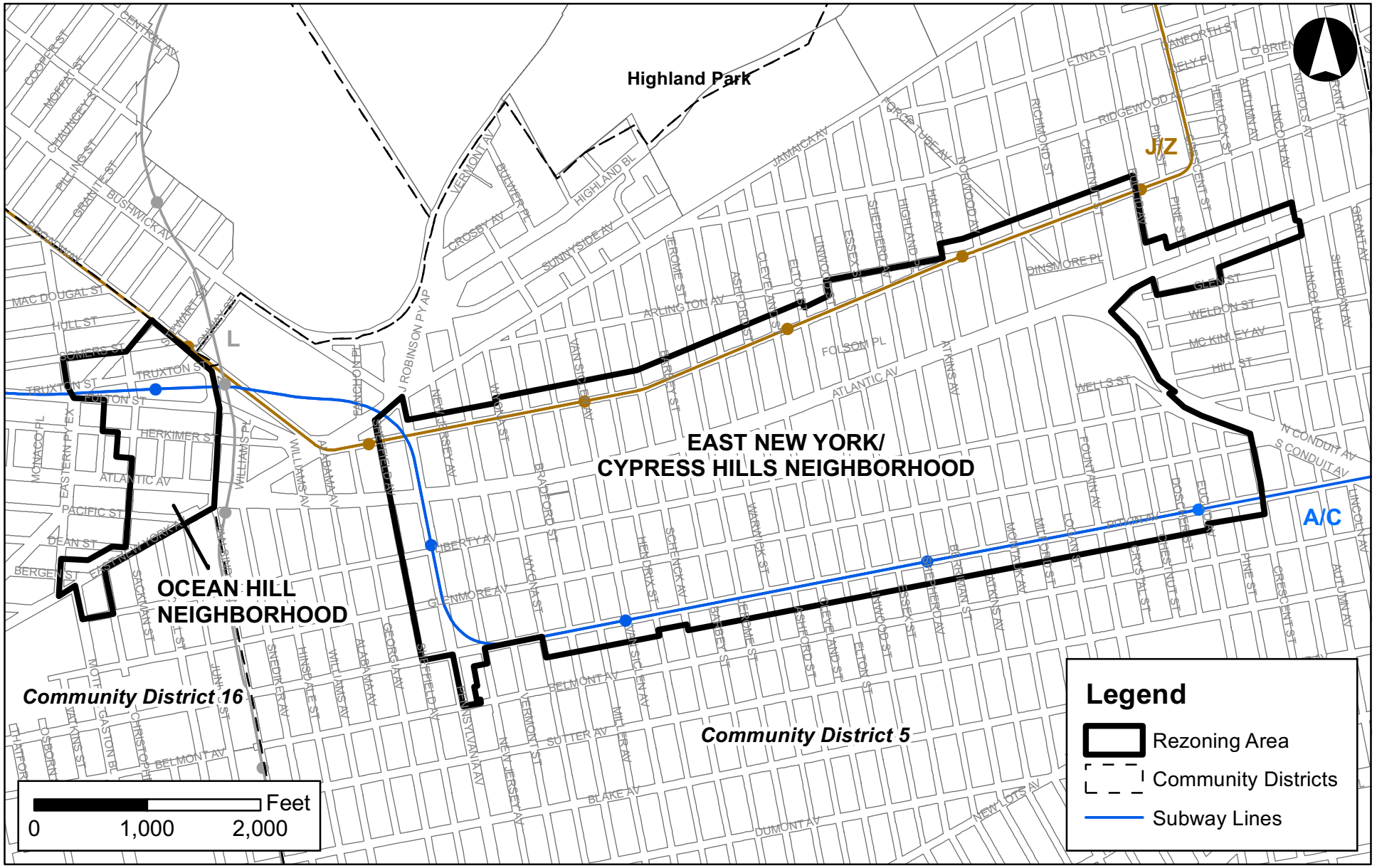
☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Public facilities & institutions



