equity environmental engineering
A Division of GZA

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

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

Prepared for:
Osborn Belmont Properties, LLC
Brooklyn, NY, 11212

Prepared by:
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500 International Drive, Suite 150
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April 17, 2023

Belmont Osborn Rezoning

Brooklyn, NY 11212
Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112
Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26

Brooklyn Community District 16

CEQR Reference No: 22DCP009K

TABLE OF CONTENTS

EAS SHORT FORM **iii**
Figure 1: Site Location Map a
Figure 2: Existing Land Use Map b
Figure 3: Zoning Map c
Figure 4: Zoning Change Map d
Figure 5: Tax Map e
Figure 6: Photo Key/Area Photographs f
1.0 PROJECT DESCRIPTION **1**
1.1 Introduction 1
1.2 Background and Site History 2
1.3 Surrounding Area 3
1.4 Description of the Rezoning Area 5
1.5 Description of the Proposed Project 7
1.6 Action(s) Necessary to Facilitate the Project 8
1.7 Purpose and Need 8
1.8 Analysis Framework 8
2.0 ENVIRONMENTAL REVIEW **16**
2.1 LAND USE, ZONING, AND PUBLIC POLICY 17
2.1.1 Land Use 17
2.1.2 Zoning 24
2.1.3 Public Policy 29
2.2 SOCIOECONOMIC CONDITIONS 33
2.3 COMMUNITY FACILITIES 50
2.4 OPEN SPACE 61
2.5 SHADOWS 82
2.6 HISTORIC AND CULTURAL RESOURCES 87
2.6.1 Architectural Resources 88
2.6.2 Cultural and Archaeological Resources 94
2.7 URBAN DESIGN AND VISUAL RESOURCES 95
2.8 NATURAL RESOURCES 112
2.9 HAZARDOUS MATERIALS 113
2.10 TRANSPORTATION 118
2.10.1 Transportation Planning Assumptions 123

2.10.2 CEQR Transportation Analysis Screening 125
2.11 AIR QUALITY 130
2.11.1 Mobile Sources 131
2.11.2 Stationary Sources 132
2.12 NOISE 143
2.13 PUBLIC HEALTH 166
2.14 NEIGHBORHOOD CHARACTER 168
2.14.1 Existing Conditions 169
2.14.2 Future No-Action Conditions 171
2.14.3 Future With-Action Conditions 171
2.15 CONSTRUCTION 177

APPENDICES

Appendix A – Illustrative Plans
Appendix B – City Agency Correspondence
Appendix C – Jamaica Bay Watershed Form
Appendix D – Phase I ESA
Appendix E – Noise Monitoring Back-Up
Appendix F – Construction Schedule

EAS SHORT FORM

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

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* Belmont Osborn Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
22DCP009K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
220438ZMK, N220439ZRK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Osborn Belmont Properties, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director Environmental Assessment and Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Kira Xiang, Equity Environmental Engineering LLC		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 500 International Drive, Suite 150		
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5. *Project Description*

The Applicant, Osborn Belmont Properties LLC, requests approval of a zoning map and a zoning text amendment to facilitate the developments at two Applicant-owned Projected Development Sites in the Brownsville neighborhood of Brooklyn, Community District 16. The zoning map amendment would rezone Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, 112/ Block 3524, Lots 1, 2, 3, 4, 23, 25, 26 (an irregular area comprising of approximately 60,000 square feet split by Osborn Street and bounded in part by Thatford Avenue, Belmont Avenue, and Watkins Street) from an R6/C1-3 zoning district to an R7A/C2-4 zoning district, and Block 3524, Lots 5, 6, 7, 8, 19, 20, and 21 (a rectangle of approximately 20,000 square feet bounded in part by Osborn Street and Watkins Street) from a C4-3 zoning district to an R7A/C2-4 zoning district. The zoning text amendment would modify Appendix F of the Zoning Resolution to establish an MIH area coterminous with the Rezoning Area. The zoning map amendment and the zoning text amendment are referred to as the "Proposed Actions".

Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32, and 33) would be developed with a 137,872 GSF (103,423.8 ZSF; 4.60 FAR), 7-story, 75-foot tall with 10-foot bulkhead assumed, mixed-use commercial and residential building, including 104,380 GSF (86,440.4 ZSF; 3.84 FAR) of residential, 17,892 GSF (16,983.4 ZSF; 0.76 FAR) of commercial (UG 6, local retail stores), and 15,600 GSF of cellar level and ground floor level parking. The building would contain 104 dwelling units, 25-30% of which (26-31 units) would be affordable at an average of 60-80% AMI depending on the MIH option selected. The Applicant intends to provide affordable housing pursuant to MIH Option 1, or approximately 25% (26 units) would be permanently set aside as affordable units at an average of 60% AMI. For the purposes of Early Childhood Programs analysis, 20% (21 units) of residential floor area is assumed to be affordable at or below 60% AMI. 39 parking spaces for the residential uses would be provided in the enclosed garage at cellar and ground floor levels. The building would have a frontage of 174 feet and 11 inches along Osborn Street, and 150 feet along Belmont Avenue. It would be seven (7) stories in height, or 75 feet. There would be a new curb cut with a width of approximately 24 feet at Belmont Avenue, which is close to the west boundary of Lot 33.

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) would be developed with a 136,400 GSF

(106,194.5 ZSF; 4.59 FAR) 7-story, 75-foot tall with 10-foot bulkhead assumed, mixed-use commercial and residential building, including 100,893 GSF (88,976.2 ZSF; 3.85 FAR) of residential, 17,907 GSF (17,218.3 ZSF; 0.74 FAR) of commercial (UG 6, local retail stores), and 17,600 GSF of cellar level and ground level parking. The building would contain 96 dwelling units, 25-30% of which (24-29 units) would be affordable at an average of 60-80% AMI depending on the MIH option selected. The Applicant intendes to provide affordable housing pursuant to MIH Option 1, or approximately 25% (24 units) of which would be permanently set aside as affordable units at an average of 60% AMI. For the purposes of Early Childhood Programs analysis, 20% (19 units) of residential floor area is assumed to be affordable at or below 60% AMI. 36 parking spaces for the residential uses would be provided in the enclosed garage at cellar and ground floor levels. The building would have a frontage of 200 feet along Osborn Street and 50 feet along Watkins Street. The building would have two 7-story, 75-foot-tall residential towers along Osborn Street and Watkins Street, which are linked by the ground-floor commercial space. There would be a new curb cut with a width of approximately 24 feet at Watkins Street, which is located at Lot 26.

It should be noted that Block 3524, Lot 36 would be analyzed in the EAS as part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03), Lot 36 would be subdivided into two lots, a 5' x 25' portion (approximately 125 sf) that would remain undeveloped and a 25' x 25' portion (approximately 625 sf) that would be merged with the other lots in Projected Development Site 2. Subject to the provisions of ZR 77-03 and ZR 77-211 (the 25-foot rule), this new Lot within the R6/C1-3 District would then be subject to the provisions of the newly mapped R7A/C2-4 district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on it. The subdivision and zoning lot merger would be carried out after the proposed zoning map change.

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

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 16	STREET ADDRESS 117, 123, 129, 130, 132, 133, 134, 135, 136, 137, 150 Osborn Street/ 29, 39, 43, 47 Belmont Avenue/ 130, 134, 136, 142, 148, 152 Watkins Street/ 107, 109, 111, 113, 115 Thatford Avenue
TAX BLOCK(S) AND LOT(S) Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112 / Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26		ZIP CODE 11212

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Rezoning Area is composed of portions of two blocks which is split by Osborn Street and bounded by Pitkin Avenue to the north, Watkins Street to the east, Belmont Avenue to the south, and Thatford Avenue to the west.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
R6/C1-3, C4-3	17d

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

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

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

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

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

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 78,744

Roads, buildings, and other paved surfaces (sq. ft.): 78,744

Waterbody area (sq. ft) and type:

Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet):
344,256 gsf

NUMBER OF BUILDINGS: 4

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
Site 1- 137,872; Site 2- 136,400; Site 3- 28,246; Site 4- 41,738

HEIGHT OF EACH BUILDING (ft.): all buildings 95'

NUMBER OF STORIES OF EACH BUILDING: 9

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

If "yes," specify: The total square feet owned or controlled by the applicant: 44,992

The total square feet not owned or controlled by the applicant: 33,752

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 58,117 sq. ft. (width x length)

VOLUME OF DISTURBANCE: 581,170 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 58,117 sq. ft. (width x length)

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	264,142	42,502		
Type (*e.g.,* retail, office, school)	311 units	Local Retail		

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

If "yes," please specify:

NUMBER OF ADDITIONAL RESIDENTS: 833

NUMBER OF ADDITIONAL WORKERS: 128

Provide a brief explanation of how these numbers were determined: 3 employees per 1,000 SF for local retail; 2.68 residents per household average within Brooklyn CD 16 (2020 decennial census data)

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

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

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

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2027

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Factoring the pre-certification process and ULURP process of 24 months

and a 19-month construction schedule for Projected Development Sites 1-2, and a 16-month construction schedule for Projected Sites 3-4

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO	IF MULTIPLE PHASES, HOW MANY? 2

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: On the sites controlled by the Applicant (Projected Development Sites 1 and 2), construction is expected to commence simultaneously and last up to approximately 20 months beginning in December of 2023 with foundation and demolition and ending in August of 2025 with interior finishes. On Projected Development Sites 3 and 4 (non-Applicant owned) construction is expected to last up to approximately 16 months beginning in October of 2026 with foundation and demolition and ending in December of 2027 with interior finishes.

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

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

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Supp Studies		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☒	☐
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☒	☐
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Supp Studies		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☒	☐
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions. See Supp Studies		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Supp Studies	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 22,863 = (41 * 311) + (79 * 128)		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 42,659,974 MBTUs = (126.7 * 264,142) + (216.3 * 42,502)		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See Supp Studies	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒

	YES	NO
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. See Supp Studies		
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. While as assesment of neighborhood character is not warranted, a qualatative write-up is provided		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☒	☐
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Kira Xiang	April 17, 2023

SIGNATURE Kira XIANG

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

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

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

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

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

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

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

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

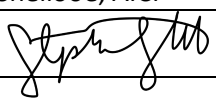
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental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

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

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

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

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	**DATE**
Stephanie Shellooe, AICP	April 21, 2023

SIGNATURE 

NEGATIVE DECLARATION

Statement of No Significant Effect

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

Reasons Supporting this Determination

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

Land Use, Zoning, and Public Policy

An analysis of land use, zoning, and public policy is included in this EAS. The "Applicant," Osborn Belmont Properties, LLC seeks a Zoning Map Amendment to rezone Brooklyn Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112 and Block 3524, Lots 1, 2, 3, 4, 23, 25, and 26 from R6/C1-3 to R7A/C2-4, and Brooklyn Block 3524, Lots 5, 6, 7, 8, 19, 20, and 21 from C4-3 to R7A/C2-4 and a Zoning Text Amendment to modify Appendix F of the Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area with options 1 and 2 coterminous with the rezoning area in the Brownsville neighborhood of Brooklyn Community District 16 (the "proposed actions"). The rezoning area is split by Osborn Street and bounded by Pitkin Avenue to the north, Watkins Street to the east, Belmont Avenue to the south and Thatford Avenue to the west. The proposed actions would facilitate the development of two applicant-owned projected development sites which consist of Project Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) and Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36). The Applicant proposes to develop the two sites with approximately 274,272 total gross square feet (GSF) including 205,273 of residential GSF, 35,799 of commercial GSF, 200 dwelling units with 50-60 affordable units pursuant to MIH, and 75 residential accessory parking spaces (approximately 33,200 GSF). It should be noted that Block 3524 Lot 36 (750 square foot lot) is analyzed in the EAS as part of Projected Development Site 2 although it is outside of the rezoning area. In accordance with the provisions in ZR 77-03 and ZR 77-211, a 25-foot by 25-foot (approximately 625 square foot) portion of Lot 36 would be subdivided then merged with the other lots in Projected Development Site 2 and would be subject to the provisions of the newly mapped R7A/C2-4 district with a 1-story lobby serving the new development constructed on it. For conservative analysis, the EAS analyzes two additional non-applicant owned projected development sites on Block 3523, Lot 37 (Projected Development Site 3) and Block 3524, Lots 20 and 21 (Projected Development Site 4). The proposed actions would facilitate the development of four mixed use buildings within the rezoning area containing a total of 344,256 gross square feet (GSF) including 264,142 residential GSF, 42,502 commercial GSF, 311 total dwelling units, 79-93 affordable units pursuant to MIH, and 106 residential accessory parking spaces (approximately 37,612 GSF). Zoning controls would also be modified on Block 3523 Lots 101, 102, 103, 104, 105, and 112, and Block 3524 Lots 8, 19, and 23 within the project area but they are not expected to redevelop as a result of the proposed actions given their lot size, recent investment, built FAR, and existing uses. The proposed actions are anticipated to result in a change in land use and zoning within the project area, however, given the existing residential and commercial character of the surrounding area within the rezoning area's vicinity, the change in land use, zoning, and public policy would be compatible with the with the surrounding area and would not constitute a significant adverse impact to land use, zoning, and public policy.

Socioeconomic Conditions

A detailed analysis related to socioeconomic conditions is included in this EAS, including indirect residential displacement, and direct business displacement. The proposed actions would result in a net induced development of 311 dwelling units, 25%-30% (79-93 units) of which would be affordable pursuant to MIH. For projects exceeding 200 dwelling units, assessments of indirect residential displacement are appropriate. It could be expected that the new population introduced by the proposed actions would have a higher income than the average households within the ½-mile study area. Relative to the ¼-mile study area, the population increase is greater than 5% which results in the potential to change the socioeconomic characteristics of the study area and detailed analysis is warranted. The detailed analysis expands to a ½-mile study area and considers housing and population characteristics and trends within the no-action condition. The incremental population increase effectuated by the proposed actions is 1.69% within the ½-Mile study area which is below the CEQR Technical Manual threshold of 5%. As per CEQR Technical Manual, the change in population less than 5 percent would not be expected to affect real estate market conditions within the study area. The proposed actions, therefore, are not anticipated to add a significant size of population with much higher average incomes that may significantly affect socioeconomic conditions or real estate market conditions. Therefore, no significant adverse impact is expected on the indirect residential displacement in the area.

Additionally, the EAS provides an analysis for direct business displacement. The existing commercial use in the existing conditions is local retail. The proposed actions would directly displace the existing 42,620 GSF of commercial uses and approximately 128 workers, comprised of grocery stores, warehouse uses associated with grocer operations, local retail stores, and commercial offices. However, the existing commercial uses would be replaced by the new ground-floor commercial spaces (42,502 GSF of local retail uses, approximately 128 workers) located on Projected Development Sites 1-4 under the with-action, resulting in a net incremental decrease of 118 GSF of commercial space. The Applicant has stated their intention to work with local community groups and real estate interests in the area to place comparable businesses to continue to serve the area and where feasible, and offer long standing existing uses an opportunity to re-tenant in the new buildings on Projected Development Sites 1 and 2. Additionally, several similar local retail and grocery stores located within a 400-foot radius and just outside of the 400-foot radius would meet the anticipated demand for these local services under the with-action condition. Therefore, the proposed actions would not result in significant adverse impact related to direct business displacement and no further analysis is warranted.

Open Space

A detailed analysis related to open space is included in this EAS. The incremental increase of 833 residents is above the CEQR Technical Manual assessment threshold of 200 new residents. The preliminary analysis shows that the open space ratio (OSR) would decrease from 0.47 to 0.46 acres per 1,000 residents, or a 1.72% decrease, which exceeds the CEQR Technical Manual threshold of 1% when the open space threshold is expected to be less than 0.50 acres per 1,000 residents. As such, a detailed analysis addressing the residential population introduced by the proposed actions is provided. The detailed analysis shows that the total OSR in the with-action condition would be 0.46 acres per 1,000 residents, the active OSR would decrease from 0.34 to 0.33 acres per 1,000 residents, and the passive OSR would decrease from 0.13 to 0.12 acres per 1,000 residents. Though the decrease in the total active OSR percentage would exceed the 1% threshold at 1.72%, the passive OSR decrease would be lower than the

Project Name: Belmont Osborn Rezoning
CEQR # 22DCP009K
SEQRA Classification: Unlisted

2% threshold at 1.72%. These optimal open space ratios and percentage reductions do not constitute an absolute impact threshold. A qualitative analysis provides that the reduction in the total open space ratio in the residential study area could be ameliorated by several qualitative factors not included in the quantitative open space analysis. For example, most existing open space resources within the study area have light to moderate utilization levels, are in acceptable condition, and are undergoing reconstructions and as such appear to have the capacity to serve additional users. Within the study area exists private open space resources including the proposed project providing its residents with a rooftop terrace on top of the ground floor on Projected Development Site 2 and two NYCHA communities that have their own private open space resources. Outside of the study area is Lincoln Terrace / Arthur S. Somers Park, a 17.14-acre park that provides a variety of facilities. These factors would help alleviate pressure on open space resources in the area from residents. Accordingly, with the consideration of these qualitative factors, the proposed actions are not anticipated to result in significant adverse impacts associated with open space.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-715) related to hazardous materials, air quality, and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

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

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 4/21/2023
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 4/24/2023
SIGNATURE	

Project Name: Belmont Osborn Rezoning
CEQR # 22DCP009K
SEQRA Classification: Unlisted

Determination of Significance Appendix

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

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Block 3523, Lots 26, 27, 28, 30, 32, 33, 127
Projected Development Site 2	Brooklyn	Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, 36
Projected Development Site 3	Brooklyn	Block 3523, Lot 37
Projected Development Site 4	Brooklyn	Block 3524, Lots 20, 21

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-715**) would be established as part of approval of the proposed actions on **Projected Development Sites 1, 2, 3, and 4** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	
Projected Development Site 2	X	X	X
Projected Development Site 3	X	X	
Projected Development Site 4	X	X	X

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Sites 1, 2, 3, and 4** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

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

Task 2-Remediation Determination and Protocol

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

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

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

<u>*Air Quality*</u>

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

Block 3523, Lots 26, 27, 28, 30, 32, 33, and 127 (Projected Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and must be fitted with low NOx (15 ppm) burners, ensure that the stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 60 feet from the western lot line of Block 3523, Lot 33 facing Thatford Avenue and at least 50 feet from the eastern lot line facing Osborn Street to avoid any potential significant adverse air quality impacts.

Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, and 36 (Projected Development Site 2 West Tower): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and must be fitted with low NOx (15 ppm) burners, ensure that the stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 70 feet from the eastern lot line facing Watkins Street to avoid any potential significant adverse air quality impacts.

Block 3524, Lots 25 and 26 (Projected Development Site 2 East Tower): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and must be fitted with low NOx (15 ppm) burners, ensure that the stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 35 feet from the northern lot line of Block 3524, Lot 25 facing Pitkin Avenue and at least 35 feet from the western lot line facing Osborn Street to avoid any potential significant adverse air quality impacts.

Block 3523, Lot 37 (Projected Development Site 3): Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC) and hot water equipment stack is located at the building's highest level and at a minimum of 98 feet above grade to avoid any potential significant adverse air quality impacts.

Block 3524, Lots 20 and 21 (Projected Development Site 4): Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC) and hot water equipment stack is located at the building's highest level and at a minimum of 98 feet above grade to avoid any potential significant adverse air quality impacts.

<u>*Noise*</u>

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

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36): In order to ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on the eastern façades facing Watkins Street within 50 feet of

Watkins Street to maintain an interior L10 noise level not greater than 45 dB(A) for residential uses or not greater than 50 dB(A) for commercial office uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

Projected Development Site 4 (Block 3524, Lots 20 and 21): In order to ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on the eastern façade facing Watkins Street to maintain an interior L10 noise level not greater than 45 dB(A) for residential uses or not greater than 50 dB(A) for commercial office uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning

Figure 1: Site Location Map



Figure 2: Existing Land Use Map



Figure 3: Zoning Map

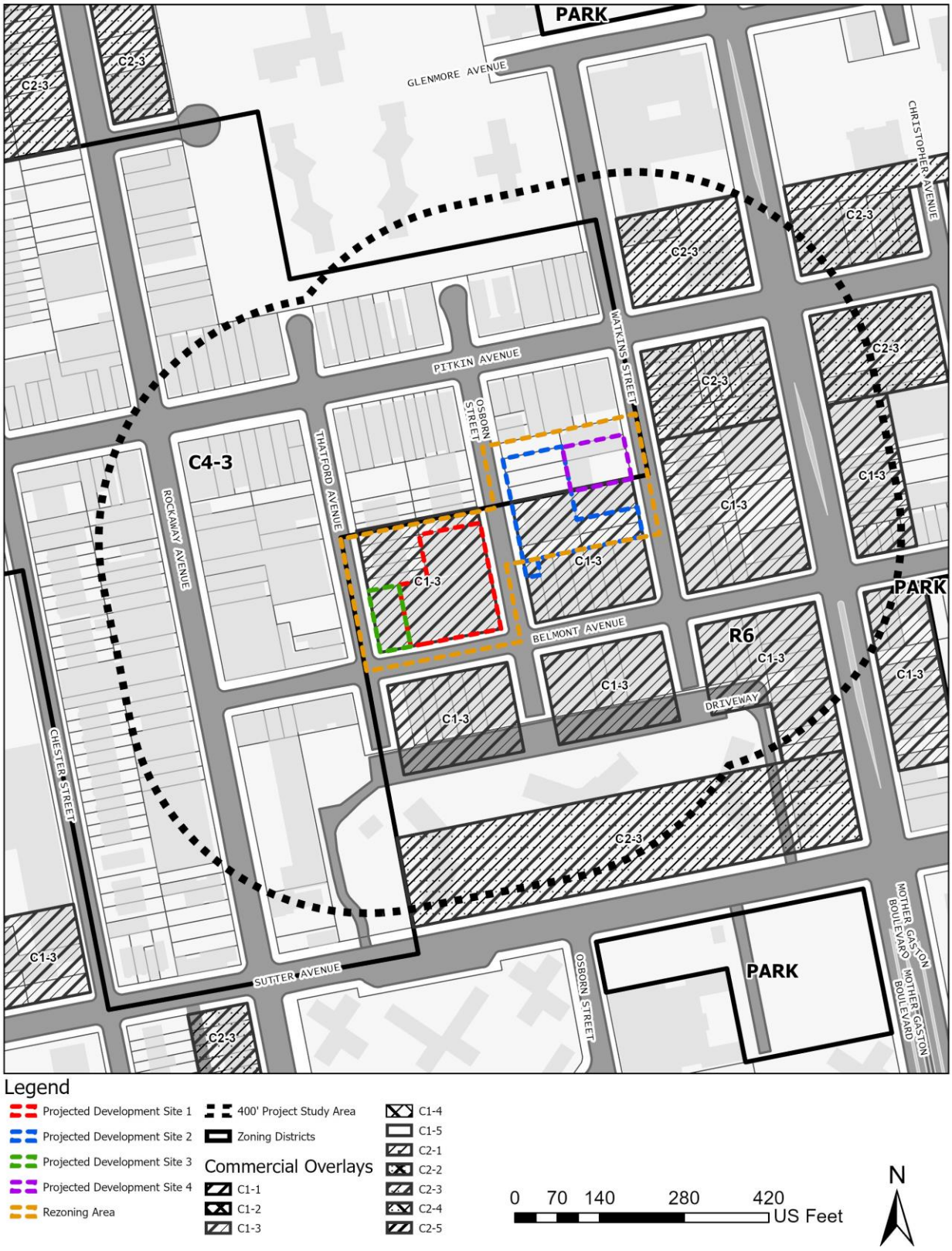
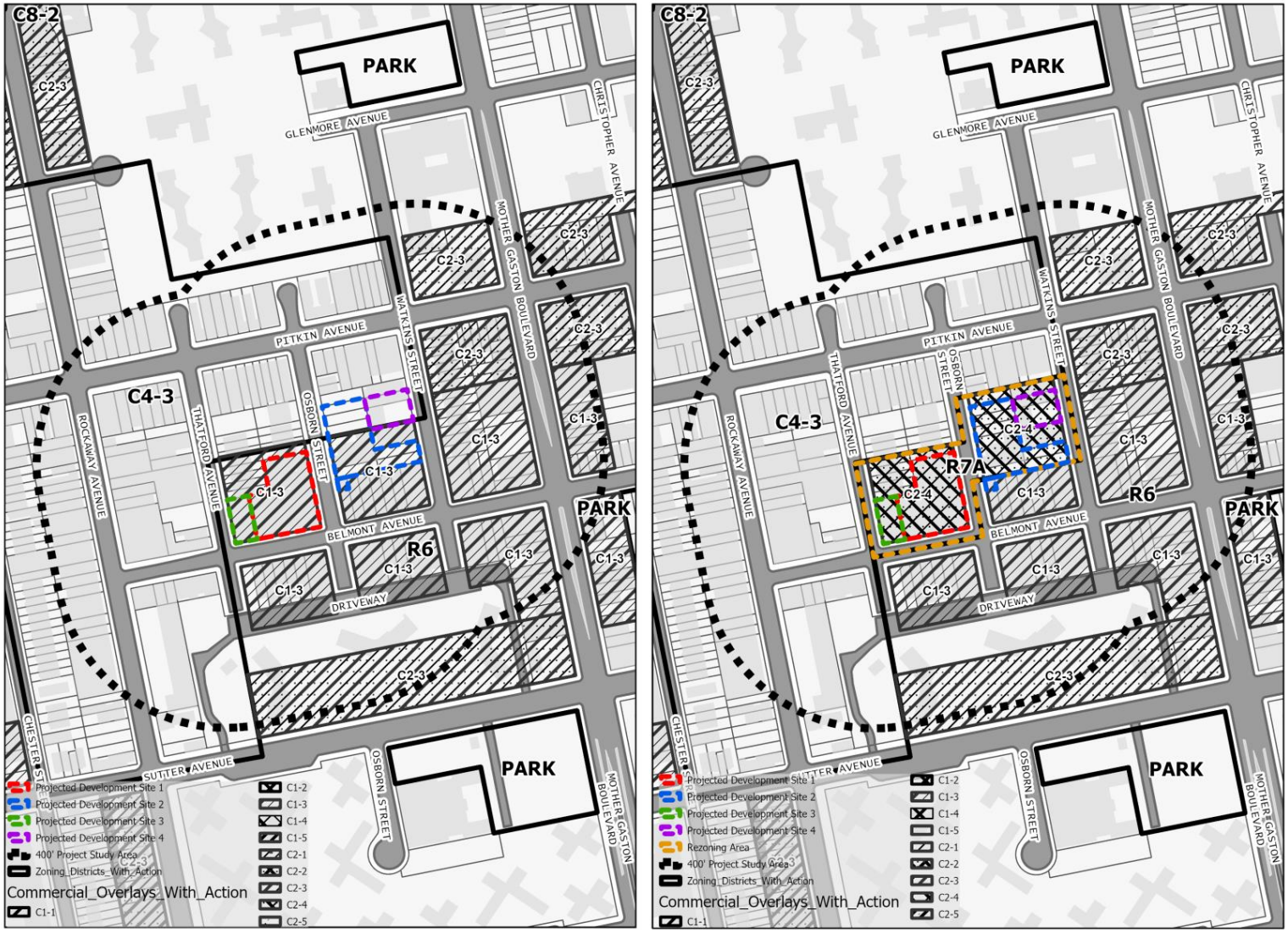


Figure 4: Zoning Change Map



Existing R6/C1-3 and C4-3 Districts

Proposed R7A/C2-4 Districts

Figure 5: Tax Map



Figure 6: Photo Key/Area Photographs



1 View of Projected Development Site 1 and 3 from the intersection of Belmont Ave and Thatford Ave facing Northeast



Study Area Map with Photo Key



2 View of Thatford Ave facing South



3 View of Rezoning area from Thatford Ave facing Northeast



4 View of Projected Development Site 1 from the intersection of Belmont Ave and Osborn St facing North



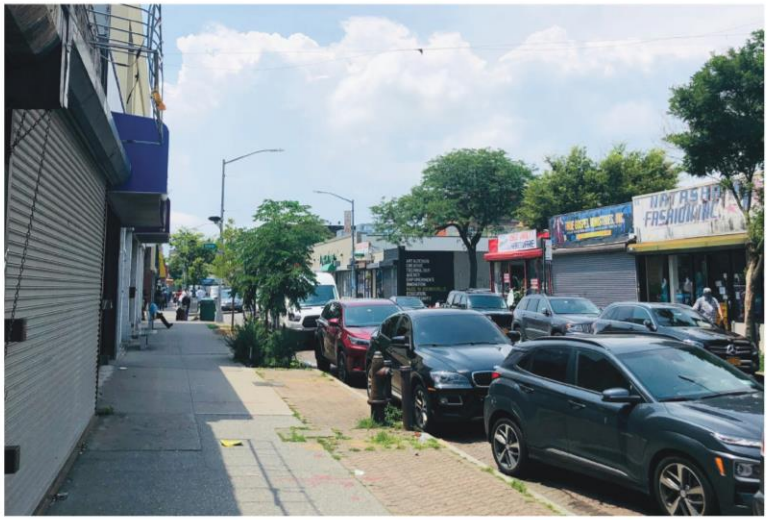
Study Area Map with Photo Key



5 View of Projected Development Site 1 from Osborn St facing South



6 View of Projected Development Site 2 from Osborn St facing Southeast



7 View of Belmont Ave towards the intersection of Osborn St and Belmont Ave facing West



Study Area Map with Photo Key



8 View of Projected Development Site 2 from Watkins St facing Southwest



9 View of Projected Development Site 4 from Watkins St facing Northwest

1.0 PROJECT DESCRIPTION

1.1 Introduction

The Applicant, Osborn Belmont Properties, LLC, is seeking the approval of a zoning map amendment and a zoning text amendment (Proposed Actions) comprising Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112, Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26 (the Rezoning Area) split by Osborn Street and bounded by Pitkin Avenue to the north, Watkins Street to the east, Belmont Avenue to the south, and Thatford Avenue to the west in the Brownsville neighborhood of Brooklyn, Community District 16. In total, the Rezoning Area would be approximately 78,744 square feet (sf).

The zoning map amendment would rezone Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112/ Block 3524, Lots 1, 2, 3, 4, 23, 25, and 26, an irregular area comprising of approximately 60,000 square feet split by Osborn Street and bounded in part by Thatford Avenue, Belmont Avenue, and Watkins Street, from a R6/C1-3 zoning district to a R7A/C2-4 zoning district, and Block 3524, Lots 5, 6, 7, 8, 19, 20, and 21, a rectangular area of approximately 20,000 square feet (100 feet by 200 feet) bounded in part by Osborn Street and Watkins Street, from a C4-3 zoning district to a R7A/C2-4 zoning district.

The zoning text amendment would modify Zoning Resolution Appendix F, Brooklyn CD 16 map to establish an area coterminous with the Rezoning Area as a Mandatory Inclusionary Housing (MIH) Area—for maximum flexibility, MIH Options 1 and 2 would be mapped over the area. The Proposed Actions would facilitate the development of Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33 (Projected Development Site 1), which would be rezoned from an R6/C1-3 district to an R7A/C2-4 district, and Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36 (Projected Development Site 2), which would be rezoned from R6/C1-3 and C4-3 districts to an R7A/C2-4 district. The Proposed Applicant Project is to demolish the existing buildings on Projected Development Sites 1 and 2 and to construct two new mixed-use commercial and residential buildings with each building on one site, respectively. Both buildings would be constructed in compliance with Quality Housing Bulk requirements.

Projected Development Site 1, with a combined lot area of 22,492 sf, would be improved with a new mixed commercial and residential building of 137,872 GSF (103,423.8 ZSF; 4.60 FAR), including 104,380 GSF (86,440.4 ZSF; 3.84 FAR) of residential, 17,892 GSF (16,983.4 ZSF; 0.76 FAR) of commercial (UG 6, local retail stores), and 15,600 GSF of cellar level and ground floor level parking. The building would contain 104 dwelling units (approximately 1,004 GSF average size), 25-30% of which (26-31 units) would be affordable at an average of 60-80% AMI depending on the MIH option selected. The Applicant intends to pursue MIH Option 1, as such, approximately 25% (26 units) of which would be permanently set aside as affordable units for households with income averaging 60% AMI pursuant to MIH Option 1. As discussed below in the Analysis Framework, for the purposes of Early Childhood Programs analysis, 20% (20 units) of residential floor area is assumed to be affordable at or below 60% AMI. 39 residential accessory parking spaces would be provided in the enclosed garage at cellar and ground floor levels. The building would have a frontage of 174 feet and 11 inches along Osborn Street and 150 feet along Belmont Avenue. It would be seven (7) stories in height, or 75 feet with 10-foot bulkhead assumed. There would be local retail space, parking space, and a residential

lobby on the ground floor, and residential units on the second to seventh floors. The existing 10-foot-wide curb cut on Block 3523 Lot 26 along Osborn Street would be restored, while a new curb cut of approximately 24 feet wide for cellar level parking is proposed on Belmont Ave at the western end of the site closest to Thatford Avenue (see Plans in **Appendix A**).

Projected Development Site 2, with a combined lot area of 23,125 sf (including the 625-sf portion of Block 3524, Lot 36), would be a mixed-use commercial and residential building with two 7-story, 75-foot-tall towers with 10-foot bulkhead assumed along Osborn Street and Watkins Street, which would be linked with a one-story commercial space. The building would contain 136,400 GSF (106,194.5 ZSF; 4.59 FAR), including 100,893 GSF (88,976.2 ZSF; 3.85 FAR) of residential, 17,907 GSF (17,218.3 ZSF; 0.74 FAR) of commercial (UG 6, local retail stores), and 17,600 GSF of cellar level and ground level parking. The building would contain 96 dwelling units (approximately 1,051 GSF average size), 25-30% of which (24-29 units) would be affordable at an average of 60-80% AMI depending on the MIH option selected. The Applicant intends to pursue MIH Option 1, as such, approximately 25% (24 units) of which would be permanently set aside as affordable units for households with income averaging 60% AMI pursuant to MIH Option 1. 36 residential accessory parking spaces would be provided in the enclosed garage at cellar and ground floor levels. The building would have a frontage of 200 feet along Osborn Street and 50 feet along Watkins Street. There would be local retail space, parking space, and a residential lobby on the ground floor of the building, and residential units on the second to seventh floors. The existing curb cuts on Block 3524 Lot 1 (20 feet wide) and Lot 4 (15 feet wide) along Osborn Street would be restored, while a new curb cut of approximately 24 feet wide for cellar level parking is proposed on Watkins Ave (see Plans in **Appendix A**).

It should be noted that Block 3524 Lot 36 would be analyzed in the EAS as part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03), Lot 36 would be subdivided into two lots, a 5’ x 25’ portion (approximately 125 sf) that would remain undeveloped and a 25’ x 25’ portion (approximately 625 sf) that would be merged with the other lots within Projected Development Site 2. Subject to the provisions of ZR 77-03 and ZR 77-211 (the 25-foot rule), the R6/C1-3 district portion of the new merged lot would be subject to the provisions of the newly mapped R7A/C2-4 district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on the portion. The subdivision and zoning lot merger would be carried out after the proposed zoning map change. Currently, the lot is improved with a 1-story industrial and manufacturing building of 750 GSF, which is used as a warehouse (UG 16) and is a non-conforming use within the underlying R6/C1-3 zoning district.

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

1.2 Background and Site History

There are no existing E-Designations within the Rezoning Area.

The Brownsville II Urban Renewal Plan was adopted in 1984 and amended in 1995. It is currently active and includes the Rezoning Area within its boundaries. The Rezoning Area is not identified as one of the properties slated for acquisition as part of this Urban Renewal Plan. Other Urban Renewal Plans within the vicinity include the East New York II Urban Renewal Plan, adopted in 1989 and the expired Marcus Garvey and Brownsville I Urban Renewal Plans.

The most recent large-scale rezoning in the close vicinity of the Rezoning Area was the East New York Community Plan on April 20, 2016 (160035zmk). The action eliminated C1-2, C1-3, C2-2 and C2-3 districts from existing R4, R5 and R6 districts, changed R5, R6, C8-1, C8-2, M1-1, M1-2 and M1-4 districts to R5, R5B, R6A, R6B, R7A, R7D, R8A, C4-4D, C4-4L, C4-5D, M1-1/R6A, M1-4/R6A, M1-4/R7A, M1-4/R7D and M1-4/R8A districts, established C2-4 districts within the proposed R5, R5B, R6A, R7A, R7D and R8A districts, established a Special Mixed Use District (MX-16), and established Special Enhanced Commercial Districts (EC-5 & EC-6).

Other small-scale zoning map changes in the vicinity include the adoption of the 515 Blake Avenue Rezoning (190410zmk) on December 10, 2019, mapping R7D districts and an R6A district and establishing C1-4 and C2-4 districts within the proposed R7D districts; the Marcus Garvey Large Scale General Development (180489zmk) on December 20, 2018, changing an existing R6 district in three separate locations along Chester Street to R7-2 districts and establishing C2-4 districts within the proposed R7-2 districts; and the Bristol Street Rezoning (080186zmk) on April 30, 2008, eliminating a C2-3 district from within the existing R6 district and changing R6 and C4-3 districts to an R7A district.

1.3 Description of the Surrounding Area

Existing land uses in the surrounding 400-foot area primarily consist of multi-family walk-up and elevator buildings, commercial and office buildings, mixed residential and commercial buildings, public facilities and institutions, and parking facilities.

Residential uses are characterized by 2- to 3-story brick buildings, used as one- and two-family dwelling buildings and multi-family walk-up buildings of three units, which typically are located midblock along Thatford Avenue, Osborn Street, and Watkins Street between Belmont Avenue and Pitkin Avenue. To the south of the Rezoning Area just across Belmont Avenue within the 400-foot surrounding area, a New York City Housing Authority's (NYCHA's) development[1] called Hughes Apartments takes up Block 3526, Lot 21 with four buildings on the lot, including three 22-story high-rise elevator apartment buildings and one non-residential 1-story building served as parking garage. The three residential buildings provide a total of 513 affordable units with estimated 1,325 low-income residents. Also owned and managed by NYCHA, an assemblage of ten mid-rise multi-family elevator apartment buildings named as Howard Houses (Block 3489, Lot 1) is located to the north of the Rezoning Area across Pitkin Avenue. All the ten residential buildings are of 7

[1] Information of NYCHA developments was gathered from the NYCHA Interactive Map at https://nycha.maps.arcgis.com/apps/webappviewer/index.html?id=41c6ff5e73ec459092e982060b7cf1a1

stories with a total of 815 affordable units, which are currently occupied by 1,848 residents. To the northeast of the Rezoning Area, another NYCHA development called Glenmore Plaza (Block 3507, Lot 1/ Block 3709, Lot 1) is split by Mother Gaston Boulevard and bordered by Watkins Street, Pitkin Avenue, Powell Street, and Glenmore Avenue. The complex has four mid- to high-rise elevator apartment buildings with a total of 440 units and 793 residents. One 10-story residential building falls in the 400-foot surrounding area boundary and other three 24-story residential buildings are located just outside the boundary.

The commercial buildings and mixed commercial and residential buildings are mostly 1- to 3-story buildings with local retail on the ground floor along Belmont Avenue, Pitkin Avenue, Rockaway Avenue, and Mother Gaston Boulevard. The commercial uses are mostly supermarkets, grocery stores, restaurants, clothing stores, and pharmacies, including well-known chain stores like C-Town Supermarket, Dollar Tree, Family Dollar, and Domino's Pizza.

The public facilities and institutions close to the Rezoning Area are occupied with religious groups and used as churches, chapels, and synagogues. Intersected with the 400-foot surrounding area boundary to the northeast of the Rezoning Area, a FDNY engine and battalion (Block 3507, Lot 5) and a public school called Brownsville Collaborative Middle School (Block 3507, Lot 7) are located next to each other, bordered by Watkins Street, Glenmore Avenue, and Mather Gaston Boulevard. In addition to Brownsville Collaborative Middle School, another four public schools (P.S. 327 Dr. Rose B. English, P396K, P.S./I.S. High School 323, and P.S. 140 from north to south) occupy nearly two whole blocks (Block 3520 and 3542) to the west and southwest of the Rezoning Area just outside of the 400-foot boundary along Chester Street between Pitkin Avenue and Blake Avenue.

Most of the parking facilities in the surrounding area are located within Projected Development Site 2 (Block 3524, Lots 1, 5, 6, 7, 25, and 26) while others intersperse with the residential, commercial, and mixed-use land uses.

Built form within the 400-foot surrounding area varies by use, and mainly consists of one- to three-story residential buildings, commercial buildings, and mixed commercial and residential buildings with commercial space on the ground floor. Three large clusters of NYCHA mid- to high-rise elevator apartment buildings ranging from 7 stories to 22 stories are located to the north, northeast, and south of the Rezoning Area near the 400-foot surrounding area boundary respectively.

The traffic grid around the Rezoning Area is rectangular with Thatford Avenue, Osborn Street, and Watkins Street blocked on both ends when reaching Howard Houses to the north and Hughes Apartments to the south. The surrounding area includes or is adjacent to major thoroughfares including Rockaway Avenue as a principal arterial and Pitkin Avenue, Sutter Avenue, and Mother Gaston Boulevard as major collectors. The area is well-served by public transit and is within a Transit Zone. Serviced by the MTA within half mile to the east and south of the Rezoning Area, Sutter Avenue subway station is the closest stop for the L line and Rockaway Avenue subway station is the closest stop for 2, 3, and 4 Lines. Farther within the one-mile radius to the northeast of the Rezoning Area, there are additional MTA subway services for J and Z Lines at Alabama

Avenue station and A and C Lines at Liberty Avenue station. Stops for the B14, B60, B98V, and M99 buses are in the immediate area.

1.4 Description of the Rezoning Area

Located within the Brownsville neighborhood of Brooklyn, Community District 16, the Rezoning Area consists of Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112 / Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26. The Rezoning Area is composed of portions of two blocks which is split by Osborn Street and bounded by Pitkin Avenue to the north, Watkins Street to the east, Belmont Avenue to the south, and Thatford Avenue to the west. Osborn Street (southeast to northwest), Watkins Street (northwest to southeast), Belmont Avenue (southwest to northeast), and Thatford Avenue (northwest to southeast) are narrow one-way roads with a single moving lane in each direction and curbside parking. Pitkin Avenue is a northeast-southwest two-way wide road with one moving lane of traffic in each direction and curbside parking.

There would be two new buildings constructed on two Applicant-Owned sites- Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) located on the corner of Belmont Avenue and Osborn Street, and Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) located in the middle of the block between Osborn Street and Watkins Street. In total, 17 regularly shaped lots are controlled by the Applicant, of which only 1 lot (Block 3523 Lot 30) is a corner lot at the intersection of Belmont Avenue and Osborn Street and the other 16 lots are interior lots with frontage on Osborn Street, Belmont Avenue, or Watkins Street. All the seven lots within Site 1 have a lot area ranging from 1,650 sf to 10,000 sf and are developed with seven 1- or 2-story commercial and office buildings which are all currently used for local retail, including two supermarkets, two small retail stores, and one large Dollar Tree store. Nine lots within Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, and 26) have an identical lot area of 2,500 sf and only Block 3524 Lots 2, 3, and 4 are developed. They are developed with 1- and 2-story industrial and manufacturing buildings currently used as a fish market. The other six lots are paved and used as parking lots.

It should be noted that Block 3524 Lot 36 would be analyzed in the EAS as part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03), Lot 36 would be subdivided into two lots, a 5’ x 25’ portion (approximately 125 sf) that would remain undeveloped and a 25’ x 25’ portion (approximately 625 sf) that would be merged with the other lots within Projected Development Site 2. Subject to the provisions of ZR 77-03 and ZR 77-211 (the 25-foot rule), the R6/C1-3 district portion of the new merged lot would be subject to the provisions of the newly mapped R7A/C2-4 district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on the portion. The subdivision and zoning lot merger would be carried out after to the proposed zoning map change. Currently, the lot is improved with a 1-story industrial and manufacturing building of 750 GSF, which is used as a warehouse (UG 16) and is a non-conforming use within the underlying R6/C1-3 zoning district.

The others lots in the Rezoning Area are Block 3523 Lots 37, 101, 102, 103, 104, 105 and 112/ Block 3524 Lots 8, 19 ,20, 21 and 23, and are all independently owned:

- Block 3523 Lot 37 is a corner lot at the northeast corner of Belmont and Thatford. It has a lot area of 5,000 sf and is improved with a 1-story, 5,000 gsf C-Town Supermarket. The lot has 100 feet of frontage on Thatford Avenue and 50 feet of frontage on Belmont Avenue.
- Block 3523 Lots 101, 102, 103, 104, 105 and 112 are six interior lots with lot area of approximately 1,875 sf each. Lots 101-105 have 18.75 feet of frontage along Thatford Avenue and Lot 112 has an 18.77-foot frontage along Osborn Street. Each lot is improved with a 3-story, 3-unit multi-family attached rowhome building of 2,814 gsf, which was constructed in 2007.
- Block 3524 Lot 8 is a 2,500-sf interior lot with 25 feet of frontage along Osborn Street. The lot is vacant and unimproved, owned by the Antioch Church of Our Lord Jesus Christ, Inc.
- Block 3524 Lot 19 is a 2,650-sf interior lot with 26.5 feet of frontage along Watkins Street. Owned by the Antioch Church of Our Lord Jesus Christ, Inc., the building on the lot was originally constructed in 1930 and altered in 2008. Now the lot is improved with a 3-story public facility building of 7,950 gsf, occupied by Christian Crossroads Ministry.
- Block 3524, Lot 20 is a 2,500-sf interior lot with 25 feet of frontage on Watkins Street. It is improved with a 1-story, 2,500 gsf office.
- Block 3524, Lot 21 is a 5,000-sf interior lot with 50 feet of lot frontage on Watkins Street. It is improved with a 1-story 1,940 gsf market.
- Block 3524 Lot 23 is a 4,850-sf interior lot with 48.5 feet of frontage along Watkins Street. The building on site was constructed in 1930, and is a 2-story, 7,830 gsf public facility building. This lot is now occupied by Charity Baptist Church.

Existing land uses in the surrounding 400-foot area primarily consist of multi-family walk-up and elevator buildings, commercial and office buildings, mixed commercial and residential buildings, public facilities and institutions, and parking facilities. The residential buildings mainly consist of multi-family walk-up apartment buildings of 3 stories in height. One multi-family elevator building of 5 stories is located to the northwest of the Site 1 along the other side of Thatford Avenue. An assemblage of eighteen mid-rise multi-family elevator apartment buildings (named as Howard Houses) is located to the north of the Projected Development Sites across Pitkin Avenue, all of which are of 7 stories and owned by NYC Housing Authority. Another cluster of four high-rise elevator apartment buildings is located to the south of the Sites across Belmont Avenue, with all four 22-story buildings owned by NYC Housing Authority as well. The commercial buildings and mixed commercial and residential buildings are mostly 1- to 3-story buildings with local retail on the ground floor. The public facilities and institutions close to the Projected Development Sites are occupied with religious groups and used as churches, chapels, and synagogues. Most of the parking facilities in the surrounding area are located within the Projected Development Site 2, while others intersperse with the residential, commercial, and mixed-use land uses.

Block 3523 Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112/ Block 3524, Lots 1, 2, 3, 4, 23, 25, and 26 are currently zoned R6/C1-3. Block 3524 Lots 5, 6, 7, 8, 19, 20, and 21 are currently zoned C4-3. The C4-3 zoning district is a cross-shaped area with the long leg extending along Pitkin Avenue from Watkins Street to Grafton Street and the short leg extending along Rockaway Avenue from Sutter Avenue to the middle of the block between Pitkin Avenue and East New York Avenue.

1.5 Description of the Proposed Project

The Proposed Project is to demolish the existing buildings on Projected Development Sites 1 and 2 and to construct two new mixed-use commercial and residential buildings with each building on one site respectively. Both buildings would be constructed in compliance with Quality Housing Bulk requirements.

The first building would be located on Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32, and 33), and would consist of a 137,872 GSF (103,423.8 ZSF; 4.60 FAR), 7-story, 75-foot-tall with 10-foot bulkhead assumed, mixed-use building. The new mixed-use development would consist of residential use of 104,380 GSF (86,440.4 ZSF; 3.84 FAR) and commercial use of 17,892 GSF (16,983.4 ZSF; 0.76 FAR). The project would also include 39 residential accessory parking spaces at cellar level and on the ground floor (15,600 GSF).104 total dwelling units (approximately 1,004 GSF average size) would be provided as per Applicant's proposed schematic massing, with 25-30% (26-31 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI pursuant MIH Options 1 or 2. For the purposes of Early Childhood Programs analysis, 20% (21 units) of residential floor area is assumed to be affordable at or below 60% AMI. The Applicant is proposing MIH Option 1 for Projected Development Site 1 where 25% (26 units) of the residential floor area would be permanently set aside as affordable to households with income averaging 60% AMI. The building would have a frontage of 174 feet and 11 inches along Osborn Street, and 150 feet along Belmont Avenue. On the ground floor, there would be local retail spaces, a parking ramp, and a residential lobby while from second to seventh floor there would be residential units. There would be a new curb cut with a width of approximately 15 feet at Belmont Avenue, which is close to the west boundary of Lot 33.

The second building would be located on Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36), and would consist of a 136,400 GSF (106,194.5 ZSF; 4.59 FAR), 7-story, 75-foot-tall with 10-foot bulkhead assumed, mixed-use building. Though there would be two residential towers within the building, including the west tower on Block 3524 Lots 1, 2, 3, 4, 5, 6, 7 and the east tower on Block 3524 Lots 25 and 26, the two towers would be analyzed as a single building since they would be connected by the shared ground floor with commercial uses. The new mixed-use development would consist of residential use of 100,893 GSF (88,976.2 ZSF; 3.85 FAR) and commercial use of 17,907 GSF (17,218.3 ZSF; 0.74 FAR). The project would also include 36 residential accessory parking spaces at cellar level and on the ground floor (17,600 GSF). 96 total dwelling units (approximately 1,051 GSF average size) would be provided as per Applicant's proposed schematic massing, with 25-30% (24-29 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI pursuant to MIH Options 1 or 2. For the purposes of Early Childhood Programs analysis, 20% (19 units) of residential floor area is assumed to be affordable at or below 60% AMI. The Applicant is proposing MIH Option 1 for Projected Development Site 2 where 25% (24 units) of the residential floor area would be permanently set aside as affordable to households with income averaging 60% AMI. On the ground floor of the second building, there would be local retail spaces, a parking ramp, and a residential lobby while from second to seventh floors there would be residential units. There would be a new curb cut with a width of approximately 15 feet at Watkins Street, which is located at Lot 26.

It should be noted that a portion of Block 3524 Lot 36 would be part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03), Lot 36 would be subdivided into two lots, a 5' x 25' portion (approximately 125 sf) that would remain undeveloped and a 25' x 25' portion (approximately 625 sf) that would be merged with the other lots within Projected Development Site 2. Subject to the provisions of ZR 77-03 and ZR 77-211 (the 25-foot rule), the R6/C1-3 district portion of the new merged lot would be subject to the provisions of the newly mapped R7A/C2-4 district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on the portion. Currently, the lot is improved with a 1-story industrial and manufacturing building of 750 GSF, which is used as warehouses (UG 16) and is a non-conforming use within the underlying R6/C1-3 zoning district. Given that the lot is also owned by the Applicant, the development of a residential lobby can bring the non-conforming use to conformity.

1.6 Action(s) Necessary to Facilitate the Project

There are two actions necessary to facilitate the Proposed Developments:

1. A Zoning Map Amendment to rezone Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, 112/ Block 3524, Lots 1, 2, 3, 4, 23, 25, 26 from an R6/C1-3 zoning district to an R7A/C2-4 zoning district, and Block 3524, Lots 5, 6, 7, 8, 19, 20, and 21 from a C4-3 zoning district to an R7A/C2-4 zoning district.

2. A Zoning Text Amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 16, Brooklyn, to establish the Rezoning Area as an MIH Area, Options 1 and 2.

1.7 Purpose and Need

The Applicant believes that the increased bulk (3.00 maximum FAR within existing R6/C1-3 and C4-3 to 4.60 maximum FAR within proposed R7A/C2-4 zoning districts) would help induce the development of the underutilized lots (used for low-rise multi-family walk-up apartment buildings, one-story retail stores, and parking lots currently) within a mixed residential and commercial district in a growing neighborhood of Brooklyn. In addition, the Proposed Actions would also set aside a substantial amount of permanently affordable housing units, furthering city goals for affordable housing.

1.8 Analysis Framework

The analysis framework would compare the incremental difference between the proposed and potential development under the Proposed Actions (With-Action Condition) and the development, which could occur under the existing zoning (No-Action Condition). This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Actions occurring in a Study Area of approximately 400 feet around the Rezoning Area. This environmental assessment considers the potential effects of the Proposed

Actions compared to future conditions without the approvals sought by the project sponsor. This analysis framework is described below:

Reasonable Worst-Case Development Scenario

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

Build Year

The analysis year for the Proposed Actions is 2027 based on a 24-month period for pre-certification and ULURP processes and the simultaneous construction of Projected Development Sites 1-2 (controlled by the Applicant), followed by a one-year gap before simultaneous construction of Projected Development Sites 3-4 begins.

On the sites controlled by the Applicant (Projected Development Sites 1 and 2), construction is expected to commence simultaneously and last up to approximately 20 months beginning in December of 2023 with foundation and demolition and ending in August of 2025 with interior finishes. On Projected Development Sites 3 and 4 (non-Applicant owned) construction is expected to last up to approximately 16 months beginning in October of 2026 with foundation and demolition and ending in December of 2027 with interior finishes.

The following analysis compares the difference between the future without the Proposed Actions (No-Action Scenario) and the future with the Proposed Actions (With-Action Scenario) for the 2027 analysis year. The EAS studies the potential for environmental impacts related to the Proposed Actions.

Future No-Action Condition

The No-Action Scenario for the Rezoning Area would be the same as the existing conditions, which is described in detail as follows;

> *Applicant-owned lots (Block 3523, Lots 26, 27, 127, 28, 30, 32, 33/ Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, 36)*
>
> Block 3523, Lots 26, 27, 127, 28, 30, 32, and 33 have a lot area ranging from 1,650 sf to 10,000 sf and are developed with seven 1- or 2-story commercial and office buildings which are all currently used for local retail, including two supermarkets, two small retail stores, and one large Dollar Tree

store. Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, and 26 have an identical lot area of 2,500 sf and only Block 3524 Lots 2, 3, and 4 are developed. They are developed with 1- and 2-story industrial and manufacturing buildings currently used as a fish market. The other six lots on Block 3524 are paved and used as parking lots.

It should be noted that Block 3524 Lot 36 would be analyzed in the EAS as part of Projected Development Site 2 though not part of the Rezoning Area. Currently, the lot is improved with a 1-story industrial and manufacturing building of 750 GSF, which is used as a warehouse (UG 16) and is a non-conforming use within the underlying R6/C1-3 zoning district.

Non-Applicant-owned lots (Block 3523, Lots 37, 101, 102, 103, 104, 105, 112/ Block 3524, Lots 8, 19 ,20, 21, 23)

Block 3523 Lot 37 has a lot area of 5,000 sf and is improved with a 1-story, 5,000 gsf C-Town Supermarket. Block 3523 Lots 101, 102, 103, 104, 105 and 112 are six interior lots with lot area of approximately 1,875 sf each. Each lot is improved with a 3-story, 3-unit multi-family attached rowhome building of 2,814 gsf, which was constructed in 2007.

Owned by the Antioch Church of Our Lord Jesus Christ, Inc., Block 3524 Lot 8 is a 2,500-sf interior lot that is vacant and unimproved, while Block 3524 Lot 19 is a 2,650-sf interior lot that is currently improved with a 3-story public facility building of 7,950 gsf, occupied by Christian Crossroads Ministry. Block 3524, Lot 20 is a 2,500-sf interior lot that is improved with a 1-story, 2,500 gsf office building. Block 3524, Lot 21 is a 5,000-sf interior lot that is improved with a 1-story 1,940 gsf market. Block 3524 Lot 23 is a 4,850-sf interior lot that is improved with a 2-story, 7,830 gsf public facility building occupied by Charity Baptist Church.

Redevelopment is not considered likely in the No-Action Scenario because the proposed development could not be built under the maximum bulk permitted by the current R6/C1-3 and C4-3 district (3.00 maximum FAR with 3.60 residential FAR, 4.80 community facility FAR, and 2.00 commercial FAR for R6/C1-3 and 3.40 commercial FAR for C4-3). As a result, for a more conservative analysis, this EAS analyzes existing conditions in the No-Action Condition.

Future With-Action Condition

The Future With-Action condition under a Reasonable Worst-Case Scenario requires identification of the type, location, and extent of development anticipated as a result of a proposed action along with any potential impacts that may arise from that future development. As directed by CEQR, this analysis requires that the Future With-Action Condition considers a scenario that maximizes the permitted FAR allowed under the proposed new zoning.

Though the Applicant is proposing the maximum FAR allowed under the proposed R7A/C2-4 zoning district, the With-Action condition under the RWCDS would be different from the Applicant's proposed development, assuming the maximum permitted building height and using a standard dwelling unit factor of 850 GSF per unit to calculate the projected number of dwelling units, which is more conservative compared to the average unit size of 1,004 GSF per unit at Projected Development Site 1 and 1,051 GSF per unit at Projected Development Site 2 as proposed by the Applicant. Meanwhile, three Non-Applicant-Owned lots are assumed as Projected Development Site 3 (Block 3523, Lot 37) and Projected Development Site 4 (Block 3524, Lots 20 and 21) because the lots would be significantly underbuilt within the new proposed zoning district.

The other lots within the Rezoning Area are not projected to redevelop:

- Block 3523, Lots 101, 102, 103, 104, 105, and 112 are improved with a 3-story, 3-unit multi-family attached rowhome buildings constructed in 2007. With the existing zoning regulations, the building is built to half of the maximum permitted FAR, and so the additional development potential afforded by the proposed rezoning is not expected to induce development. Additionally, the property is part of a 6-building attached rowhome, each of which is under separate ownership. Because of the recent investment to construct the attached rowhome structures across 6 separate lots and the separate ownership on each lot, redevelopment is not considered likely.

- Block 3524, Lot 8 is vacant and unimproved, which is owned by the Antioch Church of Our Lord Jesus Christ, Inc. Given that the lot is owned and occupied by a religious group and is associated with parking for the use on lot 19, redevelopment is not expected.