Source: NYC Department of City Planning

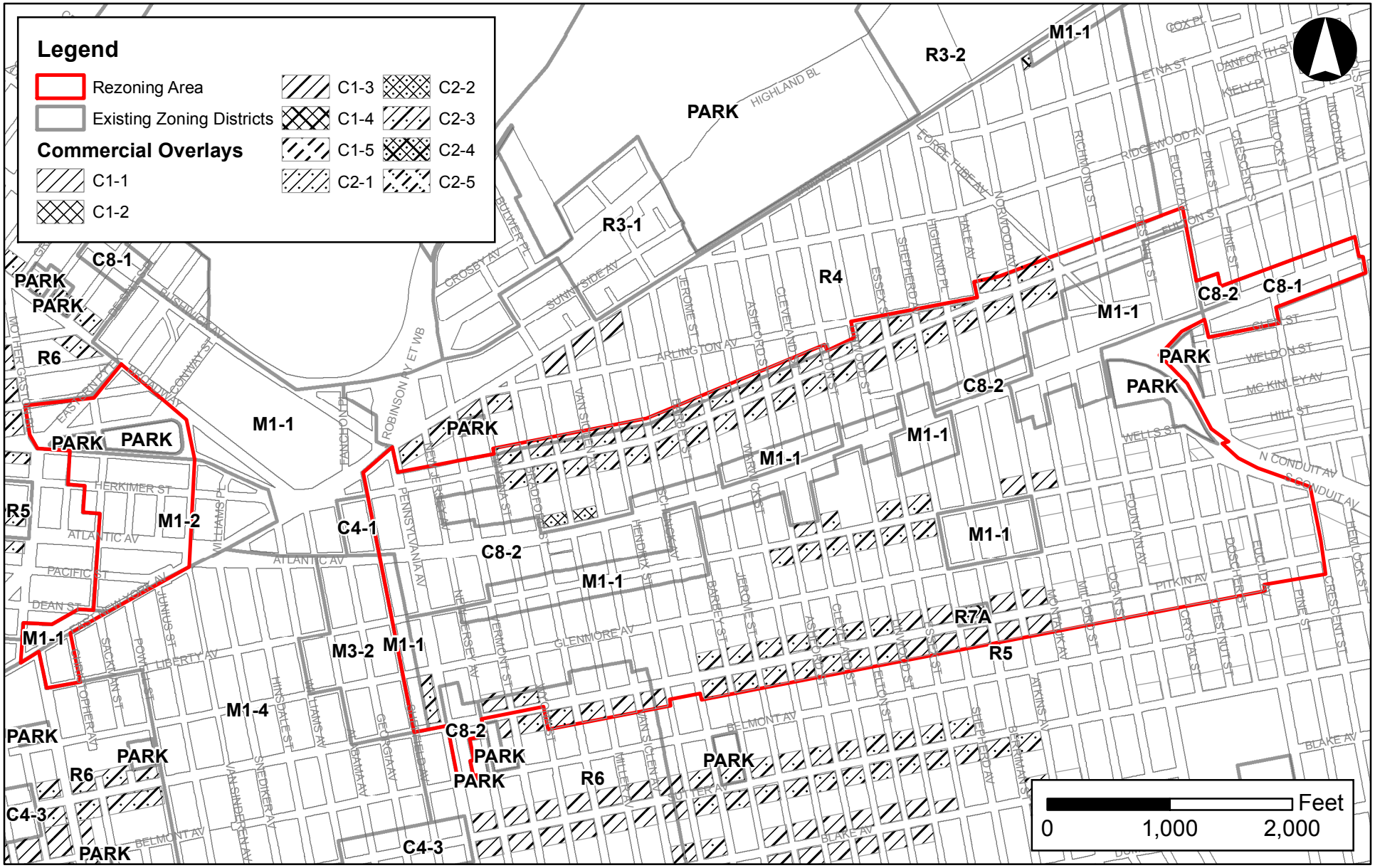
East New York Rezoning EAS

Figure 1a
Project Location - Aerial View



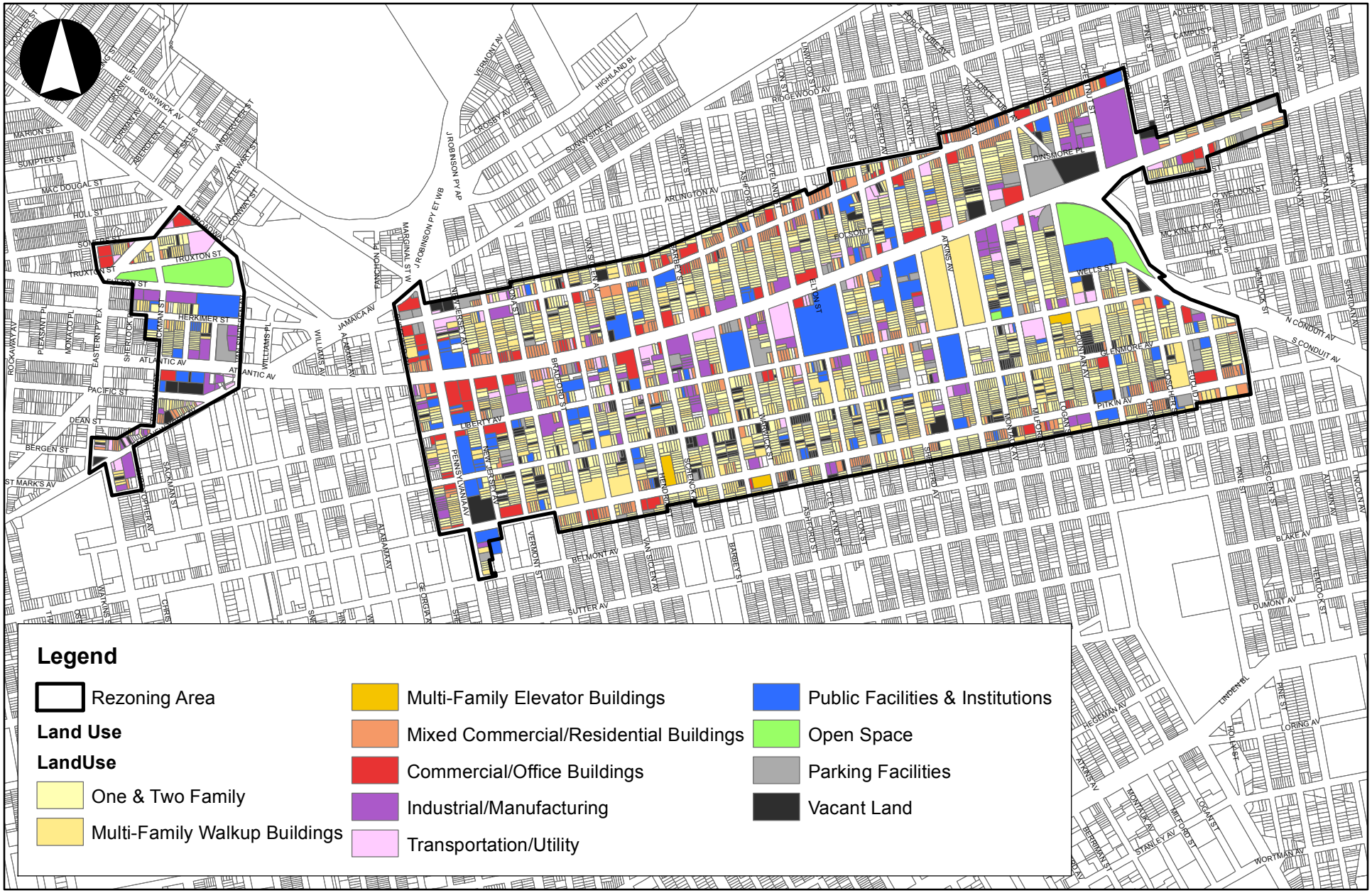
East New York Rezoning EAS

Figure 1b
Project Location



East New York Rezoning EAS

Figure 2
Existing Zoning

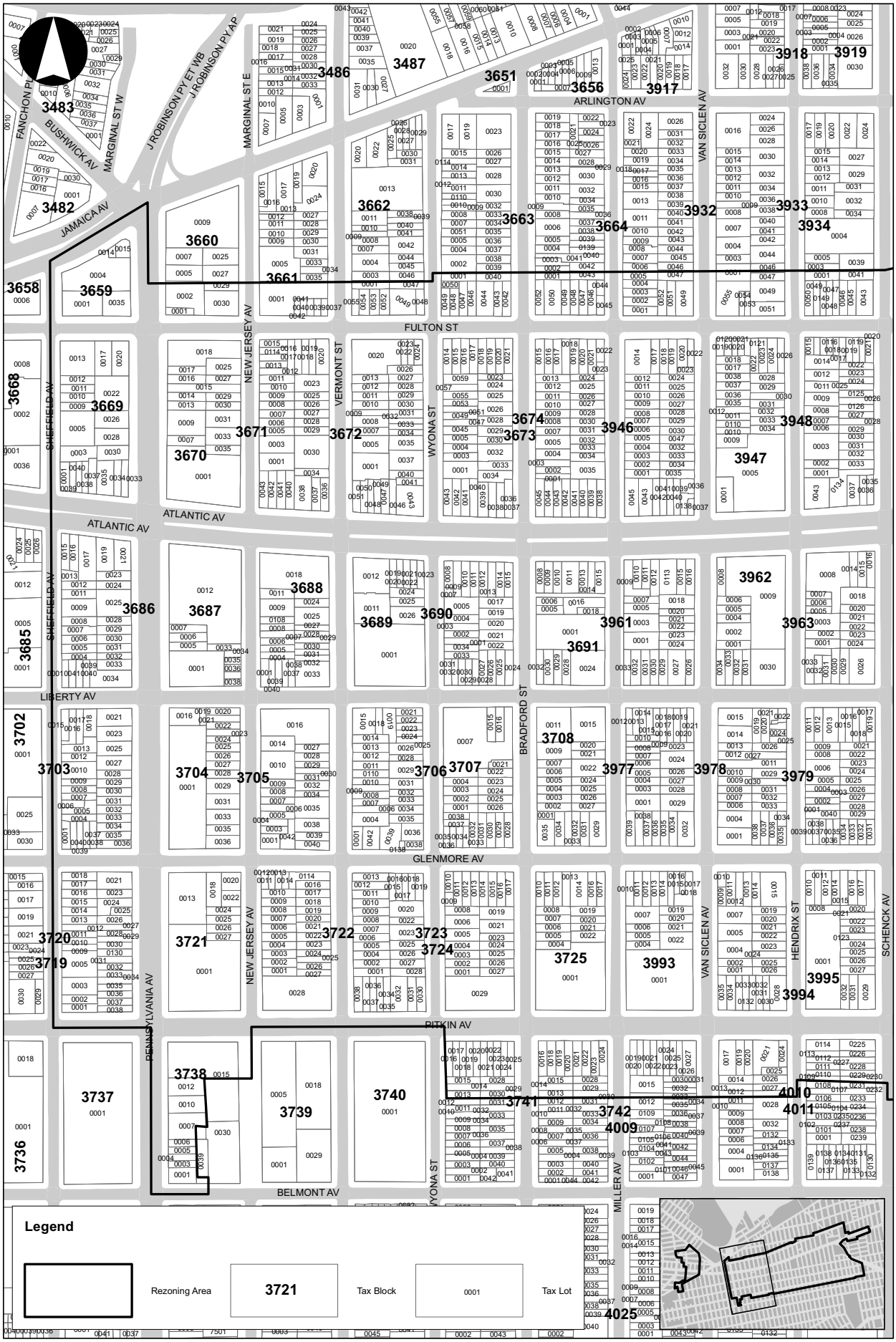


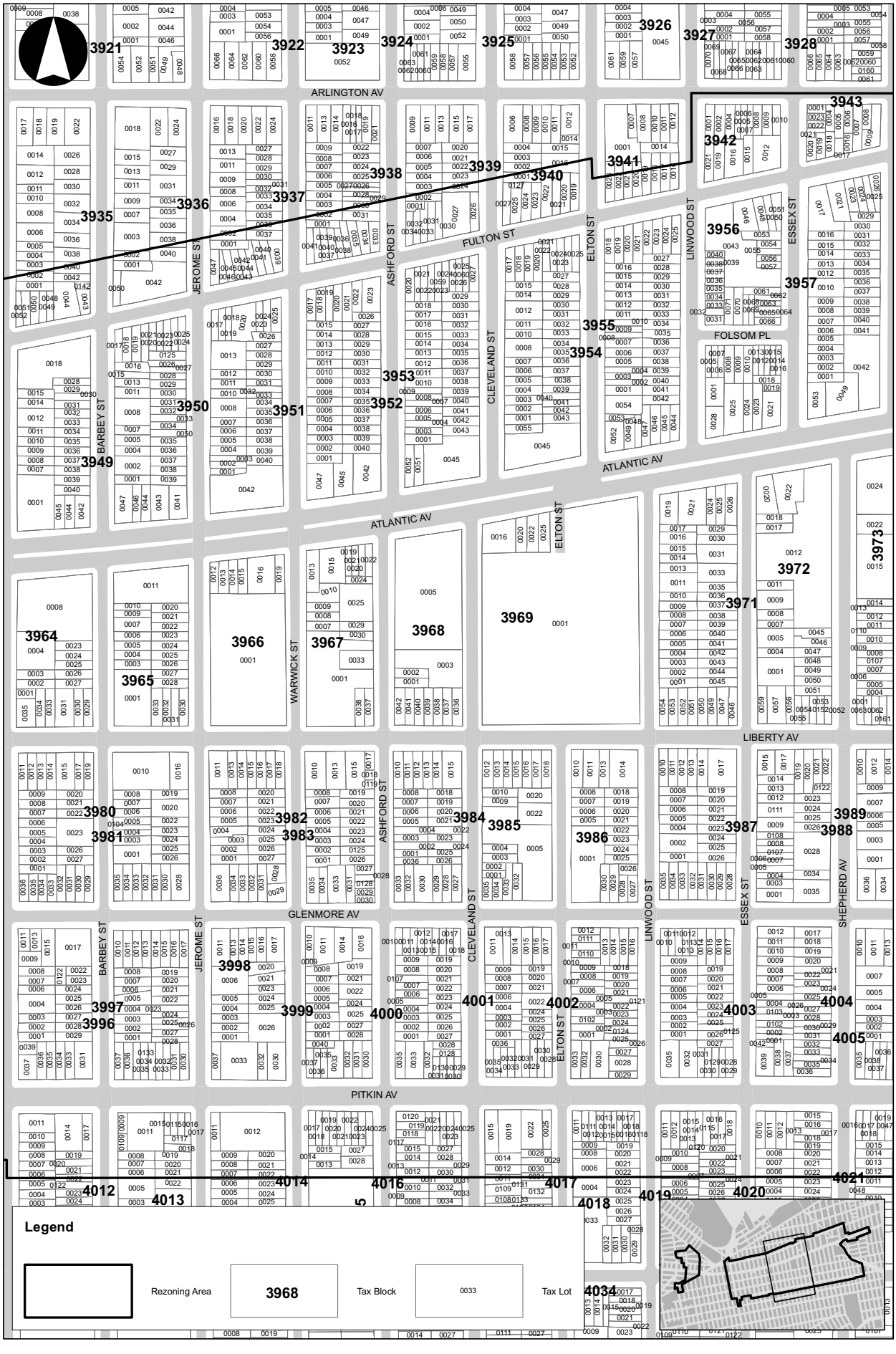
East New York Rezoning EAS

Figure 3
Land Use Map

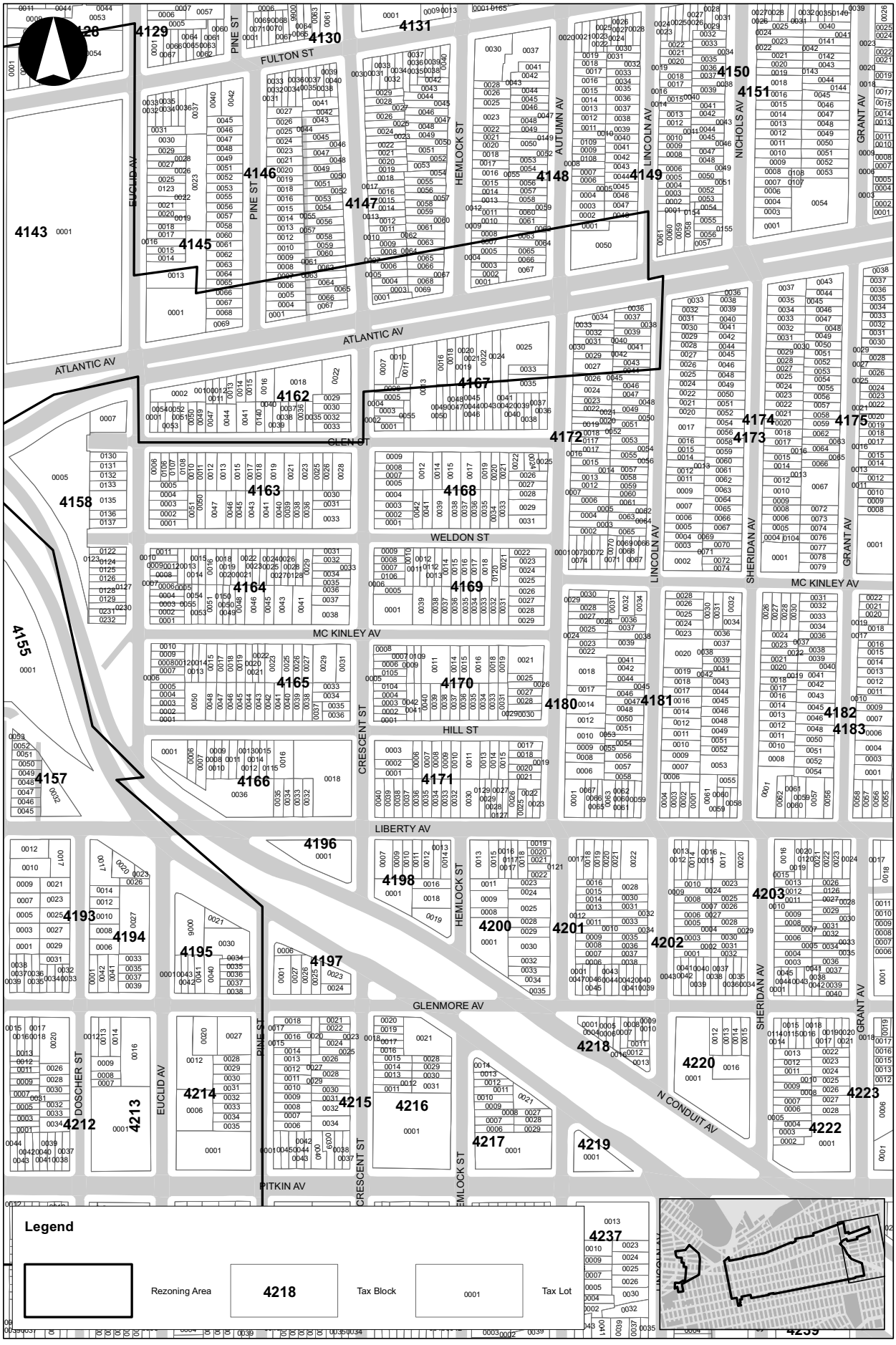
Tax Map


HULL ST
STEWART ST
BROADWAY
SOMERS ST
MOTHER GASTON BL
EASTERN PY EX
CONWAY ST
TRUXTON ST
FULTON ST
SACKMAN ST
HERKIMER ST
MONACO PL
SHERLOCK PL
JARDINE PL
HAVENS PL
VAN SINDEREN AV
ATLANTIC AV
PACIFIC ST
EAST NEW YORK AV
DEAN ST
BERGEN ST
JUNIUS ST
1540
1542
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3472
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3678
3679
3680
Legend
Rezoning Area
1437
Tax Block
0022
Tax Lot


FANCHON PL
BUSHWICK AV
MARGINAL ST W
J ROBINSON PY ET WB
J ROBINSON PY AP
MARGINAL ST E
ARLINGTON AV
VAN SICLEN AV
JAMAICA AV
FULTON ST
NEW JERSEY AV
VERMONT ST
WYONA ST
SHEFFIELD AV
ATLANTIC AV
LIBERTY AV
BRADFORD ST
GLENMORE AV
SCHENCK AV
HENDRIX ST
PENNSYLVANIA AV
PITKIN AV
BELMONT AV
MILLER AV
3483
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3742
4009
4010
4011
4025
Legend
Rezoning Area
3721
Tax Block
0001
Tax Lot


ARLINGTON AV
FULTON ST
ATLANTIC AV
ATLANTIC AV
LIBERTY AV
GLENMORE AV
PITKIN AV
JEROME ST
BARBEY ST
ASHFORD ST
WARWICK ST
CLEVELAND ST
ELTON ST
LINWOOD ST
ESSEX ST
FOLSOM PL
SHEPHERD AV
3921
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4020
4021
4034
Legend
Rezoning Area
3968
Tax Block
0033
Tax Lot


ARLINGTON AV
FULTON ST
FORCE TUBE AV
RICHMOND ST
CHESTNUT ST
DINSMORE PL
SHEPHERD AV
HIGHLAND PL
HALE AV
NORWOOD AV
ATLANTIC AV
ATKINS AV
MONTAUK AV
LIBERTY AV
N CONDUIT AV
S CONDUIT AV
WELLS ST
BERRIMAN ST
MILFORD ST
LOGAN ST
FOUNTAIN AV
GLENMORE AV
CRYSTAL ST
DOSCHER ST
PITKIN AV
3928
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4008
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4211
4212
4022
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4227
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4231
4024
Legend
Rezoning Area
3975
Tax Block
0045
Tax Lot


4128
4129
4130
4131
FULTON ST
PINE ST
4150
4151
AUTUMN AV
LINCOLN AV
NICHOLS AV
GRANT AV
EUCLID AV
4146
4147
4148
4149
HEMLOCK ST
4143
4145
ATLANTIC AV
4162
4167
GLEN ST
4172
4173
4174
4175
4158
4163
4168
WELDON ST
4164
4169
MC KINLEY AV
SHERIDAN AV
4155
4165
4170
4180
4181
4182
4183
HILL ST
CRESCENT ST
4157
4166
4171
LIBERTY AV
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GLENMORE AV
DOSCHER ST
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N CONDUIT AV
PITKIN AV
4237
Legend
Rezoning Area
4218
Tax Block
0001
Tax Lot

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	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	Varies; to be described in EIS	Varies; to be described in EIS	Varies; to be described in EIS	
No. of dwelling units	98	550	7,520	6,970
No. of low- to moderate-income units		0	3,775	3,775
Gross floor area (sq. ft.)		566,224	7,558,373	6,992,149
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Varies; to be described in EIS	Varies; to be described in EIS	Varies; to be described in EIS	
Gross floor area (sq. ft.)		668,820	1,260,014	591,194
Manufacturing/Industrial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type of use	Varies; to be described in EIS	Varies; to be described in EIS	Varies; to be described in EIS	
Gross floor area (sq. ft.)		125,886	152,968	27,082
Open storage area (sq. ft.)	To be described in EIS	To be described in EIS	To be described in EIS	
If any unenclosed activities, specify:	To be described in EIS	To be described in EIS	To be described in EIS	
Community Facility	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	Varies; to be described in EIS	Varies; to be described in EIS	Varies; to be described in EIS	
Gross floor area (sq. ft.)		156,972	535,959	378,987
Vacant Land	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:	To be described in EIS	To be described in EIS		
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):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	To be described in EIS	To be described in EIS	To be described in EIS	
No. of accessory spaces	To be described in EIS	1,312	2,590	1,278
Operating hours	To be described in EIS	To be described in EIS	To be described in EIS	
Attended or non-attended	To be described in EIS	To be described in EIS	To be described in EIS	
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	To be described in EIS	To be described in EIS	To be described in EIS	
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO	
If "yes," describe:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	To be described in EIS	1,646	22,414	20,768
Briefly explain how the number of residents was calculated:	Population estimates are based on the average household size of Brooklyn CD5 and CD16 in the 2010 Census: 2.75 persons per household in CD5 and 2.99 persons per household in CD16.			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	Varies; to be described in EIS	Varies; to be described in EIS	Varies; to be described in EIS	
No. and type of workers by business	To be described in EIS	2,082	6,157	4,075
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☐ NO	☐ YES ☐ NO	☐ YES ☐ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	See Figure 2	As under Existing Conditions	Refer to Attachment A	
Maximum amount of floor area that can be developed				
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	See Figures 2 and 3	As under Existing Conditions	Refer to Attachment A	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

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 Full 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. **To be provided in EIS.**		
(e) Is the project a large, publicly sponsored project?	☒	☐
o If "yes," complete a PlaNYC assessment and attach. **To be provided in EIS.**		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	☒	☐
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	☒	☐
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement **See "Socioeconomic Conditions" section of Attachment B.**		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement **See "Socioeconomic Conditions" section of Attachment B.**		
o Would expected average incomes of the new population exceed the average incomes of study area populations? **TBD**	☐	☐
o If "yes:" **To be determined based on EIS analysis.**		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement **See "Socioeconomic Conditions" section of Attachment B.**		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project? **To be determined based on EIS analysis.**	☐	☐

	YES	NO
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it? **To be determined based on EIS analysis.**	☐	☐
iv. Indirect Business Displacement **See "Socioeconomic Conditions" section of Attachment B.**		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area? **TBD**	☐	☐
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets? **TBD**	☐	☐
v. Effects on Industry **See "Socioeconomic Conditions" section of Attachment B.**		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area? **To be determined based on EIS analysis.**	☐	☐
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses? **To be determined based on EIS analysis.**	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
o 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)	☒	☐
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? **To be determined based on EIS analysis.**	☐	☐
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? **TBD**	☐	☐
ii. Libraries		
o 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) **To be determined based on EIS analysis.**	☒	☐
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? **TBD**	☐	☐
o If "yes," would the additional population impair the delivery of library services in the study area? **TBD**	☐	☐
iii. Public Schools		
o 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)	☒	☐
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? **To be determined based on EIS analysis.**	☐	☐
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? **TBD**	☐	☐
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
o If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the 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?	☒	☐
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☒	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following: **To be determined based on EIS analysis.**		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐

	YES	NO
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	☐	☐
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: **To be determined based on EIS analysis.**	☐	☐
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?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. **To be determined based on EIS analysis.**		
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? **TBD**	☐	☐
(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. **To be provided in EIS.**		
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? **Unknown, to be determined as part of the EIS.**	☐	☐
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. **To be included in the EIS**		
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?	☐	☒
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☒	☐
o 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? **TBD**	☐	☐
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☒	☐
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☒	☐

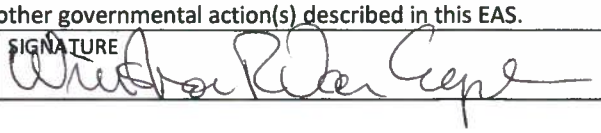
	YES	NO
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☒	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☐
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. **To be provided in EIS.**		
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): **688,227**		
o 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?	☐	☒
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
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): **net increase of 1,123.80 million MBTU**		
(b) Would the proposed project affect the transmission or generation of energy? **See "Energy" section of Attachment B.**	☐	☐
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 appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o 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.*	☒	☐
o 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/rail trips per station or line?	☒	☐
o 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?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) **To be provided in EIS.**	☒	☐
(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?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **To be provided in EIS.**		
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) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐

	YES	NO
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. **To be assessed as part of the EIS.**	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **To be provided in EIS.**		
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. **To be determined based on EIS analyses.**		
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 "Neighborhood Character" section of Attachment B.**		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years? **To be determined as part of the EIS.**	☐	☐
○ 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.*)? **To be determined as part of the EIS.**	☐	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out? **To be determined as part of the EIS.**	☐	☐
○ 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? **To be determined as part of the EIS.**	☐	☐
(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. **The RWCDS for the Proposed Actions identifies 81 projected development sites, which are expected to accommodate new development over the next 15-year analysis period with full build-out by 2030. In addition, there are 106 potential development sites that are considered less likely to be developed in the 15-year analysis period. An analysis of construction impacts will be provided in the EIS.**		

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	SIGNATURE	DATE
Winston Von Engel		February 2, 2015

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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY	
Director, Environmental Assessment & Review Division	New York City Department of City Planning	
NAME: Robert Dobruskin, AICP	SIGNATURE: Robert Dobruskin	DATE: February 2, 2015

ATTACHMENT A
Project Description

I. INTRODUCTION

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), is proposing a series of land use actions (collectively the "Proposed Actions") to implement recommendations of the East New York Community Plan (the "Plan"), which is the subject of an ongoing community process, to create opportunities for housing, including affordable housing, community facilities, economic development and other services of an approximately 191-block area of East New York, Cypress Hills and Ocean Hill neighborhoods of Brooklyn, Community Districts 5 and 16, respectively. The affected area within East New York and Cypress Hills is generally bounded by Sheffield Avenue to the west, Lincoln Avenue to the East, Fulton Street to the north and Pitkin Avenue to the south. The affected area within Ocean Hill is generally bounded by Eastern Parkway Extension to the west, Van Sinderen Avenue to the east, Broadway to the north and East New York Avenue to the south (see EAS Figure 1, "Project Location"). Within these areas, the Proposed Actions are anticipated to facilitate new residential, commercial, community facility, and manufacturing development. In total, the proposed actions are expected to result in a net increase of 6,970 dwelling units; 902,145 square feet of commercial space[1]; 378,987 square feet of community facility space; and 27,082 square feet of manufacturing space; and net decreases of 137,175 square feet of auto-related space, 97,551 square feet of hotel space, 73,170 square feet of warehouse/storage space, and 3,055 square feet of garage space (see table on pages 3-4 of EAS form, "Description of Existing and Proposed Conditions").

The Proposed Actions are intended to facilitate implementation of recommendations of the East New York Community Plan, a coordinated neighborhood plan developed with community residents, elected officials, Community Boards 5 and 16, and stakeholders, in coordination with City and other public agencies, to identify needs and opportunities to support a shared long-term vision for the future of the neighborhood. The Proposed Actions, detailed further below under "Purpose and Need for the Proposed Actions" seek to implement recommendations that support the Plan's goals and objectives to create more affordable housing and more diverse commercial, promote economic development and opportunity for residents, foster safer streets, and generate new community resources.

The Proposed Actions reflect DCP's on-going engagement with Community Boards 5 and 16, local elected officials and community residents and stakeholders to achieve the following land use objectives:

- Create opportunities for new residential development with significant amounts of permanently affordable housing and preserve existing affordability to ensure that the neighborhood continues to serve diverse housing needs;
- Encourage mixed-use development on key corridors;
- Enhance and revitalize major thoroughfares through new economic development; and
- Protect neighborhood character of residential core and ensure predictable future development

[1] Includes retail, FRESH supermarket, restaurant, and office uses.

An overview of the study area, the purpose and need for the Proposed Actions and their specific components are discussed below. Appendix 1 includes a full list of the blocks and lots that would be affected by the proposed rezoning, while Figure 4 in the EAS shows all the affected blocks and lots.

II. BACKGROUND

Community Engagement and Interagency Participation

Sustainable Communities East New York

The East New York Community Plan builds on the work of the Sustainable Communities East New York (SCENY) study, a federally-funded collaborative planning effort led by DCP, together with community residents, stakeholders, elected officials and local organizations from 2011-2013. The SCENY planning initiative was funded under a regional planning grant awarded by the U.S. Department of Housing and Urban Development to the New York-Connecticut Sustainable Communities Consortium, a collection of governmental and planning organizations in partnership to support the development of livable communities and growth centers around the region's most extensive commuter rail network.

Community Boards 5 and 16, which each cover portions of the study area, residents, stakeholders, elected officials and community organization were engaged throughout the process. The project team updated all stakeholders, including each of the Community Boards and their Land Use committees regularly and solicited input on plans. As part of the outreach effort, the project was also guided by a Community Advisory Committee (CAC), consisting of residents and representatives from local community-based organizations. Through this extensive outreach and public engagement, residents and other stakeholders identified key challenges and opportunities in East New York, as well as their vision for the future of the area. The full SCENY report can be accessed on DCP's website at the following address: http://www.nyc.gov/html/dcp/html/sustainable_communities/sustain_com2.shtml.

East New York Community Plan

Following the publication of the SCENY report in spring 2014, Mayor de Blasio, in May, 2014, released Housing New York, the Mayor's plan to build and preserve affordable housing throughout New York City in coordination with strategic infrastructure investments to foster a more equitable and livable New York City through an extensive community engagement process. The Housing New York plan calls for fifteen neighborhood studies to be undertaken in communities across the five boroughs that offer opportunities for new affordable housing. East New York was selected as the first such neighborhood based on the previous DCP work in the area, including the community-identified opportunities of the SCENY report to develop housing, including significant amounts of affordable housing, new commercial, services, jobs and open space in an area with excellent transit access.

Following the Mayor's announcement, DCP held numerous workshops in the fall and winter of 2014 in partnership with other city agencies, including the Department of Transportation (DOT), School Construction Authority (SCA), Department of Education (DOE), Department of Parks and Recreation (DPR), Small Business Services (SBS), Economic Development Corporation (EDC), and the Department of Housing Preservation and Development (HPD) to identify current and future needs of the neighborhood built on the vision outlined in the SCENY report. This engagement process solicited community goals and objectives, which included:

- New affordable housing, including housing accessible to families at income levels currently living in the community;
- Protect low-income tenants in rent-regulated apartments;
- Safer and more active streets, and an improved streetscape, especially on Atlantic Avenue;
- More job opportunities and commercial and retail options;
- Better and more accessible parks and playgrounds; and
- New community centers offering recreation and youth programs.

Based on these community identified objectives, DCP, in collaboration with other City agencies, developed a plan to achieve these goals through new zoning and other land use actions, expanded programs and services and capital investments (the "East New York Plan".

DCP and the other city agencies are continuing this public engagement process throughout 2015 to further refine and develop components of the Plan to better meet the needs of the community and the City at large and to capitalize on the proposed land use actions, when adopted. During this process, additional recommendations that do not relate directly to land use and zoning will be defined. In addition, the Proposed Actions, as described below, may be refined or modified within the scope outlined herein, as outreach and discussion continues.

Study Area History

East New York was largely farmland until 1835, when the Connecticut merchant Colonel John R. Pitkin bought a large portion of the farmland, laid out a township called East New York and established a shoe factory at the intersection of Williams and Pitkin Avenues. A year later, the Long Island Rail Road opened its first section running an elevated line along Atlantic Avenue between the Brooklyn waterfront and Jamaica, Queens. Small factories, including food-related businesses processing agricultural products from Long Island, railroad yards and other related uses, as well as mid- and low-rise residential buildings with stores on the ground floors, were built alongside the railroad on Atlantic Avenue. The building which housed the former Borden Dairy and the former Chloe Food facility are remaining examples of buildings from this agricultural past. Small apartment buildings and homes were built on either side of Atlantic Avenue in Cypress Hills to the north and in East New York to the south.

Cypress Hills and East New York grew further with the extension of elevated transit lines in the 1880's and 1890's that connected neighborhoods of Queens with Downtown Brooklyn and Manhattan. Residential construction followed the elevated lines and along Fulton Street and Pitkin Avenue retail corridors developed with stores on the ground floors of small apartment buildings to serve the emerging neighborhoods. Many residents were employed in the neighboring industrial district originally established by Colonel Pitkin which continued to thrive.

In the first half of the 20th century, significant public transportation infrastructure investments resulted in the relocation of two of the at-grade railroad lines and one of the elevated transit lines below ground. These large public construction projects, part of a citywide effort to improve conditions as well as safety within the city, removed significant sources of noise and impediments to light and air, and positioned Cypress Hills and East New York for further growth. One of the more significant of such projects was the Atlantic Avenue Improvement project, a public works project conducted under the auspices of Robert Moses between 1939 and 1942, which buried the Long Island Rail Road below Atlantic Avenue throughout most of Brooklyn, including East New York.

In the 1960's and 1970's, the population of Cypress Hills and East New York declined significantly, accompanied by disinvestment and abandonment of property. This change mirrored that of other working class neighborhoods around the city, including the South Bronx, Harlem and Brownsville. Between 1960 and 1970, African-American and Hispanic residents replaced white residents in Cypress Hills and East New York as the majority. During this time, foreclosure and vacancy rates rose sharply; formerly occupied blocks deteriorated as vacant homes burned and then were demolished for safety, leaving vacant land that depressed the value of other nearby homes, causing further deterioration to spread. Subsequently much of East New York between Liberty Avenue to the north and Linden Boulevard to the south was marked by blocks of vacant buildings and vacant land, much in City-ownership, with a corresponding steep decline in property values. As a result, between 1960 and 1980 the population of East New York decreased by a third (from approximately 66,000 to 40,000 residents in the study area), and the number of housing units was reduced by nearly half.

Beginning in the 1980's renewed public investment and grass-roots initiatives helped East New York and Cypress Hills to stem their decline and begin a recovery that continues to this day. With the stabilization of the City's finances after the fiscal crisis of the mid 1970s, the administration of Mayor Ed Koch embarked on an ambitious new City-sponsored housing plan that set as its goal the rehabilitation of every vacant City-owned residential building. This plan, led by the City's Department of Housing Preservation and Development (HPD), and implemented by both HPD and local, not-for-profit organizations working directly in the affected communities, resulted in the return of empty building shells to permanent affordable housing managed by HPD and non-profits. HPD and the Cypress Hills Local Development Corporation (CHLDC), formed in 1983 to strengthen Cypress Hills and its Fulton Street retail strip, rehabilitated vacant buildings within these neighborhoods. Further to the south, west of Pennsylvania Avenue, the East New York Urban Youth Corps, a group that formed initially to work with neighborhood youths, as well as the Mutual Housing Association of New York (MHANY) and other non-profits rehabilitated every City-owned vacant building in the area. The program resulted in the removal of physical blight from many blocks, stabilization of the many still-intact residential blocks and the beginning of the return of residents to the area.

In the East New York Core area south of Atlantic Avenue, at the urging of East Brooklyn Congregations (EBC), a faith-based organization founded in neighboring Brownsville, the City initiated the Nehemiah Housing Program for the large swaths of City-owned vacant land that had been created here largely by the demolition of homes earlier in the 1970's and 1980's. The Program developed small, two-story, single-family row houses and provided an affordable homeownership opportunity to moderate-income families in efficiently-built, modestly-sized homes. These new homes, which used up much of the vacant City-owned land in the area, were extremely sought-after for their low cost and amenities and helped reverse the tide of disinvestment in the community as well as rebuild some of its fabric. Building on its investment in the neighborhood and the success of the Nehemiah home construction, the City subsidized the redevelopment of much of its remaining smaller parcels of vacant land with new two-family row-housing under the New York City Housing Partnership program, as well as other programs, through a variety of non-profit sponsors, including the CHLDC. As a result, the population began to grow again after decades of decline and the amount of land in City ownership has diminished to a point where, today, there is very little City-owned vacant land remaining in the area.

In the 1990's small-scale, private-sector market-rate construction of one- and two-family homes returned to East New York, after the City-sponsored rehabilitation of all City-owned buildings and the redevelopment of most of the City's portfolio of vacant land with new housing. This wave of development was led by small building contractors taking advantage of low land prices and a rising demand for small homes and continues to this day, resulting in the addition of some 2,000 units of

private market-rate housing throughout East New York and in the project area. This pace of construction slowed in the early 2000s and significantly so by the recession of 2008 and a dramatic rise in mortgage foreclosures in the area. The construction of new housing, albeit at a much slower pace, has resumed with an improving economy and increased demand due to a rising city population and the movement into East New York of residents from other costlier neighborhoods. As a result of the City's housing programs, together with the private market home construction, the population of the East New York project area has rebounded from its low-point in 1980 of approximately 40,000 residents to 48,000 today, but still remains below its 1960 peak of 66,000 residents.

Project Area

The proposed project would affect two noncontiguous areas. The first (referred to here as "East New York") is an approximately 176 block area covering portions of East New York and Cypress Hills, generally bounded by Fulton Street in the north, Pitkin Avenue to the south, Sheffield Avenue to the west, and Conduit Boulevard and Lincoln Avenue to the east. This area is defined by a series of east-west corridors, with Atlantic Avenue dividing the area into northern and southern sections; major corridors and areas of the neighborhood are described below. The second area (referred to here as "Ocean Hill") is an approximately 15 block portion of the Ocean Hill neighborhood, generally bounded by Broadway to the north, East New York Avenue to the south, Eastern Parkway Extension to the west, and Van Sinderen Avenue to the east (see EAS Figure 1, "Project Location").

East New York - Fulton Street

Fulton Street has retained most of its historic character as an active local retail corridor and is an important shopping and dining destination for the surrounding Cypress Hills community. The J/Z line runs above grade along this corridor, with stations at Van Siclen Avenue, Cleveland Street, Norwood Avenue, and Crescent Street. This corridor is mainly lined with historic two- to four-story attached mixed-use buildings with ground floor retail and housing above. Three blocks immediately east of Pennsylvania Avenue contain gas stations, car sales lots and auto-repair shops. Residential uses at the ground floor can also be found intermittently along this section of the corridor.

East New York - Atlantic Avenue

At 120 feet wide, Atlantic Avenue is the largest corridor running through the area and one of the main thoroughfares in Brooklyn. The Long Island Railroad runs below Atlantic Avenue in East New York and has a stop at Van Sinderen Avenue in between the East New York and Ocean Hill Plan areas. Common land uses along the avenue include one-story semi-industrial uses including a large bakery, auto-related uses, such as gas stations, car washes and auto repair shops, self-storage facilities, interspersed with residential use, local retail shops and fast food restaurants. Most loft-style buildings that were originally built for industrial purposes have been converted to warehousing, self-storage facilities or are vacant. Atlantic Avenue also features a few large vacant and/or underutilized sites. New development along corridor has primarily included fast food drive-thru establishments and self-storage centers.

East New York - Liberty Avenue

Liberty Avenue is a corridor that runs east-west just south of Atlantic Avenue. The corridor today consists of auto repair shops, scrap metal yards and other light-industrial uses, such as warehouses and supply stores, mixed with primarily two- to four-story residential homes, small local retail shops, schools and houses of worship.

East New York - Pitkin Avenue

Pitkin Avenue is generally characterized by two- to four-story residential buildings or mixed-use buildings with neighborhood retail at the ground floor and residential units above. The A/C line runs below ground along Pitkin Avenue with stations at Van Siclen Avenue, Shepherd Avenue, and at Euclid Avenue, an express stop and the terminus of the C train. While Pitkin Avenue was once a thriving continuous commercial strip, today many of the ground floors of buildings are used for residential or community facility use. Ground-floor residential uses are found in over 40 percent of buildings as many former retail spaces have been converted to residential units. New construction is mostly residential and often sets back from the street line to allow for off-street parking or faces side-streets with blank building sides facing onto Pitkin Avenue. Commercial uses include one of the area's few full-service supermarkets, as well as delis, laundromats, salons and other small retail establishments. Fiorentino Plaza is a medium-density NYCHA development on the northern side of Pitkin Avenue. The CHLDC recently received approval for a zoning map change to increase the allowed density at Pitkin Avenue and Berriman Street adjacent to the Shepherd Avenue subway station to build an eight-story apartment building with ground-floor retail.