- Block 3524, Lot 19 is improved with a 3-story public facility building of 7,950 gsf, which was originally constructed in 1930 and altered in 2008. Currently the building is occupied by Christian Crossroads Ministry and owned by the Antioch Church of Our Lord Jesus Christ, Inc. Given that the lot with a lot size under 5,000 sf is built to over half the permitted FAR under the rezoning and is owned and occupied by a religious group, redevelopment is not expected.

- Block 3524, Lot 23 is developed with a 2-story, 7,830-gsf public facility building constructed in 1930 and currently occupied by Charity Baptist Church. Given that the lot is owned and occupied by a religious group and the lot size is under 5,000 sf, the lot is not likely to be redeveloped with the zoning change.

Under the With-Action condition, the proposed buildings on the four Projected Development Sites would be detailed as follows:

Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33; Applicant-Owned Lot)

Projected Development Site 1, with a combined lot area of 22,492 sf, would consist of a 137,872 GSF (103,424 ZSF; 4.60 FAR), 9-story, 95-foot-tall, with 10-foot bulkhead assumed, mixed-use building. The new mixed-use development would consist of residential use of 104,380 GSF (86,440 ZSF; 3.84 FAR), and

commercial use of 17,892 GSF (16,983 ZSF; 0.76 FAR). The project would also include 46 residential accessory parking spaces at cellar level and on the ground floor (15,600 GSF).123 total dwelling units would be provided (assuming 850 GSF/DU), with 25-30% (31-37 units) set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. For the purposes of Early Childhood Programs analysis, 20% (25 units) of residential floor area is assumed to be affordable at or below 60% AMI. Given that the Applicant is proposing MIH Option 1 for Projected Development Site 1, 25% (31 units) of the residential floor area would be permanently set aside as affordable to households with income averaging 60% AMI pursuant to MIH Option 1. Accordingly, there would be 92 market-rate units.

The building would have a frontage of 174 feet and 11 inches along Osborn Street, and 150 feet along Belmont Avenue. Under the RWCDS, the proposed building would be nine (9) stories in height, or 95 feet, with 15-foot setbacks at the 7th story on the Belmont Avenue and Osborn Street frontage, respectively. On the ground floor, there would be local retail spaces, a parking ramp, and a residential lobby while from second to ninth floor there would be residential units. There would be a new curb cut with a width of approximately 15 feet at Belmont Avenue, which is close to the west boundary of Lot 33.

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36; Applicant-Owned Lot)

Projected Development Site 2, with a combined lot area of 23,125 sf (including the 625-sf portion of Block 3524, Lot 36), would consist of a 136,400 GSF (106,195 ZSF; 4.59 FAR), mixed-use commercial and residential building with two 9-story, 95-foot-tall towers, 75-foot-tall with 10-foot bulkhead assumed, along Osborn Street and Watkins Street, which would be linked with a one-story commercial space. The new mixed-use development would consist of residential use of 100,893 GSF (88,976 ZSF; 3.85 FAR), and commercial use of 17,907 GSF (17,218 ZSF; 0.74 FAR). The project would also include 45 residential accessory parking spaces at cellar level and on the ground floor (17,600 GSF). 119 total dwelling units would be provided (assuming 850 GSF/DU), with 25-30% (30-36 units) set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. For the purposes of Early Childhood Programs analysis, 20% (24 units) of residential floor area is assumed to be affordable at or below 60% AMI. Given that the Applicant is proposing MIH Option 1 for Projected Development Site 2, 25% (30 units) of the residential floor area would be permanently set aside as affordable to households with income averaging 60% AMI pursuant to MIH Option 1. Accordingly, there would be 89 market rate units.

There would be local retail spaces, a parking ramp, and a residential lobby on the ground floor of the proposed building. The second to ninth floors would contain residential units. Under the RWCDS, the proposed building would be nine (9) stories in height, or 95 feet, with 15-foot setbacks at the 7th story on the Osborn Street and Watkins Street frontage, respectively. There would be a new curb cut with a width of approximately 15 feet at Watkins Street, which is located at Lot 26.

Block 3524 Lot 36 would be part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03 and ZR 77-211), Lot 36 would be subdivided and treated as if it were part of the newly mapped R7A/C2-4 district,

with a 1-story lobby serving the new development on Projected Development Site 2 constructed on it. The subdivision would be carried out after the adoption of the proposed zoning map change.

Projected Development Site 3 (Block 3523, Lot 37; Non-Applicant Lot)

The Non-Applicant-Owned lot would develop with a 28,246 GSF, 9-story (23,000 ZSF, 4.60 FAR) mixed-use residential and commercial building that would rise to a height of 95 feet with 10-foot bulkhead assumed, the ground floor would contain 2,710 GSF (2,464 ZSF; 0.49 FAR) of commercial uses (local retail). The remaining part of the ground floor and floors two through nine would contain 25,536 GSF (20,536 ZSF; 4.11 FAR) of residential uses with 30 total dwelling units, with 25-30% (8-9 units) set aside for affordable housing at an average of 60-80% AMI pursuant MIH Options 1 or 2. Pursuant to ZR 25-261, residential accessory parking spaces would not be provided for this site since the parking requirement is waived when the requirement is 15 or fewer spaces.

Projected Development Site 4 (Block 3524, Lots 20, 21; Non-Applicant Lot)

The Non-Applicant-Owned lots would assemble and develop with a 41,738 GSF, 9-story (34,500 ZSF; 4.60 FAR) mixed-use residential and commercial building that rises to a height of 95 feet tall with 10-foot bulkhead assumed. The ground floor would contain 3,993 GSF (3,833 ZSF; 0.51 FAR) of commercial uses (local retail). Floors two through nine would contain 33,333 GSF (30,667 ZSF; 4.09 FAR) of residential uses with 39 total dwelling units, with 25-30% (10-12 units) set aside for affordable housing at an average of 60-80% AMI pursuant to MIH Options 1 or 2. Residential accessory parking spaces would total 15, which would be provided at cellar level (4,412 GSF).

Table 1.8-1: RWCDS Analysis Framework – Existing, No-Action and With-Action Conditions[2]

Site Info				Existing/No-Action Conditions							With-Action Conditions						
#	Block	Lot	Lot Area (GSF)	Zoning	Commercial GSF	Residential GSF	Parking GSF	Total GSF	Total Residential DU	Affordable Residential DU	Zoning	Commercial GSF	Residential GSF	Parking GSF	Total GSF	Total Residential DU	Affordable Residential DU
1	3523	26	22,492	R6/C1-3	3,166	0	0	3,166	0	0	R7A/C2-4	17,892	104,380	15,600	137,872	123	31
		27			3,032			3,032									
		127			3,166			3,166									
		28			2,500			2,500									
		30			3,300			3,300									
		32			1,700			1,700									
		33			10,000			10,000									
	Total Projected Development Site 1			**-**	**26,864**	**0**	**0**	**26,864**	**0**	**0**	**-**	**17,892**	**104,380**	**15,600**	**137,872**	**123**	**31**
2	3524	1	23,125	R6/C1-3	0	0	2,500	0	0	0	R7A/C2-4	17,907	100,893	17,600	136,400	119	30
		2			2,166		0	2,166									
		3			2,000		0	2,000									
		4			1,400		0	1,400									
		25			0		0	0									
		26			0		2,500	0									
		36*			750		750	750									
		5		C4-3	0		2,500	0									
		6			0		2,500	0									
		7			0		2,500	0									
	Total Projected Development Site 2			**-**	**6,316**	**0**	**13,250**	**6,316**	**0**	**0**	**-**	**17,907**	**100,893**	**17,600**	**136,400**	**119**	**30**
3	3523	37	5,000	R6/C1-3	5,000	0	0	5,000	0	0	R7A/C2-4	2,710	25,536	0	28,246	30	8
	Total Projected Development Site 3			**-**	**5,000**	**0**	**0**	**5,000**	**0**	**0**	**-**	**2,710**	**25,536**	**0**	**28,246**	**30**	**8**
4	3524	20	7,500	C4-3	2,500	0	0	2,500	0	0	R7A/C2-4	3,993	33,333	4,412	41,738	39	10
		21			1,940			1,940									
	Total Projected Development Site 4			**-**	**4,440**	**0**	**0**	**4,440**	**0**	**0**	**-**	**3,993**	**33,333**	**4,412**	**41,738**	**39**	**10**
Total All Sites			**58,117**	**-**	**42,620**	**0**	**13,250**	**42,620**	**0**	**0**	**-**	**42,502**	**264,142**	**37,612**	**344,256**	**311**	**79**

* Block 3524 Lot 36 would be part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03 and ZR 77-211), Lot 36 would be subdivided and treated as if it were part of the newly mapped R7A/C2-4 district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on it. The subdivision would be carried out after the adoption of the proposed zoning map change. Currently, the lot is improved with a 1-story industrial and manufacturing building of 750 GSF, which is used as warehouses (UG 16) and is a non-conforming use within the underlying R6/C1-3 zoning district.

[2] Decimal values were displayed as rounded values.

Table 1.8-2: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Commercial GSF	42,620	42,502	-118
Residential GSF	0	264,142	+264,142
Total GSF	42,620	344,256	+301,636
Residential DUs	0	311	+311
Residents[1]	0	833	+833
Workers[2]	128	128	0

1: Assumes 3 employees per 1,000 sf of local retail uses

2: Assumes 2.68 residents per household average – 2020 Decennial Census Data Brooklyn CD 16

2.0 ENVIRONMENTAL REVIEW

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

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

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Natural Resources
- Hazardous Materials
- Transportation
- Air Quality
- Noise
- Public Health
- Neighborhood Character
- Construction

2.1 LAND USE, ZONING, AND PUBLIC POLICY

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning, and public policy to ascertain the impacts of a project on the Surrounding Area. Land use, zoning, and public policy are described in detail below. This section considers existing conditions, development trends, zoning, and other public policies in relation to the Projected Development Site and the Surrounding Area as well as the larger area in which the Proposed Actions may have an effect. Because the Proposed Actions would permit the development of a mixed-use building with a larger bulk and a wider range of uses than what is permitted under the existing zoning regulations, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

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

2.1.1 Land Use

The Surrounding Area is in the Brownsville neighborhood of Brooklyn, within the Brownsville II Urban Renewal Plan Area and within Community District 16 and Council District 41. The Surrounding Area is bounded by Chester Street to the West, Glenmore Avenue to the North, Christopher Avenue to the East and Blake Avenue to the South. It is predominantly zoned R6 with C1-3 and C2-3 commercial overlays, and C4-3. The C4-3 district is predominantly located within the North and West parts, along Pitkin Avenue and Rockaway Avenue. The commercial overlays are mapped along Belmont Avenue, Sutter Avenue, Pitkin Avenue and Mother Gaston Boulevard.

Existing Conditions

Existing land use patterns of city blocks within approximately 400 feet of the Rezoning Area are presented in **Figure 2.1-1**. The CEQR Technical Manual suggests that a land use, zoning, and public policy Study Area should extend 400 feet from the site of the Proposed Actions. This Study Area is generally bounded by Sutter Avenue to the south; Mother Gaston Blvd to the east; the midpoint between Chester Street and Rockaway Avenue to the west; and approximately 200 feet north of Pitkin Avenue to the north. A field survey was conducted to determine the existing land use patterns and neighborhood characteristics of the Study Area.

The Rezoning Area consists of Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112 / Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26. Block 3523, Lots 26, 27, 127, 28, 30, 32, and 33 have a lot area ranging from 1,650 sf to 10,000 sf and are developed with seven 1- or 2-story commercial and office buildings which are all currently used for local retail, including two supermarkets, two small retail stores, and one large Dollar Tree store. Block 3523 Lot 37 has a lot area of 5,000 sf and is improved with a 1-story, 5,000 gsf C-Town Supermarket. Block 3523 Lots 101, 102, 103, 104, 105 and 112 are six interior lots with lot area of approximately 1,875 sf each. Each lot is improved with a 3-story, 3-unit multi-family attached rowhome building of 2,814 gsf, which was constructed in 2007.

Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, and 26 have an identical lot area of 2,500 sf and only Block 3524 Lots 2, 3, and 4 are developed. They are developed with 1- and 2-story industrial and manufacturing buildings currently used as a fish market. The other six lots on Block 3524 are paved and used as parking lots. Owned by the Antioch Church of Our Lord Jesus Christ, Inc., Block 3524 Lot 8 is a 2,500-sf interior lot that is vacant and unimproved, while Block 3524 Lot 19 is a 2,650-sf interior lot that is currently improved with a 3-story public facility building of 7,950 gsf, occupied by Christian Crossroads Ministry. Block 3524, Lot 20 is a 2,500-sf interior lot that is improved with a 1-story, 2,500 gsf office building. Block 3524, Lot 21 is a 5,000-sf interior lot that is improved with a 1-story 1,940 gsf market. Block 3524 Lot 23 is a 4,850-sf interior lot that is improved with a 2-story, 7,830 gsf public facility building occupied by Charity Baptist Church.

It should be noted that Block 3524 Lot 36 would be analyzed in the EAS as part of Projected Development Site 2 though not part of the Rezoning Area. Currently, the lot is improved with a 1-story industrial and manufacturing building of 750 GSF, which is used as a warehouse (UG 16) and is a non-conforming use within the underlying R6/C1-3 zoning district.

Pitkin Avenue is located to the North of the Rezoning Area and within the Study Area. The predominant ground floor use of buildings located along Pitkin Avenue is commercial retail. Above the ground floors, building heights vary between an additional single story and up to 4 (four) additional stories. Stories above the ground floor are mainly occupied by residential uses. Glass storefronts are typical and unornamented, with the upper stories being constructed with brick and often-pocketed by double-hung windows. Several protective façade coverings (vinyl, stucco, and others) have been attached to some of the older structures.

To the north of the Rezoning Area, and beyond Pitkin Avenue, is Howard Houses[3], a housing complex administered by the New York City Housing Authority ("NYCHA"), which is comprised of 10 (ten) buildings with 815 dwelling units constructed to heights of 7 stories. Three (3) of these buildings are located within the 400' radius that defines the Surrounding Area.

[3] https://www.nyc.gov/assets/nycha/downloads/pdf/Howard.pdf
https://nycha.maps.arcgis.com/apps/webappviewer/index.html?id=41c6ff5e73ec459092e982060b7cf1a1

To the south of the Rezoning Area, and along Belmont Avenue, there are a variety of commercial and community facility single-story structures predominantly occupied by retail stores. The Langston Hughes Apartments are located beyond Belmont Avenue to the South, including three (3) 22-story residential buildings with 513 dwelling units administered by NYCHA. Langston Hughes Apartments also includes a community center.

Osborn Street is interrupted in its north-to-south promulgation by the superblock occupied by Langston Hughes Apartments. It continues after Sutter Avenue, but it is interrupted once more by the Brownsville Houses superblock. Brownville Houses, another NYCHA complex, is located to the South of Langston Hughes. This housing complex is comprised of twenty-seven (27) 6-story buildings with 1,338 dwelling units. Of these twenty-seven (27) buildings, twelve (12) of them are located within the 400' radius that defines the Surrounding Area. P.S. 284, the Lew Wallace School, is located at the intersection of Osborn Street and Sutter Avenue and adjacent to Brownsville Houses, which offers Pre-K to eighth-grade courses in a renovated 5-story brick building constructed in 1930.

To the West of the Rezoning Area is Thatford Avenue which runs from North to South and is lined with three-story houses on the east, and apartment buildings to the west. Further to the West, Bristol Street is a residential street with a few local retail uses. Beyond that, Chester Street is a small-scale residential street where three-story houses face P.S. 396, which serves 314 students offering K through 12th grade courses. Adjacent to the Rezoning Area to the East, Watkins Street runs from North-to-South, is largely residential in character. Three-story houses, with parking spaces in their front yards, face the Rezoning Area.

Further Eastward, Mother Gaston Boulevard runs North-To-South and is lined with predominantly commercial buildings. Mixed-use three-story structures with commercial ground floors are also common along Mother Gaston Boulevard. Beyond Mother Gaston Boulevard to the East, between Pitkin Avenue and Belmont Avenue, Christopher Street is lined with several one-to-three story commercial and community facility buildings, as well as a five-story residential building. These buildings face the Seth Low Towers, a NYCHA development that includes four (4) towers between 17 and 18 stories each with a total of 536 dwelling units, as well as a community center.

Though not falling within the study area around the Rezoning Area, there are a few open spaces located just outside of the 400-foot area. Dr. Green Playground, a 1.79-acre jointly operated playground, is located approximately 550 feet to the south of the Rezoning Area, which is featured with basketball courts, handball courts, playgrounds, and shower sprays. Carter G. Woodson Children's Park, a 0.92-acre community park, is located approximately 450 feet to the east of the Rezoning Area, which is featured with playgrounds and shower sprays. Howard Playground, a 1.00-acre community park, is located approximately 700 feet to the north of the Rezoning Area, which is featured with basketball courts, handball courts, outdoor pools, playgrounds, and shower sprays.

The traffic grid around the Rezoning Area is rectangular with Thatford Avenue, Osborn Street, and Watkins Street blocked on both ends when reaching Howard Houses to the north and Hughes Apartments to the

south. The surrounding area includes or is adjacent to major thoroughfares including Rockaway Avenue as a principal arterial and Pitkin Avenue, Sutter Avenue, and Mother Gaston Boulevard as major collectors. The area is well-served by public transit and is within a Transit Zone. Serviced by the MTA within half mile to the east and south of the Rezoning Area, Sutter Avenue subway station is the closest stop for the L line and Rockaway Avenue subway station is the closest stop for 2, 3, and 4 Lines. Within the one-mile radius to the northeast of the Rezoning Area, there are additional MTA subway services for J and Z Lines at Alabama Avenue station and A and C Lines at Liberty Avenue station. Stops for the B14, B60, B98V, and M99 buses are in the immediate area.

Figure 2.1-1: Area to be Rezoned Overlaid with Existing Land Use Map



Analysis

Future No-Action Condition

The No-Action Scenario for the Rezoning Area would be the same as the existing conditions. Redevelopment is not considered likely in the No-Action Scenario because the proposed development could not be built under the maximum bulk permitted by the current R6/C1-3 and C4-3 district (3.00 maximum FAR with 3.60 residential FAR, 4.80 community facility FAR, and 2.00 commercial FAR for R6/C1-3 and 3.40 commercial FAR for C4-3).

Future With-Action Condition

Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33; Applicant-Owned Lot)

Projected Development Site 1 would consist of a 137,872 GSF (103,424 ZSF; 4.60 FAR), 9-story, 95-foot-tall mixed-use building. The new mixed-use development would consist of residential use of 104,380 GSF (86,440 ZSF; 3.84 FAR), and commercial use of 17,892 GSF (16,983 ZSF; 0.76 FAR). The project would also include 46 residential accessory parking spaces at cellar level and on the ground floor(15,600 GSF).123 total dwelling units would be provided (assuming 850 GSF/DU), with 25-30% (31-37 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. Given that the Applicant is proposing MIH Option 1 for Projected Development Site 1, 25% (31 units) of the residential floor area would be permanently set aside as affordable to households with income averaging 60% AMI pursuant to MIH Option 1. Accordingly, there would be 92 market-rate units.

The building would have a frontage of 174 feet and 11 inches along Osborn Street, and 150 feet along Belmont Avenue. Under the RWCDS, the proposed building would be nine (9) stories in height, or 95 feet, with 15-foot setbacks at the 7th story on the Belmont Avenue and Osborn Street frontage, respectively. On the ground floor, there would be local retail spaces, a parking ramp, and a residential lobby while from second to ninth floor there would be residential units. There would be a new curb cut with a width of approximately 15 feet at Belmont Avenue, which is close to the west boundary of Lot 33.

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36; Applicant-Owned Lot)

Projected Development Site 2 would consist of a 136,400 GSF (106,195 ZSF; 4.59 FAR), mixed-use commercial and residential building with two 9-story, 95-foot-tall towers along Osborn Street and Watkins Street, which would be linked with a one-story commercial space. The new mixed-use development would consist of residential use of 100,893 GSF (88,976 ZSF; 3.85 FAR), and commercial use of 17,907 GSF (17,218 ZSF; 0.74 FAR). The project would also include 45 residential accessory parking spaces at cellar level and on the ground floor (17,600 GSF). 119 total dwelling units would be provided (assuming 850 GSF/DU), with 25-30% (30-36 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. Given that the Applicant is proposing MIH Option 1 for

Projected Development Site 2, 25% (30 units) of the residential floor area would be permanently set aside as affordable to households with income averaging 60% AMI pursuant to MIH Option 1. Accordingly, there would be 89 market rate units.

There would be local retail spaces, a parking ramp, and a residential lobby on the ground floor of the proposed building. The second to ninth floors would contain residential units. Under the RWCDS, the proposed building would be nine (9) stories in height, or 95 feet, with 15-foot setbacks at the 7th story on the Osborn Street and Watkins Street frontage, respectively. There would be a new curb cut with a width of approximately 15 feet at Watkins Street, which is located at Lot 26.

Block 3524 Lot 36 would be part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03), Lot 36 would be subdivided and treated as if it were part of the newly mapped R7A district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on it. The subdivision would be carried out after the adoption of the proposed zoning map change.

Projected Development Site 3 (Block 3523, Lot 37; Non-Applicant Lot)

The Non-Applicant-Owned lot would develop with a 28,246 GSF, 9-story (23,000 ZSF, 4.60 FAR) mixed-use residential and commercial building that would rise to a height of 95 feet. The ground floor would contain 2,710 GSF (2,464 ZSF; 0.49 FAR) of commercial uses (local retail). Part of floor 1 and floors two through nine would contain 25,536 GSF (20,536 ZSF; 4.11 FAR) of residential uses with 30 total dwelling units, with 25-30% (8-9 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. Pursuant to ZR 25-261, residential accessory parking spaces would not be provided for this site since the parking requirement is waived when the requirement is 15 or fewer spaces.

Projected Development Site 4 (Block 3524, Lots 20, 21; Non-Applicant Lot)

The Non-Applicant-Owned lots would assemble and develop with a 41,738 GSF, 9-story (34,500 ZSF; 4.60 FAR) mixed-use residential and commercial building that rises to a height of 95 feet tall. The ground floor would contain 3,993 GSF (3,833 ZSF; 0.51 FAR) of commercial uses (local retail). Floors two through nine would contain 33,333 GSF (30,667 ZSF; 4.09 FAR) of residential uses with 39 total dwelling units, with 25-30% (10-12 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. Residential accessory parking spaces would total 15, which would be provided at cellar level (4,412 GSF).

Conclusion

Under the With-Action Condition, the new mixed-use development on four Projected Development Sites induced by the Proposed Actions would total 344,256 GSF, including 264,142 GSF of residential uses, 42,502 GSF of commercial uses (UG 6 Local Retail), and 37,612 GSF of residential accessory parking. Compared

to the existing buildings that would remain under the No-Action Condition, the Proposed Actions would result in an increase of 264,142 GSF of residential uses and 37,612 GSF of residential accessory parking as well as a decrease of 118 GSF of commercial uses (UG 6 Local Retail).

Based on the analysis above, the Applicant believes that the proposed rezoning would allow for the productive redevelopment of the Rezoning Area with residential and commercial uses that are similar to the surrounding area, and therefore, the Proposed Actions would not generate a land use that would be incompatible with surrounding uses within the study area. There would be no significant adverse impacts to Land Use as a result of the Proposed Actions, and further analysis is not required.

2.1.2 Zoning

The New York City Zoning Resolution dictates the use, density, and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

Existing Conditions

The Rezoning Area and Study Area is in the Brownsville neighborhood of Brooklyn, within the Brownsville II Urban Renewal Plan Area and within Community District 16. The Study Area is bounded by Chester Street to the West, Glenmore Avenue to the North, Christopher Avenue to the East and Blake Avenue to the South. It is predominantly zoned R6 with C1-3 and C2-3 commercial overlays, and C4-3. The C4-3 district is predominantly located within the North and West parts, along Pitkin Avenue and Rockaway Avenue. The commercial overlays are mapped along Belmont Avenue, Sutter Avenue, Pitkin Avenue and Mother Gaston Boulevard.

NYC HPD's Brownsville II Urban Renewal Plan (URP) was adopted in 1984 and amended in 1995. This currently active URP covers an area that is generally bounded by East New York Avenue to the north, Van Sinderen Avenue to the east, New Lots Avenue to the south, and East 98th Street to the west, which includes the Rezoning Area within its boundaries. The Rezoning Area is not identified as one of the properties slated for acquisition as part of this URP. Other URPs within the vicinity include the active East New York II URP (adopted in 1989) that falls outside of the study area to the east, the expired Marcus Garvey URP that partially intersects with the Study Area to the west, and the expired Brownsville I URP that falls outside of the study area to the south.

The most recent map change in the vicinity of the Rezoning Area was Glenmore Manor (210253 ZMK) adopted on November 23, 2021, which is located approximately 850 feet to the northeast of the Rezoning Area. The rezoning changed the underlying R6 zoning district to R7A/C2-4 and R7D/C2-4 zoning districts along Liberty Avenue, Christopher Avenue, and Glenmore Avenue. Other map changes in the vicinity include the adoption of 515 Blake Avenue Rezoning on December 10, 2019 and Marcus Garvey Apartments Large

Scale General Development on December 20, 2018. 515 Blake Avenue Rezoning is located approximately 2,000 feet to the southeast of the Rezoning Area, which mapped R7D districts on Sutter Avenue and Blake Avenue, and an R6A district along the midblock portion of the Block bounded by Blake Avenue, Sutter Avenue, Hindsdale Street and Snediker Avenue. Marcus Garvey Apartments LSGD is located approximately 1,500 feet to the southwest of the Rezoning Area, which changed the R6 districts along Dumont Avenue, Livonia Avenue, and Chester Street to R7-2 districts. In addition, the rezoning added C2-4 commercial overlays to the proposed R7-2 zoning district along Livonia Avenue. There have been no Department of City Planning Actions within the Surrounding Area.

Zoning designations within and around the Rezoning Area are depicted in **Figure 2.1-2**, while **Table 2.1-2** summarizes use, floor area and parking requirements for these zoning districts. The area within a 400-foot radius of the Rezoning Area is zoned R6, C4-3, C1-3 and, C2-3.

The Rezoning Area is located within R6/C1-3 and C4-3 zoning districts. R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens, and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

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

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities. The maximum residential FAR in R6 zoning districts is 3.6 with a maximum building height of 85 feet (8 floors). The base height must be a minimum of 40 feet while the maximum base height before setback is 65 feet on a wide street that is 75 feet or more in width.

Off-street parking is generally required for 50 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five

or fewer spaces are required. All R6 zoning districts have a maximum FAR for 4.8 for community facility uses, and commercial and manufacturing uses are now allowed in R6 districts.

C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts. Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, are not allowed. C4-3 zoning districts have a residential equivalency of R6 zoning districts when it comes to permitted residential and community facility height and bulk. C4-3 districts have a permitted FAR of 3.4 for commercial uses with one parking space required per 400 sf of commercial floor area.

C1-3 and C2-3 are commercial overlay districts. C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

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

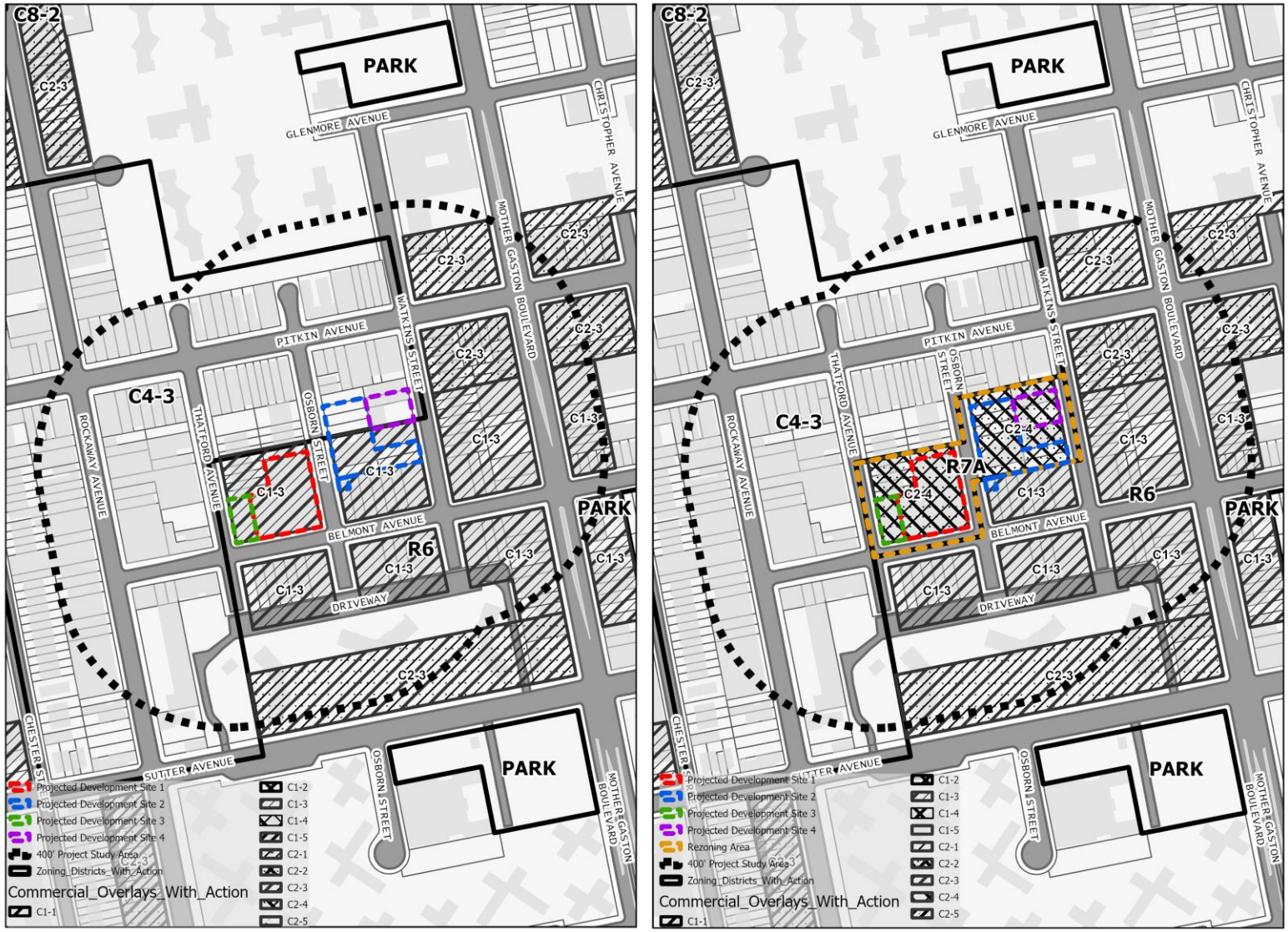
When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Table 2.1-2: Summary of Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R6	Residential UGs 1-4	3.6 FAR – Residential with MIH 4.8 FAR – Community Facility	50% of dwelling units
C4-3	Residential and Commercial UGs 1-6, 8-10, 12	3.6 FAR – Residential with MIH 4.8 FAR – Community Facility 3.4 FAR – Commercial	1 per 400 sf
C1-3	Residential and Commercial UGs 1-6	1.0 FAR in R1-R5 zoning districts 2.0 FAR in R6-R10 zoning districts	varies
C2-3	Residential and Commercial UGs 1-9 and 14	1.0 FAR in R1-R5 zoning districts 2.0 FAR in R6-R10 zoning districts	varies

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

Figure 2.1-2: Zoning of the Rezoning Area and Zoning Change Maps



Existing R6/C1-3 and C4-3 Districts

Proposed R7A/C2-4 Districts

Analysis

Future No-Action Condition

In the future without the Proposed Actions, zoning changes are not expected to occur on the Proposed Development Site or in the surrounding Study Area. No authorizations, certifications or other approvals would be sought from the CPC relating to the proposed development site. Because the Applicant would not pursue the proposed project without the proposed zoning map amendment, it is assumed that the No-Action Scenario would remain consistent with existing conditions. No rezoning actions are presently being contemplated by the Department of City Planning (DCP), nor have any BSA variance applications been identified for the Study Area by the project build year of 2027.

Future With-Action Condition

In the Future With-Action Scenario, the Applicant would secure a Zoning Map Amendment to rezone Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, 112/ Block 3524, Lots 1, 2, 3, 4, 23, 25, 26 from an R6/C1-3 zoning district to an R7A/C2-4 zoning district, and Block 3524, Lots 5, 6, 7, 8, 19, 20, and 21 from a C4-3 zoning district to an R7A/C2-4 zoning district and a Zoning Text Amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 16, Brooklyn, to establish the Rezoning Area as an MIH Area, Options 1 and 2.

The basic residential FAR and community facility FAR in the proposed R7A district is 4.0. Above a base height of 40 to 65 feet, or 75 feet if providing a qualifying ground floor, the building must set back by at least 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 80 feet, or 85 feet if providing a qualifying ground floor. Higher maximum residential FAR (4.60) and building heights (95 feet) are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities. Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots 10,000 square feet or less. Off-street parking requirements can be waived if 15 or fewer parking spaces are required.

A C2-4 commercial overlay is also proposed to be mapped over the Rezoning Area. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial FAR is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Accordingly, the proposed R7A/C2-4 zoning district would allow a maximum commercial FAR of 2.0.

Compared to the existing zoning districts of the Rezoning Area, the Proposed Actions would increase the maximum allowable residential FAR from 3.60 to 4.60, decrease or maintain the maximum allowable commercial FAR from 3.40 and 2.00 under the underlying C4-3 and C6/C1-3 zoning districts respectively to 2.00 under the proposed R7A/C2-4 zoning district, and decrease the maximum allowable community facility

FAR from 4.80 to 4.00.

It should be noted that Block 3523, Lots 106 and 111 are not located within the Rezoning Area, and as a result, the underlying C4-3 and R6/C1-3 zoning districts would remain on the two lots directly abutting the Rezoning Area to the north. The two lots are split by different zoning districts, where R6 zoning district takes up approximately 2 feet of the lot frontage from the southern lot boundary, C1-3 commercial overlay takes up approximately 7 feet of the lot frontage from the southern lot boundary, and C4-3 zoning district takes up approximately 17 feet of the lot frontage from the northern lot boundary. Given the relatively small lot size of the two lots, Block 3523, Lots 106 and 111 would be compliant to the C4-3 zoning regulations under the With-Action Condition, which covers most of the two lots.

Conclusion

Absent the Proposed Actions, the Applicant would be unable to construct the Proposed Development under the existing zoning regulations. The Proposed Actions would not have a significant impact on the extent of conformity with the current zoning in the surrounding area and it would not adversely affect the viability of conforming uses on nearby properties. There are several NYCHA buildings in the immediate vicinity of the Project Site. Though these nearby NYCHA towers are on campuses instead of mid-block in the street grid, the Proposed Development with comparable building bulks would serve as a connection among the NYCHA Howard Houses to the north, Glenmore Plaza to the northeast, and Langston Hughes Apartments to the south. In addition, the proposed zoning district would not introduce any new uses that are not already permitted as-of-right in the Study Area. Therefore, significant adverse impacts to zoning are not anticipated and further zoning analysis is not warranted.

2.1.3 Public Policy

Existing Conditions

The Rezoning Area consists of Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112 / Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26. Block 3523, Lots 26, 27, 127, 28, 30, 32, and 33 have a lot area ranging from 1,650 sf to 10,000 sf and are developed with seven 1- or 2-story commercial and office buildings which are all currently used for local retail, including two supermarkets, two small retail stores, and one large Dollar Tree store. Block 3523 Lot 37 has a lot area of 5,000 sf and is improved with a 1-story, 5,000 gsf C-Town Supermarket. Block 3523 Lots 101, 102, 103, 104, 105 and 112 are six interior lots with lot area of approximately 1,875 sf each. Each lot is improved with a 3-story, 3-unit multi-family attached rowhome building of 2,814 gsf, which was constructed in 2007.

Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, and 26 have an identical lot area of 2,500 sf and only Block 3524 Lots 2, 3, and 4 are developed. They are developed with 1- and 2-story industrial and manufacturing buildings currently used as a fish market. The other six lots on Block 3524 are paved and used as parking lots. Owned

by the Antioch Church of Our Lord Jesus Christ, Inc., Block 3524 Lot 8 is a 2,500-sf interior lot that is vacant and unimproved, while Block 3524 Lot 19 is a 2,650-sf interior lot that is currently improved with a 3-story public facility building of 7,950 gsf, occupied by Christian Crossroads Ministry. Block 3524, Lot 20 is a 2,500-sf interior lot that is improved with a 1-story, 2,500 gsf office building. Block 3524, Lot 21 is a 5,000-sf interior lot that is improved with a 1-story 1,940 gsf market. Block 3524 Lot 23 is a 4,850-sf interior lot that is improved with a 2-story, 7,830 gsf public facility building occupied by Charity Baptist Church.

Future No-Action Condition

The No-Action Scenario for the Rezoning Area would be the same as the existing conditions. Redevelopment is not considered likely in the No-Action Scenario because the proposed development could not be built under the maximum bulk permitted by the current R6/C1-3 and C4-3 district (3.00 maximum FAR with 3.60 residential FAR, 4.80 community facility FAR, and 2.00 commercial FAR for R6/C1-3 and 3.40 commercial FAR for C4-3).

Future With-Action Condition

In the future with the Proposed Actions, the Rezoning Area would be rezoned from R6/C1-3 and C4-3 districts to R7A/C2-4 districts. The Applicant-owned Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) and Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) would assemble respectively and develop to the maximum permitted bulk and height within the new zoning districts. As a result of the proposed rezoning, Block 3523, Lot 37, identified as Projected Development Site 3, and Block 3524, Lots 20 and 21, identified as Projected Development Site 4, are also likely to be redeveloped, which would max out the permitted bulk and height.

Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) would be improved with a new 9-story, mixed commercial and residential building of 137,872 GSF (103,424 ZSF; 4.60 FAR), including 104,380 GSF (86,440 ZSF; 3.84 FAR) of residential, 17,892 GSF (16,983 ZSF; 0.76 FAR) of commercial (UG 6, local retail stores), and 15,600 GSF of cellar level parking. The building would contain 123 dwelling units (approximately 850 GSF average size), approximately 25%-30% (31-37 units) of which would be permanently set aside as affordable units for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. 46 parking spaces for the residential uses would be provided in the enclosed garage at cellar level and on the ground floor.

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) would be improved with a mixed-use commercial and residential building with two 9-story, 95-foot-tall towers along Osborn Street and Watkins Street, which would be linked by a 1-story commercial space. The building would contain 136,400 GSF (106,195 ZSF; 4.59 FAR), including 100,893 GSF (88,976 ZSF; 3.85 FAR) of residential, 17,907 GSF (17,218 ZSF; 0.74 FAR) of commercial (UG 6, local retail stores), 17,600 GSF of cellar level parking. The building would contain 119 dwelling units (approximately 850 GSF average size), approximately 25%-30%

(30-36 units) of which would be permanently set aside as affordable units for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. 45 parking spaces for the residential uses would be provided in the enclosed garage at cellar level and on the ground floor.

Projected Development Site 3 (Block 3523, Lot 37), consisting of a Non-Applicant-Owned lot, would develop with a 28,246 GSF (23,000 ZSF, 4.60 FAR), 9-story mixed-use residential and commercial building that would rise to a height of 95 feet. The ground floor would contain 2,710 GSF (2,464 ZSF, 0.49 FAR) of commercial uses (local retail). Part of floor 1 and floors two through nine would contain 25,536 GSF (20,536 ZSF, 4.11 FAR) of residential uses with 30 total dwelling units, 25%-30% (8-9 units) of which would be permanently affordable for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. Pursuant to ZR 25-261, residential accessory parking spaces would not be provided for this site since the parking requirement is waived when the requirement is 15 or fewer spaces.

Projected Development Site 4 (Block 3524, Lots 20 and 21), consisting of two Non-Applicant-Owned lots, would assemble and develop with a 41,738 GSF (34,500 ZSF; 4.60 FAR), 9-story mixed-use residential and commercial building that rises to a height of 95 feet tall. The ground floor would contain 3,993 GSF (3,833 ZSF, 0.51 FAR) of commercial uses (local retail). Floors two through nine would contain 33,333 GSF (30,667 ZSF, 4.09 FAR) of residential uses with 39 total dwelling units, 25%-30% (10-12 units) of which would be permanently affordable for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. Residential accessory parking spaces would total 15, which would be provided at cellar level (4,412 GSF).

Analysis

The Rezoning Area is part of an Urban Renewal Plan (URP). The Proposed Actions are not part of an adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law.

In 2015, the City adopted wide-ranging sustainability policies through OneNYC: The Plan for a Strong and Just City (OneNYC), a blueprint for addressing the challenges of population growth, aging infrastructure, increasing inequality, and climate change. The core policies of OneNYC aim at promoting growth, sustainability, and resiliency. The project would provide affordable housing opportunities to support housing options within local communities, which would enhance community sustainability and promote the OneNYC policy by effectuating new development that must be compliant with Local Laws 92 and 94 which require green roofs or solar panels on all new construction.

The site is located within the boundaries of Brownsville II Urban Renewal Plan Area, which is a New York City Department of Housing Preservation and Development Urban Renewal Zone or Area. The Rezoning Area is also located with a FRESH Zone, where the development and retention of convenient, accessible stores that provide fresh meat, fruit and vegetables are encouraged via zoning incentives and financial benefits. It should be noted that although the Rezoning Area is located in a FRESH Zone, the Applicant is

not pursuing a FRESH authorization. The Rezoning Area is not in an Economic Development Corporation Industrial Business Zone, or former In-Place Industrial Park. The Proposed Actions are not subject to an adopted community-based 197-a Plan. The Rezoning Area is not located within the New York City's Coastal Management Zone (CMZ), and thus the Proposed Actions are not subject to an assessment for consistency with the City's Waterfront Revitalization Program (WRP).

The Proposed Actions would promote Housing New York and Where We Live NYC policies by providing additional residential units to the area. In addition, the Proposed Actions include mapping MIH area over the Rezoning Area, which would require the future developments within the Rezoning Area to set aside 25%-30% dwelling units as affordable for households averaging 60%-80% AMI depending on the MIH option selected. As such, the Proposed Actions would help preserve and build affordable housing units to alleviate the increasing housing demand in the City.

The Brownsville Plan is the result of a community-driven process to identify neighborhood goals, form strategies to address local needs, and find resources to fill gaps in service. The Brownsville Plan will result in the creation of over 2,500 new affordable homes, representing more than $1 billion of investment in housing in the neighborhood.

New Development on City-owned land will support the goals of improving health, safety, community economic development, and the arts in the form of a new cultural center in Brownsville, a new center for innovation and entrepreneurship, and new neighborhood retail and space for community organizations, all paired with affordable housing. In addition to housing, The Brownsville Plan coordinates over $150 million in City investments, including renovations of Brownsville's parks, improvements to the open spaces on NYCHA developments, a new community center for teens at Brownsville Houses, and a new Neighborhood Health Action Center. The Proposed Actions are consistent with the goals of this plan, as the Proposed Actions would lead to new residential development (including many new affordable units), as well as new local retail space which would create job opportunities and access to economic development for residents.

Conclusion

The Proposed Actions would not lead to any significant adverse impacts with regards to land use, zoning, or public policy based on the above analysis. Therefore, no further analysis is required, and no impacts are expected.

2.2 SOCIOECONOMIC CONDITIONS

According to the *2021 CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may be reasonably expected to create socioeconomic changes within the area affected by the project that would not be expected to occur without the project. The following circumstances would typically require a socioeconomic assessment:

- The project would directly displace residential population to the extent that the socioeconomic character of the neighborhood would be substantially altered. Displacement of less than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood. For projects exceeding this threshold, assessments of the direct residential displacement, indirect residential displacement, and indirect business displacement are appropriate.

- The project would directly displace more than 100 employees. For projects exceeding this threshold, assessments of direct business displacement and indirect business displacement are appropriate.

- The project would directly displace a business that is unusually important because its products or services are uniquely dependent on its location; that, based on its type or location, is the subject of other regulations or publicly adopted plans aimed at its preservation; or that serves a population uniquely dependent on its services in its present location. Information provided in the, "Land Use, Zoning, and Public Policy," may be useful in determining whether an assessment is appropriate. If any of these conditions is considered likely, assessments of direct business displacement and indirect business displacement are appropriate.

- The project would result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such a project may lead to indirect displacement. Typically, projects that are small to moderate in size would not have significant socioeconomic effects unless they are likely to generate socioeconomic conditions that are very different from existing conditions in the area. Residential development of 200 units or less or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, assessments of indirect residential displacement and indirect business displacement are appropriate.

- The project would add to, or create, a retail concentration that may draw a substantial number of sales from existing businesses within the Study Area to the extent that certain categories of business close and vacancies in the area increase, thus resulting in a potential for disinvestment on local retail streets. Projects resulting in less than 200,000 square feet of retail on a single development site would not typically result in socioeconomic impacts. If the proposed

development is located on multiple sites located across a Rezoning Area, a preliminary analysis is likely only warranted for retail developments in excess of 200,000 sq. ft. that are considered regional-serving (not the type of retail that primarily serves the local population). For projects exceeding these thresholds, an assessment of the indirect business displacement due to market saturation is appropriate.

- If the project is expected to affect conditions within a specific industry, an assessment is appropriate. For example, a citywide regulatory change that would adversely affect the economic and operational conditions of certain types of businesses or processes may affect socioeconomic conditions in a neighborhood: (1) if a substantial number of residents or workers depend on the goods or services provided by the affected businesses; or (2) if it would result in the loss or substantial diminishment of a particularly important product or service within the city. Since the range of possible types of projects that may require an analysis of specific industries varies, the lead agency, in consultation with the Mayor's Office of Environmental Coordination (MOEC), should provide guidance as to whether an analysis is warranted.

Methodology

Typically, the socioeconomic Study Area boundaries are like those of the land use Study Area. The Study Area encompasses the project site and adjacent area within 400 feet, 0.25 mile, or 0.5 mile, depending on project size and area characteristics. Given the size of the Proposed Developments, 400 feet will be analyzed for direct residential and business displacement and 0.5 mile will be analyzed for indirect residential and business displacement. The socioeconomic assessment seeks to examine the potential to change socioeconomic character relative to the Study Area population. For projects that result in an increase in residential population, the scale of the relative change is typically represented as a percent increase in population.

Existing Conditions

The Rezoning Area includes Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112/ Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26. The Rezoning Area is composed of portions of two blocks which is split by Osborn Street and bounded by Pitkin Avenue to the north, Watkins Street to the east, Belmont Avenue to the south, and Thatford Avenue to the west. Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112/ Block 3524, Lots 1, 2, 3, 4, 23, 25, and 26, an L-shape area generally split by Osborn Street and bounded in part by Thatford Avenue, Belmont Avenue, and Watkins Street, is mapped with an R6/C1-3 zoning district and Block 3524, Lots 5, 6, 7, 8, 19, 20, and 21, a rectangle bounded in part by Osborn Street and Watkins Street, is mapped with a C4-3 zoning district.

There would be two Applicant-Owned Projected Development Sites – Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) located on the corner of Belmont Avenue and Osborn Street, and

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) located in the middle of the block between Osborn Street and Watkins Street. Meanwhile, development on another two Non-Applicant-Owned Projected Development Sites would be expected as a result of the Proposed Actions – Projected Development Site 3 (Block 3523, Lot 37) located on the corner of Belmont Avenue and Thatford Avenue, and Projected Development Site 4 (Block 3524, Lots 20 and 21) located in the middle of the block between Osborn Street and Watkins Street to the east of Projected Development Site 2.

In total, 17 regularly shaped lots are controlled by the Applicant, of which only 1 lot (Block 3523 Lot 30) is a corner lot at the intersection of Belmont Avenue and Osborn Street and the other 16 lots are interior lots with frontage on Osborn Street, Belmont Avenue, or Watkins Street. All the seven lots within Projected Development Site 1 have a lot area ranging from 1,650 sf to 10,000 sf and are developed with seven 1- or 2-story commercial and office buildings (26,864 GSF in total) which are all currently used for local retail, including two supermarkets, two small retail stores, and one large Dollar Tree store. Nine lots within Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) have an identical lot area of 2,500 sf and only Block 3524 Lots 2, 3, and 4 are developed. The three lots are developed with 1- and 2-story industrial and manufacturing buildings (5,566 GSF in total) currently used as a fish market. The other six lots are paved: five lots are used as parking lots (12,500 SF in total) and one lot (Block 3524, Lot 25) is used as other miscellaneous uses. It should be noted that Block 3524 Lot 36 would be part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03 and ZR 77-211), Lot 36 would be subdivided and treated as if it were part of the newly mapped R7A/C2-4 district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on it. The subdivision would be carried out after the adoption of the proposed zoning map change. Currently, the lot is improved with a 1-story industrial and manufacturing building of 750 GSF, which is used as warehouses (UG 16) and is a non-conforming use within the underlying R6/C1-3 zoning district.

The other lots in the Rezoning Area are Block 3523 Lots 37, 101, 102, 103, 104, 105 and 112/ Block 3524, Lots 8, 19 ,20, 21 and 23, and are all independently owned:

- Block 3523 Lot 37 is a corner lot at the northeast corner of Belmont and Thatford Avenues. It has a lot area of 5,000 sf and is improved with a 1-story, 5,000 GSF C-Town Supermarket. The lot has 100 feet of frontage on Thatford Avenue and 50 feet of frontage on Belmont Avenue. The lot would be redeveloped with the Proposed Actions approved and is Projected Development Site 3.
- Block 3523 Lots 101, 102, 103, 104, 105 and 112 are six interior lots with lot area of approximately 1,875 sf each. Lots 101-105 have 18.75 feet of frontage along Thatford Avenue and Lot 112 has an 18.77-foot frontage along Osborn Street. Each lot is improved with a 3-story, 3-unit multi-family attached rowhome building of 2,814 GSF, which was constructed in 2007.
- Block 3524 Lot 8 is a 2,500-sf interior lot with 25 feet of frontage along Osborn Street. The lot is vacant and unimproved, owned by the Antioch Church of Our Lord Jesus Christ, Inc.

- Block 3524 Lot 19 is a 2,650-sf interior lot with 26.5 feet of frontage along Watkins Street. Owned by the Antioch Church of Our Lord Jesus Christ, Inc., the building on the lot was originally constructed in 1930 and altered in 2008. Now the lot is improved with a 3-story public facility building of 7,950 gsf, occupied by Christian Crossroads Ministry.
- Block 3524, Lot 20 is a 2,500-sf interior lot with 25 feet of frontage on Watkins Street. It is improved with a 1-story, 2,500 GSF office.
- Block 3524, Lot 21 is a 5,000-sf interior lot with 50 feet of lot frontage on Watkins Street. It is improved with a 1-story 1,940 GSF market. Along with Block 3524, Lot 20, the two lots would assemble and be regarded as Projected Development Site 4.
- Block 3524, Lot 23 is a 4,850-sf interior lot with 48.5 feet of frontage along Watkins Street. The building on site was constructed in 1930, and is a 2-story, 7,830 GSF public facility building. This lot is now occupied by Charity Baptist Church.

In total, there would be 42,620 GSF commercial space and 12,500 SF parking space within the four Projected Development Sites under the existing conditions.

Future No-Action Condition

In the future without the Proposed Actions, existing conditions would remain. Under the Rezoning Area's existing R6/C1-3 and C4-3 zoning districts, the maximum FAR for new developments would be 3.00 with 3.60 residential FAR, 4.80 community facility FAR, and 2.00 commercial FAR for R6/C1-3 zoning districts and 3.40 commercial FAR for C4-3 zoning districts. No manufacturing uses would be permitted in the existing R6/C1-3 and C4-3 zoning districts. The existing zoning district has a low maximum allowable FAR of 3.0, which makes redevelopment unlikely.

Future With-Action Condition

In the future with the Proposed Actions, the Rezoning Area would be rezoned from R6/C1-3 and C4-3 districts to R7A/C2-4 districts. The Applicant-owned Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) and Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) would assemble respectively and develop to the maximum permitted bulk and height within the new zoning districts. As a result of the proposed rezoning, Block 3523, Lot 37, identified as Projected Development Site 3, and Block 3524, Lots 20 and 21, identified as Projected Development Site 4, are also likely to be redeveloped, which would max out the permitted bulk and height.

Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) would be improved with a new 9-story, mixed commercial and residential building of 137,872 GSF (103,424 ZSF; 4.60 FAR), including 104,380 GSF (86,440 ZSF; 3.84 FAR) of residential, 17,892 GSF (16,983 ZSF; 0.76 FAR) of commercial (UG 6, local retail stores), and 15,600 GSF of cellar level parking. The building would contain 123 dwelling units (approximately 850 GSF average size), approximately 25%-30% (31-37 units) of which would be permanently set aside as affordable units for households with income averaging 60%-80% AMI pursuant to

MIH Option 1 or 2. 46 parking spaces for the residential uses would be provided in the enclosed garage at cellar level and on the ground floor.

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) would be improved with a mixed-use commercial and residential building with two 9-story, 95-foot-tall towers along Osborn Street and Watkins Street, which would be linked by a 1-story commercial space. The building would contain 136,400 GSF (106,195 ZSF; 4.59 FAR), including 100,893 GSF (88,976 ZSF; 3.85 FAR) of residential, 17,907 GSF (17,218 ZSF; 0.74 FAR) of commercial (UG 6, local retail stores), 17,600 GSF of cellar level parking. The building would contain 119 dwelling units (approximately 850 GSF average size), approximately 25%-30% (30-36 units) of which would be permanently set aside as affordable units for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. 45 parking spaces for the residential uses would be provided in the enclosed garage at cellar level and on the ground floor.

Projected Development Site 3 (Block 3523, Lot 37), consisting of a Non-Applicant-Owned lot, would develop with a 28,246 GSF (23,000 ZSF, 4.60 FAR), 9-story mixed-use residential and commercial building that would rise to a height of 95 feet. The ground floor would contain 2,710 GSF (2,464 ZSF, 0.49 FAR) of commercial uses (local retail). Part of floor 1 and floors two through nine would contain 25,536 GSF (20,536 ZSF, 4.11 FAR) of residential uses with 30 total dwelling units, 25%-30% (8-9 units) of which would be permanently affordable for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. Pursuant to ZR 25-261, residential accessory parking spaces would not be provided for this site since the parking requirement is waived when the requirement is 15 or fewer spaces.

Projected Development Site 4 (Block 3524, Lots 20 and 21), consisting of two Non-Applicant-Owned lots, would assemble and develop with a 41,738 GSF (34,500 ZSF; 4.60 FAR), 9-story mixed-use residential and commercial building that rises to a height of 95 feet tall. The ground floor would contain 3,993 GSF (3,833 ZSF, 0.51 FAR) of commercial uses (local retail). Floors two through nine would contain 33,333 GSF (30,667 ZSF, 4.09 FAR) of residential uses with 39 total dwelling units, 25%-30% (10-12 units) of which would be permanently affordable for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. Residential accessory parking spaces would total 15, which would be provided at cellar level (4,412 GSF).

Preliminary Socioeconomic Assessment

Direct Residential Displacement

There are no residential dwelling units within the Rezoning Area under existing conditions. The Proposed Actions would not lead to the displacement of residents. Therefore, an assessment of direct residential displacement is not warranted.

Direct Business Displacement

The Proposed Actions would directly displace the existing 42,620 GSF of commercial uses and approximately 128 workers that exist as a result of the Proposed Actions. According to the *2021 CEQR Technical Manual*,

for projects exceeding the threshold of 100 employees, assessments of direct business displacement would be required. Therefore, an assessment of direct business displacement is warranted.

Indirect Residential Displacement

The Proposed Actions would result in a net induced development of 311 dwelling units, 25%-30% (79-93 units) of which would be affordable pursuant to MIH Option 1 or 2 at an average of 60%-80% AMI. Pursuant to the *2021 CEQR Technical Manual*, for projects exceeding 200 dwelling units, assessments of indirect residential displacement are appropriate. Therefore, further analysis of the potential for indirect displacement due to increased rents is warranted.

Indirect Business Displacement due to Retail Market Saturation

The Proposed Actions are projected to result in the net incremental decrease of 188 GSF of commercial use (42,620 GSF under No-Action condition and 42,502 GSF under With-Action condition). Pursuant to the *2021 CEQR Technical Manual*, for projects exceeding 200,000 square feet of retail spaces, assessments of indirect business displacement due to market saturation are appropriate. The commercial spaces of the proposed development would be far below the threshold. In addition, the commercial uses that the Proposed Actions would decrease are local retail uses, which is not unusually important because its products or services are not uniquely dependent on its location. Therefore, further analysis of indirect business displacement is not warranted.

Adverse Effects on Specific Industries

The Proposed Actions would not affect a business that provides goods or services to a substantial number of residents or workers, and would not result in the loss or substantial diminishment of a particularly important product or service within the city. Therefore, no adverse impacts to any industries would occur as a result of the Proposed Actions.

Direct Business Displacement Analysis

The existing commercial use to be directly impacted by the Proposed Actions is local retail. As described above, the Proposed Actions would directly displace the existing 42,620 GSF of commercial uses and approximately 128 workers.

All the buildings on the seven lots within Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) are fully or partially used as commercial spaces. Lots 26, 27, and 127 are each developed with a 2-story mixed commercial and residential building with local retail space on the ground floor and dwelling units on the second floor. The ground-floor commercial spaces of the three buildings are assembled and operated collectively as the store and warehouse for a local grocery store named People's Choice. Lot 28 is a 1-story commercial building that is currently vacant and unoccupied. Lot 30 is improved with a 1-story retail store building of two units, which are separately occupied by one community development organization (Elite Learners Inc.) as an office and one print shop (212 Print Lab) as a store. Lot 32 is improved with a 1-story

retail store building, serving as a portion of the People's Choice store at Lots 26, 27, and 127, which is an affordable neighborhood supermarket offering a wide selection of wholesale meat and ethnic food. Lot 33 is developed with a 1-story retail store building occupied by a large Dollar Tree store, which provides the residents with an eclectic mix of household items, beauty products, and food at discount prices.

There are 10 lots within Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36). 4 lots are improved with industrial and manufacturing buildings while the remaining 6 lots are paved and used as unlicensed parking lots. Lots 2, 3, and 4 are improved with 1- and 2-story industrial and manufacturing buildings (5,566 GSF in total) currently used as a family-run fish market (Belmont Fish and Seafood Market). Lot 36 is improved with a 1-story industrial and manufacturing building which is vacant and unoccupied.

Projected Development Site 3 (Block 3523, Lot 37) has a lot frontage on Belmont Avenue and Thatford Avenue, which is developed with a 1-story retail store building. The building is currently occupied by a chain supermarket (CTown Supermarkets), which is operated as a neighborhood shopping stop for high-quality groceries with reasonable prices.