East New York - Residential Core

The residential blocks between the main commercial corridors of Fulton Street, Atlantic Avenue and Pitkin Avenue are characterized by two- to three-story row houses and small three- to four-story apartment buildings built in the early 1900's. Recent development includes low-scale rowhouses or semi-detached homes with deep setbacks and front-yard parking. This new construction conforms to the low-density zoning regulations which require off-street parking and front yards, producing developments that do not match the form and character of existing buildings. The Cypress Hills residential core lies to the north of Atlantic Avenue and is characterized by slightly lower-scale rowhouses and detached homes than are typically found south of Atlantic Avenue in East New York. Glenmore Avenue, just north of and running parallel to Pitkin Avenue, is characterized by low-scale homes interspersed with pockets of auto-related uses and open industrial uses, as well as a number of community gardens on vacant city-owned lots, once occupied by residential buildings.

Ocean Hill

The western portion of the study area, in the Ocean Hill neighborhood, contains a mix of longstanding residential buildings, light-industrial activities including warehouses/storage and distribution facilities, and institutional uses. The residential uses are comprised of a mix of one- and two-family homes, as well as three- to four-story apartment buildings. The existing low-scale warehouse buildings are typically occupied with low-intensity light industrial and auto-oriented uses, including storage and warehousing, and auto-repair shops. Recent construction consists of two recently completed and one proposed hotel and conversions of former loft buildings to homeless family shelters.

III. EXISTING ZONING

The study area of East New York and Ocean Hill makes up approximately 0.75 square miles in eastern Brooklyn that include portions of the East New York, Cypress Hills, Ocean Hill and Brownsville neighborhoods of Community Districts 5 and 16. Separating East New York and Ocean Hill, and not affected by the Proposed Actions described herein, is an industrially zoned area that includes Broadway-Junction and the East Brooklyn IBZ, and is bounded by Sheffield Avenue to the east and Van Sinderen Avenue to the west.

The majority of the current zoning has remained unchanged since 1961 when the current Zoning Resolution was originally established. Two zoning map amendments were recently adopted. The Pitkin Avenue Rezoning, adopted in 2013, changed an R5 zoning district with a C1-3 commercial overlay to an R7A district with a C2-4 commercial overlay on a block bounded by Pitkin Avenue, Shepherd Avenue, and Berriman Street. The Logan Street Rezoning, adopted in 2005, changed an M1-1 zoning district to a R5 district on the northern half of a block bounded by Milford Street, Atlantic Avenue, and Logan Street. Both rezonings shared the goal of encouraging the creation of more housing units in the neighborhood.

Existing zoning districts are shown in EAS Figure 2 and discussed below.

M1-1 & M1-2

M1-1 zoning districts, which have a floor area ratio (FAR) of 1.0 for manufacturing and commercial uses, are mapped in fragments throughout the study areas. An M1-2 district is located in a portion of the Ocean Hill area and permits manufacturing and commercial uses at a maximum FAR of 2.0. M1-1 and M1-2 districts also permit community facility uses at a maximum FAR of 2.4 and 4.80, respectively. M1 districts have a base height limit, above which a structure must fit within a sloping sky exposure plane; this base height is 30 feet in M1-1 districts, and 60 feet in M1-2 districts. M1-1 and M1-2 districts are subject to parking requirements based on the type of use and size of an establishment. M1 districts generally allow one- or two-story warehouses for light-industrial uses, including repair shops, wholesale service facilities, as well as self-storage facilities and hotels. M1 districts are intended for light industry; however, heavy industrial uses are permitted in M1 districts as long as they meet the strict performance standards set forth in the Zoning Resolution (ZR). No new residential uses are permitted.

Existing land uses within the M1-1 and M1-2 districts include warehouses/storage for light industrial uses, auto-related businesses such as car dealerships and auto-repair shops, fast-food restaurants, gas stations, self-storage facilities, hotels, and vacant or underutilized land.

C8-1 & C8-2

There is one C8-1 district mapped in the most eastern part of the study area on Atlantic Avenue Three blocks immediately east of Pennsylvania Avenue are currently zoned C8-2. C8-1 and C8-2 districts permit commercial uses at a maximum FAR of 1.0 and 2.0, respectively. C8 districts are found mainly along major traffic arteries and allow automotive and other heavy commercial uses that often require large amounts of land. C8 districts have a base height limit, above which a structure must fit with a sloping sky exposure plane; this base height is 30 feet in C8-1 districts, and 60 feet in C8-2 districts, and typically produces low-rise, one-story structures. C8-1 and C8-2 districts also permit community facility uses at a maximum FAR of 2.4 and 4.80, respectively. Typical uses are automobile showrooms and repair shops, warehouses, gas stations, and car washes; community facilities, self-storage facilities, hotels and amusements, such as theatres are also permitted. No new residential uses are permitted.

Existing land uses within the C8-1 and C8-2 districts include gas stations, car sales lots, auto-repair shops, small local retail shops mixed with residential uses above the ground floor and residential homes that front on the side streets.

R5

Approximately 137 full or partial blocks north and south of Atlantic Avenue, between Fulton Street and Atlantic Avenue and Between Atlantic Avenue and Pitkin Avenue, are currently zoned R5. An R5 district

is a lower density general residence district that allows all housing types, including detached, semi-detached, attached and multi-family residences, at a maximum FAR of 1.25 (or 1.65 in predominantly built-up areas utilizing the R5-infill provisions) and community facilities up to a maximum FAR of 2.0. R5 districts typically produce three- to four-story attached houses and small apartment buildings with parking in their front yards. R5 districts have a base height limit of 30 feet and a maximum building height of 40 feet is permitted after a 15 foot setback. R5 zoning requires a minimum front yard depth of 10 feet, which is increased to 18 feet if front yard parking is provided. Off-street parking in a grouped facility is required for 85% of the dwelling units.

Most of the Fulton Street and Liberty and Pitkin Avenue corridors are within the R5 zoning district. While many of the existing residential buildings were historically built at a height of four stories or less, their built densities are greater than currently permitted, due to their higher lot coverage. The existing land uses in these areas include detached, semi-detached, attached single and two family homes, and multi-family residences interspersed with light manufacturing uses, warehouses/storage facilities, auto repair facilities, community facilities, and vacant land and community gardens.

R6

There is one R6 district in the southwest of the study area located along a block frontage facing Pitkin Avenue. R6 districts allow all housing types at a maximum FAR of up to 2.43 is allowed for residential uses and up to 4.8 FAR is allowed for buildings containing community facility uses. R6 is a height factor district where residential and community facility uses are permitted with no fixed height limits and building envelopes are regulated by a sky exposure plane and open space ratio after a maximum base height of 60 feet. Residential development under the optional Quality Housing Program has a maximum FAR of 2.2 on narrow streets (defined as less than 75 feet wide) with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets (defined as 75 feet wide or greater) with a height limit of 70 feet. Off-street parking is required for 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. In R6 districts, if fewer than five spaces are required, the off-street parking requirement is waived. A R6 residential district encompasses approximately five blocks of Pitkin Avenue east of Pennsylvania Avenue and includes the New York City Housing Authority (NYCHA) Fiorentino Plaza development, a one-story supermarket, a school, and one- and two-family homes.

R7A

There is one R7A district in the study area located on the front block facing Pitkin Avenue between Shepherd Avenue and Berriman Street. This zoning district was adopted in 2013 at the request of the CHLDC from an R6 zoning district to facilitate an eight-story affordable housing building with ground-floor retail. R7A districts typically produce high lot coverage, seven- to eight-story apartment buildings pursuant to the Quality Housing program, and blend with existing buildings in many established neighborhoods. In R7A districts, the maximum residential FAR is 4.0, and the maximum community facility FAR is 4.0. Above a maximum base height of 65 feet, the building must set back 10 feet along narrow streets or 15 feet along wide streets before rising to the maximum permitted height of 80 feet.

Commercial Overlays

Commercial overlays permitting local commercial retail uses are mapped along Fulton Street, Atlantic, Pitkin and Liberty Avenues and in Ocean Hill.

C1-2 & C1-3

A C1-2 commercial overlay is located over one block in the southeastern area of the study, between Pine Street and Glenmore Avenue. C1-3 commercial overlays are mapped on 24 block frontages, and typically to a depth of 150 feet, along Fulton Street, and Liberty and Pitkin Avenues. C1 commercial overlays are typically mapped in residential neighborhoods 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. The maximum commercial FAR is 1.0 when mapped in R5 districts, but 2.0 when mapped in R6 or higher. This typically produces a commercial ground floor in an otherwise residential mixed-use building. C1-2 overlays have higher off-street parking requirements than C1-3 overlays.

C2-3 & C2-2

C2-2 commercial overlays are mapped on 9 block frontages including Atlantic Avenue from Bradford Street to Van Siclen Avenue; and along Pine Street between Liberty and Pitkin Avenues. C2-3 commercial overlays are mapped on 79 block frontages along Pitkin Ave between Vermont Avenue and Crystal Street; on Liberty Avenue between Warwick Street and Crystal Street; and along Fulton Street from Wyona Street to Pine Street. C2 districts permit a slightly wider range of uses than C1 districts, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to the ground floor and must always be located below the first floor containing dwelling units.

In C1-2 and C2-2 overlays, most retail uses require one accessory parking space per 300 square feet of commercial floor space. In C1-3 and C2-3 overlays, most retail uses require one accessory parking space per 400 square feet of commercial floor space.

C2-4

A C2-4 commercial overlay is mapped on one block frontage along Pitkin Avenue and was mapped as part of the 2013Pitkin Avenue Rezoning. C2-4 commercial overlays allow for local retail uses and commercial development up to 2.0 FAR.C2-4 districts allow Use Groups 1-9 and 14, which include uses such as plumbing and electrical shops, small bowling alleys and movie theaters, funeral homes, small repair shops, printers, and caterers. For general commercial uses, one off-street parking space is required for every 1,000 square feet of such use, and up to 40 spaces may be waived.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The Department of City Planning is proposing these land use actions in response to the community objectives identified during the Sustainable Communities East New York process and subsequent outreach and workshop events held in the fall and winter of 2014/2015. DCP, together with other City agencies, developed a plan to achieve these goals through new zoning and other land use actions, expanded programs and services and capital investments.

Current zoning in the neighborhood does not permit the full implementation of the East New York Community Plan. New residential development in key areas and along major corridors is not permitted. In areas where residential use is permitted, the existing zoning restricts new development to low densities that limit the production of substantial amounts of housing, particularly affordable housing, which limits the potential of the major corridors to become vibrant pedestrian destinations.

The Proposed Actions seek to facilitate vibrant, inclusive residential neighborhoods with a wide variety of local and regional commercial options, job opportunities and attractive streets that are safe and inviting for residents, workers, and visitors. Opportunities for new housing, including affordable housing, along key corridors, particularly Atlantic Avenue, would provide more housing choices for current and future residents. A growing residential population would restore population lost during the neighborhood's decline in decades past, and also expand the customer base for existing and new businesses such as grocery stores, pharmacies, and other services to flourish. The Proposed Actions also seek to reinforce and enhance the existing character and context of the residential core by requiring new development in the primarily residential central blocks to better match the form of existing buildings.

Additionally, though not part of the proposed land use and zoning actions, which are described in more detail below, the East New York Plan calls for strategic infrastructure investments. These improvements and investments, such as possible streetscape improvements along Atlantic Avenue and other key corridors, which would support the envisioned new level of activity, are separate from the Proposed Actions. While the Proposed Actions are a key component to facilitate the implementation of the Plan, they are not dependent on these additional components and as such are not part of a coordinated environmental review. Moreover, there are components of the Plan, which are not yet known to a sufficient level of detail to include in this analysis.

The Proposed Actions reflect DCP's on-going engagement with Community Boards 5 and 16, local elected officials and community residents and stakeholders to achieve the following land use objectives:

- Create opportunities for new residential development with significant amounts of permanently affordable housing and preserve existing affordability to ensure that the neighborhood continues to serve diverse housing needs;
- Encourage mixed-use development on key corridors;
- Enhance and revitalize major thoroughfares through new economic development; and
- Protect neighborhood character of residential core and ensure predictable future development.

Create opportunities for new residential development with significant amounts of permanently affordable housing and preserve existing affordability to ensure that the neighborhood continues to serve diverse housing needs

Changing the zoning to allow for both mixed-use residential and/or commercial development at higher densities in more areas of the neighborhood and medium density development along key corridors served by transit is intended to significantly expand the supply of housing. The Proposed Actions would promote the development of permanently affordable housing and facilitate mixed-income communities by requiring affordable housing units to be included in any new residential development, which is not required by zoning today.

Atlantic Avenue presents the greatest opportunity for the development of affordable housing. The width of the street, access to transit, and presence of a number of significant sites with potential for redevelopment provide this corridor with the capacity to support significant growth. Zoning changes to allow residential development at higher densities would make possible the construction of affordable apartment buildings on the corridor and would expand the neighborhood's supply of affordable housing.

Pitkin Avenue and Fulton Street are transit corridors and established shopping strips with many vacant or underutilized lots or low-rise buildings. Changing the low-density zoning to medium-density would allow more affordable housing to be built along these corridors.

New multifamily development in the vicinity of the study area has consisted of publicly supported affordable housing development. It is expected that a variety of City and State financing programs for affordable housing would result in the creation of a substantial amount of affordable housing within the project area under the Proposed Actions. In addition, the proposed application of a mandatory inclusionary housing program would require that residential development include an affordable component, ensuring that new development would facilitate mixed-income communities even in the event of future changes in the housing market that would make market-rate housing development for higher-income households feasible.

Encourage mixed-use development on key corridors

The low-density zoning found along key corridors today discourages mixed-use development by restricting the total allowed development. Changes to the zoning to allow medium- to higher-density development and a greater variety of uses along key corridors of Atlantic Avenue, Fulton Street, Pitkin Avenue, Pennsylvania Avenue and Liberty Avenue would promote mixed-use development with housing, commercial uses, and community facilities. Increased residential density will reinforce demand for a greater variety of local retail services such as grocery stores, pharmacies, banks, and restaurants, supporting the growth of existing and new businesses.

Atlantic Avenue has the potential to provide substantial new housing, retail, and other services. New housing is not currently permitted in the zoning districts found along most of Atlantic Avenue. Updating the zoning to allow residential uses would facilitate the construction of new housing and mixed-use development. Allowing higher residential density and a variety of job-generating uses on these sites would help bring a critical mass of residents to support a greater diversity of retail offerings and activate streetscapes and public spaces. In this way, Atlantic Avenue could transform into an urban boulevard offering a diversity of housing options, shopping, entertainment, jobs and services to the surrounding neighborhood as well as drawing visitors from the broader region.

Fulton Street, Pitkin Avenue, Liberty Avenue and Pennsylvania Avenue have the potential to see modest growth on underutilized sites, enabling new mixed-use developments with housing and ground-floor retail that are supported by the existing transit network. Specifically, on Liberty Avenue, allowing new residential development and local retail where a manufacturing district currently prohibits new housing and a scattered commercial overlay allows retail on only certain blocks, could strengthen this secondary neighborhood corridor. Modest densities and local retail could also support north-south connections to transit along Berriman Street and Van Siclen Avenue.

With increased residential density, the neighborhood will see increased demand for more local services such as grocery stores, banks, and restaurants, supporting existing and new businesses while creating local job opportunities. City incentives for the development of grocery stores selling fresh food could be utilized to add to the neighborhood's healthy food options. The additional density proposed would create support for new and existing businesses, which would support the creation or expansion of Business Improvement Districts and/or merchants associations to further support retail growth along the major corridors.