Projected Development Site 4 (Block 3524, Lots 20 and 21) is currently improved with two retail store buildings, one building on each lot. Lot 20 is vacant and unoccupied, while Lot 21 is operated as a poultry store (Watkins Street Live Poultry).

With the Proposed Actions, all the above-mentioned businesses, totaling 42,620 GSF, would be replaced by the new ground-floor commercial spaces (42,502 GSF of local retail uses) located on the Projected Development Sites, resulting in a net incremental decrease of 118 GSF commercial space. Though the existing businesses would no longer be able to operate in the existing buildings, similar stores located within 400-foot area would meet the demand, including Cherry Valley Marketplace at 381 Mother Gaston Boulevard and Family Dollar at 384 Mother Gaston Boulevard. In addition, there are two other similar retail stores located just outside of the 400-foot study area, including 277 Supermarket Corp. at 277 Sutter Avenue to the southwest and another Dollar Tree at 350 Junius Street to the southeast.

The floor area associated with the Projected Development Sites are of nearly equal gross square footage compared to existing conditions. It is the intent of the Applicant, who controls Projected Development Sites 1 and 2 that are currently occupied by Dollar Tree, People's Choice, Belmont Fish and Seafood Market, and Watkins Street Live Poultry, to focus on providing surrounding residents with comparable goods and services in the new buildings. In terms of replacement of the existing local serving stores and commercial uses present, the Applicant has a long history of owning and operating grocery and convenience stores in NYC. It is the expectation that the Applicant will work with local community groups and real estate interests in the area to place comparable, high quality, affordable, fresh food grocery operators to continue to serve the area and where feasible, offer long standing existing uses, such as Dollar Tree, People's Choice, Belmont Fish and Seafood Market, and Watkins Street Live Poultry, an opportunity to retenant in the new buildings or locate comparable food and convenience stores for the new buildings on Projected Development Site 1 and

2. It should be noted that the C town Supermarket is located on Projected Development Site 3, which is not under the Applicant control, and redevelopment of Projected Development Site 3 is being assumed and analyzed in the EAS.

In addition, the category of the existing businesses to be displaced is not the subject of other regulations or publicly adopted plans for preservation, enhancement, or protection. Therefore, the Proposed Actions would not induce significant adverse impact on the direct business displacement in the area and no further analysis is warranted.

Indirect Residential Displacement Analysis

Housing Rent and Household Income

The US Census provides information on median contract rent, which reflects the range of rents for both units of different sizes and ages and occupants who may have moved in recently or lived in their units for a long time. However, these data are of limited use because they fail to distinguish between units subject to market rents and those under some form of rent regulation. To understand the current trends, particularly trends affecting unregulated rental units, the rental data from ACS should be supplemented by information from real estate brokers and examination of current rental apartment listings.

Though utilizing the median gross rent from the ACS data to determine market rents in a Study Area is not recommended as ACS rents do not distinguish between market and rent-regulated units, often making the data difficult to parse, the value of ACS rent data lies in its ability to show trends over time as opposed to the actual values. Therefore, the 2006-2010 ACS and 2016-2020 ACS have been adopted at the same time to show the trend of rent change in the ½-Mile Study Area, Brooklyn, and New York City.

Table 2.2-1: ½-Mile Study Area, Brooklyn, and NYC ACS Income and Housing Rent Comparison

	Median Household Income	Median Gross Rent	Households below poverty level
2006-2010 5-year ACS			
½ Mile Study Area	22,318	602	40.30%
Brooklyn	51,836	1,215	18.80%
New York City	59,829	1,274	16.20%
2016-2020 5-year ACS			
½ Mile Study Area	24,628	727	28.40%
Brooklyn	63,973	1,483	15.40%
New York City	67,046	1,489	14.00%

*Data retrieved from 2006-2010 American Community Survey and 2016-2020 American Community Survey

As shown in **Table 2.2-1** above, the ½-Mile Study Area has a median household income much lower than that in Brooklyn and New York City as of 2010 and the median household income difference becomes larger in 2020. Meanwhile, the ½-Mile Study Area has the lowest median gross rent compared to that in Brooklyn and New York City in both 2010 and 2020. The percentage of the households below poverty level in the ½-Mile Study Area is higher than that in Brooklyn and New York City in both 2010 and 2020. The household poverty rate went down significantly within the ½-Mile Study Area in the past decade while the rates of Brooklyn and New York City were decreasing more steadily during the same period. The increasing median gross rent and the decreasing household poverty rate indicate that the ½-Mile Study Area have experienced a readily observable trend toward increasing rents though the income of the residents is remaining low.

In addition to the ACS data, a more appropriate data source for determining market rents in the ½-Mile Study Area would be from professional market reports of real estate agency websites. Since most real estate reports use neighborhood as the basic geographic unit, Brownsville, where the Rezoning Area is located, was used as the comparable of the ½-Mile Study Area in the market rate rental price research. Instead of choosing the data from Year 2020, market reports in 2019 were reviewed to eliminate the huge negative impact of COVID pandemic on the NYC rental market and to compare the rent with the latest 2016-2020 ACS data, which are in the same period.

According to the sliced data from *StreetEasy Data Dashboard* website[4], the median asking rent in Brownsville was $2,100 in March 2019, which slightly decreased to $2,000 in March 2020. The *Zumper Rent Market Snapshot*[5] last updated in May 2021 proves the trend of steadily increasing rent in the area. The data shows that the average rental price of one-bedroom apartments in Brownsville increased 6% from $1,650 to $1,754 and the average rental price of two-bedroom apartments increased 2% from $1,950 to $1,985 in 2020. On contrast, average 3-bedroom rental price in Brownsville decreased by 8% from $2,300 to $2,100. Overall, the average rental price for a unit in Brownville remains stable with reasonable fluctuations in 2020.

Table 2.2-2: ½-Mile Study Area, Brooklyn, and NYC GRAPI Comparison

	Less than 15%	15% to 30%	30% or more
2006-2010 5-year ACS			
½ Mile Study Area	14.10%	33.90%	52.00%
Brooklyn	12.30%	42.30%	45.40%
New York City	13.60%	42.20%	44.20%
2016-2020 5-year ACS			
½ Mile Study Area	14.40%	27.10%	58.50%
Brooklyn	13.60%	33.60%	52.80%
New York City	14.60%	33.40%	52.00%

***** Data retrieved from 2006-2010 American Community Survey and 2016-2020 American Community Survey

[4] https://streeteasy.com/blog/data-dashboard/
[5] https://rentguidelinesboard.cityofnewyork.us/wp-content/uploads/2019/08/2019-IE.pdf

Further investigation was undertaken regarding gross rent as a percentage of household income (GRAPI). The comparisons between the GRAPI values for the ½-Mile Study Area and the city/Brooklyn are statistically valid as the margin of error of the difference is no larger than 1/3 of the difference itself. As shown in **Table 2.2-2** above, as of 2010, the households that spend 15% to 30% of their household income on gross rent within the ½-mile Study Area constitute 33.9% of the total households paying rent, which has decreased to 27.1% in 2020. The percentages of the households spending 15% to 30% of their total income on the gross rent in Brooklyn and New York City were 42.3% and 42.2% in 2010 and 33.6% 33.4% in 2020, respectively. As for the households that spend more than 30% of the total income on the gross rent, the percentage of such rent-burdened households in the Study Area remains the highest compared to those in Brooklyn and New York City in both 2010 and 2020, with the rent-burdened household percentages increasing in all three geographic scopes. The household percentage structure of GRAPI in the ½-mile Study Area indicates that the area has more households with low income burdened by the high rent compared to the market in Brooklyn and New York City.

The Proposed Actions would require the new buildings on the Projected Development Sites to set aside 25%-30% (79-93 units) of the residential units as permanently affordable dwelling units for residents with household incomes averaging 60%-80% AMI pursuant to MIH Option 1 or 2. Given that the average household size is 2.68 people per household for Brooklyn Community District 16 (2020 Decennial Census data), the projected average income of households occupying the affordable units would be $69,746 (60% AMI) or $92,994 (80% AMI) using the methodology outlined in the *2021 CEQR Technical Manual*. The remaining market rate dwelling units would be rented at around $2,500, which is approximately the third quartile of the existing market rate unit rents based on the rental data from StreetEasy within the Study Area. The market rate unit rents can be assumed to represent 30% of the introduced population's monthly income, as new construction tends to be at the higher end of market rents and 30% is the standard threshold for what is considered a rent-burdened household. Accordingly, the estimated average household income for the market rate unit residents would be $100,000.

If MIH Option 1 is adopted, 25% of the dwelling units would be set aside for households with incomes averaging 60% AMI and 75% of the dwelling units would be market-rate units. As a result, the average income for the households occupying both the affordable units and the market-rate under MIH Option 1 would be approximately $92,437. If MIH Option 2 is adopted, 30% of the dwelling units would be set aside for households with incomes averaging 80% AMI and 70% of the dwelling units would be market-rate units. As a result, the average income for the households occupying both the affordable units and the market-rate under MIH Option 2 would be approximately $97,898.

Compared to the existing median household income of $24,628 and median gross rent of $727 per month as shown in **Table 2.2-1**, it could be expected that the new population introduced by the Proposed Actions would have a higher income than the average households within the ½-mile Study Area. As a result, the Proposed Actions have the potential to change the socioeconomic characteristics and induce gentrification

within the area. Therefore, further analysis should be taken to determine if the project's increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area.

Population in 1/2-Mile Study Area

Because the population increase is greater than 5 percent in the ¼-mile Study Area, the change in population would be expected to affect real estate market conditions. As shown in **Figure 2.2-1**, the Study Area is expanded to a ½-mile Study Area as the analysis reveals that the increase in population would exceed 5 percent in the ¼-mile Study Area (census tracts 906, 908, and 924). The census tracts that have greater than 50 percent of their land area within the ½-mile Study Area are census tracts 363, 365.01, 365.02, 898, 902, 906, 908, 910, 912, 924, and 1134.

Figure 2.2-1: Socioeconomic Study Area – 1/2 Mile

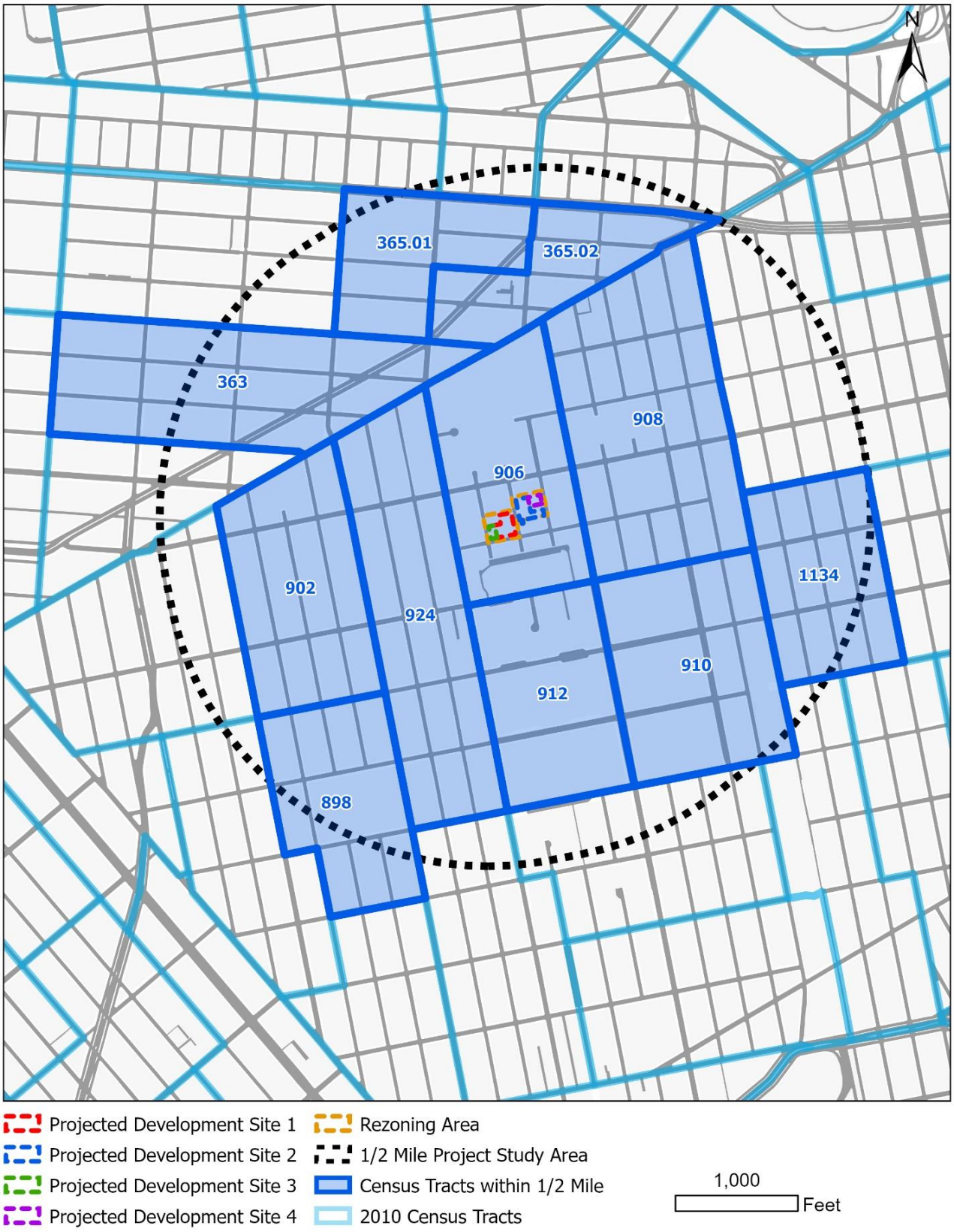


Table 2.2-3: Completed DOB Permits Within ½-mile Study Area Since 2020*

ID	Census Tract	Address	Job Type	Permit Year	Complete Year	Class A Initial Units	Class A Proposed Units	Class A Net Units	Hotel Initial Units	Hotel Proposed Units	Ownership
1	365.02	2427 Dean St	Alteration	2017	2022	2	7	5			Private For-Profit: Partnership
2	910	445 Blake Ave	Alteration	2018	2020	0	0	0	0	100	Private For-Profit: Partnership
3	1134	268 Williams Ave	New Building	2018	2020	0	0	0	0	56	Private For-Profit: Partnership
4	1134	285 Hinsdale St	New Building	2018	2021	0	3	3			Government, City: City Agency
5	1134	287 Hinsdale St	New Building	2018	2021	0	3	3			Government, City: City Agency
6	1134	291 Hinsdale St	New Building	2018	2021	0	3	3			Government, City: City Agency
7	1134	289 Hinsdale St	New Building	2018	2021	0	3	3			Government, City: City Agency
8	906	381 Rockaway Ave	Alteration	2017	2022	0	22	22			Private For-Profit: Corporation
9	910	405 Dumont Ave	New Building	2019	2021	0	180	180			Government, City: NYCHA/HHC
10	363	416 Thomas S Boyland St	New Building	2017	2021	0	8	8			Government, City: Corporation
11	363	1900 Park Pl	New Building	2017	2021	0	17	17			Government, City: Corporation
12	365.02	1864 Eastern Pkwy	New Building	2018	2021	0	67	67			Private Non-Profit: Partnership
13	906	1731 Pitkin Ave	Alteration	2016	2020	4	6	2			Private For-Profit: Partnership
14	363	1598 Eastern Pkwy	New Building	2019	2021	0	19	19			Private For-Profit: Partnership
15	363	1416 St Marks Ave	Alteration	2019	2020	2	8	6			Private For-Profit: Corporation
16	365.02	126 Sackman St	New Building	2019	2021	0	136	136			Private Non-Profit: Corporation
17	363	1833 Park Pl	Alteration	2017	2021	3	6	3			Private For-Profit: Corporation
18	365.01	2266 Pacific St	New Building	2018	2020	0	9	9			Private For-Profit: Corporation
19	898	134 Blake Ave	New Building	2021	2022	0	2	2			Private For-Profit: Corporation
20	924	747 Thomas Boyland St	New Building	2019	2022	0	78	78			Private For-Profit: Corporation
21	902	603 Saratoga Ave	New Building	2021	2022	0	10	10			Private For-Profit: Partnership
22	902	1574 Pitkin Ave	Alteration	2020	2021	0	12	12			Private For-Profit: Corporation
23	898	394 Amboy St	Alteration	2021	2022	4	8	4			Private For-Profit: Corporation
24	912	589 Rockaway Ave	Alteration	2018	2020	0	0	0			Private For-Profit: Individual
25	365.01	1825 Eastern Pkwy	New Building	2018	2020	0	9	9			Private For-Profit: Corporation
26	365.02	241 Rockaway Ave	Alteration	2019	2020	4	4	0			Private For-Profit: Corporation
27	365.02	2175 Bergen St	New Building	2019	2020	0	41	41			Private For-Profit: Corporation
28	902	136 Sutter Ave	Demolition	2020	2020	1	0	-1			Private For-Profit: Partnership
29	902	519 Saratoga Ave	Demolition	2022	2022	2	0	-2			Private For-Profit: Corporation
30	1134	234 Hinsdale St	Demolition	2022	2022	2	0	-2			Private For-Profit: Individual
31	365.01	262 Rockaway Ave	Demolition	2022	2022	2	0	-2			Private For-Profit: Individual
32	898	121 Riverdale Ave	Alteration	2020	2021	1	2	1			Private For-Profit: Individual
33	363	1432 St Marks Ave	Alteration	2021	2022	2	2	0			Private For-Profit: Individual
					Total	**29**	**665**	**636**	**0**	**156**	

* Only include construction project completions as of April 1, 2020 since the 2020 Decennial Census is technically a point in time starting April 1.

Existing Condition

The population of the ½-Mile Study Area, based on 2020 Decennial Census data, is 45,491 residents. According to the Project-Level DCP Housing Database, 33 permits were completed within the eleven census tracts in the ½-mile Study Area since April 1, 2020. As shown in **Table 2.2-3** above, a total of 636 Class A dwelling units and 156 hotel units were introduced into the ½-Mile Study Area as a result of the completed DOB permits. The 636 dwelling units multiplied by the average household size (2.68) for Brooklyn Community District 16 (2020 Decennial Census) comes out to 1,704 additional residents. In total, there would be 47,195 existing residents in the ½-Mile Study Area.

Future No-Action Condition

The No-Action Condition for the ½-Mile Study Area, projecting to the 2027 build year, is based on the household size and known developments within the ½-Mile Study Area. A review of active major construction projects, approved BSA applications, and approved ULURP actions was undertaken to determine known developments in the area. As shown in **Table 2.2-4**, a total of 52 proposed projects were identified, with 759 net incremental dwelling units and 235 net incremental hotel units. The proposed 759 dwelling units multiplied by the average household size (2.68) for Brooklyn Community District 16 (2020 Decennial Census) comes out to 2,034 additional residents. The No-Action population for the ½-Mile Study Area would be the 2,034 additional residents plus the existing ½-Mile Study Area population of 47,195, for a total No-Action population of 49,230 residents.

Future With-Action Condition

Compared to the No-Action Conditions, the Proposed Actions would introduce 311 dwelling units, 25%-30% (79-93 units) of which would be affordable under MIH Option 1 or 2 at an average of 60%-80% AMI. Assuming an average household size of 2.68 persons, there would be 833 incremental residents resulting from the Proposed Actions.

The incremental population increase effectuated by the Proposed Actions would result in a population increase of 1.69 percent (833 additional residents divided by 49,230 No-Action population) within the ½-Mile Study Area. Because the population increase is lower than 5 percent, the change in population would not be expected to affect real estate market conditions within the ½-Mile Study Area. The Proposed Actions, therefore, are not anticipated to add a significant size of population with much higher average incomes that may significantly affect socioeconomic conditions.

Table 2.2-4: Active Construction Permits Within ½-mile Study Area

ID	Census Tract	Address	Job Type	Permit Year	Class A Initial Units	Class A Proposed Units	Class A Net Units	Hotel Initial Units	Hotel Proposed Units	Ownership
1	924	557 Hopkinson Ave	Alteration	2006	1	2	1			Private For-Profit: Individual
2	365.01	2284 Atlantic Ave	New Building	2005	0	2	2			Private For-Profit: Individual
3	906	99 Thatford Ave	New Building	2016	0	0	0	0	53	Private For-Profit: Individual
4	902	203 Sutter Ave	Alteration	2015	0	54	54			Private For-Profit: Partnership
5	906	110 Thatford Ave	New Building	2015	0	23	23			Private For-Profit: Corporation
6	924	444 Rockaway Ave	Alteration	2018	0	3	3			Private For-Profit: Corporation
7	908	253 Mother Gaston Blvd	New Building	2019	0	19	19			Private For-Profit: Partnership
8	365.01	2315 Pacific St	New Building	2016	0	3	3			Private For-Profit: Individual
9	365.01	2317 Pacific St	New Building	2016	0	3	3			Private For-Profit: Individual
10	363	1709 Park Pl	New Building	2018	0	8	8			Private For-Profit: Corporation
11	908	90 Liberty Ave	New Building	2018	0	8	8			Private For-Profit: Individual
12	910	303 Powell St	New Building	2022	0	22	22			Private For-Profit: Corporation
13	363	1547 Eastern Pkwy	Alteration	2019	2	7	5			Private For-Profit: Individual
14	365.02	2380 Dean St	New Building	2022	0	21	21			Private For-Profit: Partnership
15	363	1668 Eastern Pkwy	New Building	2017	0	0	0	0	91	Private For-Profit: Partnership
16	898	2096 Strauss St	Alteration	2017	1	6	5			Private For-Profit: Individual
17	134	522 Sutter Ave	Alteration	2021	2	4	2			Private For-Profit: Individual
18	902	519 Saratoga Ave	New Building	2022	0	9	9			Private For-Profit: Corporation
19	902	195 Herzl St	New Building	2020	0	8	8			Private For-Profit: Corporation
20	134	282 Hinsdale St	New Building	2021	0	71	71			Private For-Profit: Corporation
21	906	402 Mother Gaston Blvd	New Building	2022	0	62	62			Private For-Profit: Corporation
22	365.01	2264 Atlantic Ave	New Building	2021	0	10	10			Private For-Profit: Corporation
23	134	273 Snediker Ave	New Building	2021	0	184	184			Private Non-Profit: Corporation
24	906	1755 Pitkin Ave	New Building	2021	0	0	0	0	64	Private For-Profit: Partnership
25	902	517 Saratoga Ave	New Building	2022	0	9	9			Private For-Profit: Corporation
26	908	103 Liberty Ave	New Building	2022	0	58	58			Private For-Profit: Partnership
27	902	179 Herzl St	New Building	2019	0	8	8			Private For-Profit: Corporation
28	924	529 Thomas S Boyland St	Alteration	2018	2	3	1			Private For-Profit: Individual
29	898	355 Amboy St	Alteration	2022	2	2	0			Private For-Profit: Individual
30	363	315 Rockaway Ave	Alteration	2019	0	2	2			Private For-Profit: Corporation
31	363	1694 St Marks Ave	New Building	2021	0	7	7			Private For-Profit: Partnership
32	363	1675 Prospect Pl	Alteration	2020	1	2	1			Private For-Profit: Individual
33	898	2057 Strauss St	New Building	2021	0	9	9			Private For-Profit: Partnership
34	365.01	2349 Dean St	Demolition	2021	2	0	-2			Private For-Profit: Individual
35	906	1736 Pitkin Ave	Alteration	2020	3	6	3			Private For-Profit: Individual
36	363	1846 Park Pl	New Building	2021	0	7	7			Private For-Profit: Partnership
37	906	435 Rockaway Ave	New Building	2020	0	6	6			Private For-Profit: Individual
38	908	1847 Pitkin Ave	New Building	2022	0	8	8			Private For-Profit: Corporation
39	908	1845 Pitkin Ave	New Building	2022	0	8	8			Private For-Profit: Corporation
40	906	393 Rockaway Ave	New Building	2021	0	0	0	0	27	Private For-Profit: Partnership
41	365.02	2414 Pacific St	Alteration	2021	2	2	0			Private For-Profit: Individual
42	898	166 Livonia Ave	New Building	2021	0	10	10			Private For-Profit: Individual
43	902	581 Saratoga Ave	Demolition	2022	1	0	-1			Private For-Profit: Individual
44	906	1723 Pitkin Ave	Alteration	2021	2	2	0			Private For-Profit: Individual
45	363	1735 Prospect Pl	Alteration	2022	2	3	1			Private For-Profit: Individual

ID	Census Tract	Address	Job Type	Permit Year	Class A Initial Units	Class A Proposed Units	Class A Net Units	Hotel Initial Units	Hotel Proposed Units	Ownership
46	365.01	260 Rockaway Ave	New Building	2022	0	8	8			Private For-Profit: Corporation
47	365.01	262 Rockaway Ave	New Building	2022	0	8	8			Private For-Profit: Corporation
48	365.01	258 Rockaway Ave	New Building	2022	0	8	8			Private For-Profit: Corporation
49	363	1692 St Marks Ave	New Building	2022	0	9	9			Private For-Profit: Partnership
50	898	128 Livonia Ave	New Building	2022	0	52	52			Private For-Profit: Corporation
51	924	231 Chester St	New Building	2022	0	7	7			Private For-Profit: Corporation
52	902	71 Amboy St	New Building	2022	0	9	9			Private For-Profit: Partnership
				Total	**23**	**782**	**759**	**0**	**235**	

Conclusion

The ½-Mile Study Area has the lowest median household income and the lowest median gross rent compared to those in Brooklyn and New York City. The household percentage structure of GRAPI in the ½-Mile Study Area indicates that approximately 58.5% of the households in the area are rent-burdened who are paying more than 30% of their total income on rent. Given the existing income and rent level of the local households, there is an observable increase of rents in Brownsville.

The Proposed Developments would provide market rate dwelling units in the ½-mile Study Area, while providing 25%-30% of the total units as permanently affordable units for residents with incomes averaging 60%-80% AMI pursuant to MIH Option 1 or 2. Based on the analysis, the average income for the households occupying both the affordable units and the market-rate would be approximately $92,437 under MIH Option 1 and approximately $97,898 under MIH Option 2. Compared to the existing median household income of $24,628 and median gross rent of $727 per month, it could be expected that the new population introduced by the Proposed Actions would have a higher income than the average households within the ½-mile Study Area.

However, the Proposed Actions are anticipated to result in a 1.69 percent increase to the ½-Mile Study Area, which is lower than 5 percent. As per *CEQR Technical Manual*, the change in population less than 5 percent would not be expected to affect real estate market conditions within the Study Area. The Proposed Actions, therefore, are not anticipated to add a significant size of population with much higher average incomes that may significantly affect socioeconomic conditions. Therefore, no significant adverse impact is expected on the indirect residential displacement in the area and no further analysis is warranted.

2.3 COMMUNITY FACILITIES

The *CEQR Technical Manual* defines community facilities and services as public or publicly funded schools, hospitals, libraries, day care centers and police and fire services. A community facilities analysis examines a proposed action's potential effect on the provision of services by those community facilities. Direct effects occur when a particular action physically alters or displaces a community facility; indirect effects result from increases in population, which creates additional demand on service delivery. The Proposed Actions would not result in physical alteration or displacement of any community facilities, therefore, no direct effect to existing community facilities are expected as a result of the Proposed Actions.

However, the *CEQR Technical Manual* provides thresholds for analyses of indirect effects on certain types of community facilities in specific school districts throughout the City. The Affected Area is located within School District 23 in Brooklyn, where the thresholds warranting detailed community facility analysis are 248 dwelling units for elementary/intermediate schools, 3,000 dwelling units for high schools, 110 affordable dwelling units for childcare facilities, and 834 dwelling units for libraries. The proposed rezoning could result in the construction of 311 total units. Of these, 25%-30% (79-93 units) would be classified as affordable. However, for the purposes of Early Childhood Program analysis, 20% (62 units) of residential floor area is assumed to be affordable at or below 60% AMI. The Proposed Actions would not require detailed analyses of high schools, publicly funded day care centers, or libraries. Hospitals and police and fire protection typically do not require analysis unless there is an introduction of a sizeable new neighborhood. Further analysis of the impacts of the proposed rezoning on public elementary and intermediate schools in this area is warranted because the total number of dwelling units is greater than the 248-unit threshold.

Preliminary Screening

Direct Effects

The Proposed Actions would not result in physical alteration or displacement of any public community facilities. Therefore, no significant direct effects to existing community facilities are expected as a result of the Proposed Actions.

Indirect Effects

The incremental development effectuated by the Proposed Actions under the RWCDS would include 311 total units. For the purpose of a conservative Early Childhood Program analysis, the Applicant's Proposed Developments would be assumed to be 20 percent affordable (62 units out of the 311 total units) at or below 60% AMI.

Based on a preliminary assessment of Brooklyn CEQR thresholds for analysis, as shown in **Table 2.3-1** this project does trigger a detailed CEQR analysis for public schools, but does not trigger a detailed CEQR analysis for publicly funded early childhood programs, libraries, health care facilities, or Police and Fire Protection services. The incremental development scenario results in 63 combined elementary and middle

school students and 16 high school students. As shown below in **Table 2.3-1,** the Proposed Actions would result in development above the applicable threshold of 50 combined elementary and middle school students, but below the threshold for publicly funded early childhood program eligible children and high school students. Therefore, a detailed community facility analysis on public elementary and middle school is warranted.

Table 2.3-1: Community Facilities Indirect Effects-Preliminary Assessment of CEQR Thresholds

Community Facility	Threshold	Minimum Dus for Detailed Analyses (Brooklyn)	Proposed Project 311 total Dus (62 low-income Dus)		Exceeds Criteria Threshold
Public Schools	>50 elementary and middle school students (combined)	Refer to Project Community School District (CSD 23) Projected Public School Ratio to determine threshold[6]	**Ratio**	**Students**	
Elementary/Middle School			0.14	44	Yes
			0.06	19	
High School	>150 high school students		0.05	16	No
Early Childhood Programs (Publicly Funded)	>20 eligible children under age 6	110 low-income Dus	0.178	11	No
Libraries	>5% increase in ratio of residential units	834 total Dus	NA	NA	No
Health Care Facilities	Introduction of sizable new neighborhood	NA	NA	NA	No
Fire Protection	Introduction of sizable new neighborhood	NA	NA	NA	No
Police Protection	Introduction of sizable new neighborhood	NA	NA	NA	No

[6] Projected Public-School Ratio retrieved from New York City School Construction Authority http://www.nycsca.org/Community/Capital-Plan-Reports-Data#Housing-Projections-70

Public Elementary and Middle School Analysis

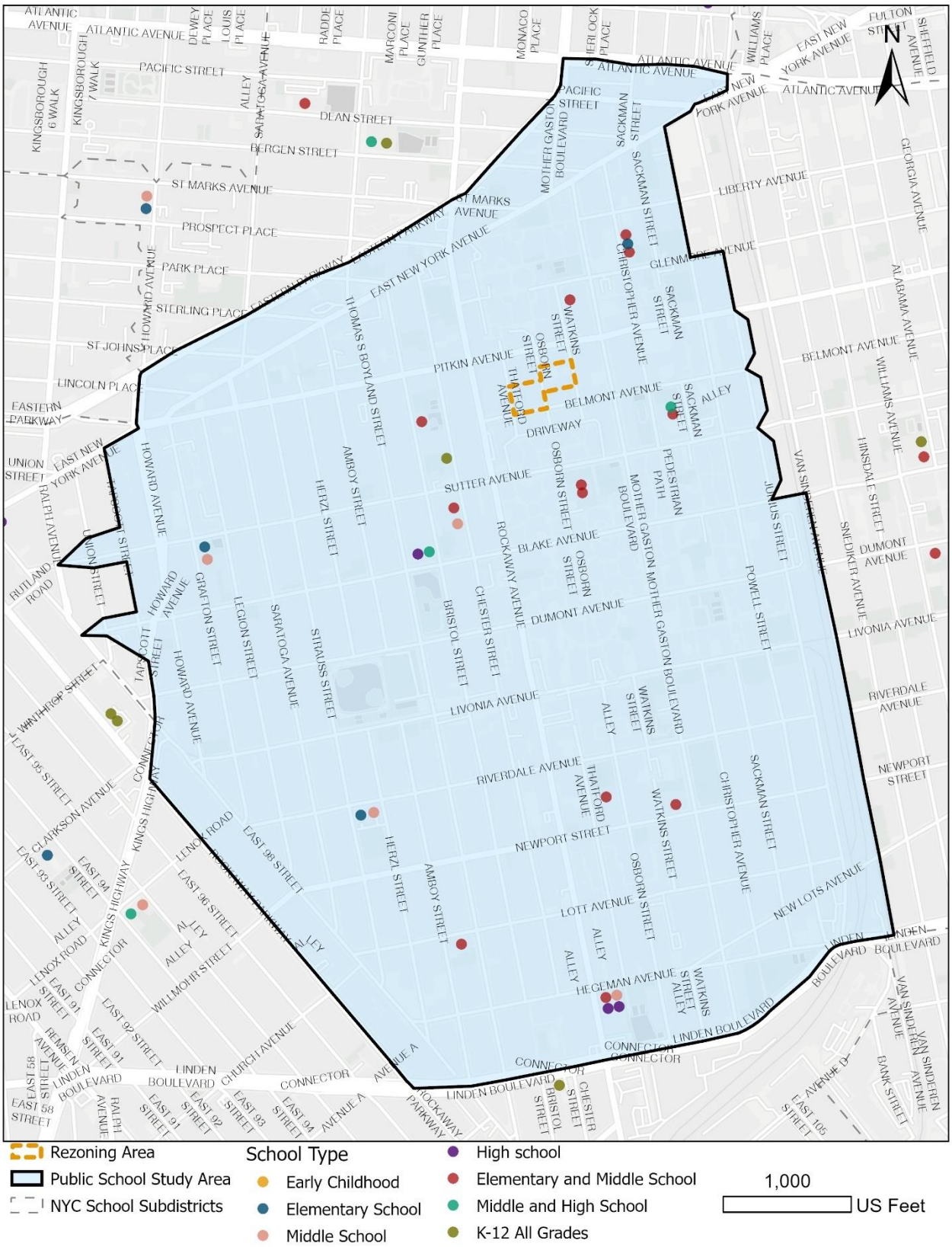
Based on the preliminary analysis, the Proposed Actions are expected to result in a total of 63 additional public-school students (44 primary and 19 intermediate students), which is above the threshold of 50 total elementary and middle school students set by the *2021 CEQR Technical Manual*.

Study Area

Per the *2021 CEQR Technical Manual*, the Study Area for the analysis of elementary and middle schools is to be conducted in the school district's sub-district in which the project is located. The Rezoning Area is located entirely within the Community School District 23 (CSD 23), Sub-District 1. Therefore, CSD 23 Sub-District 1 is the Study Area for the impact induced by the Proposed Actions on the elementary and middle schools. The area has twenty-five public schools, including three elementary schools, four middle schools, twelve elementary/middle schools, three high schools, two middle/high schools, and one school of all grades from kindergarten to Grade 12.

Figure 2.3-1 shows all public schools within CSD 23 Sub-District 1. **Table 2.3-2** and **2.3-3** provide the location, enrollment, capacity, and utilization rate of all the elementary schools, middle schools, and elementary/middle schools.

Figure 2.3-1: Public School Study Area – CSD 23 Sub-District 1



Existing Conditions

Elementary Schools CSD 23 Sub-District 1

As shown in **Table 2.3-2**, CSD 23 Sub-District 1 has a capacity of 5,071 seats at the elementary schools and the elementary section of the PS/IS schools, with an enrollment of 3,531 students and a utilization rate of 69.63 percent. Primary Schools are currently under capacity by 1,540 seats.

Middle Schools CSD 23 Sub-District 1

As shown in **Table 2.3-3**, CSD 23 Sub-District 1 has a capacity of 2,444 at the middle schools and the middle school section of the PS/IS schools, with an enrollment of 1,621 students, and a utilization rate of 66.33 percent. Middle Schools are currently under capacity by 823 seats.

Table 2.3-2: Elementary Schools

Org. ID	Bldg. ID	School Name	Address	Grades	Org Level	Enrollment	Capacity	Available Seats	Utilization
K041	K041	P.S. 041 Francis White	411 Thatford Ave	0K,01,02,03,04,05,06,07,08,SE	PS	194	390	196	50%
K150	K150	P.S. 150 Christopher	364 Sackman St	0K,01,02,03,04,05,SE	PS	191	296	105	65%
K156	K356	P.S. 156 Waverly	104 Sutter Ave	PK,0K,01,02,03,04,05,SE	PS	577	721	144	80%
K165	K165	P.S. 165 Ida Posner	76 Lott Ave	PK,0K,01,02,03,04,05,SE	PS	286	662	376	43%
K184	K184	P.S. 184 Newport	273 Newport St	PK,0K,01,02,03,04,05,06,07,08,SE	PS	374	451	77	83%
K284	K284	P.S. 284 Lew Wallace	213 Osborn St	PK,0K,01,02,03,04,05,SE	PS	281	391	110	72%
K298	K298	P.S. 298 Dr. Betty Shabazz	85 Watkins St	PK,0K,01,02,03,04,05,SE	PS	307	316	9	97%
K323	K263	P.S./I.S. 323	210 Chester St	PK,0K,01,02,03,04,05,06,07,08,SE	PS	346	357	11	97%
K327	K327	P.S. 327 Dr. Rose B. English/ I.S. 363	111 Bristol St	PK,0K,01,02,03,04,05,06,07,08,SE	PS	292	734	442	40%
K401	K332	Christopher Avenue Community School	51 Christopher Ave	01,02,03,04,05,SE	PS	324	353	29	92%
K446	K183	P.S. 446 Riverdale Avenue Community School	76 Riverdale Ave	PK,0K,01,02,03,04,05,SE	PS	359	400	41	90%
Totals (District 23 – Sub-District 1)						**3,531**	**5,071**	**1,540**	**69.63%**

Source: 2019-2020 Enrollment, Capacity and Utilization Report, NYCSCA

Capacity from transportable class units and mini-schools are excluded from this analysis.

Table 2.3-3: Middle Schools

Org. ID	Bldg. ID	School Name	Address	Grades	Org Level	Enrollment	Capacity	Available Seats	Utilization
K041	K041	P.S. 041 Francis White	411 Thatford Ave	0K,01,02,03,04,05,06,07,08,SE	IS	138	277	139	50%
K184	K184	P.S. 184 Newport	273 Newport St	PK,0K,01,02,03,04,05,06,07,08,SE	IS	149	180	31	83%
K323	K263	P.S./I.S. 323	210 Chester St	PK,0K,01,02,03,04,05,06,07,08,SE	IS	209	215	6	97%
K327	K327	P.S. 327 Dr. Rose B. English/ I.S. 363	111 Bristol St	PK,0K,01,02,03,04,05,06,07,08,SE	IS	273	263	-10	104%
K392	K356	I.S. 392	104 Sutter Ave	05,06,07,08,SE	IS	326	380	54	86%
K518	K275	Kappa V Academy	985 Rockaway Ave	06,07,08,SE	IS	181	437	256	41%
K668	K183	Riverdale Avenue Middle School	76 Riverdale Ave	06,07,08,SE	IS	142	241	99	59%
K671	K263	Mott Hall Bridges Academy	210 Chester St	06,07,08,SE	IS	203	451	248	45%
Totals (District 23 – Sub-District 1)						**1,621**	**2,444**	**823**	**66.33%**

Source: 2019-2020 Enrollment, Capacity and Utilization Report, NYCSCA

Capacity from transportable class units and mini-schools are excluded from this analysis.

Future No-Action Condition

While no additional residential units would be introduced in the Rezoning Area under the No-Action Condition, additional housing units are projected in the Study Area, and must be considered in this analysis. Utilizing the latest projections and housing generated pipeline students made available by the School Construction Authority (SCA) for enrollment from 2019 to 2028, the elementary school enrollment in CSD 23 is expected to increase to 4,377 students by the 2026-2027 school year and the middle school enrollment in CSD 23 is expected to increase to 1,774 students in the 2026-2027 school year.

As shown in **Figure 2.3-2**, there are two sub-districts within CSD 23. Based on the elementary school and middle school enrollment data in these two sub-districts, Sub-District 1 contains 70% of the total students within CSD 23. As a result, the Study Area, CSD 23 Sub-District 1, is projected to have 3,330 students at elementary school level and 1,173 students at middle school level in the 2026-2027 school year.

In addition, there are 38 active projects with construction permits within CSD 23 Sub-district 1 (See **Figure 2.3-3**), totaling 1,816 dwelling units. Using the NYCSCA Projected Public School Housing Ratios for CSD 23 elementary school and middle school student projection respectively, the No-Action projects would introduce an addition of 375 elementary school students and 153 middle school students to the Study Area. Together with the projected enrollment data from SCA within CSD 23 Sub-District 1, there would be a total projected enrollment of 3,705 elementary school students and 1,326 middle school students within the Study Area under the No-Action condition.

According to the NYCSCA Capacity Projects data, there would not be capacity projects within CSD 23. As a result, the existing capacity would remain the same in the 2026-2027 school year. The enrollment, capacity, and utilization rate of the elementary schools and middle schools within CSD 23 Sub-District 1 under No-Action condition were summarized in **Table 2.3-5** below.

Table 2.3-5: No-Action 2027 Enrollment

Study Area	Projected 2027 Enrollment[1]	Students Introduced by No Action Residential Developments[2,3]	Total No Action Enrollment	Capacity	Available Seats	Utilization
Elementary Schools						
CSD 23 – Subdistrict 1	3,330	375	3,705	5,071	1,366	73.06%
Middle Schools						
CSD 23 – Subdistrict 1	1,173	153	1,326	2,444	1,118	54.26%

Data Source:
[1] Enrollment Projections 2019-2028 New York City Public Schools by the Statistical Forecasting, NYCSCA, utilizing the percentage of 70% for CSD 23 Sub-District 1
[2] Major Active Construction data from NYCDOB, retrieved from NYC Open Data
[3] 2019 Housing Multiplier, NYCSCA

Figure 2.3-2: Public School within CSD 23 Sub-District 1 and Sub-District 2

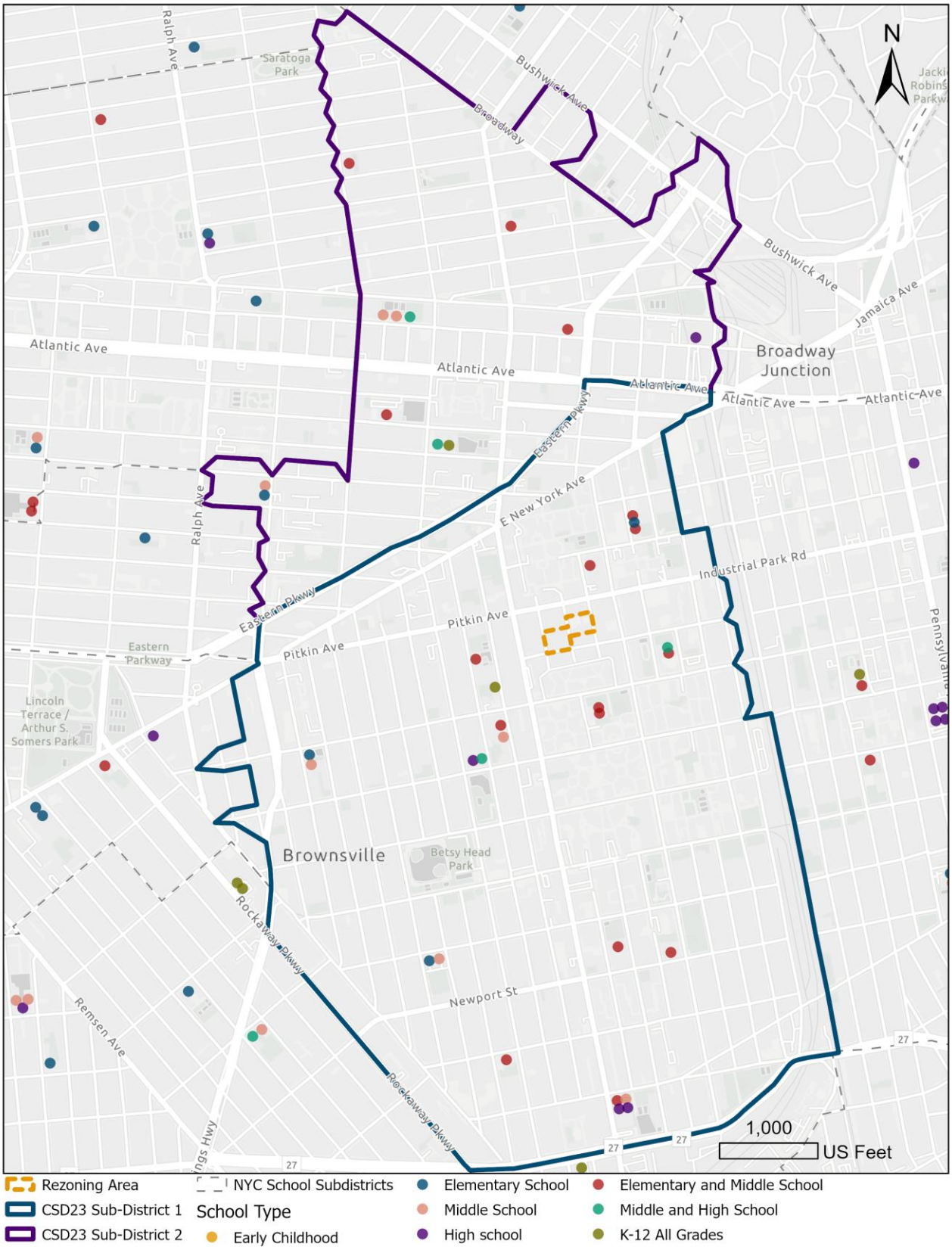
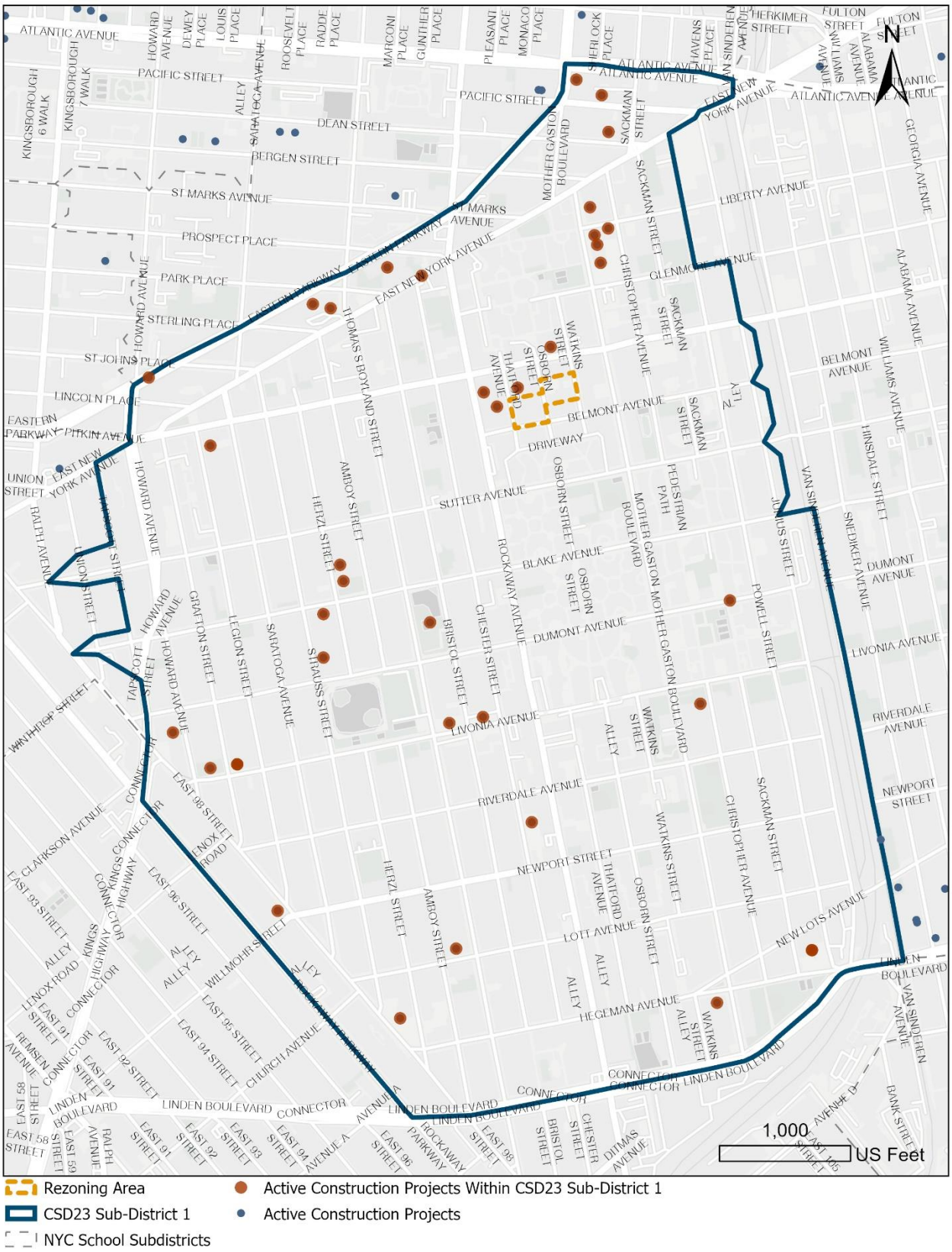


Figure 2.3-3: No-Action Projects



Future With-Action Condition

Projected Development Site 1 would contain 123 dwelling units. Projected Development Site 2 would be occupied by a building containing 119 dwelling units. Projected Development Site 3 would add 30 dwelling units to the area and Projected Development Site 4 would provide 39 dwelling units on the site. In total, there would be 311 dwelling units introduced by the Proposed Actions within the Rezoning Area. Using the NYCSCA Projected Public School Housing Ratio of 0.14 and 0.06 for CSD 23 elementary school and middle school student projection respectively, the Proposed Actions would introduce an addition of 44 elementary school students and 19 middle school students to the Study Area.

The With-Action Condition enrollment, capacity, and utilization rate in the school year of 2026-2027 are shown below in **Table 2.3-6**.

Table 2.3-6: With-Action 2027 Enrollment

Study Area	Projected No-Action Enrollment	Project Generated Students	Total With-Action Enrollment	Capacity	Available Seats	Utilization	Change in Utilization (%) from No-Action
Elementary Schools							
CSD 23 – Subdistrict 1	3,705	44	3,749	5,071	1,322	73.93%	1.19%
Middle Schools							
CSD 23 – Subdistrict 1	1,326	19	1,345	2,444	1,099	55.03%	1.43%

Conclusion

As stated in Section 6-410 of the *2021 CEQR Technical Manual*, a significant impact may result warranting consideration of potential mitigation if a proposed project would result in both of the following conditions:

- A utilization rate of the elementary or middle schools that is equal to or greater than 100% in the With-Action Condition; and
- 100 or more new students generated from the proposed development past the 100% utilization rate.

This analysis indicates that in the future With-Action Condition, the utilization rate for elementary schools would be 73.93 percent and the utilization rate for middle schools would be 55.03 percent, which are both below the 100 percent threshold. In addition, there would be less than 100 new students generated from the Proposed Development. Therefore, pursuant to *CEQR Technical Manual* methodology, the Proposed Actions would not result in significant adverse impacts related to elementary or middle school utilization.

2.4 OPEN SPACE

Open space is defined as publicly or privately-owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment. According to the *CEQR Technical Manual*, an analysis of open space is conducted to determine whether a project would have a direct impact resulting from the elimination or alteration of open space and/or indirect impacts resulting from overtaxing available open space. An open space analysis focuses on officially designated existing or planned public open space. An open space assessment may be necessary if a project potentially has a direct or indirect effect on open space.

Preliminary Open Space Assessment

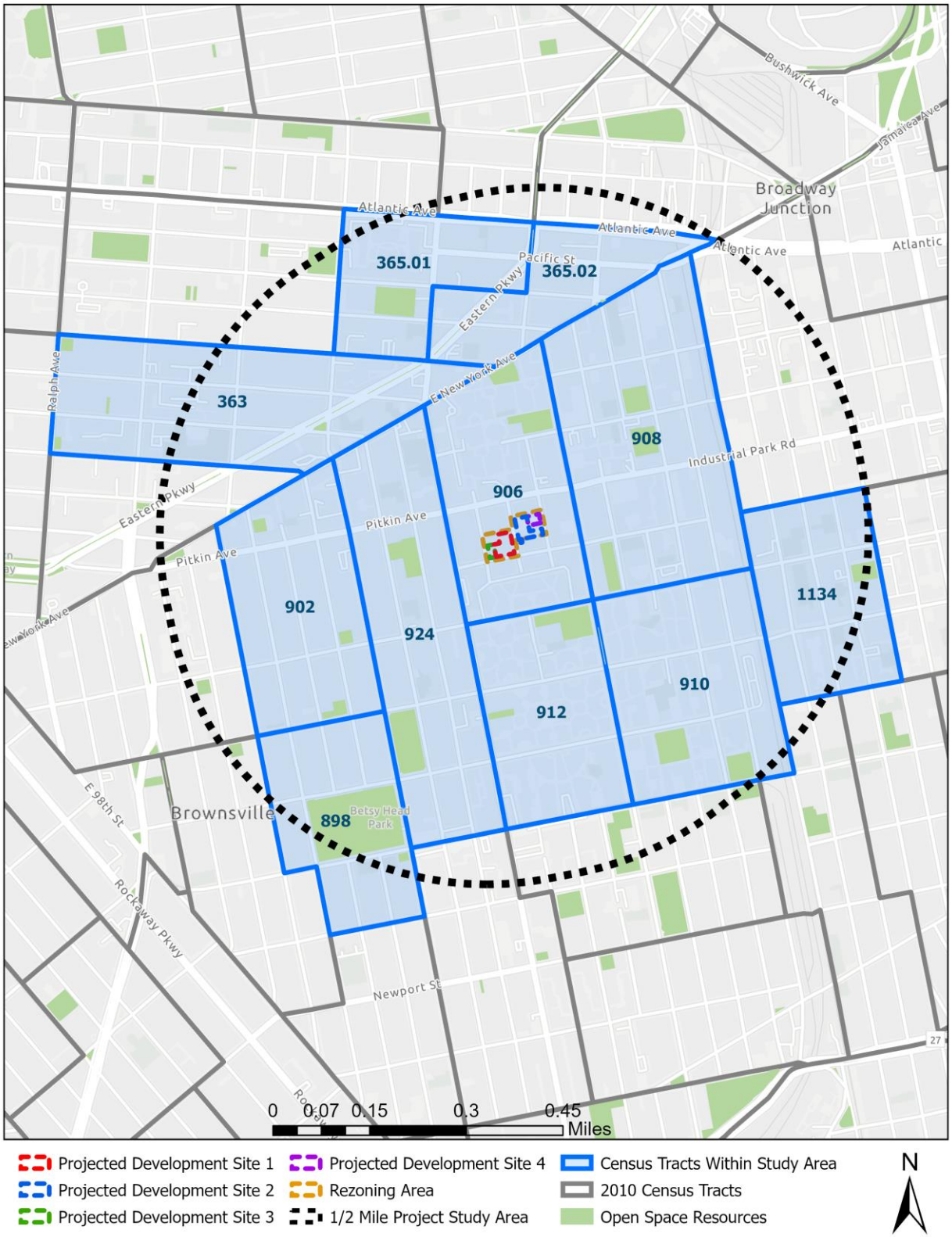
The Proposed Actions would result in a net increment of 301,636 GSF of development, including 264,142 GSF of residential floor area, -118 GSF of commercial floor area, and 37,612 GSF of parking floor area at cellar level and on the ground floor. The Proposed Actions are projected to result in the development of 311 dwelling units within the Rezoning Area. Assuming an average occupancy of 2.68 persons per household based on the average household size within Brooklyn Community District 16 (2020 Decennial Census), population introduced as a result of the Proposed Actions would be approximately 833 residents. Given the slight decrease in commercial floor area, the number of local retail employees would not change as a result of the Proposed Actions. As per the *2021 CEQR Technical Manual*, the threshold for assessment of the potential for indirect impacts on open space is 200 new residents or 500 additional employees. Therefore, an assessment of indirect effects on public open space resources is warranted. The Proposed Actions would introduce more than 200 new residents and fewer than 500 additional employees, as such the preliminary assessment should mainly address the residential population introduced by the Proposed Actions.

Indirect Public Open Space Impact Analysis

Study Area Definition

In accordance with the guidelines established in the *2021 CEQR Technical Manual*, the open space study area is defined to analyze both the nearby open spaces and the population using those open space resources. It is generally defined by a reasonable walking distance that users would travel to reach local open spaces and recreational areas. Pursuant to the *2021 CEQR Technical Manual*, the open space study area includes all U.S. Census Tracts that have 50 percent or more of their area within a half-mile radius of the Rezoning Area for residential users. As shown in **Figure 2.4-1**, the following Census Tracts that have 50% or more of their area within the ½ mile study area are 363, 365.01, 365.02, 898, 902, 906, 908, 910, 912, 924, and 1134.