Enhance and revitalize major thoroughfares

A vital component of the East New York Plan is the creation of new centers of activity that will bring together housing, commercial uses, community services and street level activities. Key corridors in East New York such as Atlantic, Liberty and Pitkin Avenues are today fragmented commercial corridors with a high number of non-commercial ground floor uses. Proposed zoning changes would promote active non-residential ground floor uses with minimum levels of window coverage, and minimize curb cuts which disrupt the sidewalk to foster more dynamic commercial corridors that are inviting to pedestrians. The Proposed Actions respond to the needs of particular corridors by allowing buildings to minimize the impact of the elevated train on Fulton Street with additional flexibility for setbacks at the street level.

Protect neighborhood character of residential core and ensure predictable future development

The proposed zoning will preserve residential neighborhoods and promote contextual infill development. Residents have identified the residential blocks between the main transit corridors as areas to preserve. Side streets between the major commercial corridors feature established neighborhoods of rowhouses, duplexes and small apartment buildings. Contextual zoning would ensure that new infill development complements the existing residential character by promoting consistent building height and size.

V. DESCRIPTION OF THE PROPOSED ACTIONS

The Proposed Actions are intended to facilitate the implementation of the objectives of the East New York Plan, which identified a shared long-term vision for the future of the neighborhood to create more affordable housing and more diverse commercial and retail uses, spur economic development, foster safer streets, and generate new community resources. To accomplish these goals, the New York City Department of City Planning is proposing zoning map and text amendments that would affect a total of approximately 191 blocks in two areas, in East New York and Ocean Hill, described in detail above.

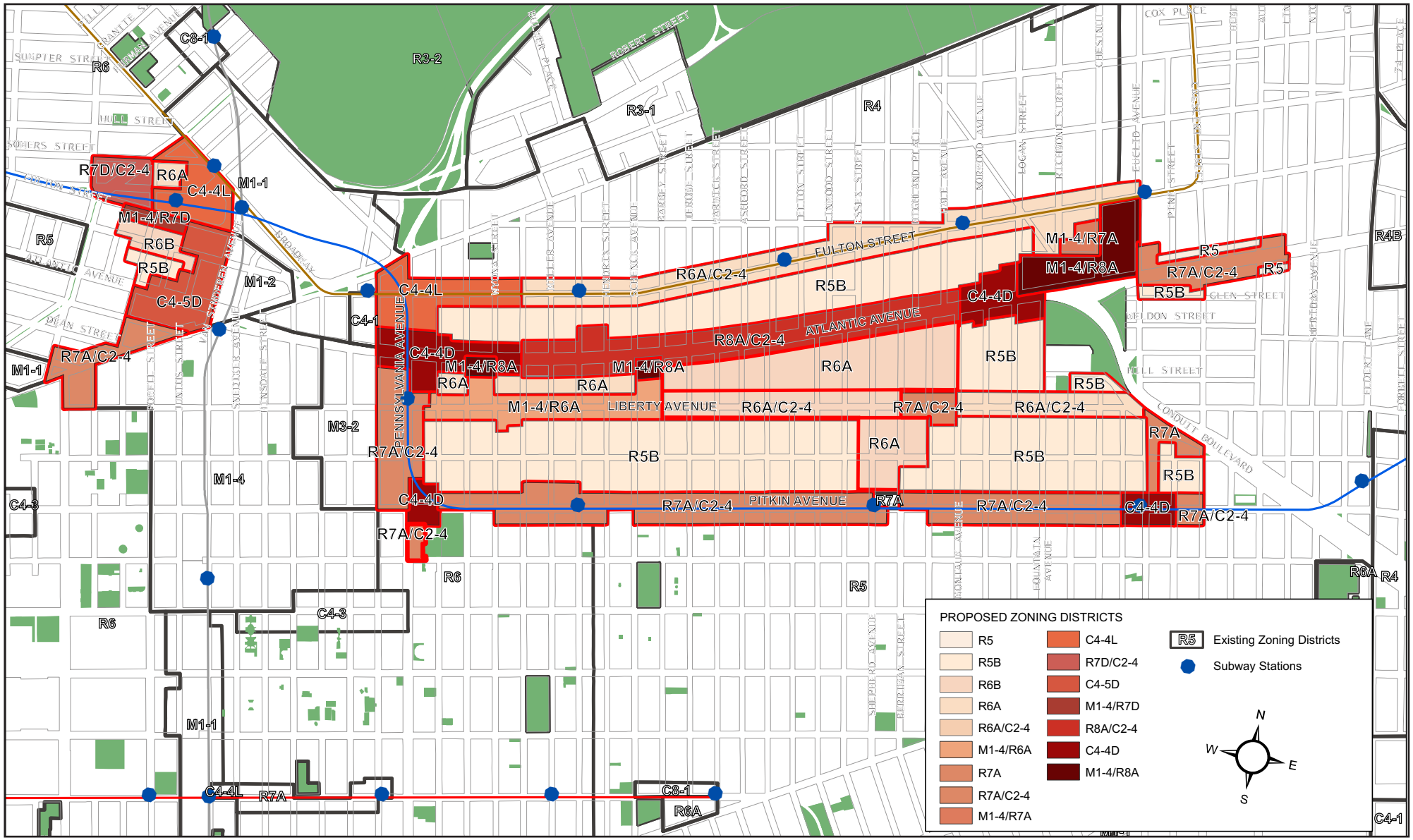
Additionally, HPD is proposing an amendment to the Dinsmore-Chestnut Urban Renewal Plan to conform land use restrictions to zoning, to refresh the urban renewal plan's general provisions, and to allow disposition of the urban renewal sites in accordance with the urban renewal plan.

DCP will be acting as lead agency on behalf of the CPC and will conduct a coordinated environmental review. HPD will be the co-applicant for the Urban Renewal Plan amendment and, as the result, will serve as an involved agency under CEQR.

Each of these is a discretionary action subject to review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, and the City Environmental Quality Review (CEQR) process. These discretionary actions are described in more detailed below.

Proposed Zoning Districts

The proposed rezoning would replace all or portions of existing M1-1, M1-2, C8-1, C8-2, R5, and R6 districts with M1-4/R6A, M1-4/R7A, M1-4/R8A, M1-4/R7D, R5B, R6A, R7A, R7D, R8A, C4-4D, C4-4L and C4-5D districts. The proposed rezoning would also replace or eliminate portions of existing C1-2, C1-3, C2-2, and C2-3 overlays with C2-4 overlays and establish new C2-4 overlays (Figure A-1, "Proposed Zoning").



Source: NYC Department of City Planning

Proposed R5B
(Existing R5, C8-2, and M1-1 districts)

R5B is proposed in the core residential blocks between Fulton Street and Atlantic Avenue, between Atlantic Avenue and Liberty Avenue, and between Liberty Avenue and Pitkin Avenue as follows:

- Between Fulton Street and Atlantic Avenue: 20 partial blocks between New Jersey Avenue and Milford Street. These blocks are currently zoned C8-2, R5/C2-3, and M1-1.
- Between Atlantic Avenue and Liberty Avenue: 3 partial blocks between Montauk Avenue and Fountain Avenue. These blocks are currently zoned M1-1 and R5.
- Between Liberty Avenue and Pitkin Avenue: 34 full or partial blocks between Pennsylvania Avenue and Shepherd Avenue that are currently zoned R5; 17 full/partial blocks between Berriman Street and Euclid Avenue that are currently zoned M1-1 and R5; and 4 full/partial blocks between Euclid Avenue and Crescent Street that are currently zoned R5.

R5B permits detached and semi-detached residential buildings, but is primarily a three-story rowhouse district. The maximum FAR is 1.35 with a maximum street wall height of 30 feet, above which the building is set back to a maximum height of 33 feet. The front yard must be at least five feet deep and it must be at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached rowhouses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lot frontages less than 40 feet. On-site parking spaces must be provided for 66 percent of the dwelling units although parking can be waived when only one space is required. Front yard parking is prohibited.

Proposed R6A
(Existing R5, C8-2, M1-1, and M1-2 districts)

R6A is proposed on approximately 89 full or partial blocks in three areas:

- Between Norwood Avenue and Chestnut Street south of Fulton Street that are currently zoned R5/C2-3 and M1-1;
- Along the mid-block between Atlantic Avenue and Liberty Avenue between New Jersey Avenue and Vermont Street (1 partial block currently zoned C8-2), between Wyona Street and Schenck Avenue (5 partial blocks currently zoned C8-2), and between Barby Street and Berriman Street (8 partial blocks currently zoned R5, C8-2 and M1-1);
- Between Essex Street, Liberty Avenue, Atkins Avenue, and Pitkin Avenue currently zoned R5 and M1-1.
- Along Herkimer Street between Sherlock Place and Havens Place currently zoned M1-2 and along Sackman Street between Somers and Truxton Streets currently zoned M1-1

R6A districts allow residential and community facility uses up to 3.0 FAR (3.6 FAR in areas designated as part of the Inclusionary Housing program per Zoning Resolution Section 23-90). The building form requires a street wall between 40 and 60 feet, a setback above the maximum base height of 60 feet, and a maximum building height of 70 feet. Off-street parking is required for 50 percent of the dwelling units, but this requirement is waived if 5 or fewer spaces are required.

Proposed R7A
(Existing R5 and M1-1)

R7A is proposed on approximately 74 full/partial blocks in four areas:

- Between Sheffield Avenue and midblock between Pennsylvania and New Jersey Avenues between Pitkin Avenue and Liberty Avenue that is currently zoned M1-1 and R5;
- Along Pitkin Avenue between New Jersey Avenue to the west, and Doscher Street to the east that is currently zoned R5;
- Between Liberty Avenue and Pitkin Avenue along Euclid Avenue that is currently zoned R5.
- Along Atlantic Avenue between Euclid Avenue and Lincoln Avenue currently zoned C8-1 and C8-2

R7A is a contextual district that allows for new medium-density residential development and community facilities. R7A districts allow for residential development up to 4.0 FAR (4.6 FAR in areas designated as part of the Inclusionary Housing program) and community facility uses up to 4.0 FAR. The building form requires a street wall of 40 to 65 feet, a setback above the maximum base height, and a maximum building height of 80 feet. New residences would be required to provide one off-street parking space for 50% of the dwelling units, with reduced requirements for affordable housing.

Proposed R7D
(Existing M1-1)

R7D is proposed on two (2) partial blocks on along Eastern Parkway Extension between Mother Gaston Boulevard and Sackman Street. R7D allows medium-density apartment buildings at a maximum FAR of 4.2 for community facility uses and 5.60 for residential uses in areas designated as part of the Inclusionary Housing program. New structures in R7D districts are required to line up with adjacent structures to maintain the streetwall. Above a base height of 60 to 85 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 100 feet. In addition, where commercial overlays are mapped, active ground floor uses are required, and the related zoning text amendment would also require transparency on the ground floor (see below).

Proposed R8A
(Existing C8-2 and M1-1)

R8A is proposed on 30 partial blocks for portions along Atlantic Avenue between Bradford Street and Montauk Avenue. These blocks are currently zoned C8-2 and M1-1. R8A districts permit residential and community facility uses at a maximum FAR of 6.02 (7.20 in areas designated as part of the Inclusionary Housing program) and 6.50, respectively. The building form requires a base height between 60 and 85 feet and a maximum building height of 120 feet. The off-street parking requirement is one space per 1000 square feet of commercial use and health care facilities and one off-street parking space for 40% of the dwelling units.

Proposed C4-4L
(Existing C8-2 and M1-2)

C4-4L is proposed on 13 partial blocks along a section of Fulton Street between Sheffield Avenue and Bradford Street. These blocks are currently zoned C8-2 and M1-2. The proposed C4-4L is an existing zoning district created specifically for commercial corridors with elevated trains, similar to Fulton Street. The designation represents a contextual, regional commercial district that permits residential development at an R7A equivalent, as well as commercial and community facility. The proposed C4-4L district would allow for a wider range of uses and provide more building design along the elevated J/Z transit line.

C4-4L allows residential development up to 4.0 FAR (4.6 FAR in areas designated as part of the Inclusionary Housing program) and commercial and community facility uses up to 4.0 FAR. The proposed C4-4L district would allow two distinct building types depending on the location in relation to elevated train tracks:

- For lots not fronting on the elevated train, the proposed C4-4L district applies the height and setback regulations of a C4-4A district, requiring a street wall between 40 and 65 feet high and allowing a maximum building height of 80 feet.
- For lots fronting on the elevated train and within 125 feet of the streetline adjacent to the elevated train, buildings would be required to set back five feet from the streetline adjacent to the elevated train at the ground floor, and allowed to rise to a maximum height of 100 feet or ten stories, with a minimum base height of 30 feet and a maximum base height of 65 feet. Above the base height, buildings would be required to set back at least 15 feet. Certain corner lots and through lots, depending on size and configuration, would also be subject to more generous lot coverage maximums, and some through lots would be permitted to waive the required rear yard equivalent.

Proposed C4-5D
(Existing M1-2)

A C4-5D district is proposed for all or parts of five blocks generally bounded by Fulton Street, Van Sinderen Avenue, Sackman Street and Pacific Street. Bedford and Brooklyn Avenues and Nostrand Avenue between Macon Street and Atlantic Avenue. These blocks are currently zoned M1-2. C4-5D permits residential, commercial, and community facility buildings at a maximum FAR of 4.2 (5.6 FAR in areas designated as part of the Inclusionary Housing program). The building form requires a base height between 60 and 85 feet and a maximum building height of 100 feet. Active ground floor uses are required, and fifty percent of the building frontage on the ground floor between a height of 2 and 12 feet above curb level is required to be glazed with transparent materials that will enhance the pedestrian experience. The off-street parking requirement is one space per 1000 square feet of commercial use and one off-street parking space for 50% of the dwelling units.

Proposed C4-4D
(Existing C8-2 and M1-1)

C4-4D is proposed on 21 partial blocks along two sections of Atlantic Avenue, between Sheffield Avenue and Bradford Street; and between Montauk Avenue and Fountain Avenue; and two sections of either end of Pitkin Avenue in the study area, between Pennsylvania and New Jersey Avenues and between Doscher Street and Pine Street. These blocks are currently zoned R5, M1-1 and C8-2. C4-4D is an R8A equivalent that permits residential development up to 6.02 FAR (7.20 FAR in areas designated as part of the Inclusionary Housing program), commercial uses up to 3.4 FAR, and community facilities up to 6.5 FAR. The building form requires a base height between 60 and 85 feet and a maximum building height of 120 feet. The off-street parking requirement is one space per 1000 square feet of commercial use and health care facilities and one off-street parking space for 40% of the dwelling units.

Proposed M1-4/R6A
(Existing R5, C8-2 and M1-1)

An M1-4/R6A mixed use district is proposed for 18 partial blocks along Liberty Avenue between New Jersey Avenue and Barbey Street. M1-4/R6A districts permit residential and community facility uses within Use Groups 1-4, and commercial and manufacturing uses within Use Groups 5-15 and 17 at a

maximum FAR of 3.0 (3.6 with Inclusionary Housing) for residential, 3.0 for community facility, and 2.0 for commercial or manufacturing uses. For residential uses the building form requires a street wall of 40 to 60 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and a maximum building height of 70 feet. For industrial and commercial uses, the allowable FAR would remain at 2.0 resulting typically in two-story buildings.

Proposed M1-4/R7A
(Existing M1-1)

An M1-4/R7A mixed use district is proposed for a partial block between Chestnut Street and Richmond Street just south of Fulton Street. M1-4/R7A districts permit residential and community facility uses within Use Groups 1-4, and commercial and manufacturing uses within Use Groups 5-15 and 17 at a maximum FAR of 4.0 (4.6 with Inclusionary Housing) for residential, 4.0 for community facility, and 2.0 for commercial or manufacturing uses. For residential uses the building form requires a street wall of 40 to 65 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and a maximum building height of 80 feet. For industrial and commercial uses, the allowable FAR would remain at 2.0 resulting typically in two-story buildings.

Proposed M1-4/R7D
(Existing M1-2)

An M1-4/R7D mixed use district is proposed for two blocks along Fulton Street between Eastern Parkway Extension and Havens Place. M1-4/R7D districts permit residential and community facility uses within Use Groups 1-4, and commercial and manufacturing uses within Use Groups 5-15 and 17 at a maximum FAR of 5.0 (5.6 with Inclusionary Housing) for residential, 4.2 for community facility, and 2.0 for commercial or manufacturing uses. For residential uses, above a base height of 60 to 85 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 100 feet. For industrial and commercial uses, the allowable FAR would remain at 2.0 resulting typically in two-story buildings.

Proposed M1-4/R8A
(Existing M1-1)

The proposed M1-4/R8A mixed use district is proposed for two blocks between Logan Avenue and Euclid Avenue along Atlantic Avenue and a partial block along Atlantic Avenue between Barbey and Schenck Streets. The proposed district would allow residential and community facility uses within Use Groups 1-4, and commercial and manufacturing uses within Use Groups 5-15 and 17 at a maximum FAR of 6.02 (7.20 with Inclusionary Housing) for residential, 6.50 for community facility, and 2.0 for commercial or manufacturing uses. The proposed M1-4/R8A district requires new buildings to have a street wall height of 60 to 85 feet and a maximum building height of 120 feet. For industrial and commercial uses, the allowable FAR would remain at 2.0 resulting typically in two-story buildings.

Proposed Commercial Overlays

Existing C1 and C2 commercial overlays are mapped intermittently throughout the study area. C1 districts permit commercial Use Groups 5 and 6 while C2 districts permit Use Groups 5 through 9 and 14.

C2-4 commercial overlays are proposed to be mapped over portions of the proposed R6A, R7A, and R8A districts as follows. The proposed rezoning would also replace or eliminate portions of existing C1-2, C1-

3, C2-2, and C2-3 overlays with C2-4 overlays and establish new C2-4 overlays. The affected area is as follows:

- Proposed R6A: 39 full/partial blocks on Fulton Avenue between Bradford Avenue and Euclid Avenue that are currently zoned R5/C2-3; and 33 full/partial blocks on Liberty Avenue between Barbey Street and Conduit Avenue that are currently zoned R5 and M1-1;
- Proposed R7A: 10 full/partial blocks on Atlantic Avenue between Euclid Avenue and Lincoln Avenue that are current zoned C8-1 and C8-2; 6 partial blocks on Pennsylvania between Liberty Avenue and Pitkin Avenue that are currently zoned R5 and C8-2;
- Proposed R8A: 30 full/partial blocks on Atlantic Avenue between Bradford and Montauk that are current zoned R5/C2-3, C8-2, M1-1, and R5; and 2 full/partial blocks on Pitkin Avenue between Pennsylvania and New Jersey Avenue that are currently zoned R5 and C8-2.

C2-4 commercial overlays allow for local retail uses and commercial development up to 2.0 FAR. In these areas, the C2-4 commercial overlays will support the development of mixed residential/commercial uses. This proposal would map commercial overlays to a depth of 100 feet to reflect the typical depth of existing lots along these corridors and to prevent commercial uses from encroaching on residential side streets. Existing commercial overlays mapped at a depth of 150 feet would be removed on Fulton Street, Pitkin Avenue, and Liberty Avenue.

Proposed Zoning Text Amendments

The Proposed Actions include amendments to the text of the Zoning Resolution to apply a new mandatory Inclusionary Housing program (see below) to portions of the proposed rezoning area where zoning changes are promoting new housing. Additionally, the Proposed Actions include amendments to Zoning Resolution including the establishment of an Enhanced Commercial District within the rezoning area along Atlantic Avenue, Pitkin Avenue, and Fulton Street and to foster a safe and engaging pedestrian experience and to provide flexibility along transit corridors.

Inclusionary Housing Program

The Department of City Planning proposes a Zoning Text amendment to apply a mandatory Inclusionary Housing program to portions of the proposed rezoning area, including where zoning changes are promoting new housing. The mandatory Inclusionary Housing program would apply within the following districts: M1-4/R6A, M1-4/R7A, M1-4/R8A, M1-4/R7D, R6A, R7A, R7D, R8A, C4-4D, C4-4L and C4-5D districts within the rezoning area. This program would require that a share of new housing be provided as affordable to low- or moderate-income households, and its parameters will be based on the conclusions of a study being conducted jointly by DCP and HPD. This study is being undertaken to inform a set of zoning text amendments to establish a mandatory Inclusionary Housing program to be applied citywide in conjunction with zoning changes that encourage housing production, which will be initiated by DCP as an independent action. The mandatory Inclusionary Housing provisions proposed for East New York will be consistent with the broader mandatory IH proposal.

Enhanced Commercial District

The Department of City Planning proposes a Zoning Text amendment to establish an Enhanced Commercial District in the rezoning area along Atlantic Avenue, Pitkin Avenue, Fulton Street and Pennsylvania Avenue. The Enhanced Commercial District would foster a safe and engaging pedestrian experience along the these corridors by establishing regulations governing ground floor use, transparency on the ground floor and limiting curb cuts, among potential other regulations.

Proposed Amendment to Dinsmore-Chestnut Urban Renewal Plan and Land Disposition

The proposed amendment to the Chestnut-Dinsmore Urban Renewal Plan would conform land use restrictions to zoning and would refresh the urban renewal plan's general provisions. Additionally, disposition approval of the urban renewal site would allow development pursuant and in accordance with the urban renewal plan.

Other Actions That Would Affect The Project Area

Independent of the Proposed Actions described above for East New York and Ocean Hill, the Department of City Planning anticipates proposing a series of text amendments to eliminate unnecessary obstacles to the creation of housing, especially affordable housing. These text amendments are expected to be in public review concurrent with the proposed actions in the East New York study area and when adopted will affect the proposed zoning districts. Since these zoning changes would affect districts described above, their effects on the project area will be analyzed as part of this environmental review in order to provide a conservative analysis.

Building Envelope Controls

The anticipated zoning text amendments would allow a limited amount of additional building height in medium- to high-density districts for all new developments to accommodate ground floors with greater floor-to-ceiling heights, to better accommodate quality space for commercial, community facility, and residential uses. These changes would also relieve certain setback requirements and coverage limitations to accommodate permitted floor area and allow greater flexibility for quality design. In some districts, limited additional height would be allowed to relieve constraints posed by current height and setback limits. The proposed changes would also allow additional height for buildings utilizing the higher floor area allowed in Inclusionary Housing designated areas.

Senior and Supportive Housing

The proposed zoning text amendment would define the following categories:

- "Affordable independent housing for seniors" (Use Group 2 Residential)
- "Senior long term care," including nursing homes and assisted living (Use Group 3 Community Facility)
- "Supportive housing" as permanent housing with services for populations with special needs (Use Group 2 Residential)

The permitted floor area ratio for affordable independent housing for seniors and senior long term care would generally match that of Inclusionary Housing. These types of development would also be allowed to utilize the proposed height limits applicable to Inclusionary Housing developments. For supportive housing, the underlying residential district regulations, including floor area ratios, would apply.

Parking Requirements

The proposed zoning text amendment would eliminate off-street parking requirements for low-income housing or Inclusionary Housing within areas that fall within a "Transit Zone" encompassing areas well served by transit and with low car ownership and auto commutation rates. This would include the area affected by the Proposed Actions. Existing buildings with underutilized parking would be eligible to reduce or eliminate parking requirements by BSA special permit. Parking requirements for market-rate

units within a mixed-income development could be reduced by authorization from the City Planning Commission, if necessary to facilitate the mixed-income development. No parking would be required for senior housing. Existing low-income senior housing developments would be able to reduce or eliminate their parking.

ATTACHMENT B
Additional Technical Information for EAS Part II: Technical Analysis

In order to assess the possible effects of the Proposed Actions, a reasonable worst case development scenario (RWCDS) was developed for both the current (Future No-Action) and proposed zoning (Future With-Action) conditions. The details on how the RWCDS was developed can be found in the Draft Scope of Work. The Proposed Actions are expected to result in a net increase of 6,970 dwelling units; 902,145 square feet of commercial space; 378,987 square feet of community facility space; and 27,082 square feet of manufacturing space; and net decreases of 137,175 square feet of auto-related space, 97,551 square feet of hotel space, 73,170 square feet of warehouse/storage space, and 3,055 square feet of garage space. This information was used to determine whether the potential for significant impacts exists in each of the impact categories.

1. Land Use, Zoning and Public Policy

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed action. The analysis also considers the action's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for an action to be inconsistent or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if an action would result in a significant change in land use or would substantially affect regulation or policies governing land use. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or in generic or area-wide zoning map amendment.

The Proposed Actions include a series of land use actions including zoning map and zoning text amendments that would affect an approximately 191 block area within portions of three neighborhoods eastern Brooklyn including East New York, Cypress Hills, and Ocean Hill. In addition, several public policies are applicable to portions of the rezoning area, including the Chestnut-Dinsmore Urban Renewal Plan and the East New York I Urban Renewal Plan, the FRESH Program, and the City's sustainability/PlaNYC policies. The proposed rezoning area is not located within the city's Coastal Waterfront zone. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of land use, zoning and public policy is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

2. Socioeconomic Conditions

According to the *CEQR Technical Manual,* the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if an action may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if an action would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if an action would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As detailed in the Draft Scope of Work, the following describes the level of assessment that is warranted and the scope of analysis for the five principal socioeconomic issues of concern.

Direct Residential Displacement

According to the *CEQR Technical Manual*, if a project would directly displace more than 500 residents, it may have the potential to alter the socioeconomic character of a neighborhood and a preliminary assessment of direct residential displacement is appropriate. The Proposed Actions have the potential to result in the direct displacement of existing residents from projected development sites identified as part of the RWCDS, but they are not expected to exceed the *CEQR Technical Manual* analysis threshold. Therefore, the Proposed Actions would not result in significant adverse impacts due to direct residential displacement. As described in the Draft Scope of Work, the EIS will disclose the number of residents to be directly displaced by the Proposed Actions and determine the amount of displacement relative to study area population.

Direct Business Displacement

According to the *CEQR Technical Manual*, if a project would directly displace more than 100 employees, a preliminary assessment of direct business displacement is appropriate. As the Proposed Actions have the potential to exceed the *CEQR Technical Manual* analysis threshold of 100 displaced employees, a preliminary assessment of direct business displacement will be conducted pursuant to CEQR guidelines, as described in the Draft Scope of Work.

Indirect Residential Displacement

The Proposed Actions would result in a net increment of more than 200 new residential units, which is the *CEQR Technical Manual* threshold for assessing the potential indirect effects of an action. Therefore, an assessment of indirect residential displacement will be provided in the EIS, as described in the Draft Scope of Work.

Indirect Business Displacement

The concern with respect to indirect business and institutional displacement is whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The Proposed Actions would introduce more than 200,000 square feet (sf) of new commercial uses to the proposed rezoning area, which is the CEQR threshold for "substantial" new development warranting assessment. Therefore, as described in the Draft Scope of Work, an assessment of indirect business and institutional displacement will be provided in the EIS.

Adverse Effects on Specific Industries

Based on the guidelines in the *CEQR Technical Manual*, a preliminary assessment of effects on specific industries will be conducted to determine whether the Proposed Actions would significantly affect business conditions in any industry or category of businesses within or outside the study area, or whether the Proposed Actions would substantially reduce employment or impair viability in a specific industry or category of businesses.

3. Community Facilities and Services

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. An analysis examines an action's potential effect on the services provided by these facilities. An action can affect facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

The Proposed Actions would not result in the direct displacement any existing community facilities or services, nor would they affect the physical operations of or access to and from any police or fire stations. Therefore, the Proposed Actions would not have any significant adverse direct impacts on existing community facilities or services.

New population added to an area as a result of an action would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. As per the *CEQR Technical Manual*, depending on the size, income characteristics, and age distribution of the new population, an action may have indirect effects on public schools, libraries, or child care centers. The RWCDS associated with the Proposed Actions would introduce approximately 6,970 net additional dwelling units to the area, with an estimated 20,768 residents. A discussion of the Proposed Actions' potential effects on community facilities is provided below.

Public Schools

If an action introduces less than 50 elementary and middle school age children, or 150 high school students, an assessment of school facilities is not required. According to *CEQR Technical Manual* guidelines, in Brooklyn the 50-student threshold for analysis of elementary/middle school capacity is achieved if an action introduces at least 121 residential units; the threshold for analysis of high school capacity is 1,068 residential units. As the RWCDS for the Proposed Actions would result in the addition of approximately 6,970 residential units (compared to No-Action), it exceeds the CEQR threshold for elementary, middle, and high schools, and therefore, a detailed analysis of public elementary, intermediate and high schools will be provided in the EIS, as described in the Draft Scope of Work.

Libraries

According to the guidelines established in the *CEQR Technical Manual*, if a proposed action increases the number of residential units served by the local library branch by more than 5 percent, then an analysis of library services is necessary. In Brooklyn, the introduction of 734 residential units would represent a five percent increase in dwelling units per branch. As the RWCDS associated with the Proposed Actions would result in the addition of approximately 6,970 dwelling units to the study area compared to No-Action conditions, it exceeds the CEQR threshold for a detailed analysis, and an analysis will be provided in the EIS, as described in the Draft Scope of Work.

Child Care Centers

The *CEQR Technical Manual* requires a detailed analysis of day care centers when a proposed action would produce substantial numbers of subsidized, low-to moderate-income family housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at public day care centers. Typically, proposed actions that generate 20 or more eligible children under age six

require further analysis. According to Table 6-1 of the *CEQR Technical Manual*, the number of dwelling units to yield 20 or more eligible children under age six in Brooklyn would be 110 affordable housing units. The RWCDS associated with the Proposed Actions would result in a net increment of approximately 6,970 dwelling units, of which up to approximately 3,775 units would be affordable. As such, the Proposed Actions exceed the threshold for an analysis of day care centers, and an analysis will be provided in the EIS, as described in the Draft Scope of Work.

Police/Fire Services and Health Care Facilities

According to the *CEQR Technical Manual*, a detailed analysis of police and fire services and health care facilities is required if a proposed action would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. As the Proposed Actions would not result in any of the above, no significant adverse impacts would be expected to occur, and a detailed analysis of police/fire services and health care facilities is not required; however, for informational purposes, a description of existing police, fire, and health care facilities serving the rezoning area will be proved in the EIS.

4. Open Space

Based on the *CEQR Technical Manual*, an open space assessment is typically warranted if an action would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as “well-served areas;”
- 25 residents or 125 workers in areas classified as “underserved areas;”
- 200 residents or 500 workers in areas that are not within “well-served” or “underserved areas.”

Maps in the Open Space appendix of the *CEQR Technical Manual* identify the northeastern portion of the proposed rezoning area as underserved, though the remainder of the proposed rezoning area does not fall in well-served or underserved areas. As shown in the table on pages 3-4 of the EAS form, the RWCDS would exceed the *CEQR Technical Manual* thresholds requiring detailed analysis. Therefore an open space assessment for the residential and worker (day-time) populations generated by Proposed Actions is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

5. Shadows

The *CEQR Technical Manual* requires a shadow assessment for a proposed action that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The Proposed Actions would permit development of buildings greater than 50 feet in height, some of which would be located in the vicinity of sunlight sensitive resources (e.g., Callahan-Kelly Playground, Grace Playground, City Line Park, Sperandeo Brothers Playground, Jewel Square etc.). Therefore, the Proposed Actions and RWCDS have the potential to cast new shadows on nearby open spaces. As such, consistent with the guidelines of the *CEQR Technical Manual*, an analysis of the new buildings’ potential to result in shadow impacts on sunlight sensitive resources is warranted and will be included in the EIS, as described in the Draft Scope of Work.