Figure 2.4-1: Open Space Study Area Census Tracts



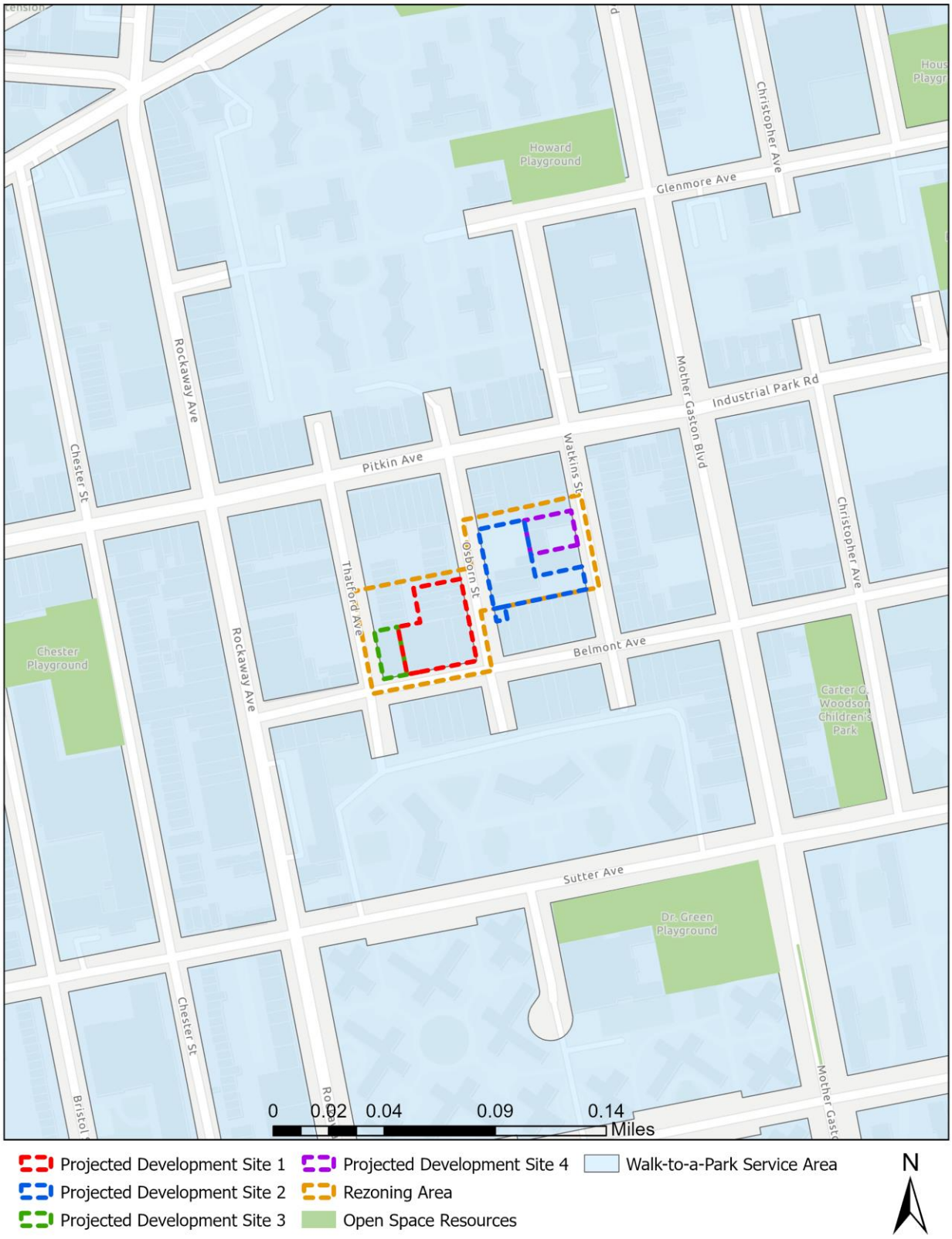
Walk to a Park Service Area Assessment

New York City, as part of the OneNYC 2050 Building a Strong and Fair City plan, has put forth a goal for 85 percent of New York City residents living within walking distance of a park by 2030. To help the City reach this goal, NYC Parks has a Walk to a Park initiative that focuses on increasing access to parks and open space in areas of the City where residents live further than walking distance to a park. Areas outside of Walk to a Park Service Areas are considered "walk gaps" – i.e., areas of the city that are not within walking distance to a park.

Per the *2021 CEQR Technical Manual*, part of the preliminary assessment for open space, a project should be reviewed to determine if it is located in an area of the city within a Walk to a Park Service Area. Project sites that are located outside of a Walk to a Park Service Area (i.e., located in a known walk gap areas) suggests there is a need for a detailed analysis to be performed to determine if the project may further exacerbate a condition of residents living in areas of the city with inadequate park access, potentially leading to a significant impact. While the focus of the Walk to a Park initiative is on residents living within walking distance to a park, projects that create a non-residential population (e.g., new workers) should also review if the project is located within a known walk gap and assess if the project would generate a new non-residential population within areas of the City with inadequate access to open space resources. As per the *2021 CEQR Technical Manual*, when determining if a detailed open space assessment is warranted, the preliminary assessment should include a discussion of the Project Site's proximity to nearby regional parks, or other substantial open space resources located within or just outside the ½-mile study area boundary.

As shown in **Figure 2.4-2** below, the Rezoning Area is located within a Walk to a Park Service Area.

Figure 2.4-2: Walk to Park Service Area Map



Total Population Change

Existing Condition

Based on the 2020 Decennial Census data, the Study Area defined above, as of 2020, had a residential population of 45,491 residents.

Future No-Action Condition

No residential development would occur in the future without the Proposed Actions within the Rezoning Area. There are approximately 46 active permits within the Study Area, with 821 proposed new dwelling units. Using the same 2.68 residents per household figure as above, the no-action condition would have 2,200 new residents introduced to the study area by the 2027 build year. The no-action population would therefore be the existing population of 45,491 residents plus the 2,200 new residents introduced by the active construction projects, for a total no-action population of 47,691 residents.

Future With-Action Condition

The With-Action residential population would be the No-Action residential population of 47,691 residents described above plus the 833 residents anticipated as a result of the Proposed Actions. The With-Action residential population would be 48,524 residents.

Table 2.4-1: Existing, No-Action, and With-Action Populations

	Existing	No-Action	With-Action
Residents	45,491	47,691	48,524

Existing = 2020 Decennial Census data; No-Action = Existing plus 821 proposed dwelling units from active DOB permits; With-Action = No-Action plus 833 additional residents from the Projected Development Sites 1 to 4.

Open Space Resources

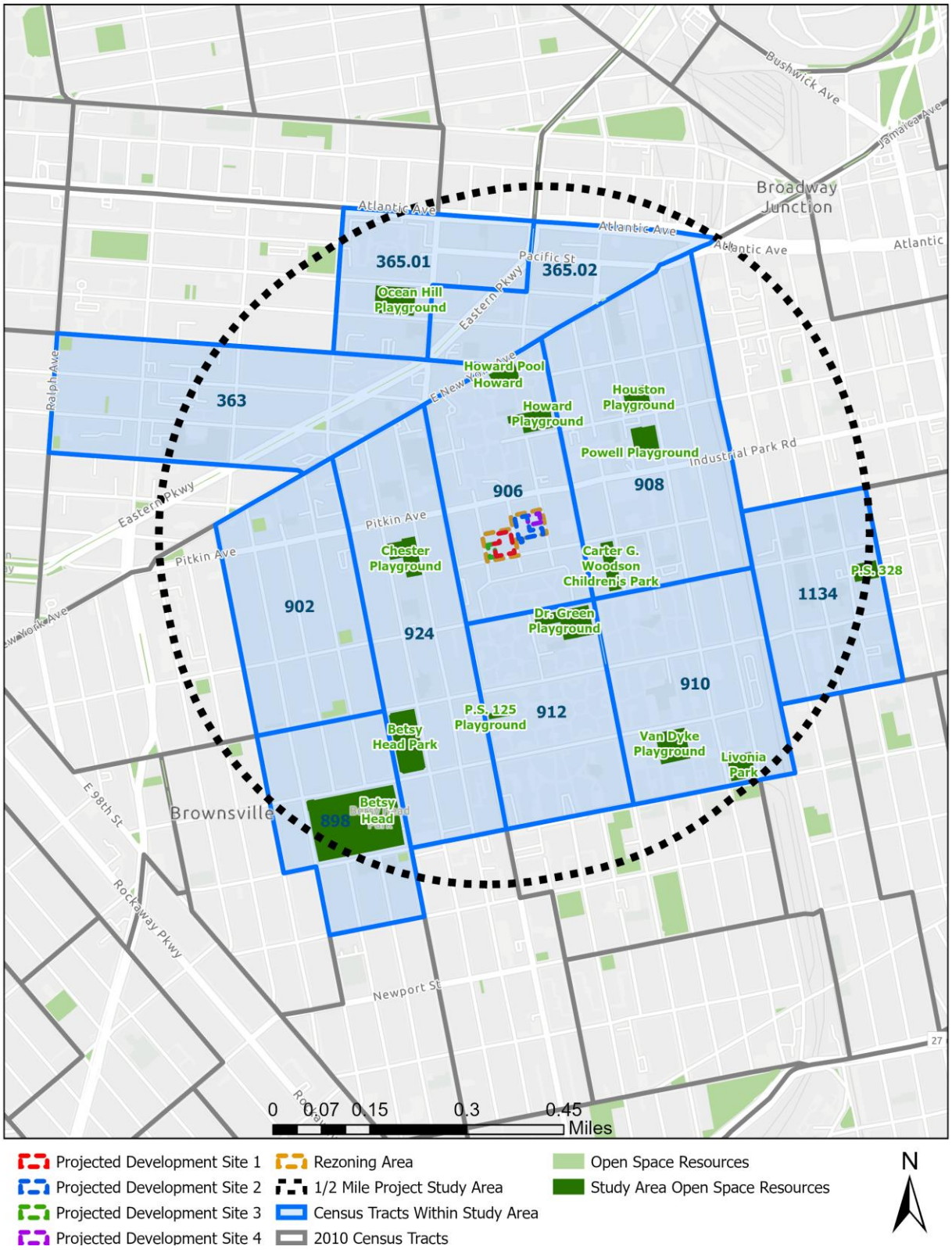
Thirteen open space resources within the study area were identified in **Table 2.4-2**. There are 22.20 acres of open spaces resources in the Study Area – 16.23 are considered active and 5.97 are considered passive based on field visits and a review of open space site plans. The location of these resources present in the Study Area, are shown in **Figure 2.4-3.**

Table 2.4-2: Open Space Resources

Name	Address	Responsible Agency	Acreage	% Active	% Passive	Total Active	Total Passive	Features
Betsy Head Park	Livonia, Dumont, Hopkinson, Blake Aves, Strauss St	NYC DPR	10.55	75	25	7.91	2.64	BF, BC, Ba, FF, HC, OP, Pg, RC, RT, SP
Carter G. Woodson Children's Park	Christopher Ave. between Sutter Ave. and Belmont Ave.	NYC DPR	0.92	75	25	0.69	0.23	Pg, SS
Chester Playground	Chester St. to Bristol St. between Sutter Ave. and Pitkin Ave.	NYC DPR/DOE	1.00	75	25	0.75	0.25	BC, Ba, HC, Pg, SS
Dr. Green Playground	Mother Gaston Blvd. and Sutter Ave.	NYC DPR/DOE	1.79	75	25	1.34	0.45	BC, Ba, HC, Pg, SS
Houston Playground	Glenmore Ave. between Powell St. and Sackman St.	NYC DPR/DOE	0.92	75	25	0.69	0.23	BC, HC, Pg, SS
Howard Playground	Mother Gaston Blvd. and Glenmore Ave.	NYC DPR	1.00	75	25	0.75	0.25	BC, HC, OP, Pg, SS
Howard Pool	Glenmore and Mother Gaston Blvd., East New York Avenue	NYC DPR	0.67	100	0	0.67	0.00	OP
Livonia Park	Livonia Ave. between Powell St. and Junius St.	NYC DPR	0.92	0	100	0.00	0.92	Be
Ocean Hill Playground	Dean St., Bergen St. bet. Rockaway Ave. and Hopkinson Ave.	NYC DPR/DOE	1.59	75	25	1.19	0.40	BC, Ba, HC, Pg, SS
P.S. 125 Playground	Rockaway Ave. between Blake Ave. and Dumont Ave.	NYC DPR	0.21	100	0	0.21	0.00	Pg, SS
P.S. 328 Playground	Alabama Ave. between Blake Ave. and Sutter Ave.	DOE	0.21	100	0	0.21	0.00	Pg
Powell Playground	Powell St. between Glenmore Ave. and Pitkin Ave.	NYC DPR	1.02	75	25	0.77	0.26	HC, Pg, SS
Van Dyke Playground	Dumont Ave. between Powell St. and Mother Gaston Blvd.	NYC DPR	1.40	75	25	1.05	0.35	HC, Pg, SS
Total			**22.20**			**16.23**	**5.97**	

Ba = Bathrooms; BC = Basketball Courts; Be = Benches; BF = Baseball Fields; FF = Football Fields; HC = Handball Courts; OP = Outdoor Pools; Pg = Playgrounds; RC = Recreation Centers; RT = Running Tracks; SP = Skate Parks; SS = Spray Showers

Figure 2.4-3: Open Space Location in Study Area



Existing Condition

The study area has 22.20 acres of open space (16.23 for active use; 5.97 for passive use) and an existing residential population of 45,491. The overall open space ratio (OSR) under existing conditions is 0.49 acres per thousand residents for residential population.

Future No-Action Condition

In the future without the Proposed Actions, the population for the Study Area in the 2027 build year is forecasted to be 47,691 and is projected to be served by the same 22.20 acres of open space as in the existing conditions. With this population, the overall OSR would be 0.47.

Future With-Action Condition

The Proposed Actions would result in an increase in the No-Action population by 833 residents by the 2027 build year. The total 2027 build year With-Action population would be 48,524. With this increase in population, the OSR would be 0.46 acres per 1,000 residents, or a 1.72 percent reduction from the No-Action OSR.

Conclusion

Pursuant to the *2021 CEQR Technical Manual*, projects expected to result in a decrease in the open space ratio should consider the following to determine if a more detailed analysis is warranted:

- Projects in study areas where the open space ratio approaches or exceeds the City's planning goal of 2.5 acres per 1,000 residents, may generally tolerate up to a five percent decrease of the open space ratio before considering the need for more detailed analysis.
- For projects in study areas where the open space ratio is not near the City's planning goal of 2.5 acres per 1,000 residents, the percentage decrease in open space ratio is weighed against how the open space ratio of the study area compares to the City's planning goal for open space. Table 7-1 of the CEQR Technical Manual (**Table 2.4-3** below) provides general guidelines for ranges of open space ratios and acceptable percentage changes.
- Projects that influence a nonresidential population's use of passive open space would not follow the guidelines presented in the below table, and should consider the need for a detailed assessment based on a comparison of the open space ratio to the optimal ratio of 0.15 acres of passive space per 1,000 nonresidents. Projects that lead to the non-residential open space ratio to drop below the optimal ratio of 0.15 acres of passive open space per 1,000 non-residents may warrant a more detailed assessment.

Under the No-Action and With-Action conditions, the overall residential OSR in the area would be below 2.5 acres per thousand residents, which is the planning goal in NYC. Under Future With-Action conditions, the

OSR would be 0.46 acres per 1,000 residents, or a 1.72 percent reduction from the No-Action OSR. Using **Table 2.4-3** below, the Proposed Actions would warrant a detailed analysis of open space.

Table 2.4-3: Preliminary Assessment Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percentage Change in Open Space Ratio
2.01 to 2.50* or greater	5%
1.51 to 2.00	4%
1.01 to 1.50	3%
0.51 to 1.00	2%
0.50 or Less	1%
*2.5 OSR is the planning goal in NYC	

Source: Table 7-1 of the *2021 CEQR Technical Manual*

Detailed Open Space Analysis

The preliminary analysis shows that the OSR under the With-Action Condition is expected to be 0.46 acres per 1,000 residents and the decrease in the OSR as a result of the Proposed Actions would be 1.72 percent. As per **Table 2.4-3** above, a detailed open space analysis is warranted as the decrease in OSR would exceed the threshold of 1% when the OST is expected to be less than 0.50 acres per 1,000 residents. The detailed analysis typically breaks down study area population by age group and details the amount and quality of various types of open space to assess the availability of particular types of open space for particular age groups. In conducting this assessment, the analysis focuses on where shortfalls in open space exist now or in the future, to identify whether the shortfalls are a result of the project.

Demographic Characteristics of the Study Area

The age distribution of the existing population is relied upon as an indicator of types of open space that may be most utilized by the population. The detailed population assessment breaks down the total study area population calculated in the Preliminary Assessment above by six age groups: Under 5, 5 to 9, 10 to 14, 15 to 19, 20 to 64, and 65 and above. The total persons of each age group and the percentage of the age group within the total study area population were summarized as each age group represents a different type of open space user.

To determine the demographic characteristics of the residential population served by existing open space resources, 2016-2020 ACS data were compiled for census tracts 363, 365.01, 365.02, 898, 902, 906, 908, 910, 912, 924, and 1134 within the study area as shown in **Figure 2.4-1**. **Table 2.4-4** shows the 2016-2020 ACS total population figures with age groups breakdown for each census tract in the study area, as well as for the study area as a whole. Meanwhile, the population figures with the same age group breakdown for Brooklyn are also provided as references for demographic characteristics assessment.

Table 2.4-4: Study Area Population by Age Groups														
Census Tracts	Total Population	Under 5 Years		5 to 9 Years		10 to 14 Years		15 to 19 Years		20 to 64 Years		65 Years and Older		Median Age
		#	%	#	%	#	%	#	%	#	%	#	%	
363	5,109	533	10.43%	188	3.68%	391	7.65%	557	10.90%	2,643	51.73%	797	15.60%	35.4
365.01	3,564	174	4.88%	224	6.29%	280	7.86%	393	11.03%	1,962	55.05%	531	14.90%	34.1
365.02	1,562	152	9.73%	283	18.12%	112	7.17%	93	5.95%	876	56.08%	46	2.94%	27.6
898	1,907	95	4.98%	64	3.36%	109	5.72%	162	8.50%	1,348	70.69%	129	6.76%	42.8
902	3,149	132	4.19%	60	1.91%	232	7.37%	208	6.61%	2,082	66.12%	435	13.81%	37.2
906	3,311	235	7.10%	184	5.56%	347	10.48%	231	6.98%	2,034	61.43%	280	8.46%	29.8
908	5,408	87	1.61%	50	0.92%	112	2.07%	444	8.21%	4,395	81.27%	320	5.92%	35.6
910	4,199	256	6.10%	149	3.55%	238	5.67%	224	5.33%	2,213	52.70%	1119	26.65%	42.7
912	5,549	270	4.87%	470	8.47%	471	8.49%	252	4.54%	3,586	64.62%	500	9.01%	31
924	2,176	227	10.43%	163	7.49%	155	7.12%	158	7.26%	1,258	57.81%	215	9.88%	34.9
1134	2,797	283	10.12%	163	5.83%	157	5.61%	139	4.97%	1,821	65.11%	234	8.37%	33.1
Study Area Total	38,731	2,444	6.31%	1,998	5.16%	2,604	6.72%	2,861	7.39%	24,218	62.53%	4,606	11.89%	34.99
Brooklyn	2,576,771	187,501	7.28%	158,523	6.15%	155,166	6.02%	136,508	5.30%	1,578,314	61.25%	360,759	14.00%	35.40

* Data Resource: 2016-2020 American Community Survey

The median population age for individual census tracts within the residential study area ranges from a high of 42.8 years (census tract 898) to a low of 27.6 years (census tract 365.02). As shown in **Table 2.4-4** above, the study area's weighted average median age of 34.99 years is slightly lower than the median age for Brooklyn as a whole, which is 35.40 years.

Within a given area, the age distribution of a population affects the way open spaces are used and determines the need for various types of recreational facilities. Typically, children of four years old or younger use traditional playgrounds that have play equipment for toddlers and preschool children. Children with ages five through nine typically use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children with ages 10 through 14 use playground equipment, court spaces, little league fields, and ball fields. Teenagers' and young adults' needs tend toward court game facilities such as basketball and field sports. Adults between the ages of 20 and 64 continue to use court game facilities and fields for sports, as well as more individualized recreation such as rollerblading, biking, and jogging, requiring bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picnicking, ad hoc active sports such as Frisbee, and recreational activities in which all ages can participate. Senior citizens (65+) typically engage in active recreation such as tennis, gardening, and swimming, as well as recreational activities that require passive facilities.

The residential population of the study area was broken down by age groups, as seen in **Table 2.4-4**. As shown in the table, approximately 74.42 percent of the study area residents are adults, with approximately 62.53 percent between the ages of 20 and 64 and approximately 11.89 percent age 65 and older. Conversely, 25.58 percent of the study area population are children, with 6.31 percent under age five and 19.27 percent between ages five and nineteen. As such, the study area has a slightly higher proportion of children compared to Brooklyn as a whole; in the borough 24.7 percent of residents are age 19 and younger and 75.3 percent of residents are age 20 and older.

Study Area Open Space Assessment

Open spaces are classified as "active" or "passive" by the uses that the design of the space allows. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation, and typically contains benches, walkways and picnicking areas. However, some passive spaces can be used for both passive and active recreation, such as a green lawn or riverfront walkway, which can also be used for ball playing, jogging or rollerblading.

The name, address, ownership, acreage, active and passive acreage, and features of each publicly accessible open space in the study area was included in **Table 2.4-2** above. **Table 2.4-5** further describes the characteristics of the open space facilities each age group would utilize for active use. Combining data collected from site visits, the New York City Department of Education website, the New York City Department of Parks and Recreation website, detailed assessments regarding the quality, accessibility, specific user

groups of different age ranges, and utilization levels of the publicly accessible open space in the study area were summarized in **Table 2.4-6** below, which indicated that the conditions of most existing open spaces are acceptable and the utilization of the open spaces covers all age groups at a low to moderate level.

Table 2.4-5: Open Space Facility by Age Groups	
Age Appropriate Facilities	**Typical facilities and space**
Toddler facilities Ages 0-4 years	Simple play spaces with features such as sand box, climbing equipment, and seating for caregivers; under 1,000 square feet in size
	Tot lot: a complex of age appropriate play facilities over 1,000 square feet with a range of features such as swings, slides, climbing equipment, water features, sand box, and seating for caregivers
	Unstructured play area, grassy or hard surface
Active Play facilities appropriate for children 5 to 14 years old	Playground with a range of age appropriate features (swings, climbing equipment, sand and water play) and seating for caregivers.
	Age size sports facilities
	Fields (turf or hard surfaced) such as soccer, softball, football, baseball
	Courts such as tennis, handball, basketball
	Unstructured space (grassy or hard surface)
Active open space appropriate for teens and adults; Ages 15 and above.	Fields (turf or hard surface such as baseball, softball, soccer, football)
	Courts such as tennis, handball, basketball
	Courts such as bocce, shuffleboard, basketball, or backboards
	Skate park facility
	Jogging and biking areas (greenways, mountain biking trail, cross country course, track)
	Unstructured spaces designed for active use

Table 2.4-6: Study Area Open Space Resources				
Name	**Quality**	**Hours of Access**	**User Groups**	**Utilization Level**
Betsy Head Park	Unacceptable	6AM – 1AM	Under 5; 5-9; 10-14; 15-19; 20-64; 65 and older	Moderate
Carter G. Woodson Children's Park	Acceptable	6AM – 9PM	Under 5; 5-9; 10-14; 15-19; 20-64; 65 and older	Low
Chester Playground	Unacceptable	6AM – 9PM	5-9; 10-14; 15-19; 20-64	Low
Dr. Green Playground	Unacceptable	6AM – 9PM	Under 5; 5-9; 10-14; 15-19; 20-64	Low
Houston Playground	Acceptable	6AM – 9PM	Under 5; 5-9; 10-14; 15-19; 20-64; 65 and older	Low
Howard Playground	Acceptable	6AM – 9PM	Under 5; 5-9; 10-14; 15-19; 20-64; 65 and older	Moderate
Howard Pool	Acceptable	11AM – 7PM	5-9; 10-14; 15-19; 20-64	Moderate
Livonia Park	Acceptable	6AM – 9PM	Under 5; 5-9; 10-14; 15-19; 20-64; 65 and older	Low
Ocean Hill Playground	Acceptable	6AM – 9PM	Under 5; 5-9; 10-14; 15-19; 20-64; 65 and older	Low
P.S. 125 Playground	Acceptable	3PM until dusk on weekdays 8AM to dusk on weekends and holidays	5-9; 10-14; 15-19; 20-64	Moderate
P.S. 328 Playground	Acceptable	3PM until dusk on weekdays 8AM to dusk on weekends and holidays	5-9; 10-14; 15-19; 20-64	Moderate
Powell Playground	Acceptable	6AM – 9PM	5-9; 10-14; 15-19; 20-64	Low
Van Dyke Playground	Acceptable	6AM – 9PM	Under 5; 5-9; 10-14; 15-19; 20-64; 65 and older	Moderate

Open Space Adequacy Assessment

Existing Condition

The adequacy assessment is to use the open space data gathered to provide an evaluation of the study area's existing open space conditions relative to the open space needs of the study area users. As previously shown in **Table 2.4-2**, the study area contains 22.20 acres of existing open space for all age groups, of which approximately 16.23 acres are available for active use and approximately 5.97 acres are available for passive use. As previously described, the study area has a total residential population of 45,491. Based on this information, the following open space ratios are calculated to determine the existing adequacy of open spaces:

- The study area has an overall open space ratio of 0.49 acres per 1,000 residents. This ratio is far below the planning guideline of 2.5 acres of combined active and passive open space per 1,000 residents, per the *CEQR Technical Manual*.

- The active open space ratio is 0.36 acres per 1,000 residents, which is far below the planning guideline of 2.0 acres of active open space per 1,000 residents, per the *CEQR Technical Manual*.

- The passive open space ratio of 0.131 acres per 1,000 residents, far below the planning goal of 0.5 acres passive open space per 1,000 residents specified in the *CEQR Technical Manual*.

As such, the study area currently has a shortfall of combined open space to serve the residential population, far below the citywide planning goal pursuant to *CEQR Technical Manual*.

It should be noted that an additional open space is mapped southwest of the ½-mile study area. Lincoln Terrace / Arthur S. Somers Park, a 17.14-acre community park situated about 1.2 miles southwest from the Project Site, provides a variety of facilities, including tennis courts, two playgrounds, basketball courts, handball courts, spray showers, a baseball field, a football field, a comfort station, and diverse fitness equipment. In addition to the courts, fields and equipment, Lincoln Terrace also offers wooded groves of gracious old trees, dog-friendly areas, open lawns, retaining walls, fencing, benches, water fountains, security lighting, landscaping, and handicapped access.

Although this resource is not included in the open space ratio calculations, it is important to mention as it may be utilized by study area residents. For a more conservative analysis, this resource is only considered in the qualitative assessment of impact significance at the end of this chapter.

Future No-Action Condition

Population

As shown in **Table 2.4-1** above, the 2027 study area population (CTs 363, 365.01, 365.02, 898, 902, 906, 908, 910, 912, 924, and 1134 combined) is projected to be 47,691 in the future without the Proposed Actions.

Open Space Resources

With the information posted at NYCDPR Capital Project Tracker[7], by the 2027 build year, NYCDPR will have completed six reconstruction and construction projects on the open space resources within the study area, including three projects at Betsy Head Park, one project at Chester Playground, one project at Ocean Hill Playground, and one project at P.S. 125 Playground. In addition, there is another proposed reconstruction project for Howard Playground.

There are three ongoing projects within Betsy Head Park. The Olympic Pool Mechanical Systems Reconstruction project in Betsy Head Park is currently in the procurement phase, which is expected to be completed by August 2021. The construction timeline for this specific contract will be established at the conclusion of the procurement phase, which has an average construction timeframe of 12 to 18 months for similar projects. This project is a part of the citywide Olympic Pool mechanical systems reconstruction, which has a total fund between $1 million and $3 million provided by the Mayor's Office. The Betsy Head Park Comfort Station Construction project is in the construction phase now and is expected to be completed by September 2021 with total funding of $4 million jointly provided by the Mayor's Office and the City Council. Upon completion, a comfort station will be added to the Imagination Playground within Betsy Head Park. Meanwhile, a reconstruction project is expected to be completed by March 2022 on another comfort station and utility building in Betsy Head Park, which has total funding of approximately $2.94 million provided solely by the Mayor's Office.

The Chester Playground Reconstruction project is at the beginning of the design phase, which is projected to be completed by October 2021. Upon the completion of the design phase, a procurement phase of approximately 9 months and a construction phase of 12 to 18 months would be anticipated. The reconstruction has an estimated total funding of between $5 million and $10 million, jointly provided by the Mayor's Office and the City Council. The Ocean Hill Playground Reconstruction project is in the procurement phase now with total funding of between $5 million and $10 million provided by the Mayor's Office. This project, expected to be completed in 2023, will reconstruct the multipurpose play area and sports courts, including the renovation of a synthetic turf, two full-size basketball courts, one junior basketball court, and one skate park as well as the addition of trees, lightings, bleachers, tables, and chairs. The P.S. 125 Playground Reconstruction project will renovate the outdoor facilities in the playground, including the basketball half-courts, play equipment, safety surfacing, lighting, and benches. The project is currently in the procurement phase and the phase is expected to be completed by November 2020 with another 12-month

[7] https://www.nycgovparks.org/planning-and-building/capital-project-tracker

to 18-month construction period coming afterward. The total funding is estimated to be under $1 million, which is provided by the Mayor's Office. For a conservative analysis, the reconstruction projects are not included in the quantitative analysis and are only considered in the qualitative assessment of impact significance at the end of this chapter.

Overall, though the conditions and quality of the open space resources are expected to be improved with all the reconstructions completed by the built year 2027, which will bring more facilities and equipment to the study area, the open space acreage within the study area would remain the same as the existing conditions under Future No Action Condition, which would be 22.20 acres of overall open spaces (16.23 acres for active uses and 5.97 acres for passive uses) as shown in **Table 2.4-2** above.

Assuming that no other open space will be added to the study area by 2027, a total of 22.20 acres of open space will be available for the projected 47,691 residents in the study area; 16.23 for active recreation and 5.97 for passive recreation.

- The overall open space ratio of 0.47 for the No-Action condition would decrease from the 0.49 overall open space ratio in the existing conditions, remaining considerably below the CEQR recommended ratio of 2.5 acres of combined active and passive open space per 1,000 residents.

- The active open space ratio of 0.34 acres per 1,000 residents would decrease from the 0.36 under existing conditions, remaining far below the targeted goal of 2.0 acres.

- The passive open space ratio of 0.125 would decrease from the 0.131 under existing conditions, which is far below the *CEQR Technical Manual* guideline of 0.5 acres.

The changes between existing conditions and Future No-Action Condition are not dramatic, but with the overall OSR, active OSR, and passive OSR all falling below the planning goal. The deficit of the open spaces within the study area remains significantly severe in the future without the Proposed Actions.

Future With-Action Condition

Population

As shown in **Table 2.4-1** above, the 2027 study area population (CTs 363, 365.01, 365.02, 898, 902, 906, 908, 910, 912, 924, and 1134 combined) is projected to be 48,524 in the future with the Proposed Actions.

Open Space Resources

Same as the Future No-Action Condition, the Future With-Action Condition would remain a total of 22.20 acres of open space available for the projected 48,524 residents in the study area; 16.23 for active recreation and 5.97 for passive recreation.

- The overall open space ratio of 0.46 for the With-Action conditions would remain considerably below the CEQR recommended ratio of 2.5 acres of combined active and passive open space per 1,000 residents.

- The active open space ratio of 0.33 acres per 1,000 residents would decrease slightly compared to that of Future No-Action Condition, both far below the targeted goal of 2.0 acres.

- The passive open space ratio of 0.123 would also slightly decrease compared to that of Future No-Action Condition, remaining far below the *CEQR Technical Manual* guideline of 0.5 acres.

Thus, the study area would have a deficit of total open space, active open space, and passive open space in the future with the Proposed Actions, which would be slightly greater than the shortfall in the No-Action conditions.

Impact Significance

Since the Proposed Development would mainly result in an increase in residential population with 833 new residents, the existing active open space, passive open space, and total open space ratios for residential populations within the study area was summarized in **Table 2.4-7** below, using the population and open space acreage data identified for Existing Conditions, Future No-Action Conditions, and Future With-Action Conditions above. The park acreage would not change by the 2027 build year, while the population would increase from the existing 45,491 to 47,691 under Future No-Action Conditions, or to 48,524 under Future With-Action Conditions.

Table 2.4-7: Study Area Open Space Ratio							
	Population	Open Space Acreage			Overall OSR	Active OSR	Passive OSR
		Total	Active	Passive			
Planning Goal/ CEQR Guideline					2.5	2.0	0.5
Existing Conditions	45,491	22.2	16.23	5.97	0.49	0.36	0.13
Future No-Action Conditions	47,691	22.2	16.23	5.97	0.47	0.34	0.13
Future With-Action Conditions	48,524	22.2	16.23	5.97	0.46	0.33	0.12
Change from Future No-Action Conditions to Future With-Action Conditions					-1.72%	-1.72%	-1.72%

* The OSR are all rounded to two digits in the table.

Quantitative Analysis

As noted in the *CEQR Technical Manual*, a Proposed Action is considered to have a significant adverse open space impact when:

- There would be a direct displacement or alteration of existing open space within the study area that has a significant adverse effect on existing users (e.g., an action would result in a net loss of publicly accessible open space).
- The project would reduce the open space ratio by more than the general guidelines for the open space percentage change that are presented in **Table 2.4-8** below. Projects which result in a percentage change greater than the guideline shown for the corresponding calculated open space ratio range may be considered significant, as these reductions may result in overburdening existing facilities or further exacerbating a deficiency in open space.
- Projects that would reduce the open space ratio for a nonresidential population would not follow the guidelines presented in **Table 2.4-8**, but rather consider the project's effect on passive open space in the study area. The more the open space ratio falls below the optimal ratio of 0.15 acres of passive space per 1,000 population, the more likely the decrease would lead to a significant impact.

Table 2.4-8: Detailed Assessment Guidance for Percentage Change in Open Space Ratio

Total Open Space Ratio Range	Active Open Space Ratio Range	Passive Open Space Ratio Range	Percentage Change in Open Space Ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50* or greater	1.61 to 2.0* or greater	0.41 to 0.50* or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or Less	0.01 to 0.40	0.01 to 0.10	1%
*2.5 OSR is the planning goal in NYC, with optimal distribution goal of 2.0 Active OSR and 0.5 Passive OSR			

The Proposed Actions would not directly displace or alter any existing or planned open spaces. As exhibited in **Table 2.4-7** above, compared to conditions in the future without the Proposed Actions, the With-Action conditions would result in an approximately 1.72 percent reduction in the overall open space ratio, active open space ratio, and passive open space ratio.

Under the With-Action Condition, the total OSR would be 0.46 acres per 1,000 residents, the active OSR would be 0.33 acres per 1,000 residents, and the passive OSR would be 0.12 acres per 1,000 residents. Though the decrease in the total and active OSR percentage would exceed the 1% threshold, the passive OSR decrease would be lower than the 2% threshold.

Per 2021 CEQR Technical Manual, the City's optimal open space ratios and percentage reductions, as shown in **Table 2.4-8**, do not constitute an absolute impact threshold. Projects that may result in significant quantitative impacts on open space are typically further assessed in the qualitative assessment approach to determine the overall significance of the impact.

Qualitative Assessment

With respect to qualitative effects, the following factors are useful in determining whether a Proposed Action would result in a significant adverse impact to open space conditions:

- The Proposed Action would have a significant physical effect on an existing or proposed open space due to an increase in shadows, noise, air pollutant emissions, or odors compared to the future without action conditions.
- A Proposed Action causes a qualitative impact such as might occur when the overall open space ratio is adequate, but a specific user group (such as young children or basketball players) would be adversely affected by being underserved or there would be conflicts in the utilization of open space.

The Proposed Actions would not cause increased shadows, noise, or air pollutant emissions that would affect the usefulness of any study area open space, whether on a permanent or temporary basis. Furthermore, the Proposed Actions would not change the use of a publicly accessible open space so that it no longer serves the same user population, nor would it limit public access to any open spaces.

The amounts of total, active, and passive open space resources in the study area with the Proposed Actions are, and would continue to be, deficient in comparison to New York City guidelines. Field observations conducted for this EAS indicate that most existing open spaces in the study area have light to moderate utilization levels and are in acceptable condition, and as such, appear to have the capacity to serve additional users. While not public, the proposed project would provide the residents with rooftop terrace on top of the ground floor on Projected Development Site 2 to meet the increasing demands for open space. In addition, this proposed project is located between two NYCHA communities that have their own private open space resources to help alleviate the pressure of open space needs from the residents.

It should also be noted that an additional open space is mapped southwest of the ½-mile study area. Lincoln Terrace / Arthur S. Somers Park, a 17.14-acre community park situated about 1.2 miles southwest from the Project Site, provides a variety of facilities, including tennis courts, two playgrounds, basketball courts, handball courts, spray showers, a baseball field, a football field, a comfort station, and diverse fitness equipment. In addition to the courts, fields and equipment, Lincoln Terrace also offers wooded groves of gracious old trees, dog-friendly areas, open lawns, retaining walls, fencing, benches, water fountains, security lighting, landscaping, and handicapped access.

This additional existing open spaces could help substantially to offset the projected deficit of all types of open space. And the various reconstructions happening in the open space resources within the study area will improve the quality and conditions of the resources to expand their capability of better serving more residents.

Conclusion

Pursuant to *2021 CEQR guidelines*, a significant adverse open space impact may occur if a proposed project would reduce the open space ratio by a percentage that exceeds the acceptable percentage changes provided in the general guidelines for different ranges of open space ratios. In areas that are extremely lacking in open space, a reduction as little as one percent may be considered significant, depending on the area of the City. These reductions may result in overburdening existing facilities or further exacerbating a deficiency in open space.

With respect to the reduction in open space in the study area, the residential total open space ratio would decrease by 1.72 percent from the No-Action condition. In addition, the active open space ratio and the passive open space ratio would also experience a 1.72 percent decrease, where the active open space ratio would decrease from 0.34 to 0.33 and the passive open space ratio would decrease from 0.13 to 0.12. While the total active open space ratios would exceed the 1% threshold, these guideline ratios are not considered CEQR impact thresholds on their own.

The reduction in the total open space ratio in the residential study area could be ameliorated by several factors, including the proposed rezoning area's proximity to additional open space resources not included in the quantitative open space analysis, the reconstructions taking place to improve the capability of the resources, and the current quality condition, variety, and low-to-moderate utilization of existing open space resources. Furthermore, the Rezoning Area is located within a Walk to Park Service Area. Accordingly, the Proposed Actions are not anticipated to result in significant adverse impacts associated with open space.

2.5 SHADOWS

The *2021 CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space, or feature. An incremental shadow is the additional or new shadow that a building or other built structure resulting from a proposed project would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources, and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

Shadows also vary according to time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast towards the south than shadows cast in early and late winter months.

The *2021 CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

As noted above, sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or integrity. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved such as handball or basketball courts, contain no seating areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of Projected Development Sites, as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with the *2021 CEQR Technical Manual*. The potential

impact of the shadows cast from new development on potentially sensitive resources, such as those described above will be evaluated in the following section.

Preliminary Shadow Screening Assessment

The shadow assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. If the screening assessment does not eliminate this possibility, a detailed shadow analysis may be warranted in order to determine the extent and duration of the net incremental shadow resulting from the project. The effects of shadows on a sunlight-sensitive resource are site-specific; therefore, as directed in the *CEQR Technical Manual*, the screening assessment was performed for the proposed development site and projected development site to determine whether they fall within the range of maximum possible shadow cast on potential sunlight sensitive resources as described above.

In order to determine this, a map was prepared placing NYC Department of Parks Resources as well as Selected Facilities and Program Sites provided on NYC.gov Department of City Planning GIS portal, as well as a list of park and public spaces provided from NYC.gov DOITT GIS and Mapping Portal, as well as a screen of SHPO and NYC Landmark Listed Properties. Projected Development Sites 2 and 4 could cast shadows on two S/NR eligible properties, P.S. 298 at 85 Watkins Street and Firehouse Engine Co. 231, Hook & Ladder 120 at 107 Watkins Street. However, these buildings are not sunlight sensitive resources and do not contain any features that could be impacted by shadows according to CEQR Technical Manual (i.e. stained glass windows). Accordingly, it was determined that only one community resource, the Student Farm Project, could potentially be impacted by a shadow cast from one of the Projected Development Sites.

Tier 1 and Tier 2 Screening Assessment

The first step in the preliminary shadow screening assessment is a Tier 1 Screening Assessment. A base map is developed that illustrates the proposed site location in relationship to any sunlight-sensitive resources. The longest shadow Study Area is then determined, which encompasses the site of the proposed project and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure that occurs on December 21st, the winter solstice. To determine the longest shadow length, the maximum height of a potential structure (including any rooftop mechanical equipment) is multiplied by the factor of 4.3.

Shadow radii equal to 4.3 times the maximum building heights that could be developed on the four Projected Development Sites (95 feet plus ten foot bulkead each building respectively) were calculated. The resulting shadow radii of approximately 494.5 feet for Projected Development Sites 1 to 4, were then used to delineate the Tier 1 maximum shadow analysis area. As shown in **Figure 2.5-1**, the Tier 1 screening assessment results show that the Student Farm Project (Community Garden) is situated within the very southwestern corner of the Tier 1 maximum shadow analysis area for Projected Development Site 3.

The *CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource lies within the longest shadow Study Area, a Tier 2 screening assessment should be performed. Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north.

For a Tier 2 screening assessment, sunlight sensitive resources within the triangular area that cannot be shaded by a proposed project site, starting from the southernmost portion of the site covering the area between -108° degrees from true north and +108 degrees from true north, are screened out. The complementing portion to the north within the longest shadow Study Area is the area that can be shaded by a proposed project.

As also shown in **Figure 2.5-2**, the results of the Tier 2 screening assessment indicate that no open space or sunlight sensitive resources fall within the Tier 2 Study Area.

Conclusions

The *2021 CEQR Technical Manual* states that the determination of significance of shadow on a sunlight-sensitive resource is based on: (1) the information resulting from the detailed shadow analysis describing the extent and duration of incremental shadows; and (2) an analysis of the resource's sensitivity to reduced sunlight. The goal of the assessment is to determine whether the effects of incremental shadows on a sunlight-sensitive resource are significant under CEQR. A shadow impact occurs when the incremental shadow from a proposed project falls on a sunlight-sensitive resource or feature and reduces its direct sunlight exposure. Determining whether this impact is significant or not, under CEQR, depends on the extent and duration of the incremental shadow and the specific context in which the impact occurs.

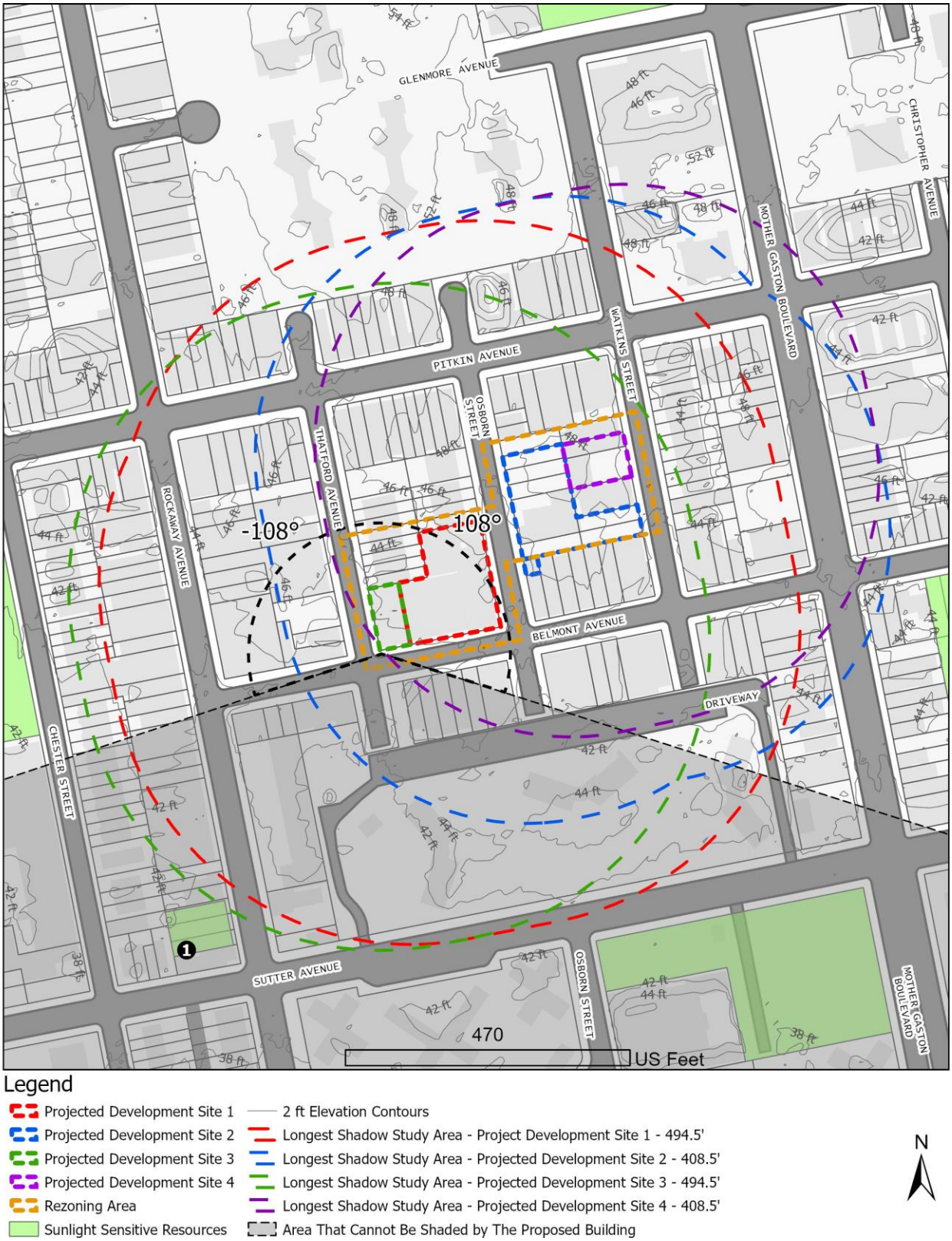
For open space and natural resources, the uses and features of a resource is an indicator of its sensitivity to shadows. Shadows occurring during the cold-weather months of interest generally do not affect the growing season of outdoor vegetation; however, effects on other uses and activities should be assessed. This sensitivity is assessed for warm-weather-dependent features (such as wading pools and sand boxes) or vegetation that could be affected by a loss of sunlight during the growing season, and for features (such as benches) that could be affected by a loss of winter sunlight. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots in community gardens. Generally, four to six hours a day of sunlight, particularly in the growing season, is often a minimum requirement. Where the incremental shadows from the project fall on sunlight-sensitive features or uses, the analysis assesses the loss of sunlight relative to sunlight that would be available without the project.

As discussed above and demonstrated above, the Tier 2 Study Assessment indicates that the Proposed Actions would not cast incremental shadows on any open space resources or sunlight sensitive resources as none are located within the Tier 2 Shadow Study Area. As such, no impacts with regards to shadows are expected and no further analysis is required.

Figure 2.5-1: Tier 1 Shadow Study



Figure 2.5-2: Tier 2 Shadow Study



2.6 HISTORIC AND CULTURAL RESOURCES

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

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

Methodology

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

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

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

2.6.1 Architectural Resources

According to CEQR Technical Manual guidelines, impacts on historic resources are considered on those sites affected by the Proposed Actions and in the area surrounding identified development sites. The historic resources Study Area is therefore defined as the proposed Rezoning Area plus a 400-foot radius around the proposed Rezoning Area.

According to the *CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. This section assesses the potential for the proposed action to result in significant adverse impacts on identified historic and cultural resources. **Table 2.6-1** below provides information about possible direct, indirect and construction related impacts to historic and cultural resources. Generally, architectural resources should be surveyed and assessed if the proposed project would result in any of the following, whether any known historic resources are located near the site of the project:

Table 2.6-1: Possible Impacts to Historic and Cultural Resources

Construction resulting in ground disturbance, including construction of temporary roads and access facilities, grading, and landscaping.
Below-ground construction, such as excavation or installation of utilities.
Physical destruction, demolition, damage, alteration or neglect of all or part of an historic property.
Changes to the architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.
Isolation of the property from, or alteration of, its setting or visual relationship with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor.
Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting.
Replication of aspects of the resource so as to create a false historical appearance.
Elimination or screening of publicly accessible views of the resource.
Construction-related impacts such as falling objects, vibration, dewatering, flooding, subsidence, or collapse.
Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over an historic landscape or an historic structure to the extent that the architectural details that distinguish that resource as significant are obscured.

Direct Impacts

Historic resources could be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building could result in significant adverse impacts, depending on the design. Direct impacts also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

NR-listed and eligible resources are given a measure of protection from the effects and impacts of projects sponsored, assisted, or approved by federal agencies under Section 106 of the National Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. S/NR-listed and eligible resources are similarly protected against impacts resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of S/NR-listed and eligible resources using private funds can alter or demolish their properties without such a review process. Privately owned properties that are NYCLs, in LPC-designated historic districts, or pending designation as Landmarks by LPC are protected under the New York City Landmarks Law. The law requires LPC review and approval before any alteration or demolition occurs, regardless of whether the project is publicly or privately funded. Publicly owned resources are also subject to review and advisement by LPC before project implementation.

Construction Impacts

Historic resources may be subject to indirect construction impacts from activities taking place nearby. The 90-foot buffer is recognized as being close enough to potentially experience adverse construction-related impacts from ground-borne construction-period vibrations, falling debris, and/or collapse. There are two mechanisms to protect buildings in New York City from potential damage caused by adjacent construction. All buildings are provided some protection from accidental damage through DOB controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code Section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19. The second protective measure applies to NYCLs, properties within NYCHDs, and S/NR-listed properties. For these structures, *TPPN #10/8* applies. *TPPN #10/88* supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent NYCLs and NR-listed properties (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Indirect Impacts

As per the *CEQR Technical Manual*, visual and contextual impacts on historic resources can include: isolation of a property from or alteration of its setting or visual relationship with the streetscape; introduction of incompatible visual, audible, or atmospheric elements to a resource's setting; elimination or screening of

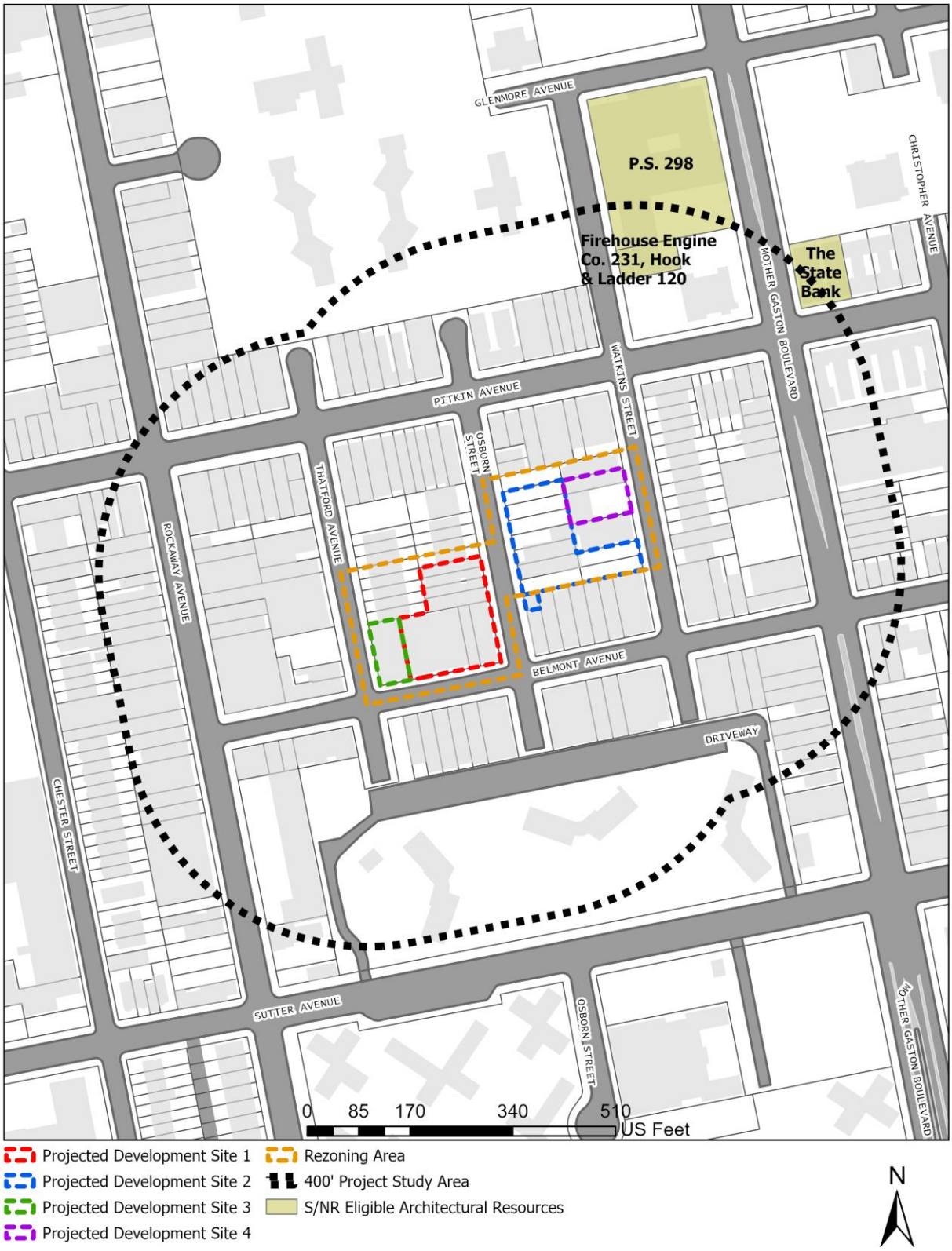
publicly accessible views of a resource; or introduction of significant new shadows, over a historic landscape or on a historic structure (if the features that make the resource significant depend on sunlight) to the extent that the architectural details that distinguish that resource as significant are obscured.

Architectural Resources within the Study Area

In order to determine whether the projected development has the potential to affect nearby off-site historic or architectural resources, the Study Area was screened for historic and architectural resources. LPC was contacted for their opinion on the potential impacts of any architectural resources in the area. A response was received on July 24th, 2020, indicating that there are two S/NR eligible properties within 400-foot of the Rezoning Area, including P.S. 298 at 85 Watkins Street as well as Firehouse Engine Co. 231, Hook & Ladder 120 at 107 Watkins Street. In addition to the two S/NR eligible properties identified in the LPC letter, another S/NR eligible property, the State Bank located at 1797 Pitkin Avenue is within 400-foot of the rezoning area.

An analysis of the potential impacts of the Proposed Actions on the above-identified architectural resources is warranted. **Figure 2.6-1** shows the location of the identified historic resources within the 400-foot study area.

Figure 2.6-1: Historic Resources Within 400-Foot Study Area



Existing Condition

S/NR eligible P.S. 298 building, located northeast of the Rezoning Area at 85 Watkins Street (Block 3507 / Lot 7), is a school building designed by Michael Radoslovich in 1958. It consists of three flat-roofed cubic blocks – a four-story classroom block, a one-story gymnasium wing, and a one-story auditorium wing. The school is an example of postwar modern design that emphasizes rectangular forms and a modular pattern that uses different materials and colors to enliven the façades.

S/NR eligible Firehouse Engine Co. 231, Hook & Ladder 120 building at 107 Watkins Street (Block 3507 / Lot 5), located northeast of the Rezoning Area, is a firehouse built by George Hildebrand in 1904. The design of the firehouse is derived from English Medieval sources and reflects the rise in eclecticism after the Columbian Exposition of 1892. This is an effective design to the extent that it produces a fortress-like sense of strength, however overall, the quaintness is a bit forced. The massing recalls the firehouse work of P.J. Lauritzen, but this post-dates his latest identified work by ten years, so it is not conclusive that he designed it.

S/NR eligible State Bank building at 1797 Pitkin Avenue (Block 3709 / Lot 34), located northeast of the Rezoning Area, is a Renaissance Revival style building designed by Herbert R. Mainzer. Constructed in 1903 with a major, matching addition in 1921, the building is brick with a limestone base and granite and cast-iron detailing. The building is significant as the first branch of one of the largest state banks in the country and as one of the founding financial institutions in the largest Jewish neighborhood in NYC. Stylistically, it was best known for its use of Classical orders, round arches, rusticated bases, and symmetrical compositions.

Future No-Action Condition

In the future without the Proposed Actions, the existing conditions of the S/NR eligible P.S. 298, Firehouse Engine Co. 231, Hook & Ladder 120, and the State Bank would remain the same. Though the occupants in the buildings on the Projected Development Sites may change, no development would happen within the Rezoning Area without the Proposed Actions.

Future With-Action Condition

In the future with the Proposed Actions, it is expected that the conditions of the S/NR eligible P.S. 298, Firehouse Engine Co. 231, Hook & Ladder 120, and the State Bank would be the same as the existing conditions. No alteration or demolition of the existing S/NR eligible buildings would occur as a result of the Proposed Actions. As such, no direct impacts to architectural resources are anticipated.

Since the S/NR eligible P.S. 298, Firehouse Engine Co. 231, Hook & Ladder 120, and the State Bank are all located greater than 90 feet from the Projected Development Sites, no construction-related impact on these resources is anticipated.

In addition, the City has a procedure for avoidance of damage to historic structures from adjacent construction. All buildings are provided some protection from accidental damage through New York City Department of Buildings (DOB) controls that govern the protection of any adjacent properties from construction activities, under Building Code Section 27-166 (C26-112.4). For all construction work, Building Code section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the code requirements.

On the sites controlled by the Applicant (Projected Development Sites 1 and 2), construction is expected to commence simultaneously and last up to approximately 20 months beginning in December of 2023 with foundation and demolition and ending in August of 2025 with interior finishes. On Projected Development Sites 3 and 4 (non-Applicant owned) construction is expected to last up to approximately 16 months beginning in October of 2026 with foundation and demolition and ending in December of 2027 with interior finishes. As such, the construction activity happening on the Projected Development Sites may induce temporary changes to the block environment surrounding the architectural resources. However, construction is expected to be short-term at each Projected Development Site.

Intervening Pitkin Avenue thoroughfare would serve as a natural barrier between the construction and the architectural resources identified above. S/NR eligible P.S. 298, Firehouse Engine Co. 231, Hook & Ladder 120, and the State Bank would be protected by DOB Building Code Section 27-166. By following the protection measures under DOB Code Section 27-166 (C26-112.4) for those applicable resources, demolition and/or construction work on the Projected Development Sites would not cause any significant adverse construction-related impacts to nearby historic and cultural resources.

The Proposed Actions would not result in any types of visual and contextual impacts to the known historic resources within the Study Area, as all the new buildings that could be developed under the Proposed Actions would be commercial, residential, or community facility structures of heights and bulk consistent with those urban design features of the area. The Proposed Actions would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. As discussed in the Urban Design section below (See **Chapter 2.7, Urban Design and Visual Resources**), the proposed building would be designed to be visually compatible and consistent with existing developments, but would not be replicated so as to create a false historical appearance. Additionally, the significant views of the historic architectural resources identified above would not be adversely affected by the Proposed Actions.