6. Historic and Cultural Resources

A historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites directly affected by the proposed action and in the area surrounding identified development sites.

The proposed rezoning area apparently does not encompass any designed historic resources. There are two designated individual landmarks in Cypress Hills including, Public School 108 at 200 Linwood Street and Public School 65K at 158 Richmond Street, which are within approximately 400-feet of the proposed rezoning area. Therefore, it is necessary to analyze the potential impacts of the Proposed Actions on historic architectural resources, and an assessment of historic architectural resources will be provided in the EIS, as described in the Draft Scope of Work.

The Proposed Actions would also result in additional in-ground disturbance on many of the projected and potential development sites identified in the RWCDS, and therefore has the potential to affect archaeological resources that may be present on those sites. Therefore, an assessment of archaeological resources will be provided in the EIS, as described in the Draft Scope of Work.

7. Urban Design and Visual Resources

The *CEQR Technical Manual* outlines an assessment of urban design when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. According to the *CEQR Technical Manual*, a preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: 1) projects that permit the modification of yard, height, and setback requirements; and 2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed action. The *CEQR Technical Manual* stipulates a detailed analysis for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Actions and subsequent development within the rezoning area could result in physical changes to the proposed rezoning area beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience of public space, requiring an urban design assessment. Therefore a preliminary assessment of urban design and visual resources will be provided in the EIS, as described in the Draft Scope of Work.

8. Natural Resources

Under CEQR, a natural resource is defined as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

According to the *CEQR Technical Manual*, a natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. The proposed rezoning area is located in a fully developed area of Brooklyn, and the affected area and immediately adjacent area are substantially devoid of natural resources. Therefore, the Proposed Actions would not have a significant adverse impact on natural resources, and no further analysis is warranted. Accordingly, an analysis of natural resources will not be provided in the EIS.

As indicated in the screening assessment, a portion of the directly affected area is within the Jamaica Bay Watershed. Accordingly, the Jamaica Bay Watershed Form will be prepared and submitted to the New York City Department of Environmental Protection (DEP); however the review of this form is for DEP informational purposes only and would not alter the conclusion that no natural resource impacts would occur.

9. Hazardous Materials

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. Therefore, the EIS will include an assessment of hazardous materials on the projected and potential development sites identified in the RWCDS, as described in the Draft Scope of Work.

10. Water and Sewer Infrastructure

The *CEQR Technical Manual* outlines thresholds for analysis of a project's water demand and its generation of wastewater and stormwater. A preliminary analysis of a project's effects on the water supply system is warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than one million gallons per day), or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces.

For the Proposed Actions, an analysis of water supply is warranted because the RWCDS would result in a demand of more than one million gallons per day compared to the No-Action condition (refer to Table B-1). As shown in Table B-1, based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the RWCDS associated with the Proposed Actions would use a maximum net total of approximately 2,407,383 gallons of water per day (gpd) compared to No-Action conditions.

For wastewater and stormwater conveyance and treatment, the *CEQR Technical Manual* indicates that a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed the following incremental development of residential units or commercial space above the predicted No-Action scenario: (a) 1,000 residential units or 250,000 sf of commercial space or more in Manhattan; or, (b) 400 residential units or 150,000 sf of commercial space or more in the Bronx, Brooklyn, Staten Island or Queens. As the Proposed Actions would result in a net increase of more than 400 residential units and 150,000 sf of non-residential space compared to No-Action conditions, a

preliminary assessment of wastewater and stormwater infrastructure is warranted and will be provided in the EIS. Further detail is provided in the Draft Scope of Work.

TABLE B-1
Expected Water Demand and Wastewater Generation on Projected Development Sites-
2030 No-Action vs. 2030 With-Action Conditions[1]

	Land Use	GSF	DUs/ Hotel Rooms	Gallons Per Day (gpd)		
				(AC only) Air Conditioning	(Domestic only) Water/ Wastewater Generation	Total (AC + Domestic)
No-Action Condition[2]	Residential	566,224	550	0	164,550	164,550
	Community Facility	156,972		26,685	15,697	42,382
	Commercial	668,820	244	113,699	155,120	268,820
	Industrial	125,886		21,401	12,589	33,989
	Non-Action Total			***161,785***	***347,956***	***509,741***
With-Action Condition[3]	Residential	7,558,373	7,520	0	2,241,372	2,241,372
	Community Facility	535,959		91,113	53,596	144,709
	Commercial	1,260,014	0	214,202	275,539	489,742
	Industrial	152,968		26,005	15,297	41,301
	With-Action Total			***331,320***	***2,585,804***	***2,917,124***
	Net Difference: No-Action vs. With-Action Condition					**2,407,383**

Notes:
[1]Uses *CEQR Technical Manual* water demand rates from Table 13-2 "Water Usage and Sewer Generation rates for Use in Impact Assessment"
Residential- 100 gpd/person;
Hotel- 120 gpd/room/occupant
Retail (includes restaurants and supermarket): domestic- 0.24 gpd/sf and A/C- 0.17 gpd/sf;
Commercial (non-retail): domestic- 0.1 gpd/sf and A/C- 0.17 gpd/sf;
Community Facility: domestic- 0.1 gpd/sf and A/C- 0.17 gpd/sf; and
Industrial: domestic- 0.1 gpd/sf and A/C- 0.17 gpd/sf
Per 2010 Census information for Brooklyn Community District 5 and 16, average household sizes of 2.99 and 2.75 persons per dwelling unit are assumed, respectively.
[2] No-Action condition: community facility use includes houses of worship, medical office, day care center, and community center, and commercial uses include retail, supermarket, restaurant, office, hotel, storage, garage, and auto-related uses.
[3] With-Action condition: community facility use in the future With-Action condition includes houses of worship, medical office, pre-kindergarten space, and community center space, and commercial use includes retail, supermarket, restaurants, and office.

11. Solid Waste and Sanitation Services

A solid waste assessment is warranted if a proposed action would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in Table B-2, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the RWCDS associated with the Proposed Actions would result in a net increase of approximately 529,033 pounds (lbs) of solid waste per week (355.8 tons), compared to No-Action conditions. Therefore, an analysis of solid waste and sanitation services is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work.

TABLE B-2
Expected Solid Waste Generation on Projected Development Sites-
2030 No-Action vs. 2030 With-Action Conditions[1]

	Use	Size (GSF)	Solid Waste Handled by DSNY (lbs/wk.)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
No-Action Condition[2]	Residential	566,224 (550 DU)	22,550	0	22,550
	Community Facility	156,972	4,709	0	4,709
	Commercial	668,820	0	108,961	108,961
	Industrial	125,886	0	22,974	22,974
		No-Action Total	***27,259***	***131,936***	***159,195***
With Action Condition[3]	Residential	7,558,373 (7,520 DU)	308,320	0	308,320
	Community Facility	535,959	16,079	0	16,079
	Commercial	1,260,014	0	335,912	335,912
	Industrial	152,968	0	27,917	27,917
		With Action Total	***324,399***	***363,829***	***688,227***
		Net Difference: No-Action v. With Action Condition	**297,140**	**231,893**	**529,033**

Notes:
[1] Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual.* Residential use: 41 lbs/wk per dwelling unit. All community facility uses: 0.03 lbs/wk. per sf and 3 employees per 1,000 sf. General retail: 79 lbs/wk per employee and 3 employees per 1,000 sf. Supermarket: 284 lbs/wk per employee and 3 employees per 1,000 sf. Restaurant: 251 lbs/wk per employee and 3 employees per 1,000 sf. Hotel: 75 lbs/wk per employee and 2.67 employees per 400 sf. Office: 13 lbs/wk per employee, 1 employee per 250 sf. Storage: 9 lbs/wk per employee and 1 employee per 15,000 sf. Auto-related: used average of retail and wholesale rate- 72.5 lbs per worker, 1 employee per 1,000 sf Industrial use: used average of apparel/textile and printing/publishing rate: 182.5 lbs/wk per employee, 1 employee per 1,000 sf.
[2] No-Action condition: community facility use includes houses of worship, medical office, day care center, and community center, and commercial uses include retail, supermarket, restaurant, office, hotel, storage, garage, and auto-related uses.
[3] With-Action condition: community facility use in the future With-Action condition includes houses of worship, medical office, pre-kindergarten space, and community center space, and commercial use includes retail, supermarket, restaurants, and office.

12. Energy

According to the *CEQR Technical Manual,* a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Although significant adverse energy impacts are not anticipated for the Proposed Actions, the EIS will disclose the projected amount of energy consumption during long-term operation resulting from the Proposed Actions, as this information is required for the assessment of Greenhouse Gas Emissions (see below). Further detail is provided in the Draft Scope of Work.

Based on the rates presented in Table 15-1 of the *CEQR Technical Manual* and as shown in Table B-3, it is estimated that the RWCDS associated with the Proposed Actions would result in an increase in annual energy consumption of approximately 1,449,342 million BTUs, an increment of 1,123,804 million BTUs over the No-Action condition. As noted in the Draft Scope of Work, an analysis of the anticipated additional demand from the Proposed Actions' RWCDS will be provided in the EIS.

TABLE B-3
2030 No-Action Condition and 2030 With-Action Condition Estimated Energy Consumption[1]

	Use	Size (GSF)	Consumption Rates (Thousand BTU (MBTU)/sf/yr.)	Annual Energy Use (million BTUs)
No-Action Condition[2]	Residential	566,224 (550 DU)	126.7	71,740.6
	Community Facility	156,972	250.7	39,352.9
	Commercial	668,820	216.3	144,665.8
	Industrial	125,886	554.3	69,778.6
			No-Action Total	***325,537.8***
With-Action Condition[3]	Residential	7,558,373 (7,520 DU)	126.7	957,645.9
	Community Facility	535,959	250.7	134,364.9
	Commercial	1,260,014	216.3	272,541.0
	Industrial	152,968	554.3	84,790.2
			With-Action Total	***1,449,342.0***
			Net Difference: No-Action v. With Action Condition	**1,123,804.1**

Notes:
[1] Consumption rates are front the *CEQR Technical Manual* Table 15-1, "Average Annual Whole-Building Energy Use in New York City"
[2] No-Action condition: community facility use includes houses of worship, medical office, day care center, and community center, and commercial uses include retail, supermarket, restaurant, office, hotel, storage, garage, and auto-related uses.
[3] With-Action condition: community facility use in the future With-Action condition includes houses of worship, medical office, pre-kindergarten space, and community center space, and commercial use includes retail, supermarket, restaurants, and office.

13. Transportation

Consistent with the guidelines of the *CEQR Technical Manual*, an assessment of transportation will be provided in the EIS. Based on preliminary estimates for the RWCDS, the Proposed Actions are expected to generate more than 50 additional vehicular trips in the weekday AM, midday, and PM peak hours, as well as the Saturday midday peak hour. The RWCDS is also expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersections. Therefore, detailed traffic analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work. Furthermore, as described in the Draft Scope of Work, the EIS will document changes in on-and off-street parking utilization in the future No-Action and With-Action conditions, and will include a parking assessment to determine whether the Proposed Actions and associated RWCDS would result in excess parking demand, and whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand.

Based on preliminary estimates, the RWCDS is expected to generate more than 200 subway trips at one or more stations and more than 50 bus passengers in a single direction on one or more bus routes in the weekday AM, midday and PM peak hours. Therefore, detailed subway and bus transit analyses are warranted and would be provided in the EIS, as detailed in the Draft Scope of Work. The transit analyses will focus on the weekday AM and PM peak commuter hours as it is during these periods that the overall demand on the subway and bus systems is usually highest.

Based on preliminary estimates, there are expected to be more than 200 project-generated pedestrian trips in all peak hours, which include walk-only trips as well as the pedestrian component associated with walking between projected development sites and other modes of travel, such as subway stations, bus stops. Although these pedestrian trips would also be dispersed throughout the rezoning area, some concentrations of new pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold may occur during one or more peak hours along corridors in the immediate vicinity of projected development sites and along corridors connecting these sites to area transit services. Therefore,

detailed pedestrian analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

14. Air Quality

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. As discussed below, the Proposed Actions would require an air quality analysis including both mobile and stationary sources.

The Proposed Actions would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*. Specifically, the project-generated vehicle trips would exceed the emissions threshold and potentially the peak vehicle traffic threshold for conducting an air quality analysis of mobile sources, which is 170 vehicles at any intersection. In addition, the Proposed Actions and associated RWCDS would result in the conditions outlined in Section 220 in Chapter 17. Specifically, the projected and potential developments would use fossil fuels for heat and hot water systems. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS. As detailed in the Draft Scope of Work, the air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips, as well as heat and hot water systems, and from existing industrial uses in the surrounding area on the new development resulting from the Proposed Actions.

15. Greenhouse Gas Emissions and Climate Change

The *CEQR Technical Manual* notes that while the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 sf or more (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The proposed development associated with the RWCDS would exceed 350,000 sf, and therefore a GHG assessment will be provided in the EIS, as discussed in the Draft Scope of Work. As a GHG emissions analysis will be provided in the EIS, pursuant to *CEQR Technical Manual* guidelines the Proposed Actions and associated RWCDS's energy consumption will be calculated and provided in the EIS, as described in the Draft Scope of Work.

According to the *CEQR Technical Manual*, depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. Based on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps (FIRMs) issued in December 2013, the rezoning is located beyond the 100- and 500-year flood zones, and is also located beyond the 2020s and 2050s 100- and 500-year projections. Therefore, the rezoning area is not susceptible to storm surge and coastal flooding, and an assessment of climate change is not warranted.

16. Noise

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, or if an action would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources.

A detailed noise analysis will be included in the EIS as the Proposed Actions would meet the following *CEQR Technical Manual* thresholds: they would result in additional vehicle trips to and from the rezoning area; they would introduce new sensitive receptors in the vicinity of heavily trafficked roadways including Atlantic and Pennsylvania Avenues, an elevated subway line along Broadway and Fulton Street, and they would introduce new sensitive receptors in East New York, Cypress Hills, and Ocean Hill that experience high existing ambient noise levels as a result of its proximity to the aforementioned heavily trafficked roadways and elevated rail line. Building attenuation required to provide acceptable interior noise levels for the projected and potential development sites will also be examined and discussed in the EIS, as described in the Draft Scope of Work.

17. Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. The *CEQR Technical Manual* indicates that for most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, then an assessment of public health will be provided in the EIS, as described in the Draft Scope of Work.

18. Neighborhood Character

Per the *CEQR Technical Manual*, a neighborhood character assessment considers how elements on the environment combined to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered together.

According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The Proposed Actions are expected to affect one or more of the constituent elements of the proposed rezoning area's neighborhood character, including land use patterns, urban design, historic and cultural resources, and levels of traffic and noise. Therefore, an analysis of the Proposed Actions' effects on neighborhood character will be provided in the EIS, as described in the Draft Scope of Work.

19. Construction

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions. In addition, because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

According to the *CEQR Technical Manual*, multi-sited projects with overall construction periods lasting longer than two years and which are near to sensitive receptors should undergo a preliminary impact assessment. Therefore, this will be undertaken in the EIS, following the guidelines in the *CEQR Technical Manual*. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors. If the preliminary assessments indicate the potential for a significant impact during construction, a detailed construction impact analysis will be undertaken and reported in the EIS in accordance with guidelines contained in the *CEQR Technical Manual* (see Draft Scope of Work).