The Proposed Actions aim to encourage the design of new development that is in character with the area, which is predominately residential, commercial, and mixed-use. Publicly accessible views of the resources would not be blocked, and maximum building height would be limited and capped according to the zoning regulation. In addition, as described in the Shadows section (See **Chapter 2.5, Shadows**), there would be no significant adverse impacts to historic resources with sunlight dependent features. Therefore, significant adverse impacts to architectural resources are not expected because of the Proposed Actions, and further analysis is not warranted.

Conclusion

According to the *CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects those characteristics that make a resource eligible for LPC designation or S/NR listing. The Future With-Action Scenario's potential for significant adverse impacts on historic resources were assessed in accordance with **Table 2.6-1** above to determine (a) whether there would be a physical change to any designated resource or its setting, and (b) if so, is the change likely to diminish the qualities of the resource that make it important (including non-physical changes such as context or visual prominence). The assessment determined that no potential significant adverse impacts to architectural resources are expected as a result of the Proposed Actions. As a result, no further analysis is warranted.

2.6.2 Cultural and Archaeological Resources

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

The Rezoning Area has been previously disturbed and no areas of cultural or archaeological significance have been attached to this area. Further, utilizing the NYS Office of Parks, Recreation and Historic Preservation's "Cultural Resource Information System" (CRIS) mapper, the Rezoning Area does not fall within an archaeologically sensitive area. LPC was contacted for their initial review of the project's potential to impact nearby cultural or archaeological resources, and a response was received on July 24th, 2020 (See **Attachment B**). LPC has indicated that after a review of archaeological sensitivity models, reports, and historic maps, no properties were identified with any archaeological significance within the Rezoning Area. As a result, no significant adverse impacts on archeological resources are anticipated as a result of the Proposed Actions and no further analysis is warranted.

Conclusion

The Proposed Actions would result in in-ground disturbance across Projected Development Sites, which would contain mixed-use buildings with cellar space for parking. LPC was contacted for their initial review of the Proposed Actions' potential to impact archaeological resources on or near the Rezoning Area. In a letter dated July 24th, 2020, LPC indicated that the Rezoning Area does not contain any known archaeological resources (see **Appendix B).** Thus, the Proposed Project is not anticipated to result in significant adverse impacts to sensitive archaeological resources.

2.7 URBAN DESIGN AND VISUAL RESOURCES

According to the *2021 CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the *2021 CEQR Technical Manual*, an assessment of Urban Design may be warranted when a Proposed Actions may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

Methodology

Pursuant to the *CEQR Technical Manual*, an assessment of urban design is appropriate when a project may affect one or more of the elements that contribute to the pedestrian experience of the public realm. This assessment of Urban Design and Visual Resources focuses on those elements of the Proposed Actions that may have the potential to impact the use, arrangement, appearance, and functionality of the built environment. The *CEQR Technical Manual* states that a preliminary urban design analysis is appropriate when there is potential for a pedestrian to observe a material alteration beyond what is allowed by existing zoning. This preliminary analysis provides an assessment of the Proposed Actions; to determine when comparing existing and future conditions with and without the Proposed Actions whether the project may result in a significant adverse environmental impact.

The following analysis examines each of those elements that play an important role in the pedestrian experience, including street hierarchy and streetscape (including the arrangement and orientation of streets); building scale as defined by their height and bulk in relation to adjusting built form and arrangement; as well as natural features, open space, and topography. These components are further considered in relation to changes in use and density or use, in so far as it impacts the experience of the pedestrian.

The following preliminary analysis also considers the effects of the Proposed Actions on an area's visual resources, or those important public view corridors, vistas, natural or built features. Visual resources can include waterfront views, public parks, landmark structures or districts, or natural features, such as rivers or geological formations. Based on *CEQR Technical Manual* guidelines, the Study Area for urban design is the area where the project may influence land use patterns and the built environment. The urban design Study Area consists of both a primary Study Area (where urban design defects of the Proposed Actions are direct) and a secondary Study Area. For the purpose of this assessment, the primary Study Area is the Rezoning Area. As with the analysis of land use, zoning, and public policy, the second Study Area for the urban design assessment is defined as the area within approximately 400 feet of the Rezoning Area (see **Figure 2.7-1**) Due to the size of this rezoning, this assessment also considers the context, access, and relationship with the broader "neighborhood unit" in which the Study Area sits.

Preliminary Analysis

As stated in the *CEQR Technical Manual*, the Study Area for urban design is the area where the project may influence land use patterns and the built environment and is generally consistent with the Study Area used for the land use analysis (i.e., 400 feet around the proposed Rezoning Area). For visual resources, existing publicly accessible view corridors within the Study Area should be identified. The purpose of the preliminary assessment is to determine whether any physical changes proposed by a project may raise the potential to affect elements of urban design significantly and adversely, which would warrant the need for a detailed urban design and visual resources assessment.

Existing Conditions

The Study Area is in the Brownsville neighborhood of Brooklyn. Ground-level photographs of the Rezoning Area and the immediate surrounding area are provided in **Figure 2.7-2**.

As noted in **Section 2.1-1 Land Use**, the primary land use in the Study Area is commercial buildings, followed by residential buildings and mixed residential and commercial buildings. Most buildings within the Study Area are arranged regular (parallel) with respect to their lot placement, and many residential buildings are free-standing detached buildings. Many of commercial retail uses in the Rezoning Area are one-story, attached buildings.

There are few streetscape elements within the Study Area. Street trees are spaced at irregular intervals along the street and no form or architecture ties the Rezoning Area or larger Study Area together. There is scattered lighting and little in the way of visual interest. In the northern portion and southern portions of the Study Area are NYCHA complexes with “Tower in the Park” residential buildings, ranging from 7-22 floors in height, including Howard Houses to the north, Glenmore Plaza to the northeast, and Langston Hughes Apartments to the south. No other notable streetscape elements are located within the Study Area.

Future No-Action Condition

Under the Future No-Action Condition, significant changes to the Study Area are not expected by the final analysis year of 2027. While retail establishments and other buildings in the area may change, the overall use of these buildings within the Study Area would remain the same, and any physical changes to buildings in the Study Area would comply with designated zoning regulations and other surrounding districts. No significant adverse changes to the area’s urban character are anticipated. No changes to the area’s views would occur. **Figures 2.7-3, 2.7-5, 2.7-7,** and **2.7-9** highlight the Future No-Action Scenario for the Rezoning Area from different vantage points. **Figure 2.7-1** provides a photo key for the urban design figures.

Future With-Action Condition

According to the *CEQR Technical Manual*, if a preliminary assessment determines that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed urban design and visual resources analysis is appropriate. Detailed analyses are generally appropriate for all area-wide rezoning applications that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district, or components of an historic building that contribute to the resource's historic significance. Conditions that merit consideration for further analysis of visual resources include when the project partially or totally blocks a view corridor or a natural or built rare or defining visual resource. Further conditions that merit consideration are when the project changes urban design features so that the context of a natural or built visual resource is altered, such as if a project alters the street grid so that the approach to the resource changes, or if a project changes the scale of surrounding buildings so that the context changes. **Figures 2.7-4, 2.7-6, 2.7-8, and 2.7-10** highlight the Future With-Action Scenario in the Rezoning Area from various vantage points.

The proposed land uses (residential and local retail) under the With-Action Condition would be compatible with the uses within the 400-foot study area, which consists of multi-family walk-up and elevator buildings, commercial and office buildings, mixed residential and commercial buildings, public facilities and institutions, and parking facilities. However, compared to the existing zoning districts of the Rezoning Area, the Proposed Actions would increase the maximum allowable residential FAR from 3.60 to 4.60, decrease or maintain the maximum allowable commercial FAR from 3.40 and 2.00 under the underlying C4-3 and C6/C1-3 zoning districts respectively to 2.00 under the proposed R7A/C2-4 zoning district, and decrease the maximum allowable community facility FAR from 4.80 to 4.00. Given that the Rezoning Area is located adjacent to busy thoroughfares such as Pitkin Avenue, Rockaway Avenue, and Mother Gaston Boulevard, the increase in the FAR would not significantly affect the pedestrian experiences. In addition, the Proposed Actions would not change any view corridors within the Rezoning Area.

Currently, the Rezoning Area is mainly improved with 1- or 2-story commercial and office buildings, 3-story multi-family attached rowhome buildings, 1- and 2-story industrial and manufacturing buildings, 1- to 3-story public facility buildings, parking lots, and vacant land. The major local retail uses include supermarkets, grocery stores, fishing market, restaurants, clothing stores, and pharmacies, including well-known chain stores like C-Town Supermarket, Dollar Tree, Family Dollar, and Domino's Pizza. The proposed developments on the Projected Development Sites would accommodate retail uses of similar sizes in the new built commercial spaces on the ground floor. Meanwhile, the parking lots that currently are not a component of pedestrian experience would be integrated into the proposed mixed-use development and enclosed parking spaces would be provided at cellar level and on the ground floor. As a result, the new buildings would improve pedestrian experience by providing consistent retail spaces along Belmont Avenue, Osborn Street, and Watkins Street.

Four Projected Development Sites would be constructed in the Future With-Action Scenario by the build year of 2027.

Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33; Applicant-Owned Lot)

Projected Development Site 1 would consist of a 137,872 GSF (103,424 ZSF; 4.60 FAR), 9-story, 95-foot-tall mixed-use building. The new mixed-use development would consist of residential use of 104,380 GSF (86,440 ZSF; 3.84 FAR), and commercial use of 17,892 GSF (16,983 ZSF; 0.76 FAR). The project would also include 46 residential accessory parking spaces at cellar level and on the ground floor (15,600 GSF).123 total dwelling units would be provided (assuming 850 GSF/DU), with 25-30% (31-37 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. Given that the Applicant is proposing MIH Option 1 for Projected Development Site 1, 25% (31 units) of the residential floor area would be permanently set aside as affordable to households with income averaging 60% AMI pursuant to MIH Option 1. Accordingly, there would be 92 market-rate units.

The building would have a frontage of 174 feet and 11 inches along Osborn Street, and 150 feet along Belmont Avenue. Under the RWCDS, the proposed building would be nine (9) stories in height, or 95 feet, with 15-foot setbacks at the 7th story on the Belmont Avenue and Osborn Street frontage, respectively. On the ground floor, there would be local retail spaces, a parking ramp, and a residential lobby while from second to ninth floor there would be residential units. There would be a new curb cut with a width of approximately 15 feet at Belmont Avenue, which is close to the west boundary of Lot 33.

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36; Applicant-Owned Lot)

Projected Development Site 2 would consist of a 136,400 GSF (106,195 ZSF; 4.59 FAR), mixed-use commercial and residential building with two 9-story, 95-foot-tall towers along Osborn Street and Watkins Street, which would be linked with a one-story commercial space. The new mixed-use development would consist of residential use of 100,893 GSF (88,976 ZSF; 3.85 FAR), and commercial use of 17,907 GSF (17,218 ZSF; 0.74 FAR). The project would also include 45 residential accessory parking spaces at cellar level and on the ground floor (17,600 GSF). 119 total dwelling units would be provided (assuming 850 GSF/DU), with 25-30% (30-36 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. Given that the Applicant is proposing MIH Option 1 for Projected Development Site 2, 25% (30 units) of the residential floor area would be permanently set aside as affordable to households with income averaging 60% AMI pursuant to MIH Option 1. Accordingly, there would be 89 market rate units.

There would be local retail spaces, a parking ramp, and a residential lobby on the ground floor of the proposed building. The second to ninth floors would contain residential units. Under the RWCDS, the proposed building would be nine (9) stories in height, or 95 feet, with 15-foot setbacks at the 7th story on the Osborn Street and Watkins Street frontage, respectively. There would be a new curb cut with a width of approximately 15 feet at Watkins Street, which is located at Lot 26.

Block 3524 Lot 36 would be part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03), Lot 36 would be subdivided and treated as if it were part of the newly mapped R7A district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on it. The subdivision would be carried out after the adoption of the proposed zoning map change.

Projected Development Site 3 (Block 3523, Lot 37; Non-Applicant Lot)

The Non-Applicant-Owned lot would develop with a 28,246 GSF, 9-story (23,000 ZSF, 4.60 FAR) mixed-use residential and commercial building that would rise to a height of 95 feet. The ground floor would contain 2,710 GSF (2,464 ZSF; 0.49 FAR) of commercial uses (local retail). Part of floor 1 and floors two through nine would contain 25,536 GSF (20,536 ZSF; 4.11 FAR) of residential uses with 30 total dwelling units, with 25-30% (8-9 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. Pursuant to ZR 25-261, residential accessory parking spaces would not be provided for this site since the parking requirement is waived when the requirement is 15 or fewer spaces.

Projected Development Site 4 (Block 3524, Lots 20, 21; Non-Applicant Lot)

The Non-Applicant-Owned lots would assemble and develop with a 41,738 GSF, 9-story (34,500 ZSF; 4.60 FAR) mixed-use residential and commercial building that rises to a height of 95 feet tall. The ground floor would contain 3,993 GSF (3,833 ZSF; 0.51 FAR) of commercial uses (local retail). Floors two through nine would contain 33,333 GSF (30,667 ZSF; 4.09 FAR) of residential uses with 39 total dwelling units, with 25-30% (10-12 units) of the residential floor area set aside for affordable housing at an average of 60-80% AMI per MIH Options 1 or 2. Residential accessory parking spaces would total 15, which would be provided at cellar level (4,412 GSF).

Conclusion

Though the existing aesthetic continuity on Belmont Avenue and Osborn Street would be changed as a result of the Proposed Actions, there are several NYCHA buildings of similar bulk in the immediate vicinity of the Project Site. The Proposed Development with comparable building bulks would serve as a connection among the NYCHA Howard Houses to the north, Glenmore Plaza to the northeast, and Langston Hughes Apartments to the south. In addition, as the Proposed Actions would not diminish or disturb the existing pedestrian features of the community or neighborhood, and as the Proposed Actions would not block any view corridors or views to/from any natural areas with rare or defining features, nor would the Proposed Actions impact any historical or culturally sensitive community features, the Proposed Actions are not expected to result in any significant adverse urban design or visual resource related impacts. Furthermore, the Proposed Actions would effectuate development that is consistent in bulk and height with existing buildings along the northern and southern portions of the Study Area. Therefore, no further analysis is warranted.

Figure 2.7-1: Urban Design Photo Key



Figure 2.7-2: Study Area Photographs



1 View of Projected Development Site 1 and 3 from the intersection of Belmont Ave and Thatford Ave facing Northeast



Study Area Map with Photo Key



2 View of Thatford Ave facing South



3 View of Rezoning area from Thatford Ave facing Northeast



4 View of Projected Development Site 1 from the intersection of Belmont Ave and Osborn St facing North



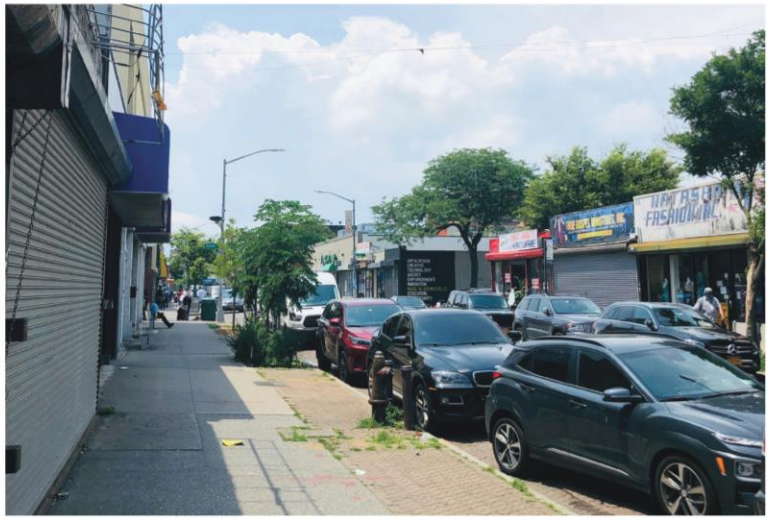
Study Area Map with Photo Key



5 View of Projected Development Site 1 from Osborn St facing South



6 View of Projected Development Site 2 from Osborn St facing Southeast



7 View of Belmont Ave towards the intersection of Osborn St and Belmont Ave facing West



Study Area Map with Photo Key



8 View of Projected Development Site 2 from Watkins St facing Southwest



9 View of Projected Development Site 4 from Watkins St facing Northwest

Figure 2.7-3: Future No-Action - View of Rezoning Area from Thatford Avenue and Belmont Avenue looking east



Figure 2.7-4: Future With-Action - View of Rezoning Area from Thatford Avenue and Belmont Avenue looking east



Figure 2.7-5: Future No-Action - View of Rezoning Area from Watkins Street and Belmont Avenue looking west



Figure 2.7-6: Future With-Action - View of Rezoning Area from Watkins Street and Belmont Avenue looking west

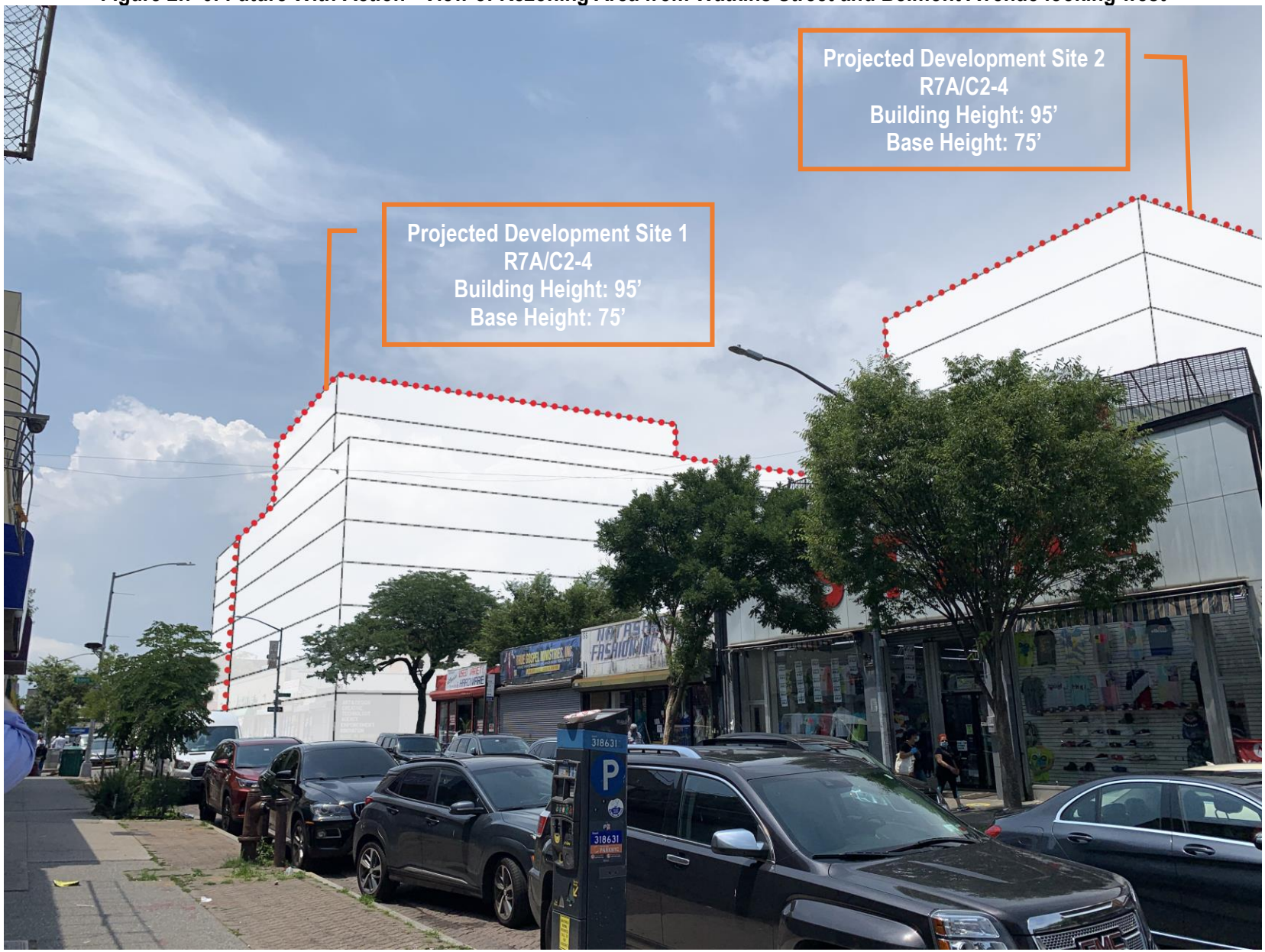


Figure 2.7-7: Future No-Action - View of Rezoning Area from Osborn Street and Belmont Avenue looking north



Figure 2.7-8: Future With-Action - View of Rezoning Area from Osborn Street and Belmont Avenue looking north

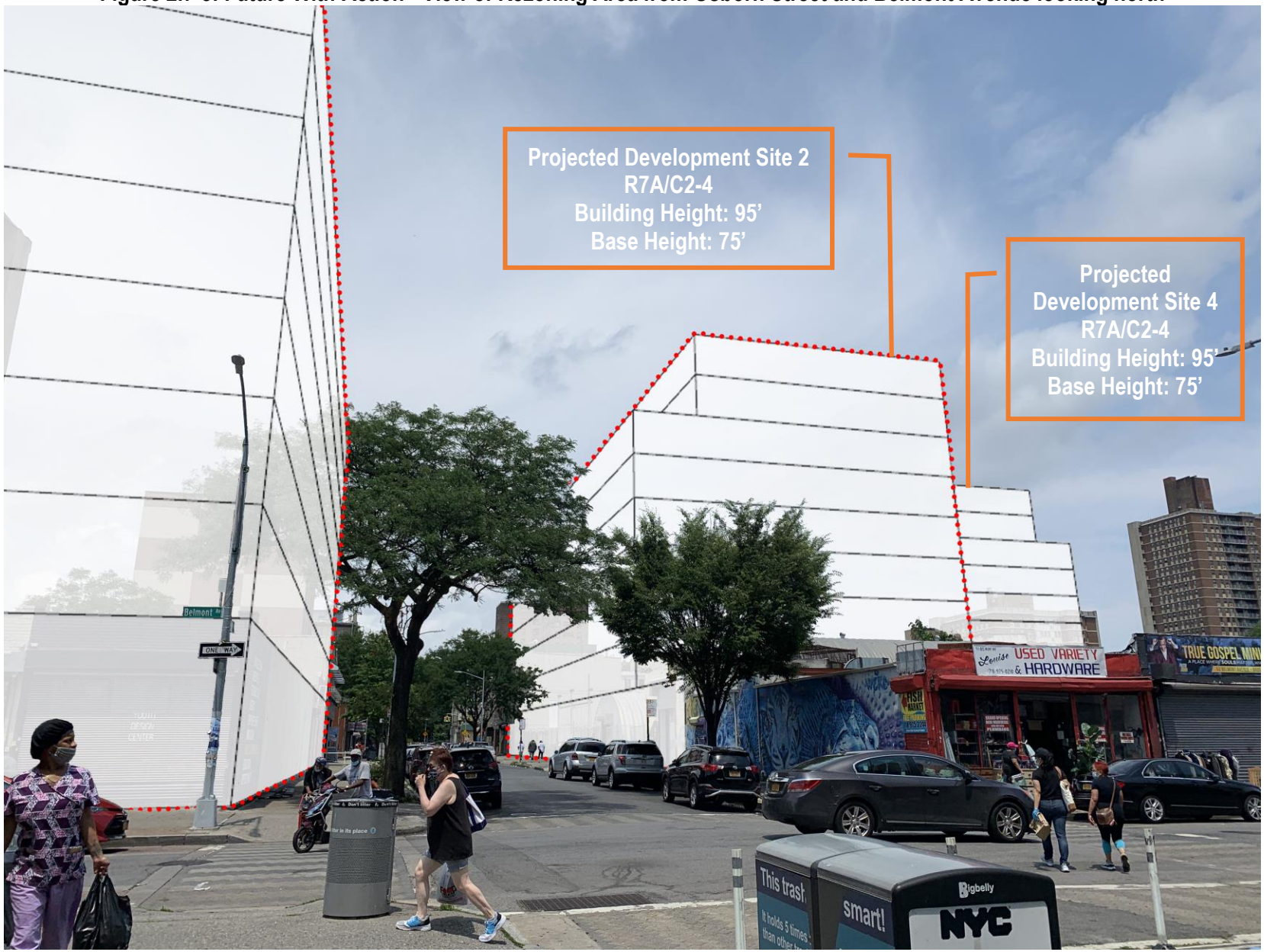


Figure 2.7-9: Future No-Action: View of Rezoning Area from Watkins Street looking north



Figure 2.7-10: Future With-Action: View of Rezoning Area from Watkins Street looking north



2.8 NATURAL RESOURCES

An assessment of a proposed project's impact on natural resources is typically performed for projects that either would occur on or near natural resources (e.g., wetlands, woodlands, meadows, etc.), or for projects that would result in either the direct or indirect disturbance of such resources. The proposed project site is a disturbed urban environment and no natural resource impacts are anticipated. As a result, there would be no impact to the area's natural resources and no further assessment is necessary.

However, the Rezoning Area is located within the Jamaica Bay Watershed. As such, the *Jamaica Bay Watershed Protection Plan Project Tracking Form* was completed (see **Appendix C**). The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed which are subject to CEQR, in order to monitor growth and trends.

2.9 HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists on a site, and (b) an action would increase pathways to their exposure, or (c) an action would introduce new activities or processes using hazardous materials.

Methodology

The hazardous materials assessment begins with a Phase 1 ESA, which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information, site observations, and interviews. Pursuant to the *2021 CEQR Technical Manual*, the Phase 1 ESA is conducted in accordance with the standards established by the current ASTM Phase 1 ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential REC is identified during this assessment, then building any subsurface investigations are usually conducted as part of a Phase II ESA to confirm the presence and extent of the contamination. A copy of the Phase I ESA is provided in **Appendix D**. The Phase I ESA results are summarized below.

Analysis

The Applicant, Osborn Belmont Properties LLC, is seeking the approval of a zoning map amendment and a zoning text amendment (Proposed Actions) comprising Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112/ Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26 (the Rezoning Area) split by Osborn Street and bounded by Pitkin Avenue to the north, Watkins Street to the east, Belmont Avenue to the south, and Thatford Avenue to the west in the Brownsville neighborhood of Brooklyn, Community District 16. In total, the Rezoning Area would be approximately 78,744 square feet (sf).

The zoning map amendment would rezone Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112/ Block 3524, Lots 1, 2, 3, 4, 23, 25, and 26, an irregular area comprising of approximately 60,000 square feet split by Osborn Street and bounded in part by Thatford Avenue, Belmont Avenue, and Watkins Street, from an R6/C1-3 zoning district to an R7A/C2-4 zoning district, and Block 3524, Lots 5, 6, 7, 8, 19, 20, and 21, a rectangle approximately 100 feet by 200 feet bounded in part by Osborn Street and Watkins Street, from a C4-3 zoning district to an R7A/C2-4 zoning district.

The Applicant-Owned property consists of seventeen separate lots on two Blocks along Belmont Avenue and Osborn Street, which includes Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33; Applicant-Owned Lot) and Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36; Applicant-Owned Lot).

The Phase I ESA was performed at the above parcels comprising Projected Development Sites 1 and 2. The actual property address for 135 Osborn Street, 133 Osborn Street, 150 Osborn Street, and 47 Belmont

Avenue were observed as different address numbers during the site reconnaissance. For the accuracy of this report, the actual address numbers were used.

The Phase I ESA revealed the following environmental areas of concern:

A. Recognized Environmental Conditions (RECs)
The former printing facility that existed at 135 Osborn Street from 1950 through 1983 is considered a REC due to the potential impacts of hazardous substances used at such facilities.

B. Controlled Recognized Environmental Conditions (CRECs)
No Controlled RECs were identified as a result of this assessment.

C. Historical Recognized Environmental Conditions (HRECs)
The Oil burner application that was submitted in 1948 for a residential building that existed from 1907-1983 at 152 Watkins Street indicating the usage of heating oil is considered an HREC as well as the former bottling works facility that existed in 1907 at 127 Osborn Street due to the potential impacts of hazardous substances used at such facilities.

D. Vapor Encroachment Conditions (VECs)
The EDR Vapor Encroachment database identified multiple VEC (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property related to four historic dry cleaners and two current dry cleaners. Based on these findings, a vapor encroachment condition cannot be ruled out. Details on the VECs can be found in **Appendix D.**

E. De Minimis Conditions
No De Minimis Conditions were identified as a result of this assessment.

F. Data Gaps
The only data gap encountered during the site visit was access to 47 Belmont Avenue (Block 3523/Lot 30). Access was not provided however according to the Subject Property landlord; the building is only used for offices. Equity cannot confirm this.

Conclusion

Equity's review of available information and observations of Projected Development Sites 1 and 2 and surrounding properties indicates that no CRECs, or De Minimis conditions were identified as a result of this assessment. However, one REC, two HRECs, and a VEC issue were identified at Projected Development Sites 1 and 2. As there are actively operating businesses located on the site, including but not limited to Dollar Tree, People's Choice Supermarket, and Belmont Fish & Seafood LLC, the site testing cannot be accommodated at this time.

Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) is comprised of multiple lots that make it impracticable to complete a Phase II absent demolition of structures on Site. Block 3523 Lot 33 contains a Dollar Tree retail store with hours of operation from 8AM to 9PM seven days a week, and with staff arriving at 6AM, while Lots 26, 27, 127, 28, and 32 contain a People's Choice Grocery Store that operates seven days a week from 9AM to 7PM. Phase II ESA testing will require site investigative work in multiple locations on the properties, including the drilling of multiple borings into pavement area. As no area of the lots is undeveloped with exposed earth, accessibility for sampling in these active stores would require drilling rigs with large equipment on the basement floor, which could result in significant damage to the basement floor used for storage, and potentially damage or contaminate grocery items. In addition, it difficult to provide access for equipment into the basement, which is full of grocery inventory.

The remaining Lot 30 includes one non-profit organization, Elite Learners – a youth education and mentorship office, and one print shop, 212 Print Lab. Both uses comprise a small portion of Projected Development Site 1. Elite Learners has active hours of operation from 9AM to 5PM five days a week (closed on weekends) and 212 Print Lab has active hours of operation from 10AM to 7PM six days a week (closed on Sunday). While these uses are accessible for sampling, however such work would be highly invasive to operations and without additional sampling on other lots within the Projected Development Site 1 area, would result in an incomplete Phase II investigation for characterization of potential contamination.

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) is composed of multiple lots that also make it impracticable to complete a comprehensive Phase II absent demolition of structures on Site. The lots within Projected Development Site 2 contains a mixture of surface parking, active businesses, and storage facilities. The active major commercial use on Projected Development Site 2 is Belmont Fish & Seafood LLC on Block 3524 Lot 4, a fresh seafood grocery which operates from 10AM to 6PM six days a week and is closed on Sunday. Accessory parking associated with the grocery store includes Lots 5, 6, and 7. Lots 2 and 3 are improved with warehouses associated with Belmont Fish & Seafood, which are used for cold storage of seafood. Lot 25 is currently occupied by exterior storage associated with the grocery and contains six large stacked trailer storage cubes. The remaining Lots 1 and 26 are used for employee parking and deliveries supporting the operation of Belmont Fish & Seafood.

Given that the REC is identified on 135 Osborn Street (Block 3524, Lot 2), currently improved with a warehouse building that would be subject to severe intrusion associated with the invasive sampling, proper coverage of a Phase II for purposes of characterizing potential contamination would be limited. The sampling work would have to last at least one to two days in the active grocery store with fresh seafood and cold storage. Accessibility for sampling on remaining paved parking lots is similarly compromised, as all the paved parking lots associated with the market is actively used by patrons and employees. Phase II ESA will require multiple borings (typically 2-3) deep into the ground to capture subsurface conditions for the entire property, with a rig powerful enough to penetrate pavement. It should be noted that these rigs are large enough to prevent the normal use of parking lot. Based on the experience from similar projects, these tests would take approximately a day to complete, with some additional time to patch the borings. Given the invasive nature of boring with a large rig, the business would be required to close to permit this work, as it would occur during

business hours and/or utilization of the site for cleaning, grocery item delivery, trash pick-up, and other activities associated with a fish market business. For these reasons, performance of a Phase II absent demolition of existing structures and clearance of Projected Development Site 2 is impracticable.

Therefore, to preclude the potential for significant adverse impacts, an (E) Designation would be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the Applicant-Owned Site's (Projected Development Sites 1 and 2) as well as the sites within the Rezoning Area that are not owned by the Applicant (Projected Development Sites 3 and 4). The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. Further hazardous materials assessments would be coordinated through the Mayor's Office of Environmental Remediation (OER). The text of the (E) designation would be as follows:

E-Designation (E-715):

Projected Development Site 1: Block 3523, Lots 26, 27, 28, 30, 32, 33 and 127, and Projected Development Site 2: Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26 and 36 (Applicant Owned Sites).
Projected Development Site 3: Block 3523, Lot 37, and Projected Development Site 4: Block 3524, Lots 20 and 21 (Non-Applicant Owned Sites).

Task 1-Sampling Protocol
The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol
A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

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

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation. With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

2.10 TRANSPORTATION

The "Applicant", Osborn Belmont Properties, LLC, is seeing a zoning map amendment to modify the existing R6/C1-3 and C4-3 zoning districts to an R7A/C2-4 district and a text amendment to modify Appendix F, Brooklyn Community District 16, to map the Rezoning Area as an MIH area. Located within the Brownsville neighborhood of Brooklyn, Community District 16, the Rezoning Area consists of Block 3523, Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112 / Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 8, 19, 20, 21, 23, 25, and 26. The Rezoning Area is composed of portions of two blocks which are split by Osborn Street and bounded by Pitkin Avenue to the north, Watkins Street to the east, Belmont Avenue to the south, and Thatford Avenue to the west. Osborn Street (southeast to northwest), Watkins Street (northwest to southeast), Belmont Avenue (southwest to northeast), and Thatford Avenue (northwest to southeast) are narrow one-way roads with a single moving lane in each direction and curbside parking. Pitkin Avenue is a northeast-southwest two-way wide road with one moving lane of traffic in each direction and curbside parking. See **Figure 2.10-1** for the Rezoning Area.

There would be two new buildings constructed on two Applicant-Owned sites. Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) located on the corner of Belmont Avenue and Osborn Street, and Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) located in the middle of the block between Osborn Street and Watkins Street. In total, 17 regularly shaped lots are controlled by the Applicant, of which only 1 lot (Block 3523 Lot 30) is a corner lot at the intersection of Belmont Avenue and Osborn Street and the other 16 lots are interior lots with frontage on Osborn Street, Belmont Avenue, or Watkins Street. All the seven lots within Projected Development Site 1 have a lot area ranging from 1,650 sf to 10,000 sf and are developed with seven 1- or 2-story commercial and office buildings or mixed-use residential and commercial buildings, which are all currently used for local retail, including two supermarkets, two small retail stores, and one large Dollar Tree store. Nine lots within Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, and 26) have an identical lot area of 2,500 sf and only Block 3524 Lots 2, 3, and 4 are developed with 1- and 2-story industrial and manufacturing buildings currently used as a fish market. The other six lots are paved and used as parking lots. It should be noted that Block 3524 Lot 36 would be part of Projected Development Site 2 though not part of the Rezoning Area. In accordance with the applicable regulations in Article VII Chapter 7 of the zoning resolution (ZR 77-03 and ZR 77-211), Lot 36 would be subdivided and treated as if it were part of the newly mapped R7A/C2-4 district, with a 1-story lobby serving the new development on Projected Development Site 2 constructed on it. The subdivision would be carried out after the adoption of the proposed zoning map change.

Furthermore, it is expected that two additional developments on two Non-Applicant-Owned sites would likely occur as a result of the Proposed Actions. Projected Development Site 3 (Block 3523, Lot 37), a regularly shaped corner lot at the intersection of Belmont Avenue and Thatford Avenue, and Projected Development Site 4 (Block 3524, Lots 20 and 21), an assemblage of two regularly shaped interior lots with frontage on Watkins Street. Projected Development Site 3 has a lot area of 5,000 sf and is improved with a 1-story commercial building occupied by C-Town Supermarket. Projected Development Site 4 has an assembled lot

area of 7,500 sf, which is developed with two 1-story commercial buildings currently occupied by a poultry store.

Figure 2.10-1: Project Tax Map



The other lots in the Rezoning Area are Block 3523 Lots 101, 102, 103, 104, 105 and 112/ Block 3524 Lots 8, 19, and 23, and are all independently owned:

- Block 3523 Lots 101, 102, 103, 104, 105 and 112 are six interior lots with lot area of approximately 1,875 sf each. Lots 101-105 have 18.75 feet of frontage along Thatford Avenue and Lot 112 has an 18.77-foot frontage along Osborn Street. Each lot is improved with a 3-story, 3-unit multi-family attached rowhome building of 2,814 gsf, which was constructed in 2007.
- Block 3524 Lot 8 is a 2,500-sf interior lot with 25 feet of frontage along Osborn Street. The lot is vacant and unimproved, owned by the Antioch Church of Our Lord Jesus Christ, Inc.
- Block 3524 Lot 19 is a 2,650-sf interior lot with 26.5 feet of frontage along Watkins Street. Owned by the Antioch Church of Our Lord Jesus Christ, Inc., the building on the lot was originally constructed in 1930 and altered in 2008. Now the lot is improved with a 3-story public facility building of 7,950 gsf, occupied by Christian Crossroads Ministry.
- Block 3524 Lot 23 is a 4,850-sf interior lot with 48.5 feet of frontage along Watkins Street. The building on site was constructed in 1930, and is a 2-story, 7,830 gsf public facility building. This lot is now occupied by Charity Baptist Church.

Existing land uses in the surrounding 400-foot area primarily consist of multi-family walk-up and elevator buildings, commercial and office buildings, mixed commercial and residential buildings, public facilities and institutions, and parking facilities. The residential buildings mainly consist of multi-family walk-up apartment buildings of 3 stories in height. One multi-family elevator building of 5 stories is located to the northwest of the Projected Development Site 1 along the other side of Thatford Avenue. An assemblage of eighteen mid-rise multi-family elevator apartment buildings (named as Howard Houses) is sited to the north of the Projected Development Sites across Pitkin Avenue, all of which are of 7 stories and owned by NYC Housing Authority. Another cluster of four high-rise elevator apartment buildings is located to the south of the Projected Development Sites across Belmont Avenue, with all four 22-story buildings owned by NYC Housing Authority as well. The commercial buildings and mixed commercial and residential buildings are mostly 1- to 3-story buildings with local retail on the ground floor. The public facilities and institutions close to the Projected Development Sites are occupied with religious groups and used as churches, chapels, and synagogues. Most of the parking facilities in the surrounding area are located within the Projected Development Site 2 while others intersperse with the residential, commercial, and mixed-use land uses.

Block 3523 Lots 26, 27, 127, 28, 30, 32, 33, 37, 101, 102, 103, 104, 105, and 112/ Block 3524, Lots 1, 2, 3, 4, 23, 25, and 26 are currently zoned R6/C1-3. Block 3524 Lots 5, 6, 7, 8, 19, 20, and 21 are currently zoned C4-3. The C4-3 zoning district is a cross-shaped area with the long leg extending along Pitkin Avenue from Watkins Street to Grafton Street and the short leg extending along Rockaway Avenue from Sutter Avenue to the middle of the block between Pitkin Avenue and East New York Avenue.

The area is well-served by transit. The Rockaway Avenue 2/3/4 Subway Station is within ½ mile to the South near the corner of Rockaway Avenue and Livonia Avenue. The Sutter Avenue L Subway Station is located

under ½ to the east near the intersection of Sutter Avenue and Van Sinderen Avenue. There are four bus lines (B14/B60/B98V/M99) that are accessible to users in the area.

As part of the environmental review, this analysis summarizes the preliminary trip generation assessment and two-tier screening process to determine whether a quantified analysis of any technical areas of the transportation system is necessary.

Table 2.10-1 provides a summary of the incremental change between the future no-action conditions and the future with-action conditions evaluated in this analysis.

Table 2.10-1: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Commercial GSF	42,620	42,502	-118
Residential GSF	0	264,142	+264,142
Total GSF	42,620	344,256	+301,636
Residential DUs	0	311	+311
Residents[1]	0	833	+833
Workers[2]	128	128	0

1: Assumes 3 employees per 1,000 sf of local retail uses

2: Assumes 2.68 residents per household average - 2020 Decennial Census Data Brooklyn CD 16

2.10.1 Transportation Planning Assumptions

Trip generation factors for the proposed projects were developed based on information from the *2021 CEQR Technical Manual*, East New York Rezoning FEIS, American Community Survey (ACS) 2015-2019 5-Year data (Kings County Census Tracts 363, 365.02, 906, 908, 910, 912, and 924), and data provided by NYCDOT. The transportation demand factors are summarized in **Table 2.10-2**.

Local Retail

Vehicular occupancy estimates are provided by NYCDOT. Daily person trip generation rates, temporal distributions, and truck trip generation rates and modal splits are from the *2021 CEQR Technical Manual*. Truck directional distributions are from the East New York FEIS, 2016.

Residential (Market Rate + Affordable Units)

The daily person trip generation rates, directional distributions, truck trip generation rates and temporal distributions are from the *2021 CEQR Technical Manual*. Modal split estimates and auto occupancy were derived from "B08006: Sex of Workers by Means of Transportation to Work" from the American Community Survey (ACS) (2015-2019) for census tracts 363, 365.02, 906, 908, 910, 912, and 924 that contains the rezoning area. Taxi occupancy and truck directional distributions is from the East New York FEIS, 2016.

For the purposes of trip generation and screening, rates were determined for four peak hours as necessary:

- Weekday AM Peak Hour: This includes trip generation for all land use types;
- Weekday Midday Peak Hour: This includes trip generation for all land use types;
- Weekday PM Peak Hour: This includes trip generation for all land use types;
- Saturday Midday Peak Hour: This includes trip generation for all land use types.

Table 2.10-2: Transportation Demand Factors

	Local Retail		Residential	
Trip Generation	(1)		(1)	
Weekday	329		8.18	
Saturday	358		9.08	
	per 1,000 sf		per dwelling unit	
Linked-trip	(1) 10%			
Temporal Distribution	(1)		(1)	
AM	4.80%		9.30%	
MD	8.00%		5.60%	
PM	10.90%		8.50%	
Sat MD	11.70%		8.40%	
Modal Splits	(1)		(3)	
Auto	11%		16%	
Taxi	0%		1%	
Bus	2%		12%	
Subway	3%		65%	
Walk/Other	84%		7%	
In/Out Splits	In (1)	Out (1)	In (1)	Out (1)
AM	52%	48%	22%	78%
MD	50%	50%	50%	50%
PM	50%	50%	62%	38%
Sat MD	50%	50%	55%	45%
Vehicle Occupancy	(4)		(3)(2)	
Auto	1.20		1.10	
Taxi	1.20		1.30	
Truck Trip Generation	(1)		(1)	
Weekday	0.35		0.06	
Saturday	0.04		0.02	
Temporal Distribution	(1)		(1)	
AM	8.00%		12.00%	
MD	11.00%		9.00%	
PM	2.00%		2.00%	
Saturday	11.00%		9.00%	
In/Out Splits	In (2)	Out (2)	In (2)	Out (2)
AM/MD/PM/Sat	50.00%	50.00%	50.00%	50.00%

1 = 2021 CEQR Technical Manual
2 = East New York FEIS
3 = 5-year ACS Journey to Work (2015 - 2019) for Kings County Tracts 363, 365.02, 906, 908, 910, 912, and 924
4 = Local Retail data provided by NYCDOT

2.10.2 CEQR Transportation Analysis Screening

The *2021 CEQR Technical Manual* provides a methodology for evaluating the potential impacts of a proposed project on the transportation system. In accordance with the *2021 CEQR Technical Manual*, a Level 1 screening assessment includes a trip generation analysis to determine whether the project would result in more than 50 vehicle trip-ends, 200 subway/rail or bus transit riders, or 200 pedestrian trips in a peak hour. The Level 2 screening is a trip assignment review that assigns the project-generated trips to specific intersections, transit lines, and pedestrian elements and identifies intersections with 50 or more vehicle trips, pedestrian elements with 200 or more pedestrian trips, 50 bus trips in a single direction on a single route, or 200 passengers at a subway station or line during any analysis peak hour which would require detailed analyses.

Level 1 Trip Generation Summary

Table 2.10-3 shows the Total Trip Generation projected for the proposed rezoning. The project would generate approximately 235 total person trips during the weekday AM peak hour, 140 during the weekday midday peak hour, 212 during the weekday PM peak hour, and 233 during the Saturday midday peak hour as shown in **Table 2.10-3.**

The project would generate approximately 39 total vehicle trips during the weekday AM peak hour, 23 during the weekday midday peak hour, 34 during the weekday PM peak hour, and 37 during the Saturday midday peak hour as shown in **Table 2.10-3**.

Table 2.10-3: Total Project Generated Trips

	Local Retail		Residential		Total		
Size (gsf)	-118 gsf		311 du				
Peak Hour Trips							
AM	-2		237		235		
MD	-3		142		140		
PM	-4		216		212		
Sat MD	-4		237		233		
Person Trips							
AM	In	Out	In	Out	In	Out	Total In/Out
Auto	0	0	8	29	8	29	37
Taxi	0	0	0	1	0	1	2
Bus	0	0	6	21	6	21	27
Subway	0	0	34	120	34	120	154
Walk/Other	-1	-1	4	13	3	12	15
Total	-1	-1	52	185	51	184	235
MD	In	Out	In	Out	In	Out	Total In/Out
Auto	0	0	11	11	11	11	22
Taxi	0	0	1	1	1	1	1
Bus	0	0	8	8	8	8	17
Subway	0	0	46	46	46	46	93
Walk/Other	-1	-1	5	5	4	4	7
Total	-1	-1	71	71	70	70	140
PM	In	Out	In	Out	In	Out	Total In/Out
Auto	0	0	21	13	21	13	34
Taxi	0	0	1	1	1	1	2
Bus	0	0	16	10	16	10	25
Subway	0	0	87	53	87	53	140
Walk/Other	-2	-2	9	6	8	4	12
Total	-2	-2	134	82	132	80	212
Saturday	In	Out	In	Out	In	Out	Total In/Out
Auto	0	0	21	17	20	17	37
Taxi	0	0	1	1	1	1	2
Bus	0	0	15	12	15	12	27
Subway	0	0	85	69	85	69	154
Walk/Other	-2	-2	9	7	7	5	13
Total	-2	-2	130	107	128	105	233
Vehicle Trips							
AM	In	Out	In	Out	In	Out	Total In/Out
Auto	0	0	7	26	7	26	34
Taxi	0	0	0	1	0	1	1
Taxi Balanced	0	0	1	2	1	2	3

Truck	0	0	1	1	1	1	2
Total	0	0	9	30	9	30	39
MD	In	Out	In	Out	In	Out	Total In/Out
Auto	0	0	10	10	10	10	20
Taxi	0	0	0	0	0	0	1
Taxi Balanced	0	0	1	1	1	1	2
Truck	0	0	1	1	1	1	2
Total	0	0	12	12	12	12	23
PM	In	Out	In	Out	In	Out	Total In/Out
Auto	0	0	19	12	19	12	31
Taxi	0	0	1	0	1	0	1
Taxi Balanced	0	0	2	1	2	1	3
Truck	0	0	0	0	0	0	0
Total	0	0	21	13	21	13	34
Saturday	In	Out	In	Out	In	Out	Total In/Out
Auto	0	0	19	15	18	15	34
Taxi	0	0	1	1	1	1	1
Taxi Balanced	0	0	2	1	2	1	3
Truck	0	0	0	0	0	0	1
Total	0	0	20	17	20	17	37

Level 1 Screening Results

The Level 1 Screening evaluates the number of vehicle and person trip-ends by mode to determine if further analysis is warranted. Incremental project-generated trip ends are detailed below in **Table 2.10-4**.

Table 2.10-4: Projected Generated Trip-Ends

Peak Hour	AM Peak Hour	Midday Peak Hour	PM Peak Hour	Saturday Peak Hour
Total Walk Only Trip-Ends	15	7	12	13
Walk Only Threshold	200	200	200	200
Total Subway Trip-Ends	154	93	140	154
Subway Threshold	200	200	200	200
Total MTA Bus Trip-Ends	27	17	25	27
MTA Bus Threshold	200	200	200	200
Total Pedestrian Trip-Ends	196	116	177	194
Pedestrian Threshold	200	200	200	200
Total Vehicular Trip-Ends	39	23	34	37
Vehicular Threshold	50	50	50	50

Traffic

As detailed in **Table 2.10-4**, the proposed projects would not generate greater than 50 vehicle trips during the Weekday AM, Midday, PM, and Saturday Midday peak hours. As the Proposed Actions would not exceed the Level 1 threshold of 50 vehicle trip-ends, a Level 2 screening assessment would not be warranted for any peak hours.

Subway

The proposed project can be accessed directly by subway at the 2/3/4 train station at Rockaway Avenue and Livonia Avenue and the Sutter Avenue L train station at Sutter Avenue and Van Sinderen Street. As shown in **Table 2.10-4**, the proposed project would generate fewer than 200 subway trips during each of the peak hours of analysis. Therefore, a quantitative analysis of subway capacity would not be warranted.

Bus

The project site is served by four bus lines (B14/B60/B98V/M99) within an approximately quarter-mile walk. The B14 runs along Pitkin Avenue, and the B60/B98V/M99 Runs along Rockaway Avenue. As shown in **Table 2.10-4**, the proposed project would generate fewer than 200 bus trips during each of the peak hours of analysis. Therefore, a quantitative analysis of bus capacity would not be warranted.

Pedestrian

In addition to walk-only trips, all bus and subway trips generated by the proposed project would begin or end as pedestrian trips. All vehicles were assumed to park on-site for both Sites 1 and 2 and all taxi pick-up/drop-offs were assumed to occur at the entrance to the building. As such, no walk trips related to vehicular trips were considered in the pedestrian trip-ends. The proposed project would not exceed the Level 1 threshold of 200 trips during the Weekday AM, Midday, PM, and Saturday Midday peak hours as shown in **Table 2.10-4**. Therefore, a Level 2 screening assessment is not warranted for the proposed project during any peak hours of analysis.

2.11 AIR QUALITY

This section examines the potential for air quality impacts from the Proposed Actions. According to the CEQR Technical Manual, air quality impacts can be characterized as either direct or indirect impacts. Direct impacts result from emissions generated by stationary sources, such as stack emissions from on-site fuel burned for boilers and heating, ventilation, and air conditioning (HVAC) systems. Indirect effects are caused by off-site emissions associated with a project, such as emissions from on-road motor vehicles ("mobile sources") traveling to and from a project site. An assessment of traffic associated with the proposed project was conducted to determine if the Proposed Actions would have potential air quality mobile sources concerns.

Air Pollutants and Applicable Standards/Guidelines

Criteria Pollutants

The EPA has established national ambient air quality standards (NAAQS) for seven of the most common air pollutants—known as "criteria" pollutants. The presence of these pollutants in ambient air is generally due to diverse and widespread sources of emissions. The NAAQS primary standards are designed to protect public health with an adequate margin of safety. The NAAQS secondary standards are designed to protect the public welfare from adverse effects, including those related to effects on soils, water, vegetation, visibility, and other aspects. As required by the Clean Air Act, EPA periodically conducts comprehensive reviews of the scientific literature on health and welfare effects associated with exposure to the criteria air pollutants. The NAAQS have been adopted as the ambient air quality standards for the State of New York.

The New York State Department of Environmental Conservation (NYSDEC) measures air pollutants at more than 50 sites across the state. These sites are a mix of federally-mandated and supplemental monitoring networks. The primary NAAQS and background concentrations of the pollutants that a detailed analysis was required for, from the nearest federally-mandated monitoring station(s), are presented in **Table 2.11-1.**

Table 2.11-1: NAAQS and Background Concentrations at the Nearest NYSDEC Monitoring Stations

Pollutant	Averaging Period	National and State Standards	Background Concentration	Monitoring Station
NO_2 (1)	1-Hour	188 µg/m^3	103.6 µg/m^3 (53.1 ppb)	Queens College
	Annual	100 µg/m^3	26.8 µg/m^3 (12.46 ppb)	
SO_2 (2)	1-Hour	196 µg/m^3	15.08 µg/m^3 (5.77 ppb)	Queens College
	Annual	80 µg/m^3	0.93 µg/m^3 (0.35 ppb)	
$PM_{2.5}$ (2)	24-Hour	35 µg/m^3	18.7 µg/m^3	JHS 126
	Annual	12 µg/m^3	7.6 µg/m^3	

Note:
1. NYSDEC (2019). New York State Ambient Air Quality Report for 2019, <https://www.dec.ny.gov/chemical/8406.html#Quality>.
2. NYSDEC (2020). New York State Ambient Air Quality Report for 2020, <https://www.dec.ny.gov/chemical/8406.html#Quality>.
3. µg/m3 – microgram per meter cube; ppm – parts per million.

In addition to the NAAQS, the *CEQR Technical Manual* requires that projects subject to CEQR apply a $PM_{2.5}$ and 8-hour CO averaging time significant impact criteria (based on concentration increments). These criteria, named *de minimis*, are more stringent than the NAAQS and the state standards, as the criteria set a maximum increase of pollutant concentration that is below the national standard. If the predicted impact concentrations associated with the Proposed Action are less than the *de minimis* criteria, the impacts are not considered to be significant. The $PM_{2.5}$ significant impact concentrations are evaluated as follows:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.1 $\mu g/m^3$ at ground level on a neighborhood scale (i.e., the annual increase in concentration representing the average over an area of approximately 1 square kilometer, centered on the location where the maximum ground-level impact is predicted for stationary sources; or for mobile sources, at a distance from a roadway corridor similar to the minimum distance defined for locating neighborhood scale monitoring stations).
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 $\mu g/m^3$ at any receptor location for stationary sources.

The $PM_{2.5}$ concentrations' increments, *de minimis*, are 24-hour concentration increment of 8.15 $\mu g/m^3$, and annual $PM_{2.5}$ concentration increments of 0.3 $\mu g/m^3$ for stationary source and 0.1 $\mu g/m^3$ or mobile source on a neighborhood scale. As the mobile source screened out for CO, the CO *de minimis* are not shown.

Non-Criteria Pollutants

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the NYSDEC has established guidelines for maximum allowable concentration of "non-criteria pollutants," which are potentially toxic or carcinogenic pollutants. These include 185 hazardous air pollutants (HAPs) that are regulated by the EPA. The maximum allowable guidelines set a maximum 1-hour and annual averaging time concentrations and are published in the DAR-1 AGC/SGC Table, where AGC/SGC refers to Annual and Short-term Guideline Concentrations. The most recent DAR-1 guidelines were published on February 12, 2021. NYSDEC also regulates pollutants that produce discomfort due to odors, where significant discomfort is evaluated on quantity, characteristic or duration.

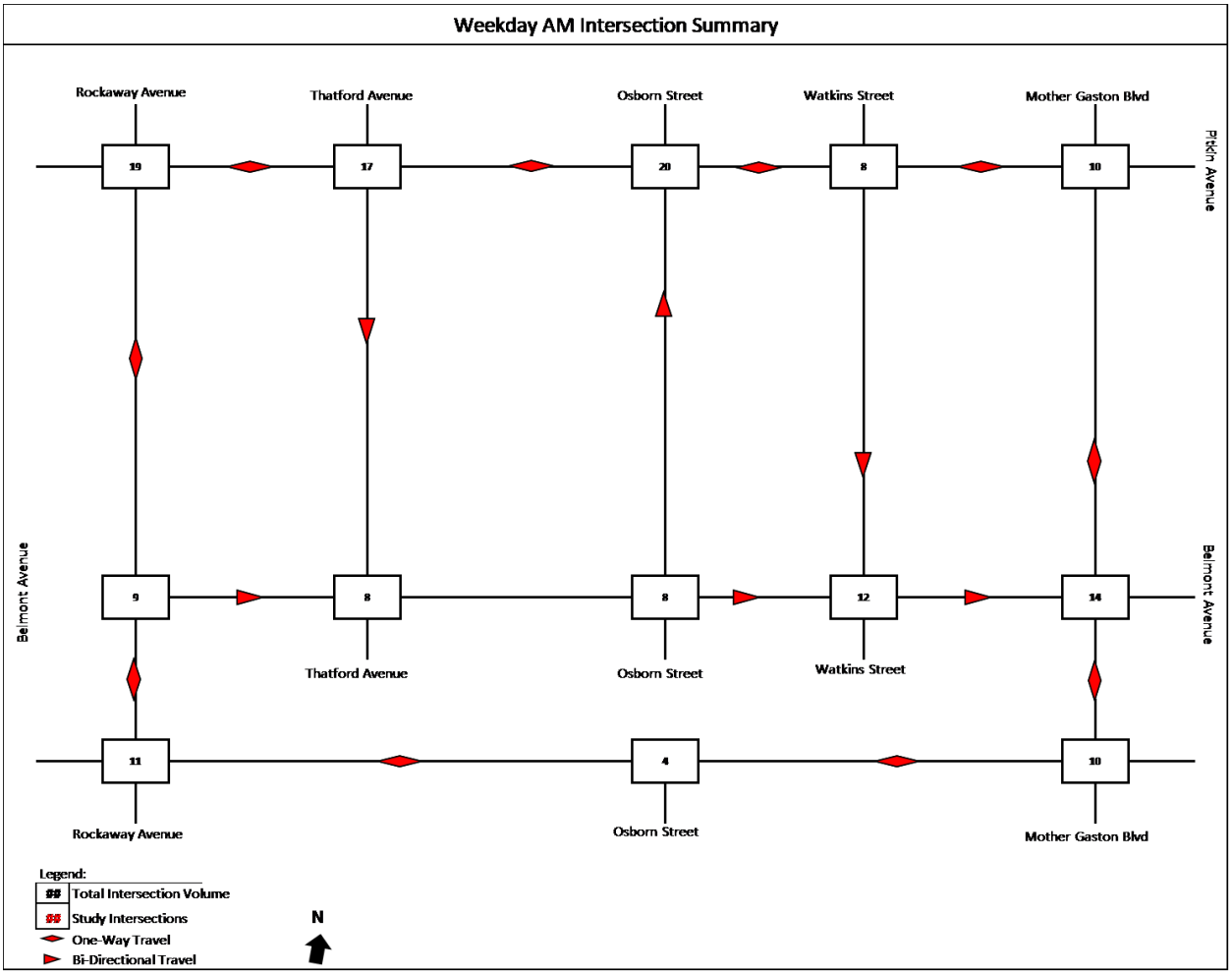
2.11.1 Mobile Sources

Project Generated Traffic Screening Assessment

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

As per the vehicular assignment provided in **Chapter 2.10 Transportation**, the worst case of maximum incremental trip-ends generated by the project is 39 during the Weekday AM peak hour, which equals to 19 HDDV trips using the worksheet provided in the CEQR TM Section 210. Since Osborn Street, Watkins Street, Thatford Street, and Belmont Avenue are all classified as paved roads with a threshold of 12 HDDV trips, the preliminary screening fails and a Level 2 screening was performed. As shown in **Figure 2.11-1**, the maximum trip generation is 20 vehicular trips at the intersection of Osborn Street and Pitkin Avenue, which equals to 10 HDDV trips and is below the CEQR threshold of 12 HDDV trips on paved roads. Therefore, a detailed mobile source impact analysis is not warranted.