Appendix 1

List of Blocks and Lots Included in Proposed Rezoning Area

Appendix 1 - List of Blocks and Lots Included in Proposed Rezoning Area

Block	Lots
1437	1, 8, 14, 15, 21, 23, 25, 25, 26, 27, 29, 30, 37, 38, 46, 58, 64, 69, 70
1444	1, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 41, 42, 48, 49
1450	1, 2, 3, 4, 25, 27, 28, 29, 31, 36, 37, 38, 39, 40, 41, 42, 44, 45, 47, 48, 49, 50, 51, 24 (p/o), 31 (p/o), 53 (p/o), 22 (p/o)
1456	1
1540	70, 72, 82
1543	1, 7, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 31, 41, 43, 45, 46, 47, 48, 49, 58, 59, 60, 61
1544	1, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 21, 42, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56
1545	1
1546	1
1553	13, 18, 25, 26, 31, 32, 33, 34, 35, 37, 39 (p/o)
1554	1, 16, 52, 54, 55, 56, 57, 59, 60, 61, 63, 64, 65, 58 (p/o)
1572	18, 24, 25, 26, 17 (p/o), 27 (p/o)
1573	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37
1574	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 32
1575	1, 18, 22
3659	1, 4, 14, 15, 35
3660	1, 2, 29
3661	1, 37, 39, 40, 41, 42
3662	1, 47, 48, 49, 52, 53, 54, 55
3663	40, 42, 43, 44, 46, 47, 48, 49, 50, 101, 102, 39
3664	1, 2, 43, 44, 45, 46, 47, 48, 49, 50, 52, 42 (p/o)
3669	1, 3, 5, 9, 10, 11, 12, 13, 17, 20, 22, 26, 28, 30, 33, 34, 35, 37, 38, 39, 40
3670	1, 7, 9, 13, 14, 15, 16, 17, 18, 25, 27, 29, 30, 31, 33, 35
3671	3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 25, 26, 27, 28, 29, 34, 36, 37, 38, 40, 41, 42, 43, 114, 130, 131, 132, 133, 134
3672	2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 20, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 40, 41, 43, 46, 47, 48, 49, 50, 51, 113
3673	16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 45, 47, 49, 51, 53, 55, 57, 59
3674	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 38, 39, 40, 41, 42, 43, 44, 45
3675	1, 3, 4, 5, 7, 8, 10, 11, 14, 25, 27, 28
3686	1, 4, 5, 6, 7, 8, 9, 11, 12, 13, 15, 16, 17, 19, 21, 23, 24, 25, 28, 29, 30, 31, 32, 33, 34, 39, 40, 41
3687	1, 5, 6, 7, 12, 34, 35, 36, 37, 38, 112
3688	1, 4, 5, 6, 7, 8, 9, 11, 18, 24, 25, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 108
3689	1, 11, 12, 19, 20, 21, 22, 23, 24, 25, 26
3690	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34
3691	1, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 18, 24, 28, 29, 30, 32
3703	1, 4, 5, 6, 7, 8, 9, 10, 12, 13, 15, 16, 17, 18, 21, 23, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40
3704	1, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 33, 35, 36
3705	1, 3, 4, 5, 6, 7, 8, 9, 10, 14, 16, 27, 28, 29, 30, 31, 32, 34, 35, 38, 39, 40, 42
3706	1, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 18, 19, 21, 22, 23, 24, 25, 26, 28, 29, 31, 32, 33, 39, 42, 110, 134, 135, 136, 137, 142
3707	2, 3, 4, 7, 15, 16, 21, 22, 23, 24, 25, 26, 30, 31, 32, 40, 42, 44, 46, 128, 129
3708	1, 2, 3, 4, 5, 6, 7, 9, 11, 15, 20, 21, 22, 24, 25, 26, 27, 29, 31, 32, 33, 34, 35
3720	1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 130
3721	1, 13, 18, 20, 22, 24, 25, 26, 27
3722	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 114
3723	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38
3724	1, 2, 3, 4, 5, 6, 7, 12, 13, 14, 15, 16, 17, 19, 21, 23, 24, 25, 26, 27, 29, 109, 110
3725	1, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 19, 20, 21, 22
3738	1 (p/o), 3 (p/o), 4 (p/o), 5 (p/o), 6 (p/o), 7 (p/o), 10 (p/o), 12 (p/o), 15 (p/o)
3741	14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 28, 29

Appendix 1 - List of Blocks and Lots Included in Proposed Rezoning Area

Block	Lots
3742	14, 15, 16, 18, 20, 21, 22, 23, 24, 28, 29
3931	57, 58, 59, 60, 61, 62, 63, 159, 160, 161, 64 (p/o), 65 (p/o)
3932	1, 2, 3, 4, 5, 47, 52, 149, 150, 151, 152, 153, 6 (p/o), 46 (p/o)
3933	1, 2, 47, 49, 51, 55, 46 (p/o)
3934	1, 3, 41, 43, 45, 46, 47, 48, 49, 50, 149, 40 (p/o)
3935	1, 2, 40, 42, 43, 44, 48, 49, 50, 51, 52, 142, 3 (p/o)
3936	1, 2, 40, 42, 50, 38 (p/o)
3937	1, 36, 37, 39, 40, 41, 42, 43, 44, 45, 46, 47, 2 (p/o)
3938	1, 2, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 3 (p/o), 29 (p/o)
3939	1, 2, 24, 26, 27, 30, 31, 32, 33, 34, 3 (p/o), 23 (p/o)
3940	1, 17, 19, 20,21, 22, 23, 24, 25, 27, 127, 2 (p/o), 16 (p/o)
3941	16, 20, 18 (p/o), 19 (p/o), 21 (p/o), 22 (p/o), 23 (p/o)
3942	1, 2, 4, 5, 6, 7, 8, 9, 10, 12, 16, 19, 21
3943	1, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 22, 23
3944	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
3945	1, 2, 3, 4, 5
3946	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 39, 40, 41, 42, 43, 45, 46, 47, 138
3947	1, 5, 9, 10, 11, 12, 17, 22, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 110
3948	1, 2, 3, 6, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 43, 115, 116, 119, 125, 126, 134
3949	1, 7, 8, 9, 10, 11, 12, 14, 15, 18, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 44, 45
3950	1, 2, 4, 5, 7, 8, 11, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 43, 44, 46, 47, 50, 125
3951	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42
3952	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 45, 47
3953	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 51, 52, 59, 60
3654	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 55
3655	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 52, 53, 54, 154
3656	1, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 18, 19, 21, 23, 24, 25, 28, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 43, 48, 50, 51, 53, 54, 55, 56, 57, 59, 61, 62, 63, 64, 65, 66, 68, 69, 70, 71
3957	53
3958	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 25, 26, 27, 28, 29, 30, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 131, 132, 133, 134, 135, 136, 137, 138, 139, 143
3959	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 18, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 52, 54, 137
3960	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 21, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 58, 65, 68, 69, 70, 71, 72, 108, 109, 127, 145
3961	1, 3, 5, 7, 9, 10, 11, 12, 15, 16, 18, 20, 21, 22, 23, 24, 26, 27, 29, 30, 31, 32, 33, 113
3962	1, 2, 4, 5, 6, 8, 9, 30, 31, 32, 33, 34
3963	1, 2, 3, 5, 6, 7, 8, 14, 15, 16, 18, 20, 21, 22, 23, 24, 26, 29, 30, 31, 32, 33
3964	1, 2, 3, 4, 8, 23, 24, 25, 26, 27, 29, 30, 31, 33, 34, 35
3965	1, 3, 4, 5, 6, 7, 9, 10, 11, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33
3966	1, 12, 13, 14, 15, 16, 19
3967	1, 7, 8, 9, 10, 13, 15, 19, 20, 21, 22, 24, 25, 29, 30, 33, 37, 38
3968	1, 2, 3, 5, 36, 37, 38, 39, 40, 41, 42

Appendix 1 - List of Blocks and Lots Included in Proposed Rezoning Area

Block	Lots
3969	1, 16, 20, 22, 25
3971	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 19, 21, 24, 25, 26, 29, 30, 31, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 49, 50, 51, 52, 53, 54
3972	1, 4, 5, 7, 8, 9, 11, 12, 17, 18, 20, 22, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 59, 105, 152
3973	1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 22, 24, 38, 45, 46, 50, 52, 53, 55, 57, 58, 60, 61, 62, 63, 107, 110, 161
3974	1
3975	1
3976	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 31, 35, 43, 45, 46, 47, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 70, 75, 81
3977	1, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 32, 34, 35, 129, 7501
3978	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38
3979	1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 13, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40
3980	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 100
3981	1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 19, 20, 22, 23, 24, 25, 26, 28, 30, 31, 32, 33, 34, 35, 104, 115
3982	1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36
3983	1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 15, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 119, 125, 128
3984	5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 18, 19, 20, 27, 28, 29, 30, 31, 32, 33, 101, 102, 103, 104, 121, 122, 123, 124, 125
3985	1, 2, 3, 4, 5, 9, 10, 12, 13, 14, 15, 16, 17, 18, 20, 22, 32, 33, 34, 35
3986	1, 5, 6, 7, 8, 10, 11, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
3987	1, 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35
3988	1, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 34, 35, 107, 108, 111, 122
3989	1, 3, 5, 6, 7, 9, 10, 12, 14, 16, 18, 19, 20, 24, 25, 27, 28, 30, 32, 33, 34, 36
3990	1
3991	1, 2, 5, 6, 7, 8, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 38, 39, 40, 41
3992	48
3993	1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 104, 105, 106, 107, 108
3994	1, 2, 4, 5, 7, 10, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 28, 30, 31, 32, 33, 34, 35, 115, 116, 117, 132
3995	1, 8, 10, 12, 17, 20, 21, 22, 23, 24, 25, 26, 27, 29, 31, 32, 110, 114, 115, 116, 123, 129
3996	1, 2, 3, 4, 6, 7, 8, 9, 11, 13, 15, 17, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36, 37, 39, 104, 122
3997	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 130, 133
3998	1, 2, 3, 4, 5, 6, 11, 13, 14, 15, 16, 17, 20, 21, 23, 24, 25, 26, 30, 32, 33, 37
3999	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 15, 16, 19, 21, 22, 24, 25, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 40
4000	1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 107, 128, 130
4001	1, 2, 3, 4, 6, 7, 8, 16, 19, 20, 21, 22, 24, 25, 26, 27, 28, 37, 38, 39, 40, 41, 109, 110, 111, 112, 113, 114, 117, 118, 129, 131
4002	210
4003	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22,23, 24, 25, 26, 27, 28, 31, 32, 35, 113, 125
4004	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 102, 103, 135, 136, 137, 138, 139, 140
4006	1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 19, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 102, 103, 133
4007	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 43, 44, 45
4008	1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 9 (p/o)
4009	15, 21, 22, 23, 24, 25, 26, 27, 30, 31, 32, 119, 120, 121
4010	13, 14, 17, 19, 24, 25, 26, 27
4011	111, 112, 113, 114, 225, 226, 227, 228, 110 (p/o), 229 (p/o)
4012	7, 8, 9, 14, 15, 16, 17, 18, 19, 20, 111, 112, 113, 114, 21 (p/o)
4013	7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 109, 115, 117
4014	8, 9, 11, 12, 20, 21
4015	13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28

Appendix 1 - List of Blocks and Lots Included in Proposed Rezoning Area

Block	Lots
4016	13, 14, 15, 21, 22, 23, 24, 25, 26, 27, 28, 117, 118, 119, 120, 29 (p/o)
4017	14, 15, 19, 22, 25, 28, 29, 12 (p/o), 30 (p/o)
4018	8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 111, 118, 6 (p/o)
4019	9, 10, 15, 20, 21, 22, 111, 112, 113, 116, 117, 118, 120, 8 (p/o)
4020	7, 8, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21
4021	13, 14, 15,16,17,18,19,47,122,123,124,125,126
4022	114, 115, 116, 117, 118, 119, 120, 121, 123, 124, 125, 126, 127, 128, 129, 130
4023	9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26
4024	9, 10, 13, 15, 16, 17, 18, 24, 25, 26p
4124	1, 40, 41, 42, 43, 44, 45, 46, 48, 50, 51, 52, 53, 5 (p/o), 49 (p/o)
4126	1, 61, 62, 63, 64, 66, 5 (p/o), 67 (p/o), 68 (p/o), 105 (p/o)
4127	1, 61, 62, 63, 4 (p/o), 53 (p/o), 55 (p/o), 56 (p/o), 57 (p/o), 58 (p/o), 59 (p/o), 60 (p/o)
4128	66, 70, 1 (p/o), 54 (p/o), 71 (p/o)
4137	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 43, 44, 56, 63, 118, 119, 121, 122, 133, 134
4139	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 25, 29, 103
4140	1, 5, 10, 12, 13, 22, 23, 24, 25, 26, 27, 28
4141	1, 4, 6, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 30, 33, 35, 39, 122, 123, 124
4142	1, 32
4143	1
4145	67, 68, 69, 1 (p/o), 13 (p/o), 66 (p/o)
4146	1, 4, 5, 64, 65, 66, 67, 6 (p/o), 63 (p/o)
4147	1, 3, 4, 5, 66, 67, 68, 69, 6 (p/o), 65 (p/o)
4148	1, 2, 3, 4, 65, 66, 67, 5 (p/o), 64 (p/o)
4149	50 (p/o)
4153	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 40, 44, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 67, 68, 69, 70, 71, 73, 74, 75, 76, 78, 79, 80, 81, 82, 146, 147, 148, 149, 155
4154	1, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 35, 45, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 98, 99, 100
4155	1, 75
4156	1, 6, 11, 35, 45, 50
4157	71
4162	1, 2, 10, 11, 12, 13, 14, 15, 16, 18, 22, 29, 33, 35, 36, 37, 38, 39, 40, 41, 44, 47, 49, 50, 51, 52, 53, 54, 140
4167	7, 10, 11 (p/o), 16 (p/o), 18 (p/o), 19 (p/o), 20 (p/o), 21 (p/o), 22 (p/o), 24 (p/o), 25 (p/o)
4172	31, 32, 33, 34, 36, 37, 38, 39, 30 (p/o), 40 (p/o)
4189	1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 34, 36, 38, 39, 41, 45, 46, 47, 48, 49, 142, 143, 144
4190	1, 6, 7, 10, 11, 12, 13, 14, 15, 17, 25, 40, 41, 42, 44, 45, 46, 51, 108, 131, 132, 133, 134, 135, 136, 137, 138, 141, 147, 148, 149
4191	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 16, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 106
4192	1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 21, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39, 40, 41, 44, 45, 46, 47, 117, 118, 119, 122, 123, 124, 125, 142, 143
4193	1, 3, 5, 7, 9, 10, 12, 17, 21, 22, 23, 25, 27, 29, 31, 39, 132, 133, 134, 136, 137, 138
4194	1, 6, 8, 10, 12, 14, 17, 20, 23, 24, 25, 28, 29, 30, 31, 33, 35, 37, 39, 41, 42, 110
4195	1, 6, 21, 30, 34, 35, 36, 37, 38, 40, 41, 42, 43
4197	1, 6, 23, 24, 25, 26, 27
4208	5, 7, 9, 10, 11, 13, 14, 17, 18, 19, 20, 22, 23, 24, 25, 26, 28, 29, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 44, 45, 48, 49
4209	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 137
4210	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 43
4211	1, 3, 5, 6, 7, 8, 9, 11, 14, 17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 45
4212	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 20, 26, 28, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 44

Appendix 1 - List of Blocks and Lots Included in Proposed Rezoning Area

Block	Lots
4213	1, 7, 8, 9, 12, 13, 14, 16
4214	1, 6, 12, 20, 27, 28, 29, 30, 31, 32, 33, 34, 35
4215	1, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 37, 38, 39, 40, 42, 43, 44, 45
4227	13, 14, 15, 17, 19, 20, 21, 23, 25, 26, 28, 29, 30
4228	9, 13, 17, 24, 25
4229	11, 12, 13, 14, 16, 27, 28, 29 (p/o)
4230	8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 7 (p/o)
4231	9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 21, 22
4232	14, 17, 18, 26
4233	21, 23, 25, 17 (p/o), 19 (p/o)
4234	12, 17

(p/o) = partial