Figure 2.11-1: AM Peak Hour Vehicular Trip Assignment Intersection Summary



2.11.2 Stationary Sources

According to the *CEQR Technical Manual* guidelines, air quality analyses of stationary sources may be warranted if a project would (i) create new stationary sources of pollutants – such as emission stacks of industrial plants, hospitals, other large institutional uses, or even a building's boilers – that may affect surrounding uses; (ii) introduce

certain new uses near existing or planned emissions stacks that may affect the use, or (iii) introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

Heat and Hot Water Systems

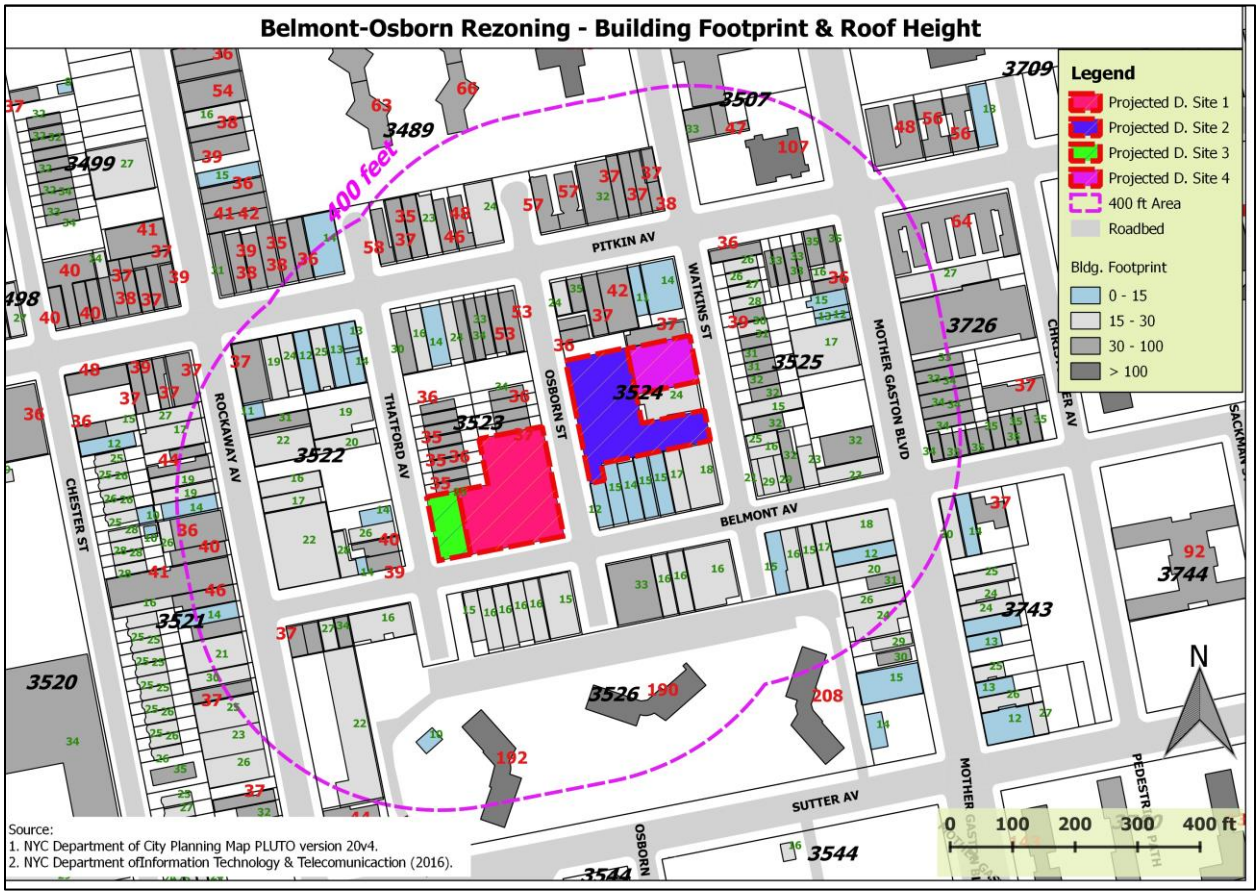
The potential for the heat and hot water system(s) to have a significant adverse impact on nearby receptors depends on the type of fuel that would be used by the HVAC system, the height of the stack venting the emissions, the distance to the nearest building of similar or greater height, and the building's use and the square footage of the development that would be served by the system, both of which effect the amount of fossil fuel consumed. The *2021 CEQR Technical Manual* screening assessment is based on these factors. In addition, the CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. A detailed analysis is required if the screening assessment failed.

The *2021 CEQR Technical Manual* Figure 17-3 nomograph was used for the screening assessment. This stationary source screen is a generic screen for heat and hot water systems. The nomograph depicts the size of the development versus the distance below which the potential impact can occur and provides a conservative estimate of the threshold distance. In addition, as screening analysis is only applicable to a single smokestack, for the purposes of a cumulative screening analysis, emissions from multiple stacks were combined in a single stack situated as close as possible to the receiving building.

Roof height of buildings in the area were obtained from the NYC Building Footprint database.[1] As described in the **Chapter 1 Project Description**, there are no proposed actions within 400 feet of the proposed project. **Figure 2.11-2** shows the Development Sites with a 400 feet area and buildings in the area with their roof height specified.

[1] City of New York, nyc-geo-metadata (May 03, 2016); https://data.cityofnewyork.us/Housing-Development/Building-Footprints/nqwf-w8eh

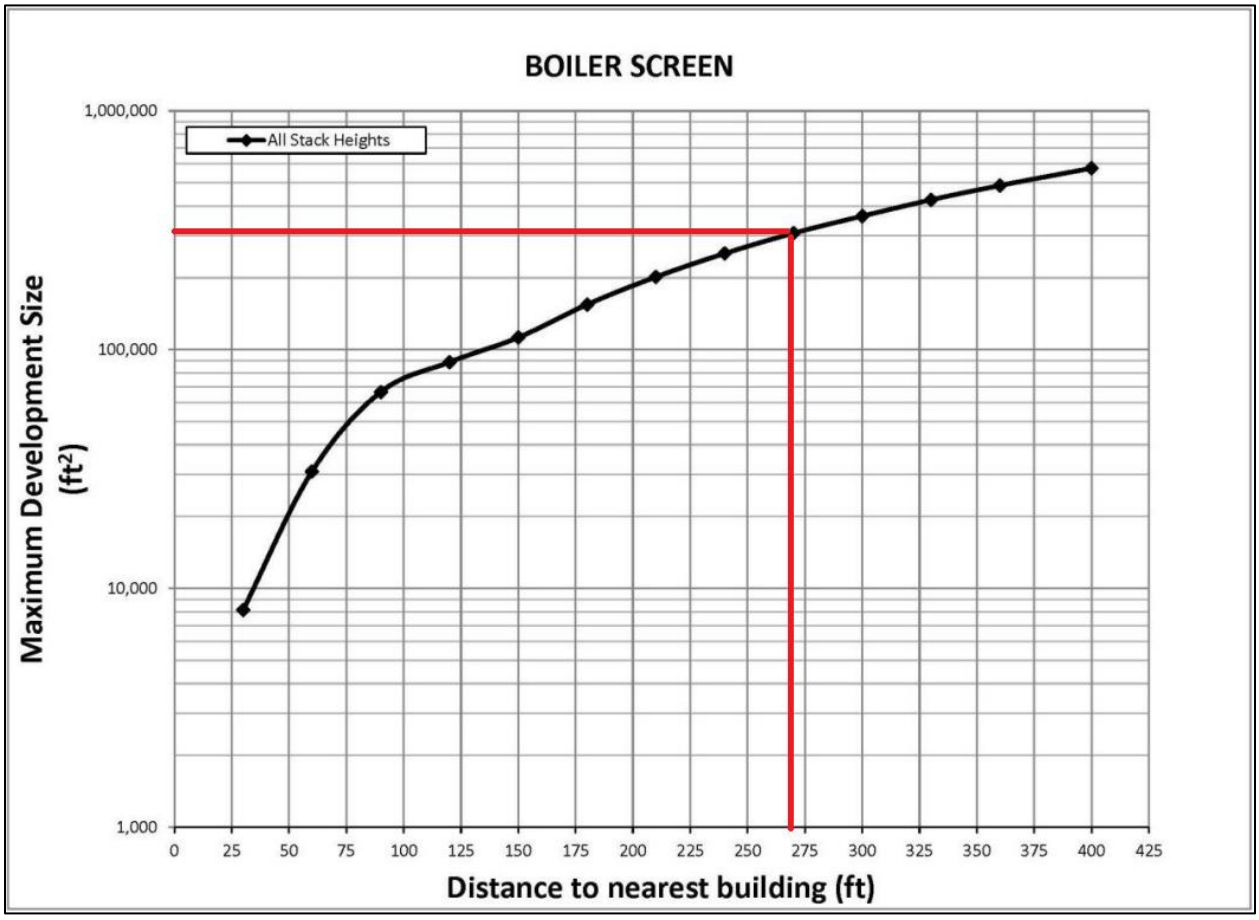
Figure 2.11-2: The project increment buildings and existing buildings footprint and roof heights



Project-on-Existing

For the project-on-existing screening analysis, the project increment buildings were analyzed as a single 306,644 gsf building, which is the combined floor area, excluding the parking facilities, of Projected Development Sites 1, 2, 3, and 4. A height of 88 feet was assumed, which is the Projected Development Sites 1 and 2 proposed building height (75 feet proposed building heights) plus 10 feet high bulkheads and a minimum stack height of 3 feet above the rooftop. **Figure 2.11-3** shows the project-on-existing screening analysis.

Figure 02.11-3: Project-on-Existing Minimum Distance Screening Nomograph



As seen in **Figure 2.11-3**, the project increment buildings gsf, excluding their parking garage(s) floor area(s), intersects the curve for HVAC system(s) at a distance of 270 feet. Two 22-floor, approximately 190-foot-tall residential buildings, located at 28 Belmont Avenue (Block 3526, Lot 21) (see in **Figure 2.11-2**), are approximately 240 feet from the Projected Development Site 1 or Projected Development Site 3. Therefore, a detailed analysis is required for these buildings.

Project-on-Project

Projected Development Site 1 is adjacent to Projected Development Site 3, and Projected Development Site 2 is adjacent to Projected Development Site 4. As these Development Sites are located less than 30 feet from each other, a detailed analysis is required (screening analysis is applicable to distances greater than 30 feet).

Heat and Hot Water Systems - Air Dispersion Analysis

Lakes Environmental, Inc. MPI version 22112 executable was used in the AERMOD detailed analysis. The MPI executable takes advantage of computers with multiple processors, reducing run-time significantly.

Lakes Environmental, Inc. adjusted the US EPA AERMOD source code and recompiled the model to parallelize the processing of receptors. The latest MPI executable (used in the analysis) modified EPA's AERMOD latest executable model version 22112. AERMOD model incorporates air dispersion based on planetary boundary layer turbulence structure and scaling concepts, including treatment of both surface and elevated sources, and both simple and complex terrain. The model was run with the regulatory default option, where applicable, and for both with and without downwash effects options, where the Building Profile Input Program (BPIP) was run with the downwash effect enabled. All analyses were conducted using five consecutive years of meteorological data (2016-2020), obtained from the NYSDEC. Surface data used in the analysis is from John F. Kennedy Airport, upper air data is from Brookhaven station, New York. The meteorological data provided hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period. Population in Kings County, obtained from the New York City Department of City Planning (DCP) 2020 annual report, was specified to account for the effects of increased surface heating from an urban area on pollutant dispersion under stable atmospheric conditions.

Natural gas would be the type of fossil fuel, if any, used in Projected Development Sites 1 and 2 HVAC systems, and the systems will be equipped with a 15 parts per million (ppm) low NOx burners. The pollutants of concern for natural gas fueled boilers are Nitrogen Dioxide (NO_2) and $PM_{2.5}$. The HVAC systems' energy capacities were calculated based on the developments gsf, excluding the parking garages gsf, and an energy consumption rate of 60.3 thousand Btu per gsf.[1] Oil No. 2 was assumed to be the type of fuel, if any, used in Projected Development Sites 3 and 4 HVAC systems. The Projected Development Sites 2 and 4 HVAC systems' energy capacities were calculated based on the RWCDSs gsf, excluding the parking facility gsf, and energy consumption rate, obtained from the *CEQR Technical Manual Appendices*, corresponding to residential use in the buildings. NO_2, Sulfur dioxide (SO_2), and $PM_{2.5}$ are the pollutants of concern for oil No. 2 fueled boilers. All other emission factors were obtained from the EPA AP-42 manual for external combustion sources. All fuel was assumed to be consumed during the 100-day (or 2,400 hour) heating season. **Table 2.11-2** shows the project increment buildings HVAC systems short-term and annual emission rates.

The boilers stacks' diameters and stack exit temperatures were estimated based on values obtained from the New York City Department of Environmental Protection (DEP) "CA Permit" database for the corresponding boiler sizes (i.e., rated heat input or million Btu per hour).[2] Boiler stacks were initially placed 3 feet above the roofline or bulkhead and as close as possible to the receiving building. A stack set back distance and/or raising the stack was specified if impact was predicted.

Table 2.11-2: Project increment buildings HVAC Systems pollutants emission rates

Site ID	Floor Area Served by the HVAC System	Fuel used	Pollutant	Averaging Time	Emission Rate (g/s)

[1] Energy Information Administration (2022). "Table US1. Total Energy Consumption, Expenditures, and Intensities, 2005 Part 1: Housing Unit Characteristics and Energy Usage Indicators." *2005 Residential Energy Consumption Survey: Energy Consumption and Expenditures Tables.*
[2] DEP "CA Permit" database obtained from the New York City Department of City Planning, February 2020.

	(gsf), and Building Height (ft)				
Projected Development Site 1	122,272 gsf; 85 ft including bulkhead	Natural gas, 15 ppm low-NOx burners	NO_2	1-hour	7.05E-03
				Annual	1.93E-03
			$PM_{2.5}$	24-hour	2.88E-03
				Annual	7.90E-04
Projected Development Site 2	118,800 gsf; 85 ft including bulkhead	Natural gas, 15 ppm low-NOx burners	NO_2	1-hour	6.85E-03
				Annual	1.88E-03
			$PM_{2.5}$	24-hour	2.80E-03
				Annual	7.68E-04
Projected Development Site 3	28,246 gsf; 95 ft	Oil No. 2	NO_2	1-hour	1.13E-02
				Annual	3.09E-03
			$PM_{2.5}$	24-hour	1.20E-03
				Annual	3.29E-04
			SO_2	1-hour	1.20E-04
				Annual	3.29E-05
Projected Development Site 4	37,326 gsf; 95 ft	Oil No. 2	NO_2	24-hour	1.49E-02
				Annual	4.08E-03
			$PM_{2.5}$	24-hour	1.59E-03
				Annual	4.35E-04
			SO_2	1-hour	1.59E-04
				Annual	4.35E-05

Projected Development Site 2 proposed building was modeled per the site plans, obtained from the building architect for this project, featuring two towers. The Projected Development Site 4 HVAC stack was assumed to be located at either tower. The other Development Sites were modeled as buildings that cover their entire lot area(s) (wall façade placed on the outer lot line(s)) and raise to the heights shown in **Table 2.11-2**. Buildings in the surrounding area were accounted for in the downwash effect on plume dispersions (BPIP). Receptors on the receiving building were placed on all wall façade from the ground floor to the roof-top height in spaced intervals. For the project-on-existing scenario, receptors were placed on the two 22-story buildings located at 28 Belmont Avenue (Block 3526, Lot 21).

The U.S. Geological Service (USGS) National Elevation Dataset (NED) 1/3 arc-second resolution (GeoTIFF dataset) was used to process buildings' base elevations. The base elevations of receptors and stacks were set to their buildings' base elevations.

One-hour NO_2 was predicted using a Tier 1 or Tier 2 approaches. For determining compliance with the 1-hour NO_2 standard, the EPA has developed a three-tiered modeling approach. Tier 1 approach assumes a full conversion of NOx to NO_2, which is the most conservative approach. Tier 2 Ambient Ratio Method 2 (ARM 2) assumes ambient equilibrium between NO and NO_2. ARM 2 adjusts the modeled NOx concentrations based on an empirical relationship between ambient NOx and ambient NO_2 concentrations. Tier 3, which is the most precise approach, accounts for the chemical transformation of NO emitted from the stack to NO_2 within the source plume using hourly ozone background concentrations. For the Tier 2 approach, the default minimum and maximum ambient of 0.5 and 0.9, respectively, were applied.

NO_2 and SO_2 modeled concentrations were added to the background concentrations, and the result evaluated with the NAAQS or the NYS standard for annual SO_2. $PM_{2.5}$ modeled concentrations were evaluated with the *de minimis* for stationary source. The HVAC dispersions analysis results are shown in **Table 2.11-3**.

Table 2.11-3: HVAC dispersion analysis results

Pollutant	Modeled Concentration ($\mu g/m^3$)	Background Concentration ($\mu g/m^3$)	Evaluated Concentration ($\mu g/m^3$)	Threshold Concentration ($\mu g/m^3$)	Threshold Standard
Cumulative at Projected Development Site 1					
1-hour NO_2	10.07	103.59	113.7	188	NAAQS
Annual NO_2	0.25	26.8	27	100	NAAQS
24-hour $PM_{2.5}$	0.78	18.7	0.8	8.15	*de minimis*
Annual $PM_{2.5}$	0.04	7.6	0.04	0.3	*de minimis*
Cumulative at Projected Development Site 2 East Tower					
1-hour NO_2	13.98	103.59	117.6	188	NAAQS
Annual NO_2	0.21	26.8	27	100	NAAQS
24-hour $PM_{2.5}$	0.99	18.7	1.0	8.15	*de minimis*
Annual $PM_{2.5}$	0.05	7.6	0.05	0.3	*de minimis*
Cumulative at Projected Development Site 2 West Tower					
1-hour NO_2	16.54	103.59	120.1	188	NAAQS
Annual NO_2	0.26	26.8	27	100	NAAQS
24-hour $PM_{2.5}$	0.94	18.7	0.9	8.15	*de minimis*
Annual $PM_{2.5}$	0.06	7.6	0.06	0.3	*de minimis*
Cumulative at Projected Development Site 3					
1-hour NO_2	83.79	103.59	187.4	188	NAAQS
Annual NO_2	0.76	26.8	28	100	NAAQS
24-hour $PM_{2.5}$	6.84	18.7	6.8	8.15	*de minimis*
Annual $PM_{2.5}$	0.29	7.6	0.29	0.3	*de minimis*
1-hour SO_2	0.2	15.1	15	196	NAAQS
Annual SO_2	0.001	1.0	1	80	NYS
Cumulative at Projected Development Site 4 (1)					
1-hour NO_2	58.63	103.59	162.2	188	NAAQS
Annual NO_2	0.76	26.8	28	100	NAAQS
24-hour $PM_{2.5}$	5.95	18.7	6.0	8.15	*de minimis*
Annual $PM_{2.5}$	0.29	7.6	0.29	0.3	*de minimis*
1-hour SO_2	0.1	15.1	15	196	NAAQS
Annual SO_2	0.001	1.0	1	80	NYS
Cumulative at 28 Belmont Avenue (Block 3526, Lot 21)					
1-hour NO_2	9.12	103.59	112.7	188	NAAQS
Annual NO_2	0.20	26.8	27	100	NAAQS
24-hour $PM_{2.5}$	0.68	18.7	0.7	8.15	*de minimis*
Annual $PM_{2.5}$	0.05	7.6	0.05	0.3	*de minimis*
1-hour SO_2	0.1	15.1	15	196	NAAQS
Annual SO_2	0.001	1.0	1	80	NYS

1. Maximum concentration at Projected Development Site 4 corresponds with Projected Development Site 2 HVAC stack located at the West Tower.

As seen in **Table 2.11-3**, NO_2 and 1-hour SO_2 predicted concentrations are within the NAAQS, annual SO2 concentration is within the NYS standard, and $PM_{2.5}$ concentrations do not exceed the *de minimis*. These results were predicted with certain restrictions to ensure that no impact would occur. The stacks' restrictions, specified in the E-Designation language below is as follows:

E-715:

Block 3523, Lots 26, 27, 28, 30, 32, 33, and 127 (Projected Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and must be fitted with low NOx (15 ppm) burners, ensure that the stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 60 feet from the western lot line of Block 3523, Lot 33 facing Thatford Avenue and at least 50 feet from the eastern lot line facing Osborn Street to avoid any potential significant adverse air quality impacts.

Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, and 36 (Projected Development Site 2 West Tower): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and must be fitted with low NOx (15 ppm) burners, ensure that the stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 70 feet from the eastern lot line facing Watkins Street to avoid any potential significant adverse air quality impacts.

Block 3524, Lots 25 and 26 (Projected Development Site 2 East Tower): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water system(s) and must be fitted with low NOx (15 ppm) burners, ensure that the stack is located at the building's highest level and at least 88 feet above grade, and that the stack is located at least 35 feet from the northern lot line of Block 3524, Lot 25 facing Pitkin Avenue and at least 35 feet from the western lot line facing Osborn Street to avoid any potential significant adverse air quality impacts.

Block 3523, Lot 37 (Projected Development Site 3): Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC) and hot water equipment stack is located at the building's highest level and at a minimum of 98 feet above grade to avoid any potential significant adverse air quality impacts.

Block 3524, Lots 20 and 21 (Projected Development Site 4): Any new residential or commercial development on the above-referenced property must ensure that the heating, ventilating, air conditioning (HVAC) and hot water equipment stack is located at the building's highest level and at a minimum of 98 feet above grade to avoid any potential significant adverse air quality impacts.

Industrial Source Screening Assessment

A search of potential industrial sites was performed to identify any NYC DEP, and USEPA1 Air Quality Permits issued within 400 feet of the Rezoning Area. This Study Area and uses, preliminarily identified as

manufacturing or industrial based on NYCDCP MAPPLUTO database, are identified in **Figure 2.11-4**. This search was performed to determine if hazardous air toxics would have the potential to impact future occupants within the Rezoning Area.

Five (5) sites were originally identified as potentially manufacturing or industrial in nature, as identified as ID Number 1-5 in **Figure 2.11-4**. These uses were screened further using Google and in field assessments. **Table 2.11-4** shows the five (5) properties within approximately 400 feet of the Rezoning Area that were screened as potentially industrial or manufacturing sites. These sites were further reviewed for permit activity.

The DEP CATS database was searched for all five properties and no industrial air permits were found. Equity confirmed the results of the search with the DEP via the air permits email.

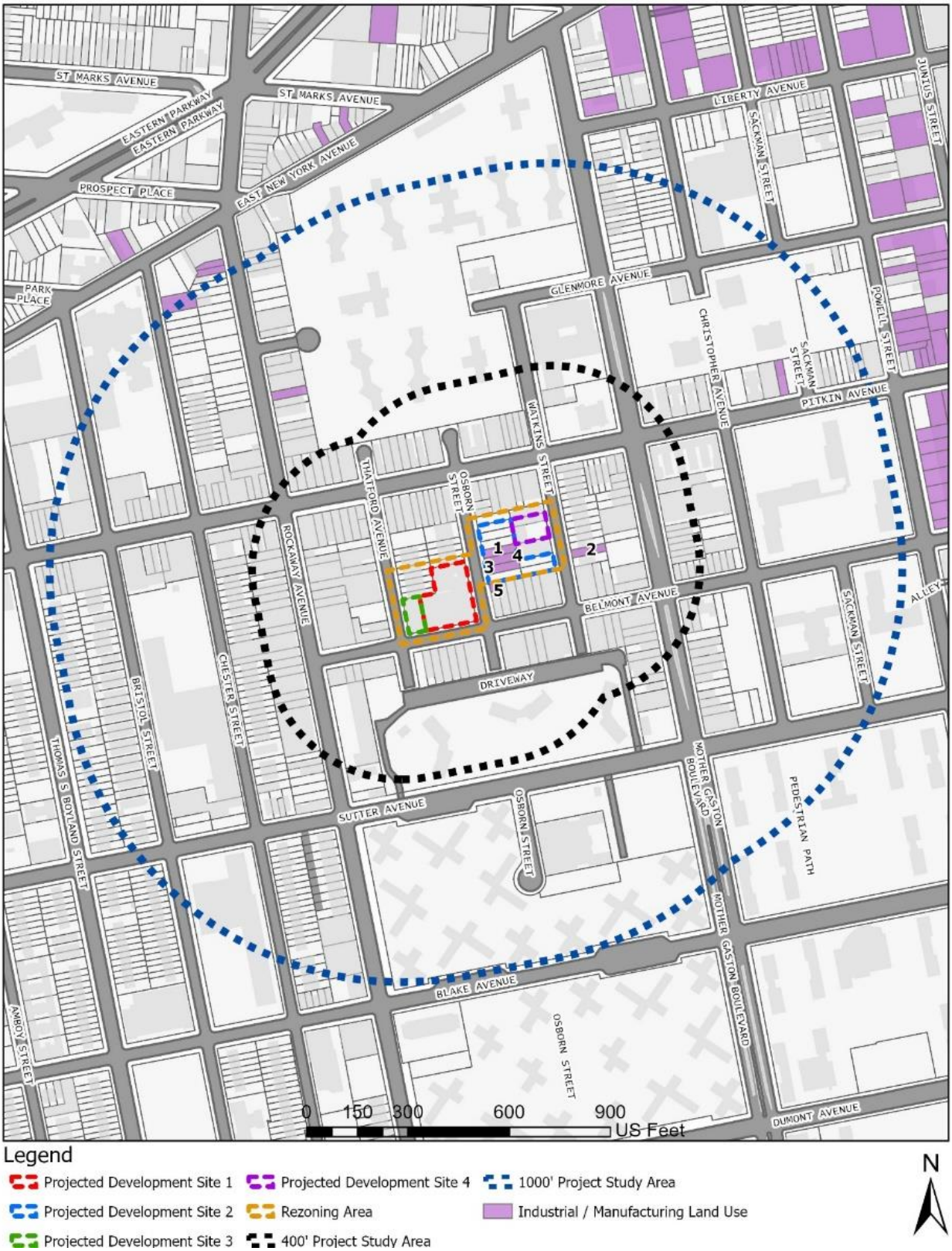
A search of the EPA Envirofacts ICIS-AIR database and the Toxics Release Inventory (TRI) was conducted for all parcels within the 400 and 1000-foot Study Area. The Envirofacts ICIS Air Database contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state, and local air pollution agencies. The Toxics Release Inventory (TRI) is a publicly available database containing information on toxic chemical releases and other waste management activities in the United States. The search did not identify any large or major sources of industrial emissions or odor producing facilities within 1,000 feet of the Rezoning Area. As such, no further analysis of large or major emissions sources is warranted.

Therefore, there is no potential for an air toxics impact on the proposed development and no further analysis is required.

Table 2.11-4: Industrial Sites within 400 feet of Rezoning Area

Site ID	Block	Lot	Address	Current Use	Industrial Permit Search Results
1	3524	4	129 Osborn Street	Warehouse	No Records
2	3525	2	147 Watkins Street	Warehouse	No Records
3	3524	2	135 Osborn Street	Warehouse	No Records
4	3524	3	133 Osborn Street	Warehouse	No Records
5	3524	36	141 Osborn Street	Warehouse	No Records

Figure 2.11-4: Potential Industrial and Manufacturing Uses within 400-Foot Study Area



Conclusion

The air quality analysis demonstrates that the potential pollution concentrations and/or concentration increment from mobile source emissions associated with the Proposed Actions would not exceed the NAAQS or the City's de minimis thresholds. In addition, with the adoption of (E) Designation (E-715) for the projected buildings associated with the Proposed Actions, the Project would not exceed the NAAQS and/or the City's de minimis criteria for HVAC stationary source emissions. No industrial source was found within 400-foot radius and no large or major source were found within a 1000-foot radius of the Rezoning Area. Therefore, no significant adverse impacts from industrial sources are anticipated and no significant adverse air quality impacts would occur as a result of the Proposed Actions.

2.12 NOISE

Introduction

The predominant noise source at the Rezoning Area is vehicular traffic on surrounding streets. The Proposed Actions would create noise-sensitive development. Therefore, an assessment of the potential for adverse effects on project occupants from ambient noise is warranted. The projected development would not create a significant stationary noise generator. The noise analysis presented in this chapter consists of three parts:

- A Preliminary Noise Passenger Car Equivalent (PCE) Screening Analysis to determine whether project-generated traffic will increase Existing Noise PCEs on adjacent roadways by greater than 100%.
- A Detailed Noise Passenger Car Equivalent Analysis to determine the potential impacts on surrounding noise-sensitive receptors due to project-generated traffic, and to determine future with-action noise levels inclusive of project-generated traffic.
- A determination of the level of attenuation necessary to ensure that interior noise levels satisfy City Environmental Quality Review (CEQR) requirements.

Framework of Noise Analysis

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

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

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

that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

Table 2.12-1: Noise Levels of Common Sources

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

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

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

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

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.

- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.

- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

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

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

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Quality Review (*CEQR*) noise exposure guidelines for exterior noise levels. As shown in **Table 2.12-2** below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable. Table 19-3 of *the 2021 CEQR Technical Manual* (**Table 2.12-3** below) defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels (L_{10} or Ldn, depending on the source) of 45 dBA or below.

Table 2.12-2: Noise Exposure Guidelines for Use in City Environmental Impact Review

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

Notes:

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

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

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

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

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

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

Table 2.12-3: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	70 < L10 ≤ 73	73 < L10 ≤ 76	76 < L10 ≤ 78	78 < L10 ≤ 80	80 < L10
Aircraft[A]	65 < DNL ≤ 68	68 < DNL ≤ 71	71 < DNL ≤ 73	73 < DNL ≤ 75	75 < DNL
Train	65 < Ldn ≤ 68	68 < Ldn ≤ 71	71 < Ldn ≤ 73	73 < Ldn ≤ 75	75 < Ldn
Attenuation[B]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	See Note c

Note:
A. DNL descriptor based on average values of Ldn over a year period.
B. The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation.
C. The required attenuation value is the difference between Lbuild and Linterior, using the appropriate noise descriptor Where:
Lbuild is the projected noise level under the build condition rounded up to the whole number
Linterior is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)

Source: *2021 CEQR Technical Manual*

Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project consist of vehicular traffic, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day for 20-minute periods. Noise Monitoring Location One (1) was located at the intersection of Belmont Avenue and Osborn Street; Noise Monitoring Location Two (2) was located on the frontage of Osborn Street between Pitkin Avenue and Belmont Avenue; and Noise Monitoring Location Three (3) was located on the frontage on Watkins Street between Pitkin Avenue and Belmont Avenue. The noise monitoring locations are shown in **Figure 2.12-1** through **Figure 2.12-4** below.

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

Figure 2.12-1: Noise Monitoring Locations



Figure 2.12-2: Noise Monitoring Location One (1)



Figure 2.12-3: Noise Monitoring Location Two (2)



Figure 2.12-4: Noise Monitoring Location Three (3)



Existing Conditions

Monitoring was conducted during typical midweek conditions, on Tuesday, January 12th, 2021 and Thursday, November 4th, 2021. The weather was dry and wind speeds were moderate during all monitoring periods. The sound meter was calibrated before and after each monitoring session. Based on the noise measurements, the predominant source of noise is vehicular traffic.

Tables 2.12-4 through 2.12-6 below contains the results for the measurements taken at the Rezoning Area:

Table 2.12-4 *Noise Levels (dB) at Location 1*			
Tuesday, January 12th, 2021 & Thursday November 4th, 2021			
Time	**8:23 am – 8:43 am**	**12:00 pm – 12:21 pm**	**4:30 pm – 4:50 pm**
L_{max}	84.4	96.8	76.8
L_{10}	64.5	65.0	63.0
L_{eq}	64.1	69.9	60.1
L_{50}	56.5	59.0	57.0
L_{90}	53.0	54.5	53.5
L_{min}	51.1	51.4	50.9

Table 2.12-5 *Noise Levels (dB) at Location 2*			
Tuesday, January 12th, 2021			
Time	**8:09 am – 8:29 am**	**12:22 pm – 12:42 pm**	**4:51 pm – 5:11 pm**
L_{max}	79.1	77.0	75.0
L_{10}	66.5	64.0	65.0
L_{eq}	65.2	62.3	62.7
L_{50}	62.5	61.0	61.5
L_{90}	60.5	60.0	60.0
L_{min}	58.7	58.9	58.1

Table 2.12-6 *Noise Levels (dB) at Location 3*			
Tuesday, January 12th, 2021			
Time	**8:33 am – 8:53 am**	**12:46 pm – 1:06 pm**	**5:13 pm – 5:33 pm**
L_{max}	76.9	81.2	90.6
L_{10}	62.0	63.5	**70.5**
L_{eq}	61.5	63.9	68.6
L_{50}	60.5	59.0	64.0
L_{90}	59.0	57.5	59.5
L_{min}	54.2	56.0	58.7

Note: Bold denotes L10 exceedances per the CEQR Technical Manual

Table 2.12-7 through 2.12-9 below contains the traffic volumes (vehicle counts) and vehicle classifications for the noise monitoring sessions:

Table 2.12-7 ***Location 1:*** *Traffic volumes and vehicle classifications*			
	8:23 am – 8:43 am	**12:00 pm – 12:21 pm**	**4:30 pm – 4:50 pm**
Car/ Taxi	19	32	47
Van/Light Truck/SUV	23	16	15
Medium Truck	2	1	1
Heavy Truck	0	1	0
Bus	0	0	0

Table 2.12-8 ***Location 2:*** *Traffic volumes and vehicle classifications*			
	8:09 am – 8:29 am	**12:22 pm – 12:42 pm**	**4:51 pm – 5:11 pm**
Car/ Taxi	9	16	7
Van/Light Truck/SUV	1	6	3
Medium Truck	1	0	0
Heavy Truck	0	0	0
Bus	0	0	0

Table 2.12-9 ***Location 3:*** *Traffic volumes and vehicle classifications*			
	8:33 am – 8:53 am	**12:46 pm – 1:06 pm**	**5:13 pm – 5:33 pm**
Car/ Taxi	2	4	2
Van/Light Truck/SUV	4	2	1
Medium Truck	0	0	0
Heavy Truck	0	0	2
Bus	0	0	0

Stationary Source Noise

The design of and specification for building mechanical systems, such as heating, ventilation, and air conditioning (HVAC), would be designed to meet all applicable noise regulations (Subchapter 5, §24-227 of the New York City Noise Control Code and the New York City Department of Buildings Mechanical Code) to ensure that the equipment does not result in any significant increase in ambient noise levels.

Preliminary Noise PCE Screening

Pursuant to Section 111 of the *2021 CEQR Technical Manual,* mobile sources are those noise sources that move in relation to a noise-sensitive receptor—principally automobiles, buses, trucks, aircraft, and trains. Each has its own distinctive noise character, and, consequently, an associated set of noise assessment

descriptors. For Mobile Sources, an initial noise assessment may be appropriate if a proposed action would generate additional project-generated vehicular traffic in an area where an introduced receptor would potentially be impacted by high ambient noise levels. Receptors are generally the subject of most noise impact analyses. A noise-sensitive location (known as a "receptor") is usually defined as an area where human activity may be adversely affected when noise levels exceed predefined thresholds of acceptability or when noise levels increase by an amount exceeding predefined thresholds of change.

Automobile noise is a function of vehicle speed and engine noise. With changing gears, the noise levels tend to increase in a sawtooth kind of pattern as vehicular speed increases. The interaction of the road surface with the tires generates noise that increases with vehicle speed. At vehicular speeds below 30 miles per hour, the typical automobile noise spectrum is dominated by engine noise. At speeds higher than 30 miles per hour, the automobile noise signature is composed of a combination of lower frequency engine noise and higher frequency tire noise. The engine and tire noise for vehicular speeds above 30 miles per hour are comparable in noise level. Noise generated by buses and heavy trucks is also composed of engine and tire noise, but tire noise tends to dominate the noise signature at vehicular speeds above 30 miles per hour in trucks and buses. Cargo load normally does not significantly affect noise levels because increased load usually results in decreased vehicular speed and the effects cancel each other out. Because individual trucks and buses are noisier than individual automobiles, the concept of Noise passenger car equivalents (PCEs) is used.

Pursuant to Section 332.1 of the *2021 CEQR Technical Manual*, the below values can be used to calculate vehicular noise using the following projections:

- Each Automobile or Light Truck: 1 Noise PCE
- Each Medium Truck: 13 Noise PCEs
- Each Bus: 18 Noise PCEs
- Each Heavy Truck: 47 Noise PCEs

To determine if the Proposed Actions would result in an increase to existing Noise PCE values by 100 percent or more, a preliminary screening was conducted for Noise Monitoring Locations 1 through 3. This screening assesses the Noise PCE values of the vehicles projected to arrive and depart the Projected Development Sites as determined by the trip generation screening (See Section 2.10 above) and vehicular trip assignments prepared to conduct the noise PCE screening (*See* **Figures 2.12-5-2.12-7** below), compared to the PCE values of existing background traffic recorded during noise monitoring. The Noise PCE Screening results are shown below in **Tables 2.12-10** through **2.12-15.**

Figure 2.12-5: Incremental AM Peak Hour Vehicle Assignment

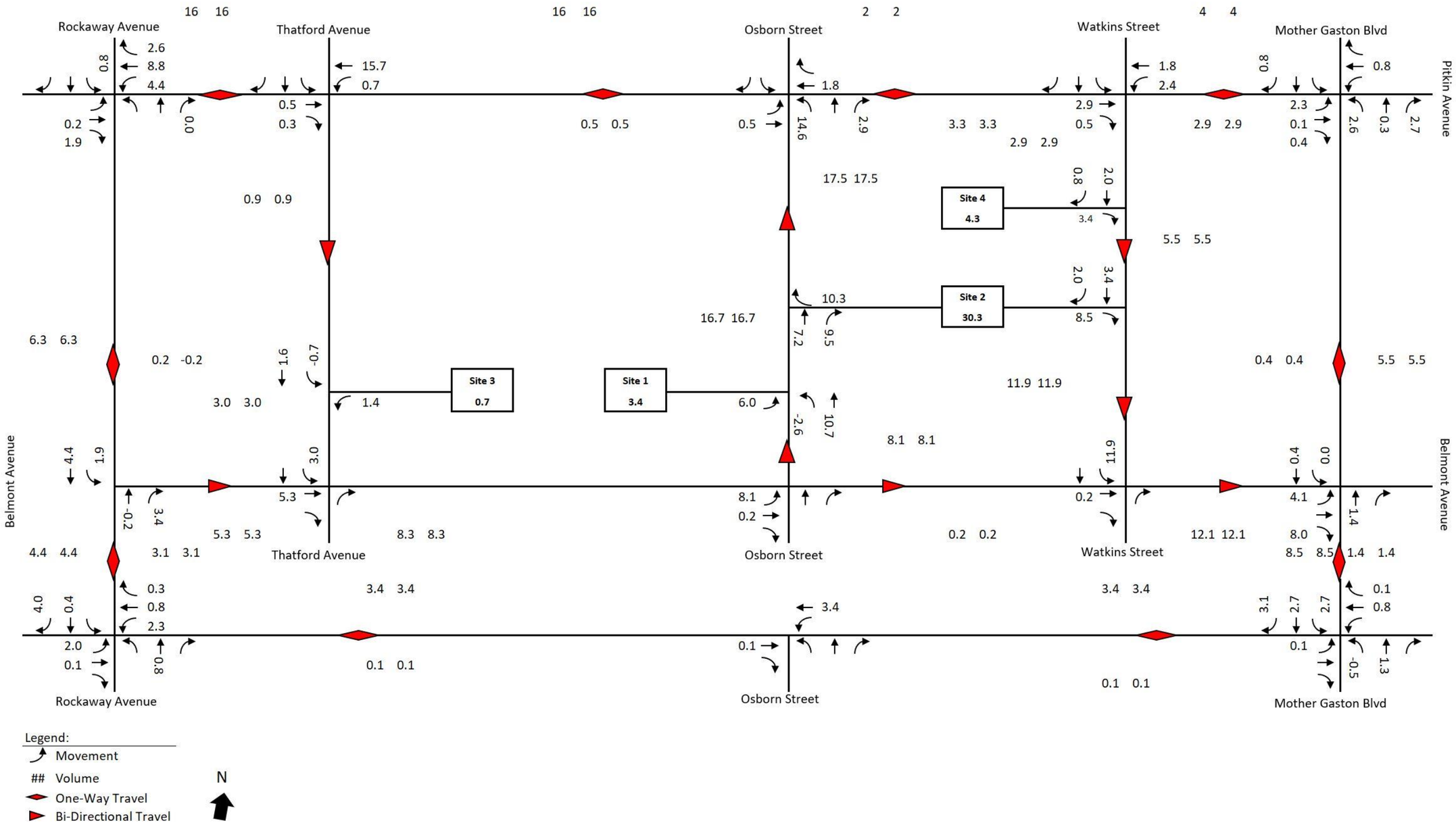


Figure 2.12-6: Incremental Midday Peak Hour Vehicle Assignment

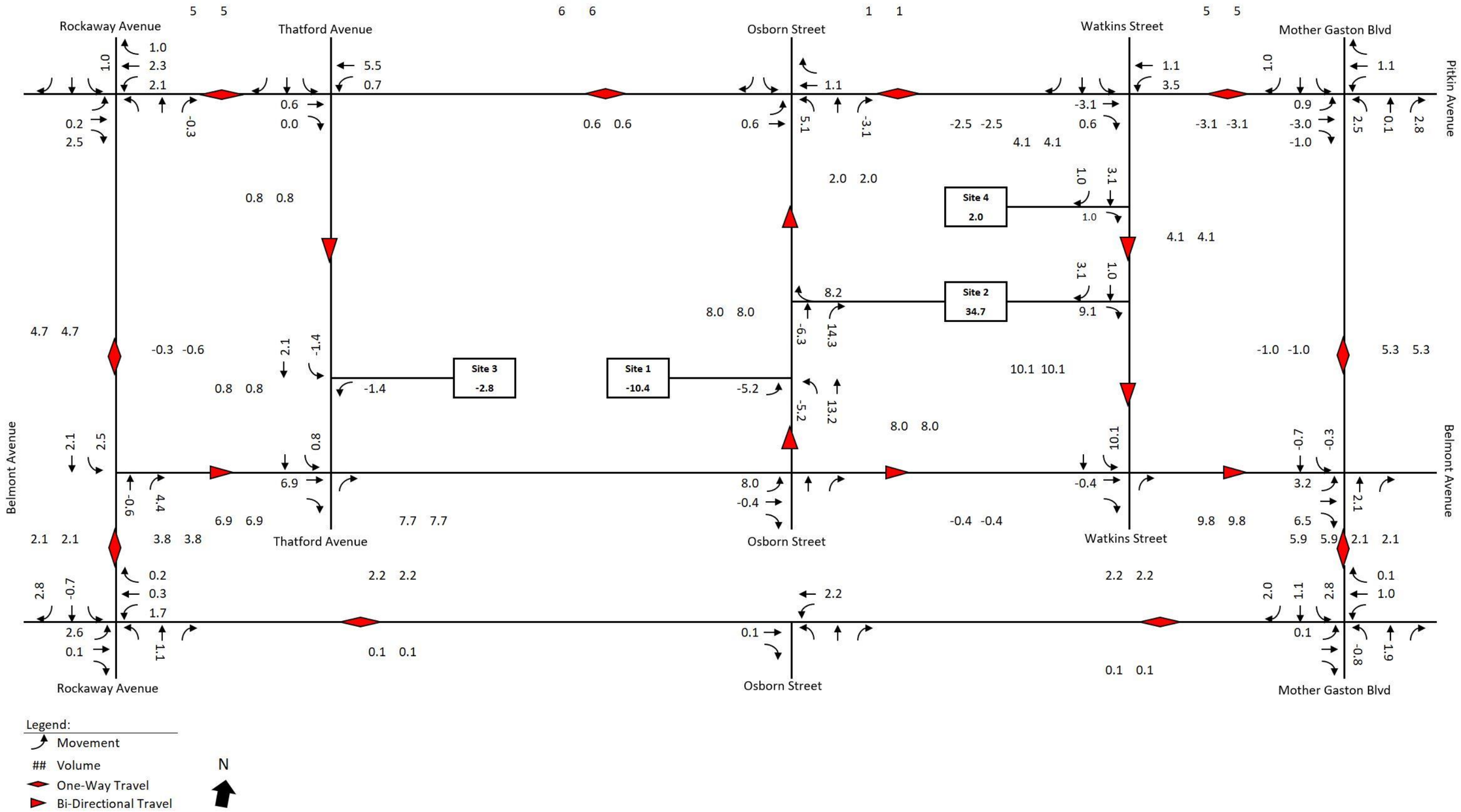


Figure 2.12-7: Incremental PM Peak Hour Vehicle Assignment

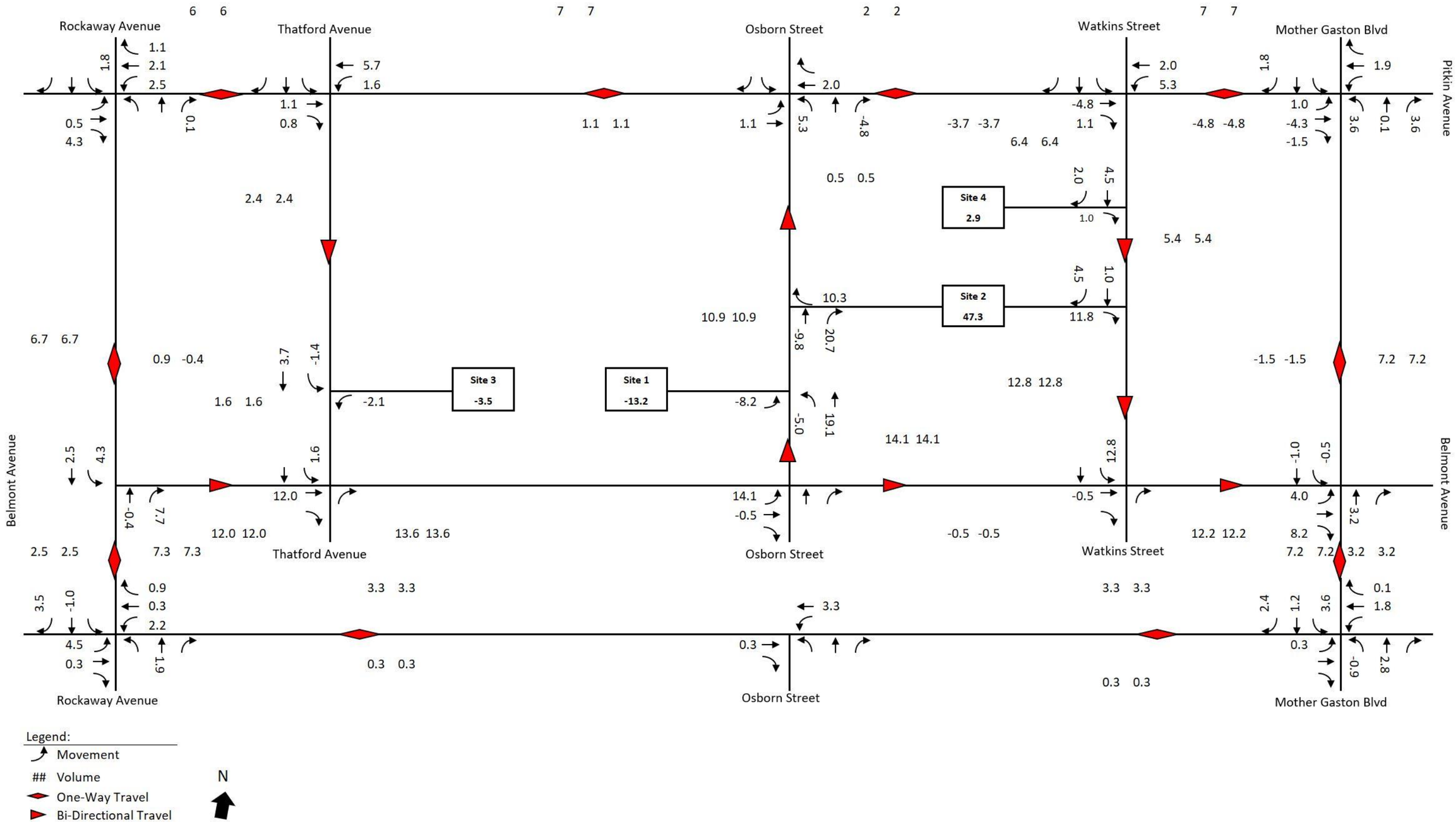


Table 2.12-10: Location 1 Noise PCE Screening[1]

	AM Peak Hour Existing Vehicle Counts	AM Peak Hour Background Traffic Growth	AM Peak Hour Project Generated Vehicles	With-Action AM Peak Hour Noise PCE Value	MD Peak Hour Existing Vehicle Counts	MD Peak Hour Background Traffic Growth	MD Peak Hour Project Generated Vehicles	With-Action MD Peak Hour Noise PCE Value	PM Peak Hour Existing Vehicle Counts	PM Peak Hour Background Traffic Growth	PM Peak Hour Project Generated Vehicles	With-Action PM Peak Hour Noise PCE Value
Car/ Taxi	57	2	7	66	96	3	7	106	141	4	13	158
Van/Light Truck/SUV	69	2	0	71	48	1	0	49	45	1	0	46
Medium Truck	6	0	0	80	3	0	0	40	3	0	0	40
Heavy Truck	0	0	1	41	3	0	1	175	0	0	0	7
Bus	0	0	0	0	0	0	0	0	0	0	0	0
Total Noise PCE	-	-	-	**258**	-	-	-	**370**	-	-	-	**251**

*Existing 20-minute vehicle counts multiplied by 3 to reflect peak hour equivalent
*References vehicle assignment - vehicles traversing intersection of Belmont Ave and Osborn Street

Table 2.12-11: Location 1 Noise PCE Screening Results

Peak Hour	Existing	With-Action	Increment	% Increase
AM Noise PCE	204	258	54	27%
MD Noise PCE	324	370	46	14%
PM Noise PCE	225	251	26	12%

[1] Decimal values were displayed as rounded values.

Table 2.12-12: Location 2 Noise PCE Screening[1]

	AM Peak Hour Existing Vehicle Counts	AM Peak Hour Background Traffic Growth	AM Peak Hour Project Generated Vehicles	With-Action AM Peak Hour Noise PCE Value	MD Peak Hour Existing Vehicle Counts	MD Peak Hour Background Traffic Growth	MD Peak Hour Project Generated Vehicles	With-Action MD Peak Hour Noise PCE Value	PM Peak Hour Existing Vehicle Counts	PM Peak Hour Background Traffic Growth	PM Peak Hour Project Generated Vehicles	With-Action PM Peak Hour Noise PCE Value
Car/ Taxi	27	1	16	44	48	1	7	56	21	1	11	32
Van/Light Truck/SUV	3	0	0	3	18	1	0	19	9	0	0	9
Medium Truck	3	0	0	40	0	0	0	0	0	0	0	0
Heavy Truck	0	0	1	57	0	0	1	44	0	0	0	10
Bus	0	0	0	0	0	0	0	0	0	0	0	0
Total Noise PCE	-	-	-	**144**	-	-	-	**119**	-	-	-	**51**

*Existing 20-minute vehicle counts multiplied by 3 to reflect peak hour equivalent
*References vehicle assignment - vehicles traversing Osborn Street past Noise Location 2

Table 2.12-13: Location 2 Noise PCE Screening Results

Peak Hour	Existing	With-Action	Increment	% Increase
AM Noise PCE	69	144	75	108%
MD Noise PCE	66	119	53	80%
PM Noise PCE	30	51	21	71%

[1] Decimal values were displayed as rounded values.

Table 2.12-14: Location 3 Noise PCE Screening[1]

	AM Peak Hour Existing Vehicle Counts	AM Peak Hour Background Traffic Growth	AM Peak Hour Project Generated Vehicles	With-Action AM Peak Hour Noise PCE Value	MD Peak Hour Existing Vehicle Counts	MD Peak Hour Background Traffic Growth	MD Peak Hour Project Generated Vehicles	With-Action MD Peak Hour Noise PCE Value	PM Peak Hour Existing Vehicle Counts	PM Peak Hour Background Traffic Growth	PM Peak Hour Project Generated Vehicles	With-Action PM Peak Hour Noise PCE Value
Car/ Taxi	6	0	12	18	12	0	10	22	6	0	13	19
Van/Light Truck/SUV	12	0	0	12	6	0	0	6	3	0	0	3
Medium Truck	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Truck	0	0	0	18	0	0	0	16	6	0	0	293
Bus	0	0	0	0	0	0	0	0	0	0	0	0
Total Noise PCE	-	-	-	**48**	-	-	-	**44**	-	-	-	**315**

*Existing 20-minute vehicle counts multiplied by 3 to reflect peak hour equivalent
*References vehicle assignment - vehicles traversing Watkins Street past Noise Location 3

Table 2.12-15: Location 3 Noise PCE Screening Results

Peak Hour	Existing	With-Action	Increment	% Increase
AM Noise PCE	18	48	30	168%
MD Noise PCE	18	44	26	147%
PM Noise PCE	291	315	24	8%

[1] Decimal values were displayed as rounded values.

Pursuant to the *CEQR Technical Manual*, if existing passenger car equivalent (PCE) Noise values would not increase by 100 percent or more due to a proposed action, a detailed analysis is not required. As shown in the above tables, the Proposed Actions would result in an increase to existing Noise PCE values by greater than 100% at Noise Location 2 during the AM peak hour, and at Noise Location 3 during the AM and MD peak hour. Accordingly, further analysis is warranted at Location 2 during the AM peak hour and Location 3 during the AM and MD peak hours and all other measured noise data can be used to represent future With-Action noise conditions.

Detailed Noise PCE Analysis

Future No-Action Conditions

A growth rate to the 2027 Build Year was applied to the calculated Existing PCEs at Locations 2 and 3 to reflect traffic growth, and its associated noise. According to CEQR Technical Manual, Table 16-4, annual background growth rate for "Brooklyn" section of the city has per annum growth rate of 0.5% from 1-5 years and 0.25 for every year after.

Noise levels under No-Action Conditions were calculated using the existing Leq(1) noise measurement results for each monitoring location pursuant to the logarithmic equation provided in Equation 19-1 of the CEQR TM. L10(1) values were calculated by adding the difference between the L10(1) and Leq(1) descriptors found to exist in the measurement program (See **Table 2.12-16**) to the calculated No-Action Leq(1) noise level. The results of the Future No-Action Noise PCE Analysis are shown below in **Table 2.12-17**.

Future With-Action Conditions

The calculated total Noise PCEs derived from the incremental With-Action traffic projected to traverse past Location 2 and Location 3, respectively, were converted to Noise PCEs, and the resulting noise levels under With-Action Conditions were calculated for each monitoring location pursuant to CEQR methodology. For those monitoring locations and peak hours assessed for detailed noise PCE analysis, the With-Action noise levels and corresponding attenuation requirements are shown below in **Table 2.12-18** and **Table 2.12-19**.

Detailed Noise PCE Analysis Conclusion

During daytime hours (between 7 AM and 10 PM), nuisance levels for noise are generally considered to be more than 45 dB(A) indoors and 70 to 75 dB(A) outdoors. Typical construction techniques used in the past (including typical single-glazed windows) provide a minimum of approximately 25 dB(A) of noise attenuation from outdoor to indoor areas. In view of these factors and for the purposes of determining a significant impact during daytime hours, it is reasonable to consider 65 dB(A) L_{eq} (1) as an absolute noise level that should not be significantly exceeded.

For example, if the No-Action noise level is 60 dB(A) Leq (1) or less, a 5 dB(A) Leq(1) or greater increase would be considered significant. If the No-Action noise level is 61 dB(A) Leq (1), the maximum incremental increase would be 4 dB(A), since an increase higher than this would result in a noise level higher than the 65

dB(A) Leq (1) threshold and is considered significant. Similarly, if the No-Action noise level is 62 dB(A) Leq (1) or more, a 3 dB(A) Leq(1) or greater change is considered significant.

As shown below in **Table 2.12-18**, the Proposed Actions would result in an L_{eq} increase of 3.1 at Location 2 during the AM peak hour, when compared to the Future No-Action L_{eq} and a L_{eq} increase of 4.2 and 3.8 at Location 3 during the AM and Midday peak hours, respectively, when compared to the Future No-Action L_{eq}.

The Proposed Actions would result in an L_{eq} increase above the impact threshold to be considered significant at Location 2 during the AM peak hour, and at Location 3 during the AM and MD peak hour. However, as shown below in **Table 2.12-19**, future with-action L_{10} noise levels would not be considered marginally unacceptable during any peak hour analyzed for detailed noise PCE calculation. Additionally, while the resulting noise increase is considered significant at Locations 2 and 3 during the analyzed peak periods, noise sensitive receptors along Osborn Street near Location 2 and receptors along Watkins Street near Location 3 are expected to have at least 25 dBA window/wall attenuation. Accordingly, the interior L_{10} noise levels at impacted noise sensitive receptors would be within the acceptable level (45 dBA for residential uses) and the analyzed significant noise increases would be considered already fully mitigated by the existing window/wall conditions. Therefore, the Proposed Actions would not cause significant adverse noise impact to existing receptors.

Table 2.12-16: Detailed PCE Analysis Existing Conditions

Receptor/Station ID	Hour/Weekday	Existing Condition						
		Auto	Medium	Heavy	Bus	PCE	Leq	L_{10}
Location 2	AM	30.0	3.0	0.0	0.0	69.0	65.2	66.5
Location 3	AM	18.0	0.0	0.0	0.0	18.0	61.5	62.0
	MD	18.0	0.0	0.0	0.0	18.0	63.9	63.5

Table 2.12-17: Detailed PCE Analysis No-Action Conditions

Receptor/Station ID	Hour/Weekday	No Build 2027							
		Auto	Medium	Heavy	Bus	PCE	Leq	L_{10}	Leq Change over existing
Location 2	AM	30.8	3.1	0.0	0.0	70.9	65.3	66.6	0.1
Location 3	AM	18.5	0.0	0.0	0.0	18.5	61.6	62.1	0.1
	MD	18.5	0.0	0.0	0.0	18.5	64.0	63.6	0.1

Table 2.12-18: Detailed PCE Analysis With-Action Conditions

Receptor/Station ID	Hour/Weekday	Build 2027							
		Auto Volume Increment	Medium Truck Volume Increment	Heavy Truck Volume Increment	Bus Volume Increment	Total PCE	Leq	L_{10}	Leq Change over No Build
Location 2	AM	16.3	0.0	1.2	0.0	143.8	68.4	69.7	3.1
Location 3	AM	11.6	0.0	0.4	0.0	48.2	65.8	66.3	4.2
	MD	9.8	0.0	0.3	0.0	44.5	67.8	67.4	3.8

Table 2.12-19: Detailed PCE Analysis Building Attenuation Findings

Receptor/Station ID	Hour	Existing L_{10}	Existing Category	NB Delta	NB L_{10}	No Build Category	Build Delta	Build L_{10}	Build Category	CEQR criteria dB(A)	Building Attenuation Required
Location 2	AM	66.5	MARGINALLY ACCEPTABLE	0.1	66.6	MARGINALLY ACCEPTABLE	3.1	69.7	MARGINALLY ACCEPTABLE	45	-
Location 3	AM	62.0	MARGINALLY ACCEPTABLE	0.1	62.1	MARGINALLY ACCEPTABLE	4.2	66.3	MARGINALLY ACCEPTABLE	45	-
	MD	63.5	MARGINALLY ACCEPTABLE	0.1	63.6	MARGINALLY ACCEPTABLE	3.8	67.4	MARGINALLY ACCEPTABLE	45	-

Determination of Impacts/Building Attenuation Requirements

Table 2.12-20 below shows the future with-action L_{10} noise levels at each noise monitoring location based on the results of the noise monitoring and the detailed PCE analysis.

Table 2.12-20: Existing, No-Action and With-Action L10 Noise Levels

	Existing L_{10}			Future No-Action L_{10}			Future With-Action L_{10}			Required Attenuation
	AM	MD	PM	AM	MD	PM	AM	MD	PM	
Location 1	64.5	65.0	63.0	64.5	65.0	63.0	64.5	65.0	63.0	NA
Location 2	66.5	64.0	65.0	66.6	64.0	65.0	69.7	64.0	65.0	NA
Location 3	62.0	63.5	70.5	62.1	63.6	70.5	66.3	67.4	**70.5**	28

Bold denotes highest L_{10} Noise Level under Future With-Action Conditions

As shown in **Figure 2.12-8**, based on the above analysis, a 28 dB(A) window-wall attenuation would be required for the facades along Watkins Street. No other facades would require attenuation. With this level of attenuation, there would be no potential for adverse impacts related to ambient noise.

To ensure that there are no significant adverse impacts related to noise levels in the With-Action Scenario, an (E) Designation would be placed on the property. The text of the (E) designation (**E-715**) would be as follows:

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36): In order to ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on the eastern façades facing Watkins Street within 50 feet of Watkins Street to maintain an interior L_{10} noise level not greater than 45 dB(A) for residential uses or not greater than 50 dB(A) for commercial office uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

Projected Development Site 4 (Block 3524, Lots 20 and 21): In order to ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 28 dB(A) window/wall attenuation on the eastern façade facing Watkins Street to maintain an interior L_{10} noise level not greater than 45 dB(A) for residential uses or not greater than 50 dB(A) for commercial office uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

Figure 2.12-8: Noise Attenuation Requirements[1]



[1] Above attenuation requirements are for residential and community facility uses. Commercial office uses would require attenuation 5 dBA less.

2.13 PUBLIC HEALTH

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Hazardous materials, water quality, air quality, and noise are all directly tied to public health issues. The *CEQR Technical Manual* states that the objectives with respect to public health are to evaluate if adverse impacts on public health may arise as a result of a proposed project, and, if so, to suggest strategies to minimize such adverse impacts.

According to the *CEQR Technical Manual*, a public health analysis is often not required for proposed projects when no potential significant adverse impacts are observed in other CEQR study areas. However, the lead agency may decide that a public health analysis is necessary for a particular technical area where unmitigated significant adverse impacts are identified.

Hazardous Materials

As detailed in **Chapter 2.9 Hazardous Materials** above, Equity's review of available information and observations of Projected Development Sites 1 and 2 and surrounding properties indicates that no CRECs, De Minimis conditions, or Data Gaps were identified as a result of this assessment. However, one REC, two HRECs, and a VEC issue were identified at Projected Development Sites 1 and 2.

To preclude the potential for significant adverse impacts, an (E) Designation would be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the Applicant-Owned Site's (Projected Development Sites 1 and 2) as well as the sites within the Rezoning Area that are not owned by the Applicant (Projected Development Sites 3 and 4). The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. Further hazardous materials assessments would be coordinated through the Mayor's Office of Environmental Remediation (OER). Therefore, E-715 would be assigned to the Rezoning Area over the four Projected Development Sites. With the (E) Designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

Air Quality

As detailed in **Chapter 2.11 Air Quality** above, the air quality analysis demonstrates that the potential pollution concentrations and/or concentration increment from mobile source emissions associated with the Proposed Actions would not exceed the NAAQS or the City's de minimis thresholds. In addition, with the adoption of (E) Designation (E-715) for the projected buildings associated with the Proposed Actions, the Project would not exceed the NAAQS and the City's de minimis criteria for HVAC stationary source emissions. No industrial source was found within 400-foot radius and no large or major source were found within a 1000-foot radius of the Rezoning Area. Therefore, no significant adverse impacts from industrial sources are anticipated and no significant adverse air quality impacts would occur as a result of the Proposed Actions.

Noise

As detailed in **Chapter 2.12 Noise** above, a 28 dB(A) window-wall attenuation would be required for the facades along Watkins Street. No other facades would require attenuation. With this level of attenuation, there would be no potential for adverse impacts related to ambient noise. To ensure that there are no significant adverse impacts related to noise levels in the With-Action Scenario, an (E) Designation (E-715) would be placed on the property. With the (E) Designation in place, no significant adverse impacts related to noise are expected, and no further analysis is warranted.

Conclusion

Based on the summary of the analyses in the preceding technical sections above, the Proposed Actions are not expected to have any significant adverse impacts on hazardous materials, air quality, and noise conditions. As a result, the Proposed Actions would not result in significant adverse public health impacts and no further analysis is required.

2.14 NEIGHBORHOOD CHARACTER

Neighborhood character, as defined in the *CEQR Technical Manual,* is an amalgam of the various elements that give a neighborhood its distinct personality. These elements include land use, socioeconomic conditions, historic and cultural resources, urban design and visual resources, transportation, noise, and open space, as well as any other physical or social characteristics that help to define a community. Not all these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining features.

According to the *CEQR Technical Manual,* if a project has the potential to result in any significant adverse impacts on any of the above technical areas, a preliminary assessment of neighborhood character may be appropriate. A significant impact identified in one of these technical areas is not automatically equivalent to a significant impact on neighborhood character; rather, it serves as an indication that neighborhood character should be examined.

In addition, depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. As stated in the *CEQR Technical Manual*, a "moderate" effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area. When considered together, elements may have the potential to significantly affect neighborhood character. Moderate effects on several elements may affect defining features of a neighborhood and, in turn, a pedestrian's overall experience. If it is determined that two or more categories may have potential 'moderate effects' on the environment, CEQR states that an assessment should be conducted to determine if the proposed project result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. If a project would result in only slight effects in several analysis categories, then further analysis is generally not needed.

This chapter reviews the defining features of the neighborhood and examines the Proposed Actions' potential to affect the neighborhood character of the surrounding Study Area. The Study Area is generally coterminous with the Study Area used for the land use and zoning analysis in chapter 2. The impact analysis of neighborhood character that follows below focuses on changes to the technical areas listed above that exceeded CEQR preliminary screening thresholds that were assessed in this EAS Short Form.

The assessment begins with a review of existing conditions and the neighborhood of the Study Area. The information is drawn from the preceding sections of this EAS but is presented in a more integrated way. While the other sections present all relevant details about aspects of the environmental setting, the discussion for neighborhood character focuses on a limited number of important features that gives the neighborhood its own sense of place and that distinguish them from other parts of the city. A concise discussion of the changes anticipated by the 2027 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Project is then presented, along with an analysis of whether any anticipated significant adverse impacts and moderate adverse effects, regarding the relevant technical CEQR assessment categories for neighborhood character, would adversely affect any of the defining features.

2.14.1 Existing Conditions

Existing land use patterns of city blocks within approximately 400 feet of the Rezoning Area are presented in **Figure 2.1-1**. The CEQR Technical Manual suggests that a land use, zoning, and public policy Study Area should extend 400 feet from the site of the Proposed Actions. This Study Area is generally bound by Sutter Avenue to the south; Mother Gaston Blvd to the east; the midpoint between Chester Street and Rockaway Avenue to the west; and approximately 200 feet north of Pitkin Avenue to the north. A field survey was conducted to determine the existing land use patterns and neighborhood characteristics of the Study Area.

Pitkin Avenue is located to the North of the Rezoning Area and within the Study Area. The predominant ground floor use of buildings located along Pitkin Avenue is commercial retail. Above the ground floors, building heights vary between an additional single story and up to 4 (four) additional stories. Stories above the ground floor are mainly occupied by residential uses. Glass storefronts are typical and unornamented, with the upper stories being constructed with brick and often-pocketed by double-hung windows. Several protective façade coverings (vinyl, stucco, and others) have been attached to some of the older structures.

To the north of the Rezoning Area, and beyond Pitkin Avenue, is Howard Houses, a housing complex administered by the New York City Housing Authority ("NYCHA"), which is comprised of 10 (ten) buildings with 815 dwelling units constructed to heights of 7 stories. Three (3) of these buildings are located within the 400' radius that defines the Surrounding Area.

To the south of the Rezoning Area, and along Belmont Avenue, there are a variety of commercial and community facility single-story structures predominantly occupied by retail stores. The Langston Hughes Apartments are located beyond Belmont Avenue and to the South. They include three (3) 22-story residential buildings with 513 dwelling units administered by NYCHA. Langston Hughes Apartments also includes a community center.

Osborn Street is interrupted in its north-to-south promulgation by the superblock occupied by Langston Hughes Apartments. It continues after Sutter Avenue, but it is interrupted once more by the Brownsville Houses superblock. Brownville Houses, another NYCHA complex, is located to the South of Langston Hughes. This housing complex is comprised of twenty-seven (27) 6-story buildings with 1,338 dwelling units. Of these twenty-seven (27) buildings, twelve (12) of them are located within the 400' radius that defines the Surrounding Area. PS 284, the Lew Wallace School, is located at the intersection of Osborn Street and Sutter Avenue and adjacent to Brownsville Houses. It offers Pre-K to Eighth Grade courses. It is in a renovated 5-story brick building constructed in 1930.

To the West of the Rezoning Area is Thatford Avenue which runs from North to South and is lined with three-story houses on the East, and apartment buildings to the West. Further to the West, Bristol Street is a residential street with a few local retail uses. Beyond that, Chester Street is a small-scale residential street where three-story houses face P.S. 396 which serves 314 students offering K through 12th grade courses. Adjacent to the Rezoning Area to the East, Watkins Street runs from North-to-South, is largely residential in character. Three-story houses, with parking spaces in their front yards, face the Rezoning Area.

Further Eastward, Mother Gaston Boulevard runs North-To-South and is lined with predominantly commercial buildings. Mixed-use three-story structures with commercial ground floors are also common along Mother Gaston Boulevard. Beyond Mother Gaston Boulevard to the East, between Pitkin Avenue and Belmont Avenue, Christopher Street is lined with several one-to-three story commercial and community facility buildings, as well as a five-story residential building. These buildings face the Seth Low Towers, a NYCHA development that includes four (4) towers between 17 and 18 stories each with a total of 536 dwelling units, as well as a community center.

The architecture throughout the Study Area is eclectic, with no unity of form to tie the built environment together visually. Most buildings within the Study Area are arranged regular (parallel) with respect to their lot placement, and many residential buildings are free-standing detached buildings. There are few streetscape elements within the Study Area. Street trees are spaced at irregular intervals along the street and no form or architecture ties the Rezoning Area or larger Study Area together. There is scattered lighting and little in the way of visual interest. The sidewalks within the study area are in modest condition with a width between 12-15 feet. Intersections are under control with stop signs and crosswalk marks.

The Rezoning Area is in the Brownsville neighborhood of Brooklyn within Community District 16. The Surrounding Area is bounded by Chester Street to the West, Glenmore Avenue to the North, Christopher Avenue to the East and Blake Avenue to the South. It is predominantly zoned R6 with C1-3 and C2-3 commercial overlays, and C4-3. The C4-3 district is predominantly located within the North and West parts, along Pitkin Avenue and Rockaway Avenue. The commercial overlays are mapped along Belmont Avenue, Sutter Avenue, Pitkin Avenue and Mother Gaston Boulevard. The area within a 400-foot radius of the Rezoning Area is zoned R6, C4-3, C1-3 and, C2-3.

The Rezoning Area is located within an R6/C1-3 zoning district. R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens, and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments.

Higher maximum FAR and heights are available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities. The maximum residential FAR in R6 zoning districts is 3.6 with a maximum building height of 115 feet (11 floors). The base height must be a minimum of 40 feet while the base height maximum before setback is 65 feet.

Off-street parking is generally required for 50 percent of a building’s dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required. All R6 zoning districts have a maximum FAR for 4.8 for community facility uses, and commercial and manufacturing uses are now allowed in R6 districts.

C4 districts are mapped in regional commercial centers, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts. Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, are not allowed. C4-3 zoning districts have a residential equivalency of R6 zoning districts when it comes to permitted residential and community facility height and bulk. C4-3 districts have a permitted FAR of 3.4 for commercial uses with one parking space required per 400 sf of commercial floor area.

C1-3 and C2-3 are commercial overlay districts. C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

The site is located within the boundaries of Brownsville II Urban Renewal Plan Area, which is a New York City Department of Housing Preservation and Development Urban Renewal Zone or Area. The Rezoning Area is not in an Economic Development Corporation Industrial Business Zone, or former In-Place Industrial Park. The Proposed Actions are not subject to an adopted community-based 197-a Plan. The Rezoning Area is not located within the New York City's Coastal Management Zone (CMZ), and thus the Proposed Actions are not subject to an assessment for consistency with the City's Waterfront Revitalization Program (WRP).

2.14.2 Future No-Action Conditions

The No-Action Scenario for the Rezoning Area would be the same as the existing conditions in the 2027 Build Year. Redevelopment is not considered likely in the No-Action Scenario because the proposed development could not be built under the maximum bulk permitted by the current R6/C1-3 and C4-3 district (3.00 maximum FAR with 3.60 residential FAR, 4.80 community facility FAR, and 2.00 commercial FAR for R6/C1-3 and 3.40 commercial FAR for C4-3).

2.14.3 Future With-Action Conditions

In the future with the Proposed Actions, the Rezoning Area would be rezoned from R6/C1-3 and C4-3 districts to R7A/C2-4 districts. The Applicant-owned Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) and Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) would assemble respectively and develop to the maximum permitted bulk and height within the new zoning districts. As a result of the proposed rezoning, Block 3523, Lot 37, identified as Projected Development Site 3, and

Block 3524, Lots 20 and 21, identified as Projected Development Site 4, are also likely to be redeveloped, which would max out the permitted bulk and height.

Projected Development Site 1 (Block 3523, Lots 26, 27, 127, 28, 30, 32 and 33) would be improved with a new 9-story, mixed commercial and residential building of 137,872 GSF (103,424 ZSF; 4.60 FAR), including 104,380 GSF (86,440 ZSF; 3.84 FAR) of residential, 17,892 GSF (16,983 ZSF; 0.76 FAR) of commercial (UG 6, local retail stores), and 15,600 GSF of cellar level parking. The building would contain 123 dwelling units (approximately 850 GSF average size), approximately 25%-30% (31-37 units) of which would be permanently set aside as affordable units for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. 46 parking spaces for the residential uses would be provided in the enclosed garage at cellar level and on the ground floor.

Projected Development Site 2 (Block 3524, Lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36) would be improved with a mixed-use commercial and residential building with two 9-story, 95-foot-tall towers along Osborn Street and Watkins Street, which would be linked by a 1-story commercial space. The building would contain 136,400 GSF (106,195 ZSF; 4.59 FAR), including 100,893 GSF (88,976 ZSF; 3.85 FAR) of residential, 17,907 GSF (17,218 ZSF; 0.74 FAR) of commercial (UG 6, local retail stores), 17,600 GSF of cellar level parking. The building would contain 119 dwelling units (approximately 850 GSF average size), approximately 25%-30% (30-36 units) of which would be permanently set aside as affordable units for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. 45 parking spaces for the residential uses would be provided in the enclosed garage at cellar level and on the ground floor.

Projected Development Site 3 (Block 3523, Lot 37), consisting of a Non-Applicant-Owned lot, would develop with a 28,246 GSF (23,000 ZSF, 4.60 FAR), 9-story mixed-use residential and commercial building that would rise to a height of 95 feet. The ground floor would contain 2,710 GSF (2,464 ZSF, 0.49 FAR) of commercial uses (local retail). Part of floor 1 and floors two through nine would contain 25,536 GSF (20,536 ZSF, 4.11 FAR) of residential uses with 30 total dwelling units, 25%-30% (8-9 units) of which would be permanently affordable for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. Pursuant to ZR 25-261, residential accessory parking spaces would not be provided for this site since the parking requirement is waived when the requirement is 15 or fewer spaces.

Projected Development Site 4 (Block 3524, Lots 20 and 21), consisting of two Non-Applicant-Owned lots, would assemble and develop with a 41,738 GSF (34,500 ZSF; 4.60 FAR), 9-story mixed-use residential and commercial building that rises to a height of 95 feet tall. The ground floor would contain 3,993 GSF (3,833 ZSF, 0.51 FAR) of commercial uses (local retail). Floors two through nine would contain 33,333 GSF (30,667 ZSF, 4.09 FAR) of residential uses with 39 total dwelling units, 25%-30% (10-12 units) of which would be permanently affordable for households with income averaging 60%-80% AMI pursuant to MIH Option 1 or 2. Residential accessory parking spaces would total 15, which would be provided at cellar level (4,412 GSF).

The elements that comprise of neighborhood character are reviewed individually below, with a following supporting and cumulative conclusion at the end of this chapter.

Land Use, Zoning, and Public Policy

According to the *CEQR Technical Manual*, development resulting from a proposed action could alter neighborhood character if it introduces new land uses, conflicts with land use policy or other public plans for the area, changes in land use character, or generates significant land use impacts.

The Applicant believes that the proposed rezoning would allow for the productive redevelopment of the Rezoning Area with land uses that are compatible and comparable with those that exist in the surrounding area and therefore, the Proposed Actions would not generate land uses that would be incompatible with surrounding uses. There would be no significant adverse impacts to Land Use as a result of the Proposed Actions, and further analysis is not required.

While the Proposed Rezoning would introduce development on Belmont Avenue, Osborn Street, and Watkins Street that would allow for heights reaching 95', it should be noted that FAR on all Projected Development Sites is maxed out effectively at 7 stories or 75'. Further, the existing R6 and C4-3 zones currently mapped over the Rezoning Area would allow for height factor development of potentially unlimited height and generally allows for development of comparable height and bulk to that proposed. An instance of this, are two new buildings constructed in 2020 of comparable height, directly adjacent to the rezoning area at midblock locations, including Block 3523 Lot 7 and Lot 20, both 7-story hotel structures. Further, although nearby NYCHA towers are in a campus setting, instead of mid-block of fronting the street grid, the Proposed Development with comparable bulk would serve as a transition from NYCHA Howard Houses to the north, Glenmore Plaza to the northeast, and Langston Hughes Apartments to the south. Further, the proposed R7A zone is a contextual zone that would effectively eliminate the possibility of assemblage of lots that could generate considerable non-contextual height within the Project Area. In addition, the proposed zoning district would not introduce any new uses that are not already permitted as-of-right in the Study Area. The Proposed Actions would not have a significant impact on conformity with current zoning in the surrounding area and it would not adversely affect the viability of conforming uses on nearby properties nor would it establish a president for height within the immediate neighborhood. As there are several buildings of similar bulk in the immediate vicinity of the Project Site and the currently mapped R6 and C4-2 could and has generated buildings of comparable height and bulk, the proposed zoning district would not introduce development that is incongruous with development in the immediate and surrounding area. Therefore, significant adverse impacts to zoning are not anticipated.

New Development on City-owned land will support the goals of improving health, safety, community economic development, and the arts in the form of a new cultural center in Brownsville, a new center for innovation and entrepreneurship, and new neighborhood retail and space for community organizations, all paired with affordable housing. In addition to housing, The Brownsville Plan coordinates over $150 million in City investments, including renovations of Brownsville's parks, improvements to the open spaces on NYCHA developments, a new community center for teens at Brownsville Houses, and a new Neighborhood Health Action Center. The Proposed Actions are consistent with the goals of this plan, as the Proposed Actions

would lead to new residential development (including many new affordable units), as well as new local retail space which would create job opportunities and access to economic development for residents.

Socioeconomic Conditions

The 1/2-Mile Study Area has the lowest median household income and the lowest median gross rent compared to those in Brooklyn and New York City. The household percentage structure of GRAPI in the 1/2-Mile Study Area indicates that approximately 58.5% of the households in the area are rent-burdened who are paying more than 30% of their total income on rent. Given the existing income and rent level of the local households, there is an observable increase of rents in Brownsville. Though the Proposed Developments would provide market rate dwelling units in the 1/2-mile Study Area, 79-93 proposed permanently affordable dwelling units would be affordable for residents with household incomes averaging 60%-80% AMI pursuant to MIH Option 1 or 2, which is comparable to median household income for the Study Area. The remaining market rate dwelling units would be expected to rent at the median gross rent in the Study Area. Though it could be expected that the market-rate unit population would have a higher income than average, the expected market rate comparable to the median gross rent within the 1/2-mile Study Area would not induce population with unreasonably high-income level, maintaining the socioeconomic characteristics. The Proposed Actions, therefore, are not anticipated to add a new population with much higher average incomes that may significantly affect socioeconomic conditions to a degree that an adverse impact to neighborhood character is expected. Therefore, no significant adverse impact is expected on the indirect residential displacement in the area and no further analysis is warranted.

Community Facilities

As detailed in the analysis above, the analysis result indicates that in the future With-Action Condition, the utilization rate for elementary schools within Community School District 23 Subdistrict 1 would be 73.93 percent and the utilization rate for middle schools would be 55.03 percent, which are both below the 100 percent threshold. In addition, there would be less than 100 new students generated from the Proposed Development. Therefore, pursuant to *CEQR Technical Manual* methodology, the Proposed Actions would not result in significant adverse impacts related to elementary or middle school utilization.

Open Space

Pursuant to *2021 CEQR guidelines*, a significant adverse open space impact may occur if a proposed project would reduce the open space ratio by a percentage that exceeds the acceptable percentage changes provided in the general guidelines for different ranges of open space ratios. In areas that are extremely lacking in open space, a reduction as little as one percent may be considered significant, depending on the area of the City. These reductions may result in overburdening existing facilities or further exacerbating a deficiency in open space.

With respect to the reduction in open space in the study area, the residential total open space ratio would decrease by 1.72 percent from the No-Action condition. In addition, the active open space ratio and the passive open space ratio would also experience a 1.72 percent decrease, where the active open space ratio would decrease from 0.34 to 0.33 and the passive open space ratio would decrease from 0.13 to 0.12. While

the total active open space ratios would exceed the 1% threshold, these guideline ratios are not considered CEQR impact thresholds on their own.

The reduction in the total open space ratio in the residential study area could be ameliorated by several factors, including the proposed rezoning area's proximity to additional open space resources not included in the quantitative open space analysis, the reconstructions taking place to improve the capability of the resources, and the current quality condition, variety, and low-to-moderate utilization of existing open space resources. Furthermore, the Rezoning Area is located within a Walk to Park Service Area. Accordingly, the Proposed Actions are not anticipated to result in significant adverse impacts associated with open space and neighborhood character.

Shadows

As discussed above and demonstrated above, the Tier 2 Study Assessment indicates that the Proposed Actions would not cast incremental shadows on any open space resources or sunlight sensitive resources as none are located within the Tier 2 Shadow Study Area. As such, no impacts with regards to shadows are expected and no further analysis is required.

Historic and Cultural Resources

According to the *CEQR Technical Manual*, significant adverse impacts to historic and cultural resources could potentially result if a proposed action affects neighborhood character defining characteristics for LPC designation or S/NR listing. The Future With-Action Scenario's potential for significant adverse impacts on architectural resources were assessed to determine (a) whether there would be a physical change to any designated resource or its setting, and (b) if so, is the change likely to diminish the qualities of the resource that make it important (including non-physical changes such as context or visual prominence). LPC was contacted for their opinion on the potential impacts of any architectural resources in the area. A response was received on July 24th, 2020 indicating that there are two S/NR eligible properties within 400-foot of the Rezoning Area, including P.S. 298 at 85 Watkins Street as well as Firehouse Engine Co. 231, Hook & Ladder 120 at 107 Watkins Street. In addition to the two S/NR eligible properties identified in the LPC letter, another S/NR eligible property, the State Bank located at 1797 Pitkin Avenue, should also be included in the analysis.

In the future with the Proposed Actions, no direct alteration or demolition would happen on the S/NR eligible properties as a result of the Proposed Actions. In addition, the conditions of the identified S/NR eligible properties would be the same as the existing conditions, with limited indirect impacts from the Proposed Actions in terms of construction, urban design, and shadows. Therefore, the assessment determined that no potential significant adverse impacts to architectural resources are expected as a result of the Proposed Actions.

The Proposed Actions would result in in-ground disturbance across Projected Development Sites, which would contain mixed-use buildings with cellar space for parking. LPC was contacted for their initial review of the Proposed Actions' potential to impact historic and cultural resources on or near the Rezoning Area. In a letter dated July 24th 2020, LPC indicated that the Rezoning Area does not contain any known archaeological

significance (see **Appendix B**). Thus, the Proposed Project is not anticipated to result in significant adverse impacts to sensitive archaeological resources.

Urban Design and Visual Resources

According to the *CEQR Technical Manual*, in developed areas, urban design changes have the potential to affect neighborhood character by introducing substantially different building bulk, form, size, scale, or arrangement. Urban design changes may also affect block forms, street patterns, or street hierarchies, as well as streetscape elements such as street walls, landscaping, curb cuts, and loading docks. Visual resource changes could affect neighborhood character if they directly alter key visual features such as unique and important public view corridors and vistas or block public visual access to such features.

The Proposed Actions would not diminish or disturb the existing aesthetic continuity, pedestrian features of the community or neighborhood, and as the Proposed Actions would not block any view corridors or views to/from any natural areas with rare or defining features, nor would the Proposed Actions impact an historical or culturally sensitive community features, the Proposed Actions are not expected to result in any significant adverse urban design. Visual resource changes would also not occur, as the Proposed Actions would not directly alter any key visual features, such as unique and important public view corridors and vistas or block public visual access to such features. The Proposed Actions would not hinder any views of the water either.

Transportation

The Transportation Analysis (*see* Section 2.10) concludes that there would be no potential for significant adverse traffic impacts as a result of project-generated pedestrians or vehicles.

Noise

To ensure that there are no significant adverse impacts related to noise levels in the With-Action Scenario, an, (E) Designation would be placed on Projected Development Sites to ensure interior noise levels of 45 dB(A). Accordingly, no significant adverse noise impact is anticipated pursuant to the Proposed Actions.

Conclusions

Of the relevant technical areas specified in the *CEQR Technical Manual* that comprise neighborhood character, the Proposed Actions would not cause significant adverse impacts regarding land use, zoning, and public policy; community facilities; open space; shadows; urban design and visual resources; or transportation. Moderate adverse effects that would potentially impact such a defining feature, either singly or in combination, have also not been identified for more than one technical Study Area. Therefore, as the Proposed Actions would not have a significant adverse neighborhood character impact and would not result in a significant adverse impact to any defining feature of the neighborhood, further analysis is not necessary.

2.15 CONSTRUCTION

Construction, although temporary, can result in disruptive and noticeable effects on a Proposed Action area. A determination of the significance of construction and the need for mitigation is based on the duration and magnitude of these effects. Construction is typically of greatest importance when it could affect traffic conditions, archaeological resources, and the integrity of historic resources, community noise patterns and air quality conditions. All analyses were undertaken in accordance with the guidelines contained in the *CEQR Technical Manual*.

The Proposed Actions involve a zoning map and zoning text amendment in the Brownsville section of Brooklyn. The build year for the Proposed Actions is 2027 based on a 24-month period for pre-certification and ULURP processes, post approval building processes and the simultaneous construction of Projected Development Sites 1-2 (controlled by the Applicant), followed by a 13-month gap before simultaneous construction of Projected Development Sites 3-4 begins.

On the sites controlled by the Applicant (Projected Development Sites 1 and 2), construction is expected to commence simultaneously and last up to approximately 20 months beginning in December of 2023 with foundation and demolition and ending in August of 2025 with interior finishes. On Projected Development Sites 3 and 4 (non-Applicant owned) construction is expected to last up to approximately 16 months beginning in October of 2026 with foundation and demolition and ending in December of 2027 with interior finishes. A Construction schedule documenting above is provided in **Appendix F**.

As construction would take place in two phases, non-consecutively with each phase lasting under 24 months, potential impacts would be minimal and, as discussed below, is not expected to have any significant adverse impacts. There would be an approximately one-year gap between the completion of construction on Projected Development Sites 1-2, and the start of construction on Projected Development Sites 3-4. The following is a brief discussion of the effects associated with the construction-related activities on traffic, air quality, noise, historical resources, and hazardous materials resulting from the construction on the Projected Development Sites.

Effect of Construction on Traffic

The Proposed Actions would result in new development, which would replace existing uses on the site. During construction, vehicle trips from workers traveling to and from the construction site would be generated, and from the movement of materials and equipment.

The infrastructure of New York City is comprised of physical systems that support the population, including water supply, wastewater, sanitation, energy, roadways, bridges, tunnels, and public transportation. This section covers only the effect of the Proposed Actions on traffic operations. Given typical construction hours of 7:00 AM to 4:00 PM, worker trips would be concentrated in off-peak hours typically before both the AM and PM peak commuter periods. Truck movements typically would be spread throughout the day on

weekdays and would generally occur between the hours of 7:00 AM and 4:30 PM. Traffic generated by construction workers traveling to and from their work sites and construction truck traffic would not represent a substantial increment during the area's peak travel periods.

Construction activities may result in short-term disruption of both traffic and pedestrian movements at the development sites. This would occur primarily due to the temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the site. Additionally, construction would at times result in the temporary closing of sidewalks adjacent to the site. These conditions would not lead to significant adverse effects on traffic and transportation conditions.

Effect of Construction on Air Quality

Possible impacts on local air quality during construction induced by the Proposed Actions include fugitive dust (particulate) emission from land clearing operation and demolition as well as mobile source emissions (hydrocarbons, nitrogen oxide, and carbon monoxide) generated by construction equipment and vehicles.

Fugitive dust emissions from land clearing operations can occur from excavation, hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over unpaved areas. Actual quantities of emissions depend on the extent and nature of the clearing operations, the type of equipment employed, the physical characteristics of the underlying soil, the speed at which construction vehicles are operated, and the type of fugitive dust control methods employed. Much of the fugitive dust generated by construction activities should be of a short-term duration and relatively contained within a proposed site, not significantly impacting nearby buildings or residents. All appropriate fugitive dust control measures – including watering of exposed areas and dust covers for trucks – would be employed during construction of the development sites. Therefore, the fugitive source emissions generated by the Proposed Actions would not be significant.

Mobile source emissions may result from the operation of construction equipment, trucks delivering materials and removing debris, workers' private vehicles, or occasional disruptions in traffic near the construction site. As the number of construction-related vehicle trips generated by the Proposed Actions would be relatively small and the emissions from such vehicles as well as construction equipment would occur over a four-year period and be dispersed throughout the proposed Rezoning Area, the mobile source emissions generated by the Proposed Actions would not be significant. Meanwhile, considering the total development size for the applicant-owned Projected Development Sites 1 and 2 is 274,272 gsf and the total construction duration is approximately 19-20 months, in order to avoid any potential significant adverse air quality impact, the construction activities would use Best Available Technology (BAT) for all construction equipment. Overall, the Proposed Actions would not have the potential to result in significant adverse air quality impacts.

Effect of Construction on Noise

Noise and vibration from construction equipment operation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The

level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved in the construction schedule, and the location of potentially sensitive noise receptors.

Noise and vibration levels at a given location are dependent on the kind and number of pieces of construction equipment being operated, as well as the distance of the location from the construction site and the types of structures, if any, between the location and the noise source. Noise levels caused by construction activities can vary widely, depending on the phase of construction (e.g. demolition, land clearing and excavation, foundation, erection of structure, construction of exterior walls) and the specific task being undertaken.

Construction noise associated with the Proposed Actions are expected to be similar to noise generated by other residential construction projects in the city. Increased noise level caused by construction activities can be expected to be more significant during early excavation phases of construction and would be of relatively short duration. Increases in noise levels caused by delivery trucks and other construction vehicles would not be significant.

Construction noise is regulated by the New York City Noise Control Code and by Environmental Protection Agency noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction material be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize noise and its effect on adjacent uses.

Thus, these regulations would be followed in such a matter that no significant adverse noise impacts would be expected to result from the Proposed Actions.

Effect of Construction on Historic Resources

In order to determine whether the projected development has the potential to affect nearby off-site historic or architectural resources, the Study Area was screened for historic and architectural resources. Though no historic or architectural resources were identified within the Rezoning Area, three S/NR eligible properties are located within the 400-foot Study Area, including P.S. 298 at 85 Watkins Street, Firehouse Engine Co. 231, Hook & Ladder 120 at 107 Watkins Street, and the State Bank at 1797 Pitkin Avenue. It should be noted that the three S/NR eligible properties are located greater than 90 feet from the Projected Development Sites, which is far enough to assure that potential construction impacts resulting from the Proposed Rezoning will not occur.

On the sites controlled by the Applicant (Projected Development Sites 1 and 2), construction is expected to commence simultaneously and last up to approximately 20 months beginning in December of 2023 with foundation and demolition and ending in August of 2025 with interior finishes. On Projected Development

Sites 3 and 4 (non-Applicant owned) construction is expected to last up to approximately 16 months beginning in October of 2026 with foundation and demolition and ending in December of 2027 with interior finishes. As such, the construction activity happening on the Projected Development Sites may induce temporary changes to the block environment surrounding the architectural resources. However, construction is expected to be short-term at each Projected Development Site.

The Intervening Pitkin Avenue thoroughfare serves as a natural barrier between the construction and the architectural resources identified above. Demolition and construction work on the Projected Development Sites is remote enough to assure that significant adverse construction-related impacts to nearby historic and cultural resources would not occur.

Effect of Construction on Hazardous Materials

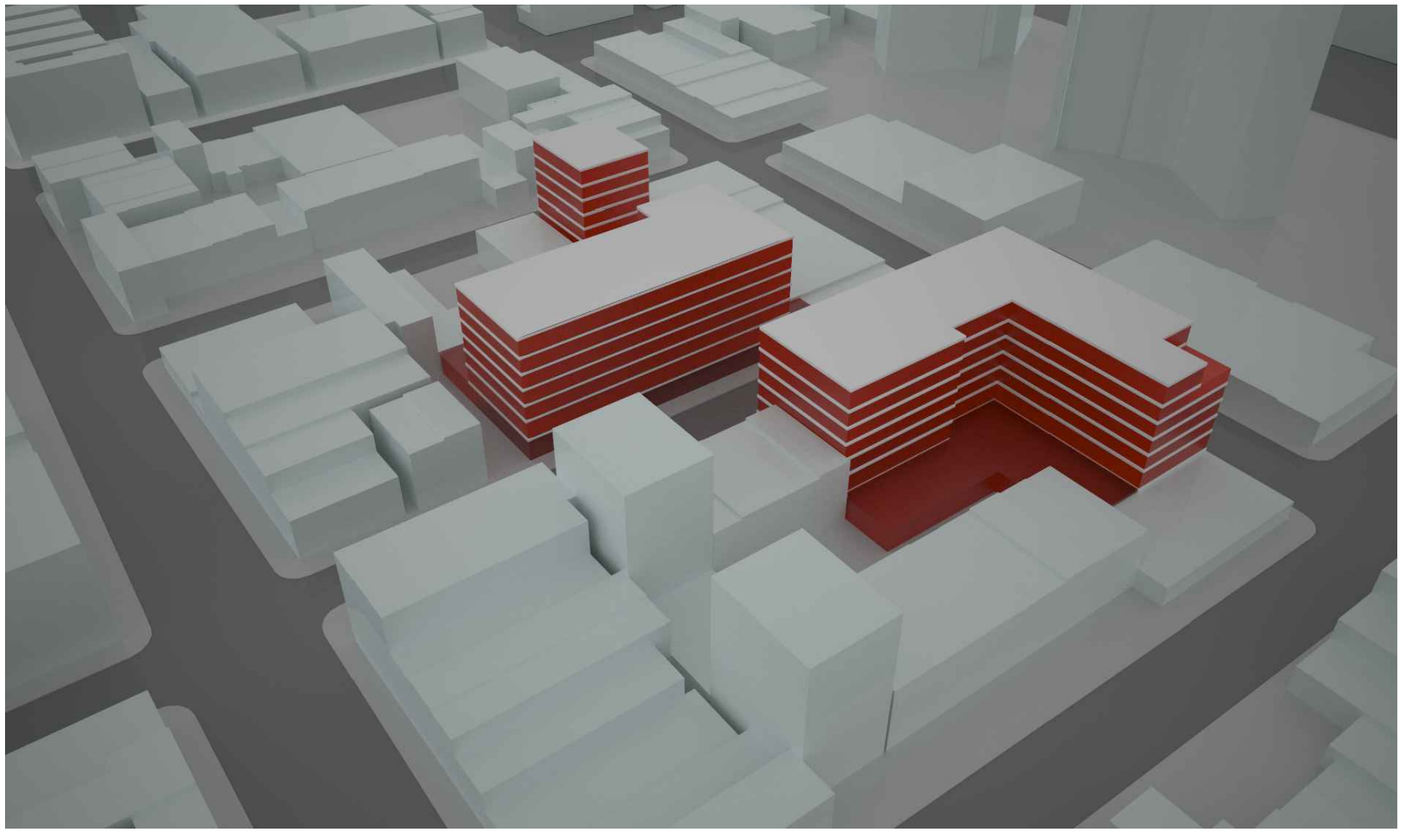
The Proposed Actions would result in new development in the area. As such, a hazardous materials assessment was undertaken, as presented Section 2.9 of this EAS. As discussed in the section, an E-Designation would be placed on the Projected Development Sites to ensure that testing and mitigation be performed as necessary before any future development and/or soil disturbance. Therefore, no significant adverse impacts are expected.

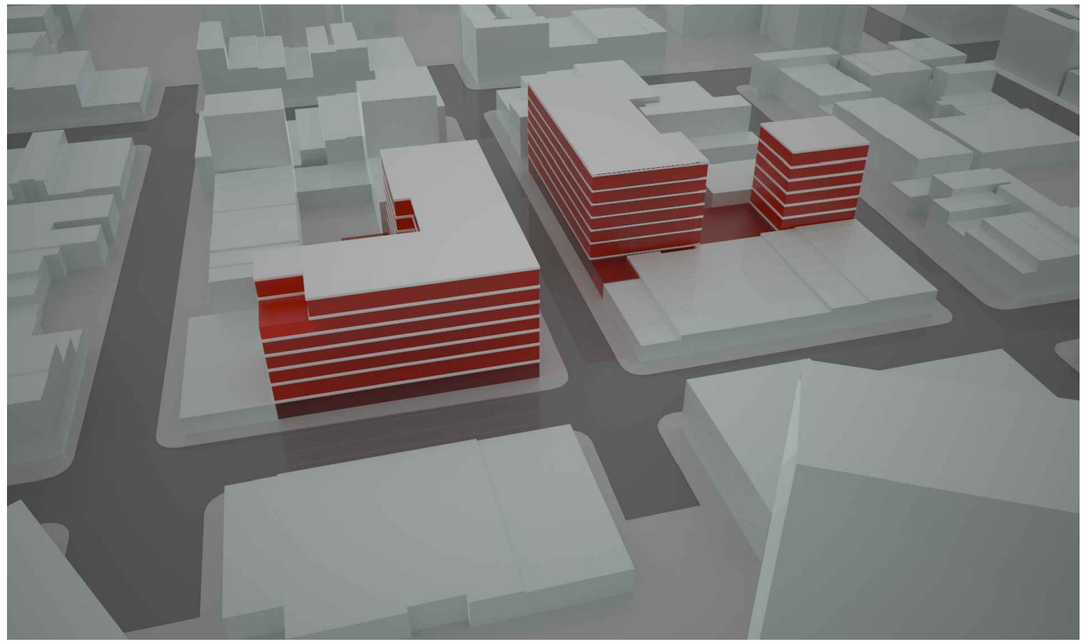
Conclusion

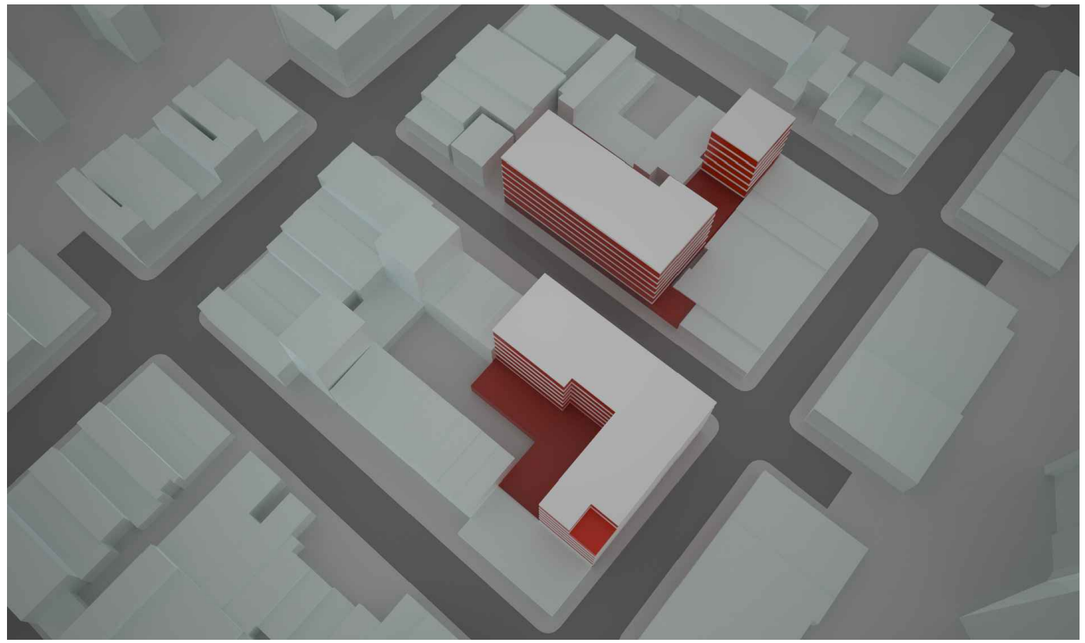
Based on the above qualitative construction analysis, and detailed analysis in the preceding technical sections, construction-related activities are not expected to have any significant adverse impacts on traffic, air quality, noise, historic resources, or hazardous materials conditions as a result of the Proposed Actions.

APPENDIX A

ILLUSTRATIVE PLANS







Belmont-Osborn Rezoning

Massing Studies - R7A (C2-4) Rezoning - November 13, 2022

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Preliminary Zoning Study

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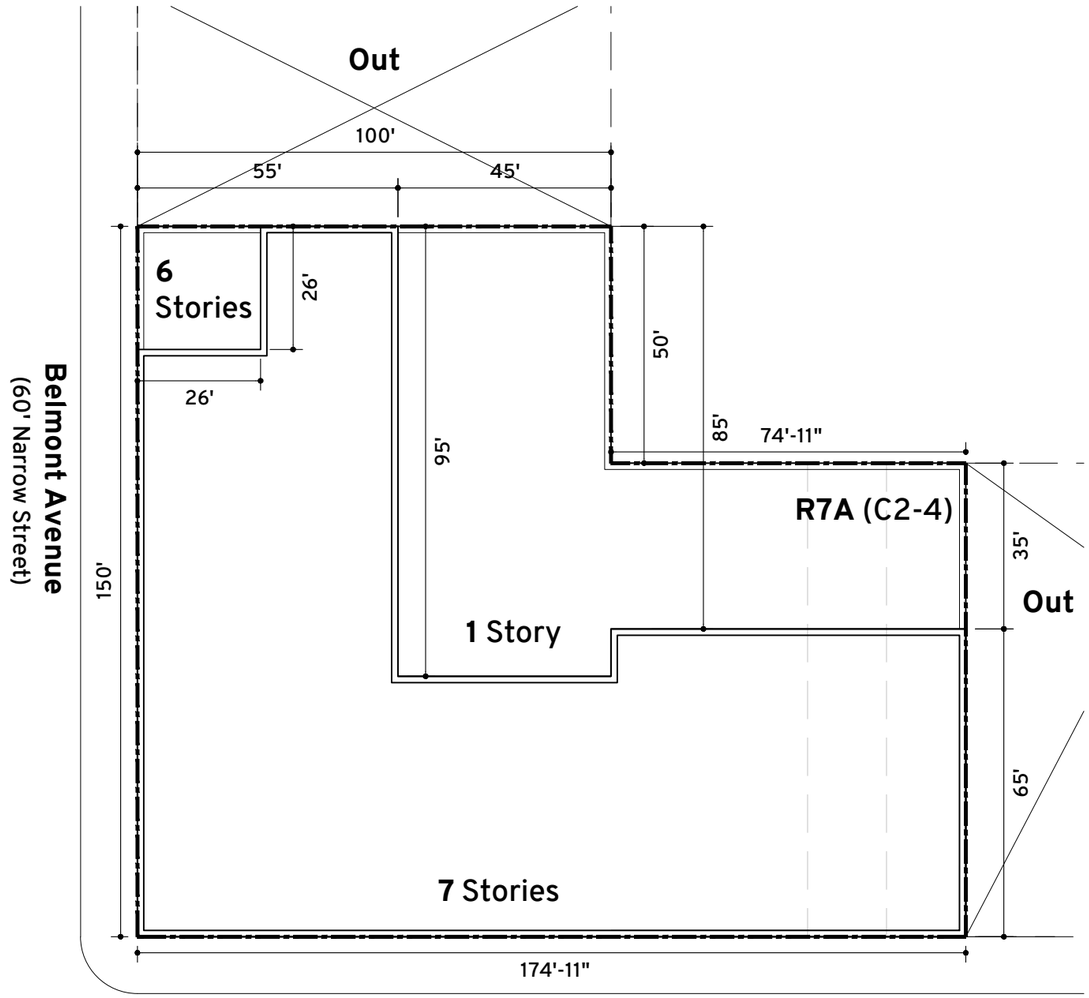
47 Belmont Avenue

Site A - R7A (C2-4) Rezoning Scheme
Preliminary Zoning Study
Brooklyn Block 3523
Lots 26, 27, 127, 28, 30, 32 and 33.

R7A (C2-4) Rezoning Scheme		
Zoning Calculations		
Lot Area		
		R7A
Development Lot:		22,492.0 SF
Floor Area Ratio (FAR)		
Maximum Residential FAR:		4.60
Maximum Community Facility FAR:		4.00
Maximum Commercial FAR:		2.00
Maximum FAR for Non-Residential Scheme:		4.60
Zoning Floor Area (ZFA)		
Maximum Total Zoning Floor Area (All Uses):		103,463.2 SF
+ Mechanical Deductions: (Estimated - To be Finalized)	5.35%	5,535.3 SF
+ Quality Housing Deductions: (Estimated - To be Finalized)	4.19%	4,335.5 SF
+ Stair Deduction: (Estimated - To be Finalized)		324.0 SF
+ Exterior Wall Deduction:	TBD	
+ Parking Ramp on First Floor		2,100.0 SF
Maximum Projected Gross Floor Area Above Grade (In Assemblage Only):		**115,758.0 SF**
Parking Calculations		
Projected Numberf of Dwelling Units (as per Pre-Schematic Massing):		104
Projected Affordable Units at 25% Affordability:		26
Projected Market Rate Units at 25% Affordability:		78
Required Parking for Market Rate Units (50% of Units):		39
Required Parking Area for Market Rate Units (400 SF per Space):		15,600.0 SF
Lot Coverage Calculations		
Maximum Permitted Lot Coverage (70% in Interior Lot):		3,500.0 SF
Proposed Lot Coverage in Interior Portion of the Zoning Lot:		3,000.0 SF



1 **site plan**
1/32" = 1'-0"

Zoning Notes and Assumptions

(1) Zoning Lot Area as per DOF Tax Maps. Subject to Survey confirmation.
(2) Existing building area estimated. Subject to Survey Confirmation.
(3) Assumes rezoning into Mandatory Inclusionary Housing Designated Area.
(4) Required Affordable Floor Area TBD.
(5) Assumes 75%/25% Affordable to Market Rate Split Requirement.

Site A - R7A (C2-4) Rezoning - November 13, 2022

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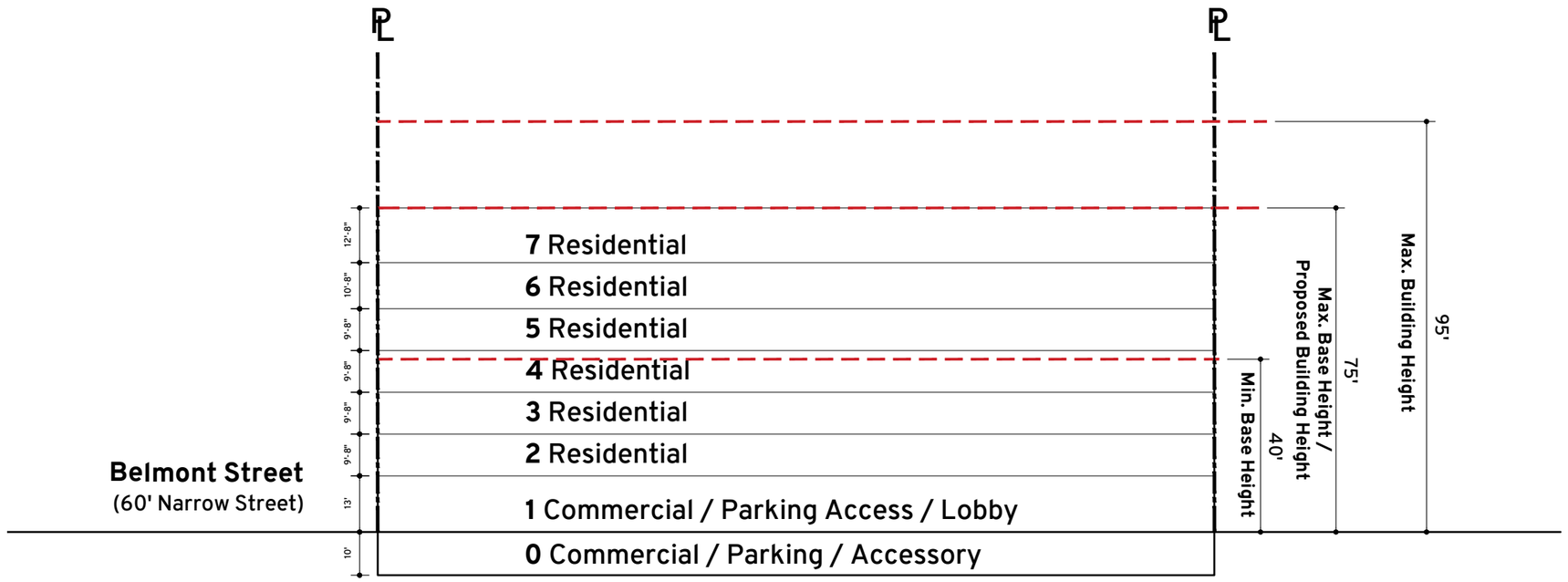
47 Belmont Avenue

Site A - R7A (C2-4) Rezoning Scheme
Preliminary Zoning Study
Brooklyn Block 3523
Lots 26, 27, 127, 28, 30, 32 and 33.



2 **section drawing**
1/32" = 1'-0"

Site A - R7A (C2-4) Rezoning - November 13, 2022

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47 Belmont Avenue

Site A - R7A (C2-4) Rezoning Scheme
Preliminary Zoning Study
Brooklyn Block 3523
Lots 26, 27, 127, 28, 30, 32 and 33.

Gross Floor Area Chart (by Floor)

Floor (Range)	Floor (Quantity)	Residential	Parking	Commercial	Floor Plate Total	Building Region Subtotal
C	1	8,992.0 SF	13,500.0 SF	0.0 SF	22,492.0 SF	22,492.0 SF
1	1	2,500.0 SF	2,100.0 SF	17,892.0 SF	22,492.0 SF	22,492.0 SF
2 to 6	5	15,594.0 SF		0.0 SF	15,594.0 SF	77,970.0 SF
7	1	14,918.0 SF			14,918.0 SF	14,918.0 SF
Gross Floor Area	8					137,872.0 SF
Gross Floor Area (Above Grade)	7					115,380.0 SF

Gross Floor Area Chart (by Use)

Floor (Range)	Floor (Quantity)	Residential	Parking	Commercial	Building Region Subtotal
C	1	8,992.0 SF	13,500.0 SF	0.0 SF	22,492.0 SF
1	1	2,500.0 SF	2,100.0 SF	17,892.0 SF	22,492.0 SF
2 to 6	5	77,970.0 SF	0.0 SF	0.0 SF	77,970.0 SF
7	1	14,918.0 SF	0.0 SF	0.0 SF	14,918.0 SF
Gross Floor Area	8	104,380.0 SF	15,600.0 SF	17,892.0 SF	**137,872.0 SF**
Gross Floor Area (Above Grade)	7	95,388.0 SF	2,100.0 SF	17,892.0 SF	**115,380.0 SF**

Projected Zoning Floor Area Utilized

Use	Projected Deductions				Gross Above Grade	Zoning Floor Area
	Mechanical	Stair Deduction	Parking	Quality Housing		
Residential	4,612.1 SF	0.0 SF	0.0 SF	4,335.5 SF	95,388.0 SF	86,440.4 SF
Commercial	908.6 SF	TBD	0.0 SF	0.0 SF	17,892.0 SF	16,983.4 SF
Parking	0.0 SF	TBD	2,100.0 SF	0.0 SF	2,100.0 SF	0.0 SF
Total	5,520.8 SF	0.0 SF	2,100.0 SF	4,335.5 SF	115,380.0 SF	103,423.8 SF
Remaining Total Zoning Floor Area in Proposed Scheme:						39.4 SF

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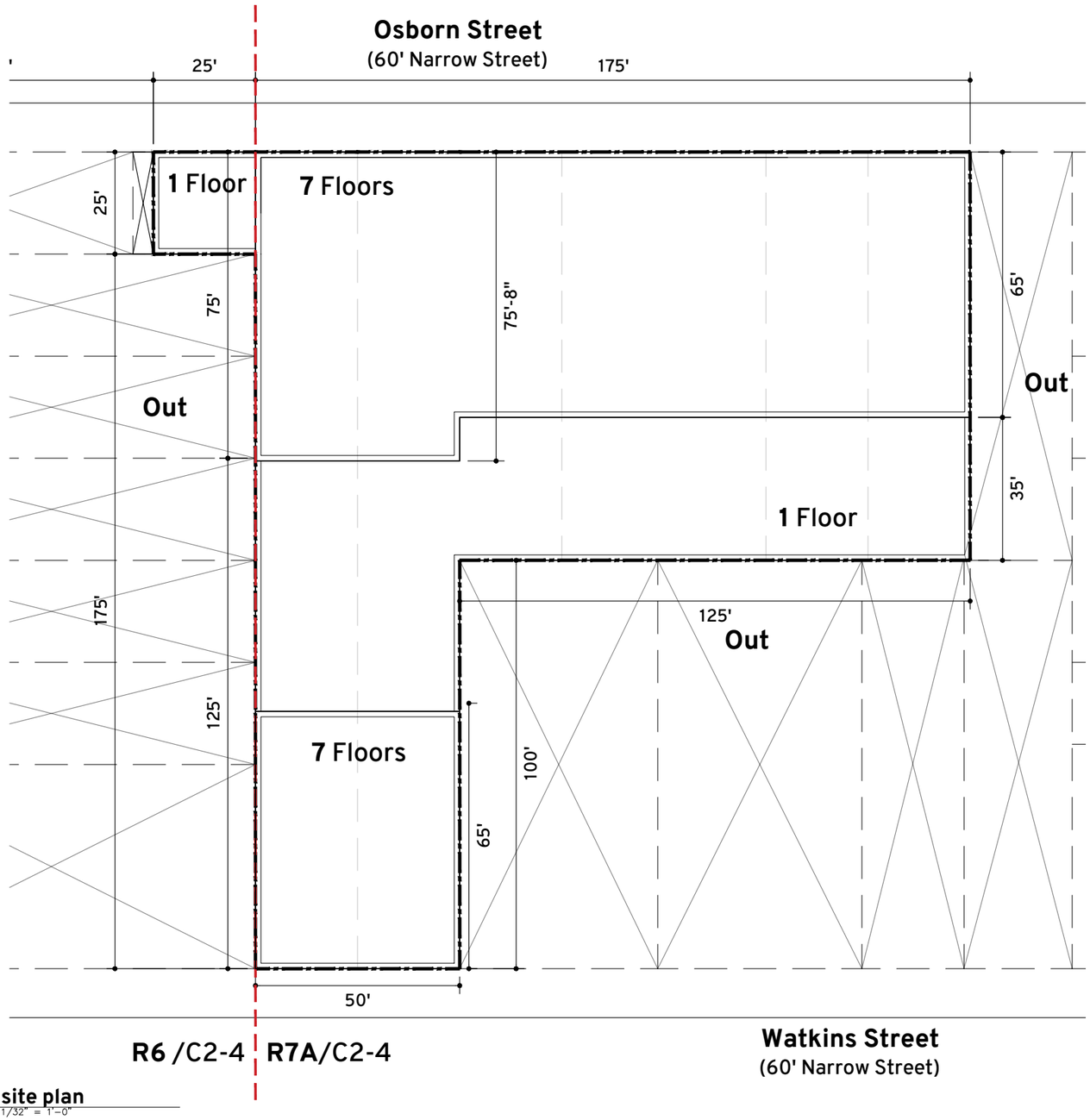
135 Osborn Street

Site B - R7A (C2-4) Rezoning Scheme
Preliminary Zoning Study
Brooklyn Block 3524
Lots 1-7, 25, 26, 36

R7A Rezoning Zoning Calculations		
Lot Area		
		R7A (C2-4)
Development Lot:		23,125.0 SF
Floor Area Ratio (FAR)		
Maximum Residential FAR:		4.60
Maximum Community Facility FAR:		4.00
Maximum Commercial FAR:		2.00
Maximum FAR for Non-Residential Scheme:		4.60
Zoning Floor Area (ZFA)		
Maximum Total Zoning Floor Area (All Uses):		106,375.0 SF
+ Mechanical Deductions:	4.00%	4,255.0 SF
+Quality Housing Deductions:	0.54%	579.0 SF
+ Bulkhead:	TBD	
+ Exterior Wall Deduction:	TBD	
+ Parking Ramp on First Floor		2,000.0 SF
Maximum Projected Gross Floor Area Above Grade		**113,209.0 SF**
(In Assemblage Only):		
Parking Calculations		
Projected Numberf of Dwelling Units:		116
Projected Affordable Units at 25% Affordability:		29
Projected Market Rate Units at 25% Affordability:		87
Required Parking for Market Rate Units (50% of Units):		44
Required Parking Area for Market Rate Units (400 SF per Space):		17,600.0 SF
Lot Coverage Calculations		
Maximum Permitted Lot Coverage (65%):		15,031.3 SF
Proposed Lot Coverage in Interior Portion of the Zoning Lot:		12,125.0 SF



1 site plan
1/32" = 1'-0"

Zoning Notes and Assumptions

(1) Zoning Lot Area as per DOF Tax Maps. Subject to Survey confirmation.
(2) Assumes rezoning into Mandatory Inclusionary Housing Designated Area.
(3) Required Affordable Floor Area TBD.
(4) Assumes 75%/25% Affordable to Market Rate Split.
(5) Assumes required street wall location regulations are only applicable along one street line, as per Article 1 Chapter 5.
(6) Assumes rezoning to R7A with C2-4 Commercial Overlay; Existing District: R6 with C1-3 Overlay.
(7) Assumes partial subdivision of Lot 36 prior to the adoption of the Zoning Map Change.

Site B - R7A (C2-4) Rezoning - November 13, 2022

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Preliminary Zoning Study
Study reflects Red Flux Architecture's best professional judgement and interpretation of applicable zoning regulations.

All stated dimensions are approximated and/or subject to survey confirmation. All proposals are preliminary and subject to further review and approval by the New York City Department of Buildings.

135 Osborn Street

Site B - R7A (C2-4) Rezoning Scheme
Preliminary Zoning Study
Brooklyn Block 3524
Lots 1-7, 25, 26, 36

Gross Floor Area Chart (by Floor) (R7A) - Building 2A

Floor (Range)	Floor (Quantity)	Residential	Parking	Commercial	Floor Plate Total	Building Region Subtotal
C	1	7,775.0 SF	15,350.0 SF	0.0 SF	23,125.0 SF	23,125.0 SF
1	1	2,968.0 SF	2,250.0 SF	17,907.0 SF	23,125.0 SF	23,125.0 SF
2 to 7	6	12,125.0 SF		0.0 SF	12,125.0 SF	72,750.0 SF
Gross Floor Area	8					119,000.0 SF
Gross Floor Area (Above Grade)	7					95,875.0 SF

Gross Floor Area Chart (by Floor) (R7A) - Building 2B

Floor (Range)	Floor (Quantity)	Residential	Parking	Commercial	Floor Plate Total	Building Region Subtotal
2 to 4	6	2,900.0 SF		0.0 SF	2,900.0 SF	17,400.0 SF
Gross Floor Area	6					17,400.0 SF
Gross Floor Area (Above Grade)	6					17,400.0 SF

Floor (Quantity)	Residential	Parking	Commercial	Floor Plate Total	Building Region Subtotal
1	7,775.0 SF	15,350.0 SF	0.0 SF	23,125.0 SF	23,125.0 SF
1	2,968.0 SF	2,250.0 SF	17,907.0 SF	23,125.0 SF	23,125.0 SF
6	15,025.0 SF	0.0 SF	0.0 SF	15,025.0 SF	90,150.0 SF
8					136,400.0 SF
7					113,275.0 SF

Gross Floor Area Chart (by Use) (R7A)

Floor (Range)	Floor (Quantity)	Residential	Parking	Commercial	Building Region Subtotal
C	1	7,775.0 SF	15,350.0 SF	0.0 SF	23,125.0 SF
1	1	2,968.0 SF	2,250.0 SF	17,907.0 SF	23,125.0 SF
2 to 7	6	72,750.0 SF	0.0 SF	0.0 SF	72,750.0 SF
Gross Floor Area	8	83,493.0 SF	17,600.0 SF	17,907.0 SF	119,000.0 SF
Gross Floor Area (Above Grade)	7	75,718.0 SF	2,250.0 SF	17,907.0 SF	**95,875.0 SF**

Gross Floor Area Chart (by Use) (R7A)

Floor (Range)	Floor (Quantity)	Residential	Parking	Commercial	Building Region Subtotal
0	0	0.0 SF	0.0 SF	0.0 SF	0.0 SF
0	0	0.0 SF	0.0 SF	0.0 SF	0.0 SF
2 to 4	6	17,400.0 SF	0.0 SF	0.0 SF	17,400.0 SF
Gross Floor Area	6	17,400.0 SF	0.0 SF	0.0 SF	17,400.0 SF
Gross Floor Area (Above Grade)	6	17,400.0 SF	0.0 SF	0.0 SF	**17,400.0 SF**

Floor (Quantity)	Residential	Parking	Commercial	Building Region Subtotal
1	7,775.0 SF	15,350.0 SF	0.0 SF	23,125.0 SF
1	2,968.0 SF	2,250.0 SF	17,907.0 SF	23,125.0 SF
6	90,150.0 SF	0.0 SF	0.0 SF	90,150.0 SF
8	100,893.0 SF	17,600.0 SF	17,907.0 SF	136,400.0 SF
7	93,118.0 SF	2,250.0 SF	17,907.0 SF	**113,275.0 SF**

Projected Zoning Floor Area Utilized

Use	Projected Deductions				Gross Above Grade	Zoning Floor Area
	Mechanical	Bulkhead	Parking	Quality Housing		
Residential	3,562.8 SF	TBD	0.0 SF	579.0 SF	93,118.0 SF	88,976.2 SF
Commercial	688.7 SF	TBD	0.0 SF	0.0 SF	17,907.0 SF	17,218.3 SF
Parking	0.0 SF	TBD	2,250.0 SF	0.0 SF	2,250.0 SF	0.0 SF
Total	4,251.5 SF	0.0 SF	2,250.0 SF	579.0 SF	113,275.0 SF	106,194.5 SF
Remaining Total Zoning Floor Area in Proposed Scheme:						180.5 SF

Site B - R7A (C2-4) Rezoning - November 13, 2022

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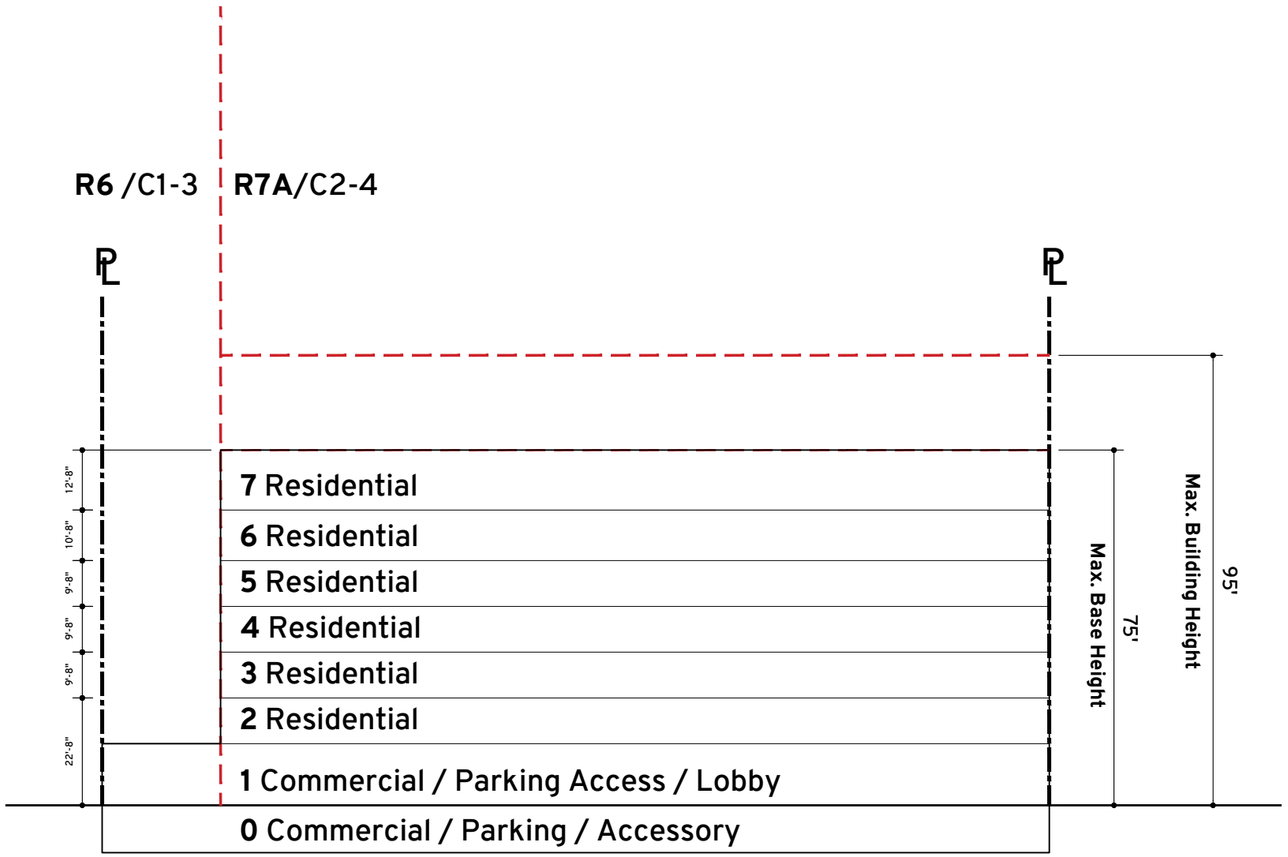
ARCHITECTURE | DESIGN | PLANNING
office@redflux.nyc | 212.658.0968
www.redflux.nyc

Preliminary Zoning Study
Study reflects Red Flux Architecture's best professional judgement and interpretation of applicable zoning regulations.

All stated dimensions are approximated and/or subject to survey confirmation. All proposals are preliminary and subject to further review and approval by the New York City Department of Buildings.

135 Osborn Street

Site B - R7A (C2-4) Rezoning Scheme
Preliminary Zoning Study
Brooklyn Block 3524
Lots 1-7, 25, 26, 36



2 **section drawing**
1/32" = 1'-0"

Site B - R7A (C2-4) Rezoning - November 13, 2022

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www.redflux.nyc

Preliminary Zoning Study
Study reflects Red Flux Architecture's best professional judgement and interpretation of applicable zoning regulations.

All stated dimensions are approximated and/or subject to survey confirmation. All proposals are preliminary and subject to further review and approval by the New York City Department of Buildings.

Borough: **Brooklyn**
Blocks/Lots: Block **3523**
Lots 26, 27, 127, 28, 30, 32, 33
Block **3524**
Lots 1-7, 25, 26, 36

Building #1 Zoning Calculations

Site Data	
Block(s)	3523
Lot(s)	26, 27, 127, 28, 30, 32 and 33
Street Address(es)	39 Belmont Avenue
Existing Zoning	R6/C1-3
Proposed Zoning	R7D/C2-4 & R7A/C2-4
Community District	16
Zoning Section Map No.	17D
Zoning Lot Area	22,492.00 SF

ZR Section	Permitted/Required	Existing to Remain	Proposed	Total	Compliance/Notes
Permitted Uses					
ZR 22-00, ZR 32-00	Use Groups 1-9, 14	0	Use Group 6, Use Group 2	Use Group 6, Use Group 2	Complies
Maximum Residential FAR and Floor Area					
ZR 23-154, 35-31	4.6 FAR Permitted	0	3.84	3.84	Complies
	103,463.20 SF Total Permitted	0	86,440.40 SF	86,440.40 SF	Complies
Maximum Commercial FAR and Floor Area					
ZR 33-12	2.0 FAR Permitted	0	0.76	0.76	Complies
	44,984.00 SF Total Permitted	0	16,983.40 SF	16,983.40 SF	Complies
Maximum Community Facility FAR and Floor Area					
ZR 33-12	4.0 FAR Permitted	0	0.00	0.00	Complies
	89,968.00 SF Total Permitted	0	0.00	0.00	Complies
Maximum Total FAR and Floor Area					
ZR 23-40, 35-31, 77-22	4.6 FAR Permitted	0	4.60	4.60	Complies
	103,463.20 SF Total Permitted	0	103,423.8 SF	103,423.8 SF	Complies
Lot Coverage					
ZR 23-153	Maximum 65% Residential Lot Coverage in Portion of the Zoning Lot beyond 100' of Street Intersection - 4,869.5 SF	0	4,869.00 SF	4,869.00 SF	Complies
Height and Setback					
ZR 23-664	Maximum Building Height: 95' Maximum Base Height: 75' Minimum Base Height: 40'	N/A	Proposed Building Height: 75' Proposed Base Height: 75'	Proposed Building Height: 75' Proposed Base Height: 75'	Complies
Yards					
ZR 35-51	No Front Yard Required.	N/A	None Provided.		
ZR 35-52	No Side Yard Required. 8' minimum dimension for open areas along side lot lines.	N/A	None Provided. Outer Court along Side Lot Line above 6th Floor; 26' x 26'	None Provided. Outer Court along Side Lot Line above 6th Floor; 26' x 26'	Complies
ZR 35-53	Required Rear Yards shall be provided at the level of the first unit. 30' Rear Yard Required for Interior Portion of Lot, 60' Rear Yard Equivalent Required	N/A	35' Rear Yard Provided; 60' Rear Yard Equivalent Provided.	35' Rear Yard Provided; 60' Rear Yard Equivalent Provided.	Complies
Parking					
ZR 25-23	50% of Market Rate Units / 39 Parking Spaces Required	N/A	39 Parking Spaces Provided	39 Parking Spaces Provided	Complies
Affordable Housing Requirement					
ZR 25-23	25% of Dwelling Units Required to be Affordable, 26 out of 104 units	N/A	26 Affordable Units Provided	26 Affordable Units Provided	Complies

Building #2 Zoning Calculations

Site Data	
Block(s)	3524
Lot(s)	1-7, 25, 26, 36
Street Address(es)	135 Osborn Avenue
Existing Zoning	R6/C1-3
Proposed Zoning	R7A/C2-4
Community District	16
Zoning Section Map No.	17D
Zoning Lot Area	23,125.00 SF

ZR Section	Permitted/Required	Existing to Remain	Proposed	Total	Compliance/Notes
Permitted Uses					
ZR 22-00, ZR 32-00	Use Groups 1-9, 14	0	Use Group 6, Use Group 2		Complies / No Change
Maximum Residential FAR and Floor Area					
ZR 23-154, 35-31	4.6 FAR Permitted	0	3.85	3.85	Complies
	106,375.00 SF Total Permitted	0	88,976.20 SF	88,976.20 SF	Complies
Maximum Commercial FAR and Floor Area					
ZR 33-12	2.0 FAR Permitted	0	0.74	0.74	Complies
	46,250.00 SF Total Permitted	0	17,218.30 SF	17,218.30 SF	Complies
Maximum Community Facility FAR and Floor Area					
ZR 33-12	4.0 FAR Permitted	0	0.00	0.00	Complies
	92,500.00 SF Total Permitted	0	0.00	0.00	Complies
Maximum Total FAR and Floor Area					
ZR 23-40, 35-31, 77-22	4.6 FAR Permitted	0	4.59	4.59	Complies
	106,375.00 SF Total Permitted	0	106,194.5 SF	106,194.5 SF	Complies
Lot Coverage					
ZR 23-153	Maximum 65% Residential Lot Coverage - 15,031.3 SF	0	15,025.00 SF	15,025.00 SF	Complies
Height and Setback					
ZR 23-664	Maximum Building Height: 95' Maximum Base Height: 75' Minimum Base Height: 40'	N/A	Proposed Building Height: 75' Proposed Base Height: 75'	Proposed Building Height: 75' Proposed Base Height: 75'	Complies
Yards					
ZR 35-51	No Front Yard Required.	N/A	None Provided.		
ZR 35-52	No Side Yard Required. 8' minimum dimension for open areas along side lot lines.	N/A	None Provided. Open Space along Side Lot Line above 1st Floor; 25'	None Provided. Open Space along Side Lot Line above 1st Floor; 25'	Complies
ZR 35-53	Required Rear Yards shall be provided at the level of the first unit. 30' Rear Yard Required for Interior Portion of Lot, 60' Rear Yard Equivalent Required	N/A	35' Rear Yard Provided; 60' Rear Yard Equivalent Provided.	35' Rear Yard Provided; 60' Rear Yard Equivalent Provided.	Complies
Parking					
ZR 25-23	50% of Market Rate Units / 36 Parking Spaces Required	N/A	36 Parking Spaces Provided	36 Parking Spaces Provided	Complies
Affordable Housing Requirement					
ZR 25-23	25% of Dwelling Units Required to be Affordable, 24 out of 96 units	N/A	24 Affordable Units Provided	24 Affordable Units Provided	Complies

NO.	DATE	REVISION
2	10/3/2022	DCP DRAFT REVISIONS
1	2/4/2021	DCP DRAFT APPLICATION

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Brooklyn, NY 11249
office@redflux.nyc | 212.658.0968
www.redflux.nyc

Belmont-Osborn Rezoning Plan

SHEET TITLE:

Zoning Calculations

SHEET NUMBER:

Z-001

DATE: 2022.10.03
PROJECT NUMBER: 2018.010
SIGNATURE AND SEAL:

Borough: **Brooklyn**
Blocks/Lots: Block **3523**
Lots 26, 27, 127, 28, 30, 32, 33
Block **3524**
Lots 1-7, 25, 26, 36



1 Zoning Lot Site Plan
1" = 60'-0"

LEGEND
- Tax Lot Line
- Zoning Lot Boundary
- Zoning District Boundary
- Existing Buildings
- Proposed Building
- Street Tree
- Traffic Direction

10' 20' 30'

NO.	DATE	REVISION
2	10/3/2022	DCP DRAFT REVISIONS
1	2/4/2021	DCP DRAFT APPLICATION

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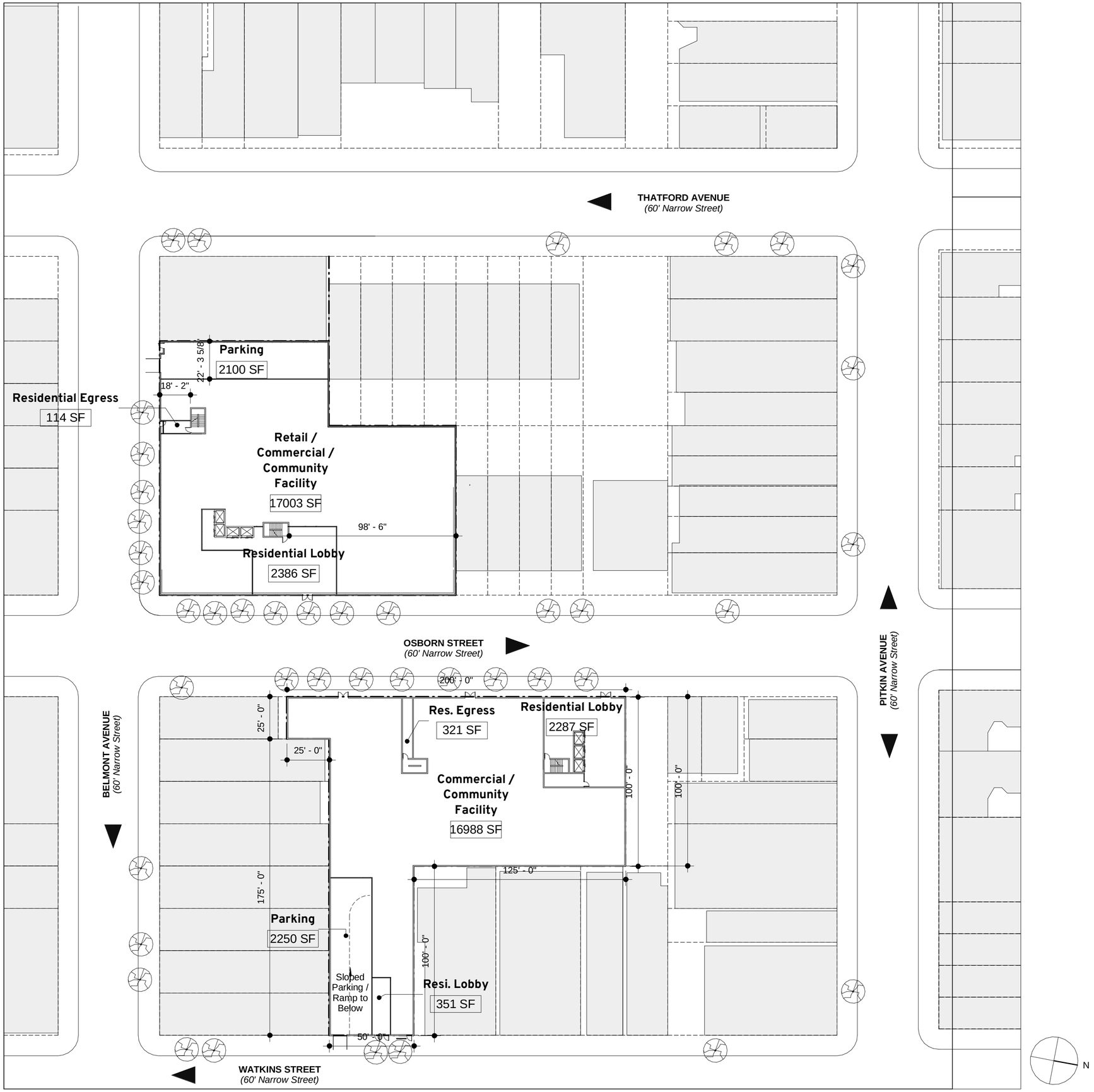
Belmont-Osborn Rezoning Plan

SHEET TITLE:
Zoning Lot Site Plan

SHEET NUMBER:
Z-002

DATE: 2022.10.03
PROJECT NUMBER: 2018.010
SIGNATURE AND SEAL:



1 Ground Floor Streetscape Plan
1" = 40'-0"

Borough: **Brooklyn**
Blocks/Lots: Block **3523**
Lots 26, 27, 127, 28, 30, 32, 33
Block **3524**
Lots 1-7, 25, 26, 36

NO.	DATE	REVISION
2	10/3/2022	DCP DRAFT REVISIONS
1	2/4/2021	DCP DRAFT APPLICATION

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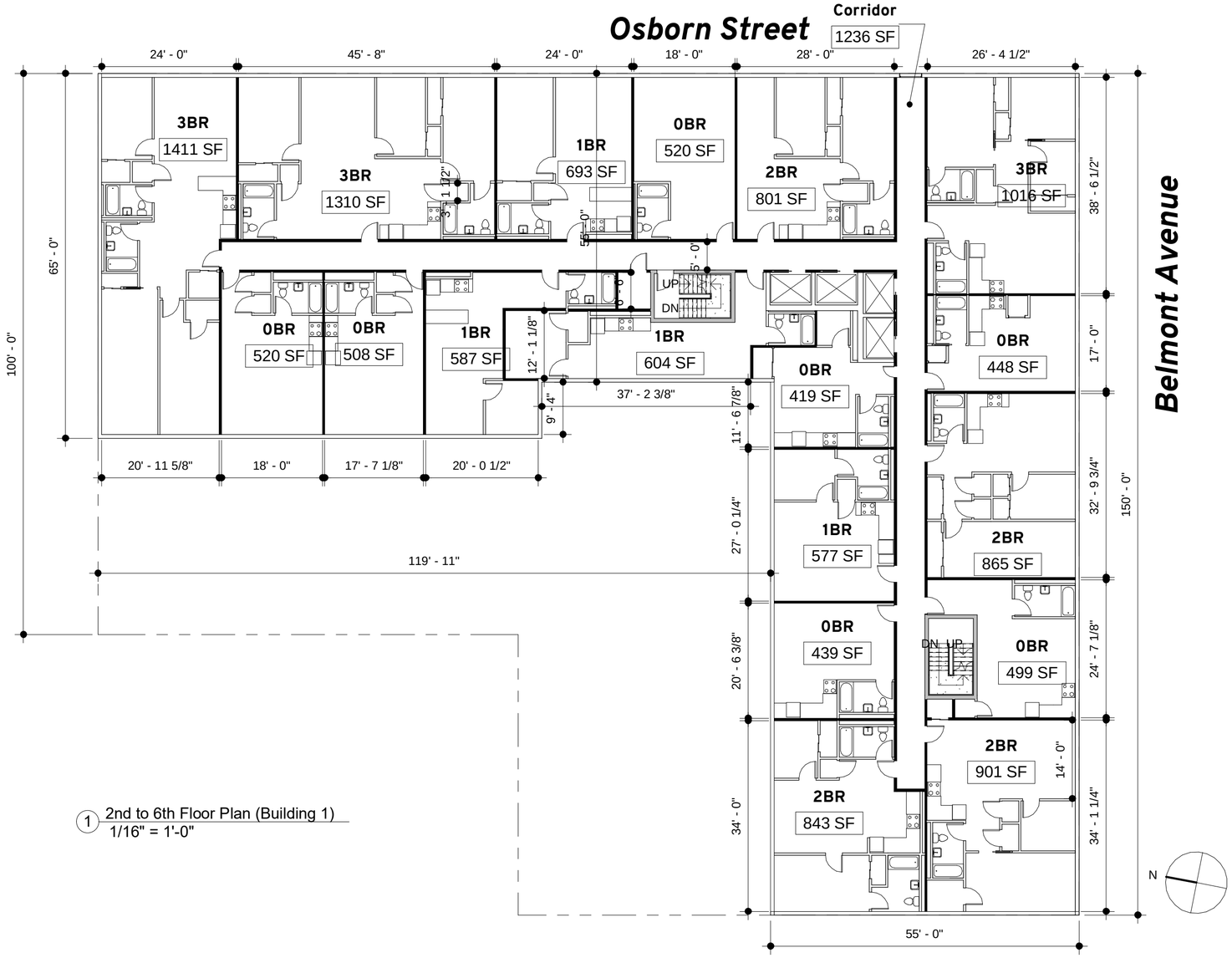
Belmont-Osborn Rezoning Plan

SHEET TITLE:
Ground Floor Streetscape Plan

SHEET NUMBER:
Z-003

DATE: 2022.10.03
PROJECT NUMBER: 2018.010
SIGNATURE AND SEAL:



1 2nd to 6th Floor Plan (Building 1)
1/16" = 1'-0"

Borough: **Brooklyn**
Blocks/Lots: Block **3523**
Lots 26, 27, 127, 28, 30, 32, 33
Block **3524**
Lots 1-7, 25, 26, 36

NO.	DATE	REVISION
2	10/3/2022	DCP DRAFT REVISIONS
1	2/4/2021	DCP DRAFT APPLICATION

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Brooklyn, NY 11249
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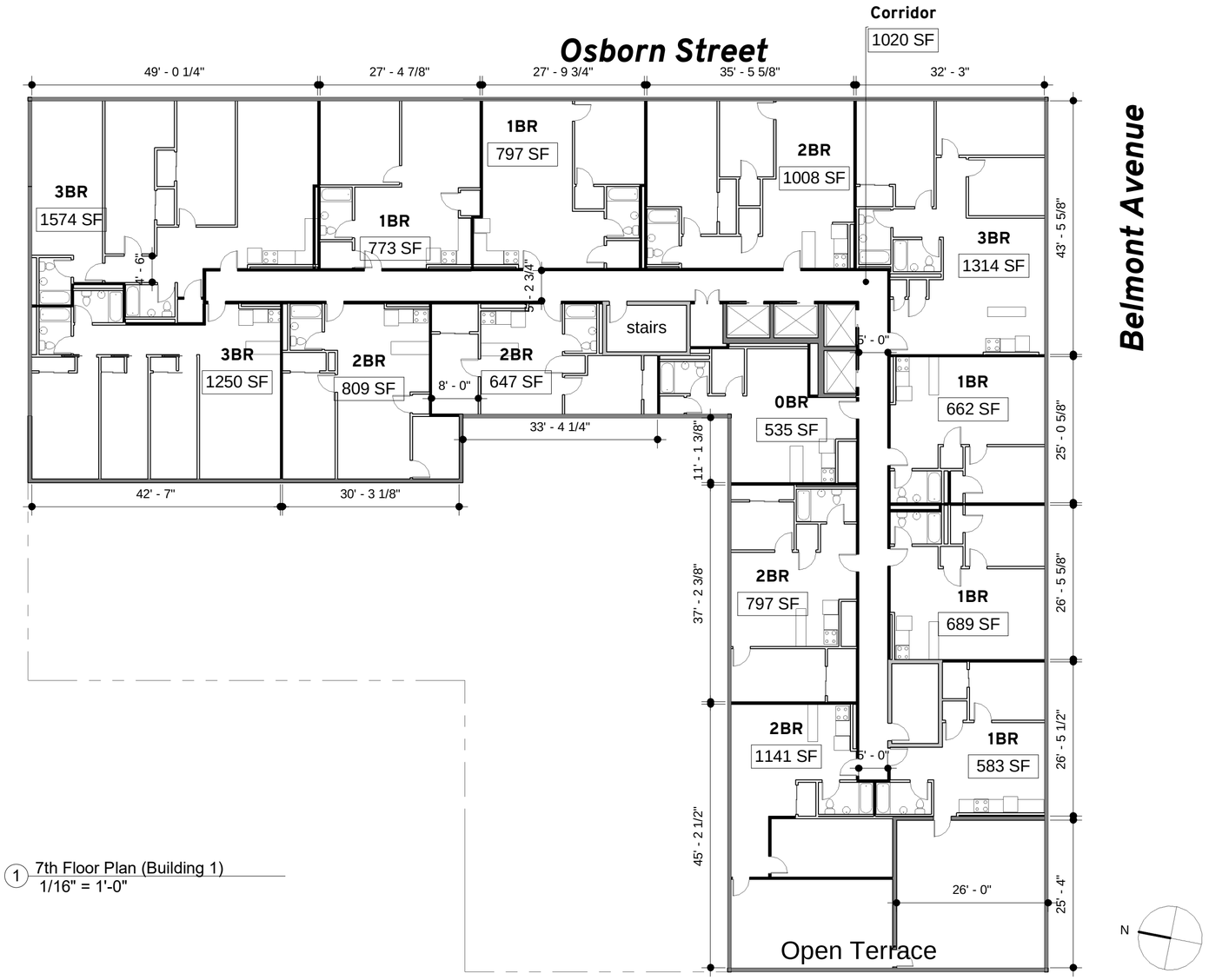
Belmont-Osborn Rezoning Plan

SHEET TITLE:
Building 1 - 2nd to 6th Floor Plan

SHEET NUMBER:
Z-004

DATE: 2022.10.03
PROJECT NUMBER: 2018.010
SIGNATURE AND SEAL:



1 7th Floor Plan (Building 1)
1/16" = 1'-0"

Borough: **Brooklyn**
Blocks/Lots: Block **3523**
Lots 26, 27, 127, 28, 30, 32, 33
Block **3524**
Lots 1-7, 25, 26, 36

NO.	DATE	REVISION
2	10/3/2022	DCP DRAFT REVISIONS
1	2/4/2021	DCP DRAFT APPLICATION

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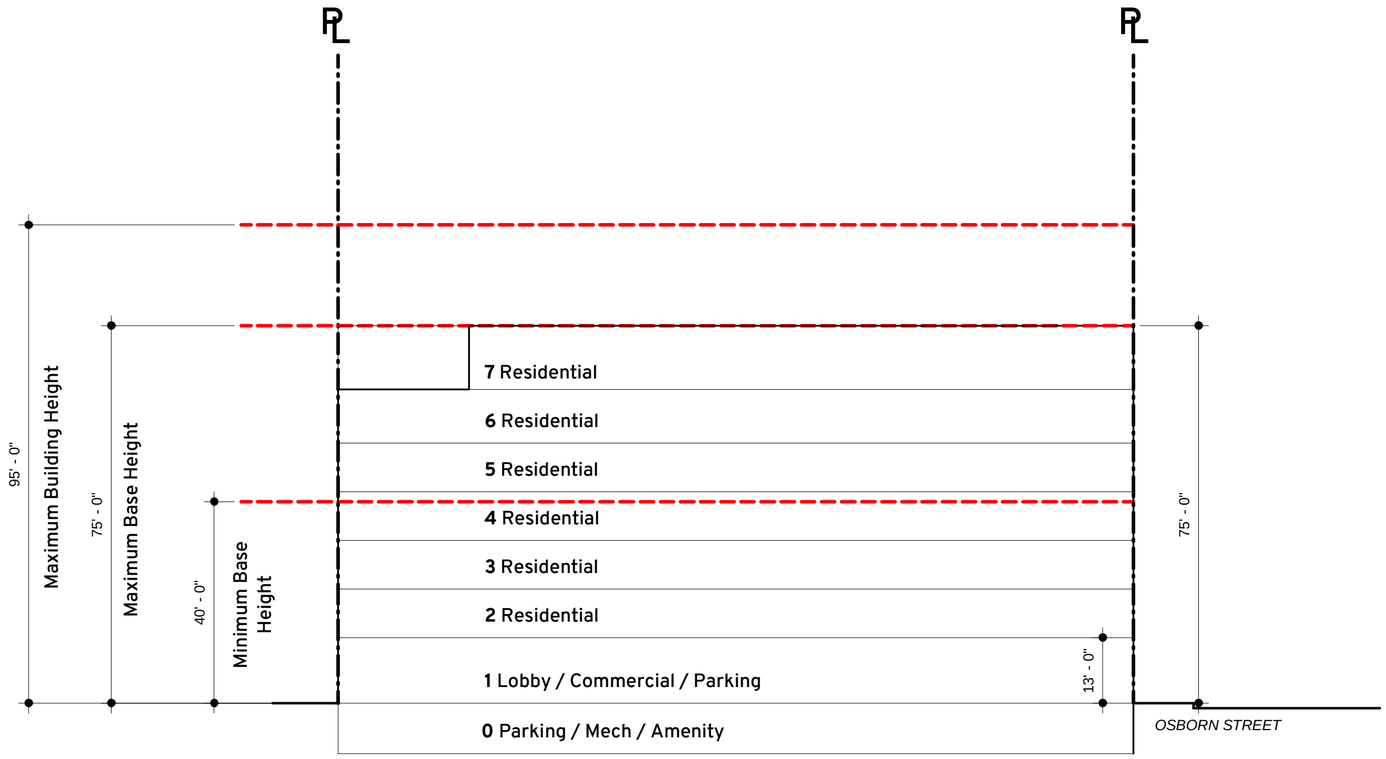
Belmont-Osborn Rezoning Plan

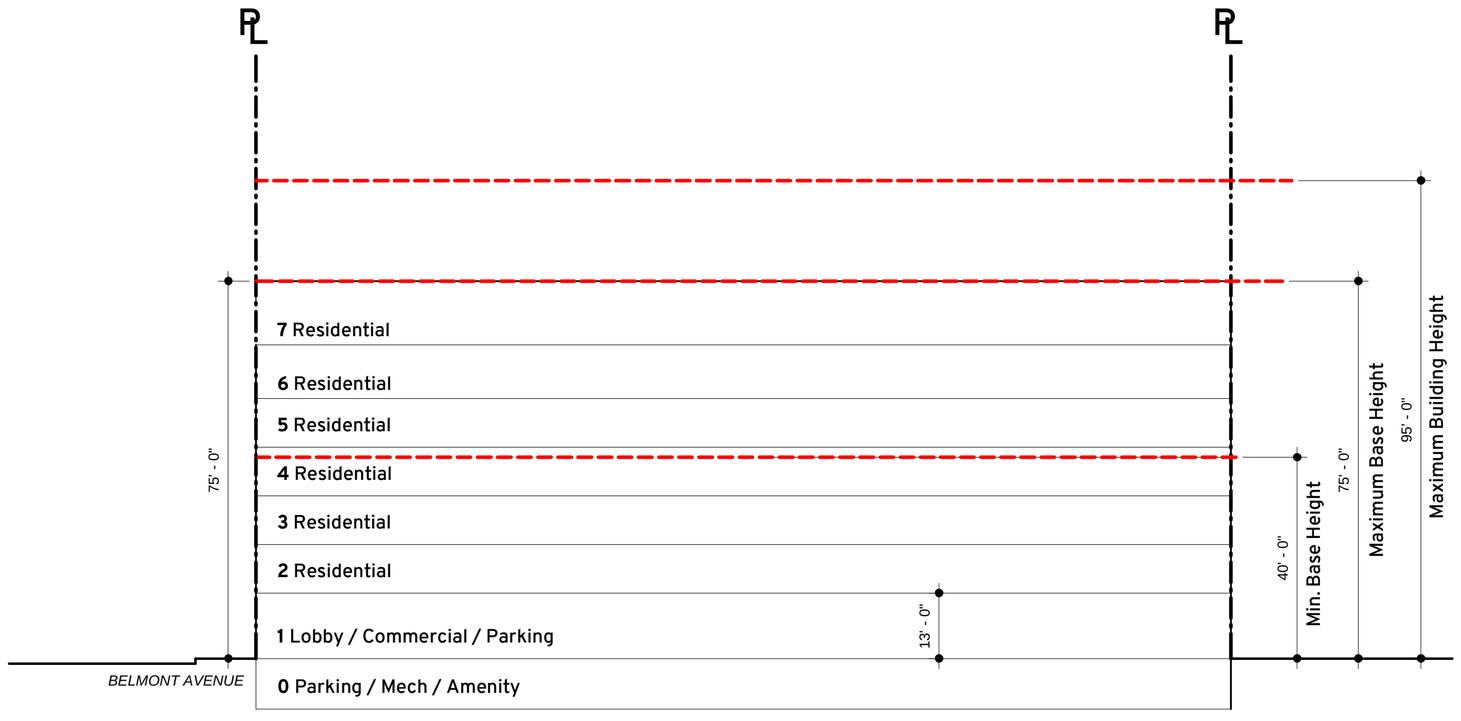
SHEET TITLE:
Building 1 - 7th Floor Plan

SHEET NUMBER:
Z-005

DATE: 2022.10.03
PROJECT NUMBER: 2018.010
SIGNATURE AND SEAL:



2 Building 1 - Section Diagram 2
3/64" = 1'-0"



1 Building 1 - Section Diagram
3/64" = 1'-0"

Borough: **Brooklyn**
Blocks/Lots: Block **3523**
Lots 26, 27, 127, 28, 30, 32, 33
Block **3524**
Lots 1-7, 25, 26, 36

NO.	DATE	REVISION
2	10/3/2022	DCP DRAFT REVISIONS
1	2/4/2021	DCP DRAFT APPLICATION

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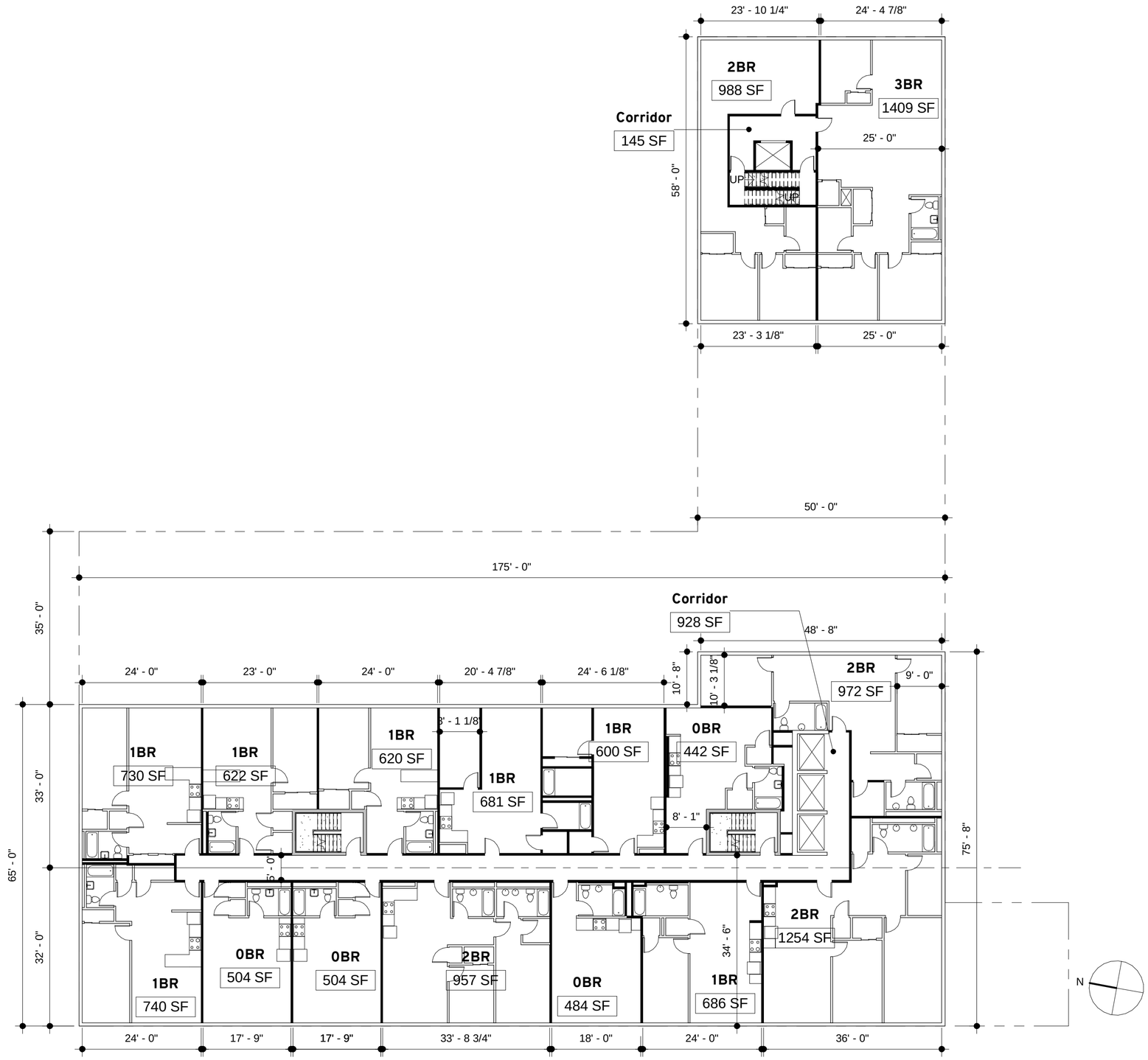
Belmont-Osborn Rezoning Plan

SHEET TITLE:
Building 1 Section Diagrams

SHEET NUMBER:
Z-006

DATE: 2022.10.03
PROJECT NUMBER: 2018.010
SIGNATURE AND SEAL:

Borough: **Brooklyn**
Blocks/Lots: Block **3523**
Lots 26, 27, 127, 28, 30, 32, 33
Block **3524**
Lots 1-7, 25, 26, 36



2 2nd to 7th Floor Plan (Building 2)
1/16" = 1'-0"

NO.	DATE	REVISION
2	10/3/2022	DCP DRAFT REVISIONS
1	2/4/2021	DCP DRAFT APPLICATION

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Brooklyn, NY 11249
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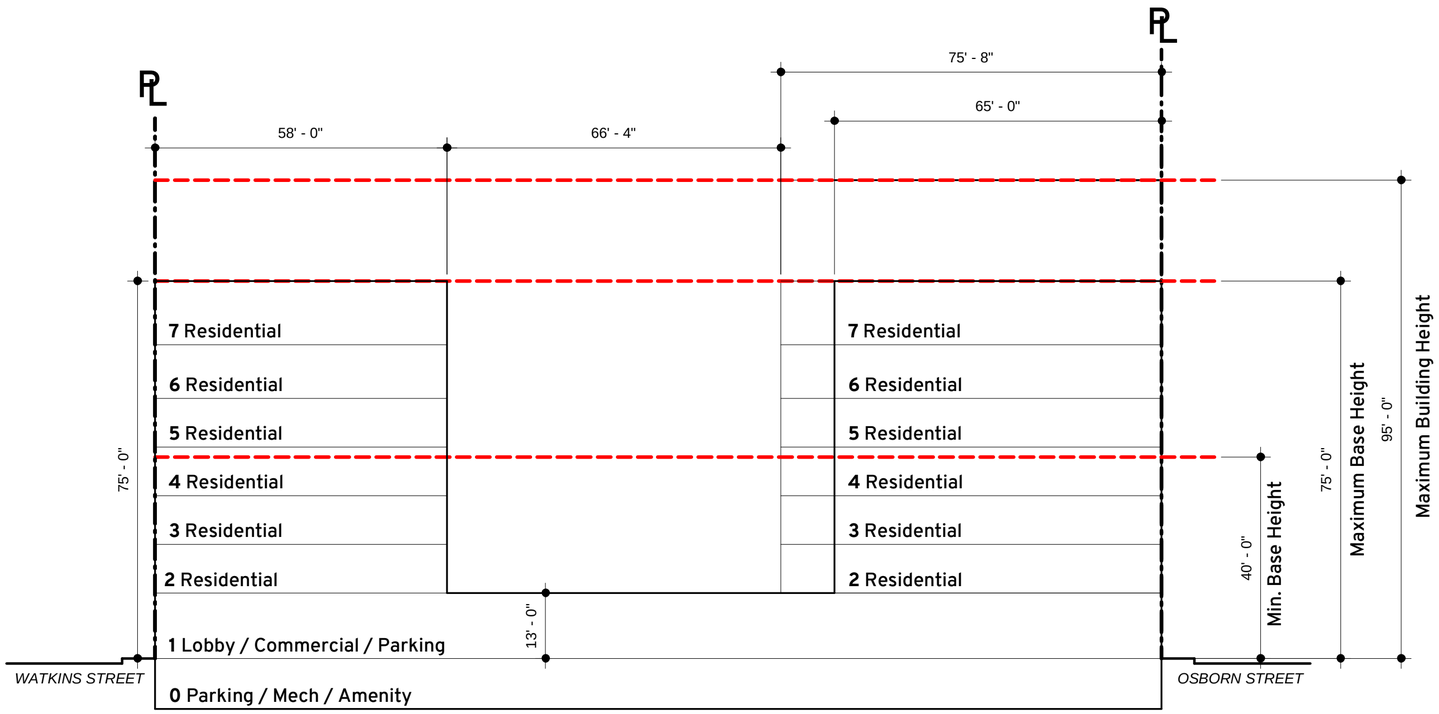
Belmont-Osborn Rezoning Plan

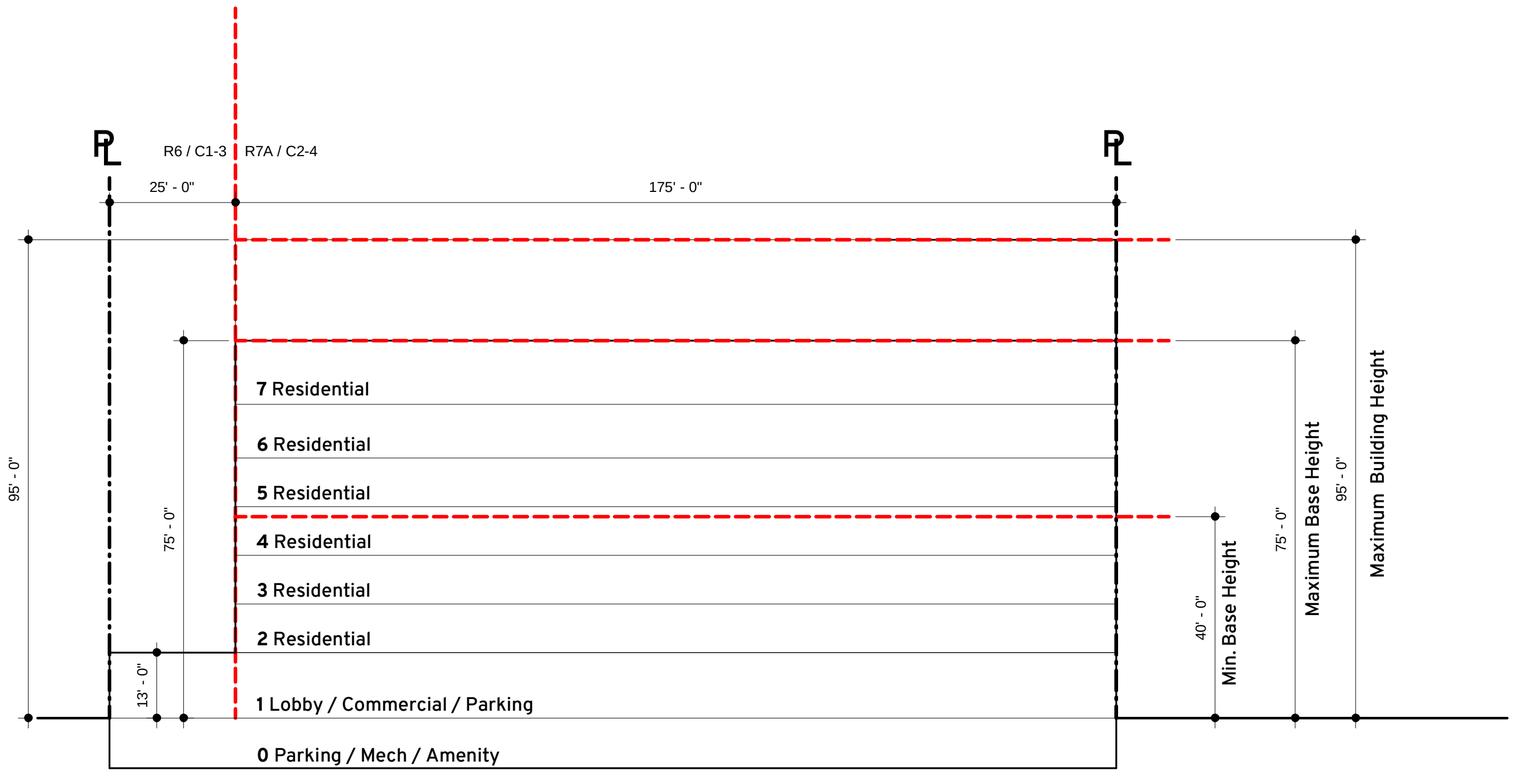
SHEET TITLE:
Building 2 Floor Plans

SHEET NUMBER:
Z-007

DATE: 2022.10.03
PROJECT NUMBER: 2018.010
SIGNATURE AND SEAL:



2 Building 2 - Section Diagram 2
3/64" = 1'-0"



1 Building 2 - Section Diagram
3/64" = 1'-0"

Borough: **Brooklyn**
Blocks/Lots: Block **3523**
Lots 26, 27, 127, 28, 30, 32, 33
Block **3524**
Lots 1-7, 25, 26, 36

NO.	DATE	REVISION
2	10/3/2022	DCP DRAFT REVISIONS
1	2/4/2021	DCP DRAFT APPLICATION

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Belmont-Osborn Rezoning Plan

SHEET TITLE:
Building 2 Section Diagram 2

SHEET NUMBER:
Z-008

DATE: 2022.10.03
PROJECT NUMBER: 2018.010
SIGNATURE AND SEAL:

APPENDIX B

AGENCY CORRESPONDENCE

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: OSBORN_BELMONT
Date Received: 7/22/2020

Properties with no Architectural or Archaeological significance:

1) 132 OSBORN STREET, BBL: 3035230026
2) 134 OSBORN STREET, BBL: 3035230027
3) 150 OSBORN STREET, BBL: 3035230028
4) 47 BELMONT AVENUE, BBL: 3035230030
5) 43 BELMONT AVENUE, BBL: 3035230032
6) 39 BELMONT AVENUE, BBL: 3035230033
7) 29 BELMONT AVENUE, BBL: 3035230037
8) 115 THATFORD AVENUE, BBL: 3035230101
9) 113 THATFORD AVENUE, BBL: 3035230102
10) 111 THATFORD AVENUE, BBL: 3035230103
11) 109 THATFORD AVENUE, BBL: 3035230104
12) 107 THATFORD AVENUE, BBL: 3035230105
13) 130 OSBORN STREET, BBL: 3035230112
14) 136 OSBORN STREET, BBL: 3035230127
15) 137 OSBORN STREET, BBL: 3035240001
16) 135 OSBORN STREET, BBL: 3035240002
17) 133 OSBORN STREET, BBL: 3035240003
18) 129 OSBORN STREET, BBL: 3035240004
19) 123 OSBORN STREET, BBL: 3035240006
20) OSBORN STREET, BBL: 3035240007
21) 134 WATKINS STREET, BBL: 3035240020
22) 136 WATKINS STREET, BBL: 3035240021
23) 148 WATKINS STREET, BBL: 3035240025
24) 152 WATKINS STREET, BBL: 3035240026
25) 141 OSBORN STREET, BBL: 3035240036

Comments:

In the radius: S/NR ELIGIBLE P.S. 298, 85 WATKINS STREET AND FIREHOUSE ENGINE CO. 231, HOOK & LADDER 120, 107 WATKINS STREET.

Gina Santucci 7/24/2020

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35065_FSO_DNP_07242020.docx

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 22DCP009K
Project: OSBORN_BELMONT
Date Received: 2/28/2023

Comments:

The LPC is in receipt of the Shadows Chapter of the EAS dated 2/6/23. There are no concerns.

Gina Santucci

3/21/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35065_FSO_GS_03212023.docx

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 22DCP009K
Project: OSBORN_BELMONT
Date Received: 4/12/2023

Comments:

The LPC is in receipt of the Historic and Cultural Chapter dated 4/10/23. The document appears acceptable.

Gina Santucci

4/12/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35065_FSO_GS_04122023.docx

APPENDIX C

JAMAICA BAY WATERSHED FORM

Print Form

Jamaica Bay Watershed Protection Plan
Project Tracking Form

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

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

A. GENERAL PROJECT INFORMATION

1. CEQR Number: 22DCP009K 1a. Modification ☐
2. Project Name: Belmont Osborn Rezoning
3. Project Description:

he Applicant, Osborn Belmont Properties LLC, is seeking the approval of a zoning map amendment and a zoning text amendment (Proposed Actions) comprising parts of Block 3523 and 3524 from R6/C1-3 to R7A/C2-4

4. Project Sponsor: Osborn Belmont Properties LLC
5. Required approvals: Zoning Map and Text Amendments
6. Project schedule (build year and construction schedule): 2027

B. PROJECT LOCATION:

1. Street address: See EAS
2. Tax block(s): 3524 and 3523 Tax Lot(s): See EAS
3. Identify existing land use and zoning on the project site: Vacant- R6/C1-3
4. Identify proposed land use and zoning on the project site: Res and Com. R7A/C2-4
5. Identify land use of adjacent sites (include any open space): Residential, commercial institutional
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
Vacant	Commercial and Residential

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

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet): 44,992
2. Will soil be removed (if so, what is the volume in cubic yards)? 16,664
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): NA - Urban
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☒ **No**

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

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

   N/A

D. HABITAT

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

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

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

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

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

E. SURFACE COVERAGE AND CHARACTERISTICS

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

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

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

Existing – how is the site drained?

Site is drained into adjacent sewer system

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

no improvements

APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT



47 Belmont Avenue & 135 Osborn Street
Brooklyn, New York 11212

May 2020

Prepared for:

127-129 Osborne Street, LLC
Russell Fedele

Prepared by:

EQUITY ENVIRONMENTAL ENGINEERING, LLC

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

47 Belmont Avenue & 135 Osborn Street
Brooklyn, New York 11212

May 2020

Table of Contents

EXECUTIVE SUMMARY i
I. INTRODUCTION 1
A. Purpose 1
B. Scope-of-Services 1
C. Significant Assumptions, Limitations and Exceptions 2
D. Special Terms and Conditions 2
E. Reliance 2
II. SITE DESCRIPTION 2
A. Location and Description 2
B. Site and Vicinity Characteristics 2
C. Current Use of the Property 2
D. Description of Structures, Improvements and Utilities 4
E. Current Uses of Adjoining Properties 4
III. USER-PROVIDED INFORMATION 5
IV. RECORDS REVIEW 5
A. Standard Environmental Record Sources 5
B. Orphans Summary 6
C. City Environmental Quality Review "E" Designation 6
D. Physical Setting Source 7
E. Historical Use Information on the Property 7
F. Historical Use Information on Adjoining Properties 12
V. SITE RECONNAISSANCE 12
A. Methodology and Limiting Conditions 12
B. On-Site Operations/Manufacturing 13
C. Chemical and Petroleum Use and Storage (USTs, ASTs, and Containers) 14
D. Solid and Hazardous Waste 15
E. Releases or Spills 16
F. Groundwater Wells 16
G. Surface Water, Stormwater Drainage and Wastewater Discharge 16

47 Belmont Avenue & 135 Osborn Street
Brooklyn, New York 11212

May 2020

Table of Contents

H. Wetlands 16
I. Polychlorinated Biphenyls (PCBs) 16
J. Drains and Sumps 16
K. Vapor Migration/Encroachment 18
L. Other Environmental Considerations 18
M. Off-Site Concerns 18
VI. INTERVIEWS 18
VII. RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) 18
IX. DEVIATIONS 20
X. REFERENCES 20
XI. SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONALS 20
XII. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS 21

APPENDICES

Appendix A – Site Overview by Lot
Appendix B – Figures
Appendix C – Site Photographs
Appendix D – Radius Map Report (EDR)
Appendix E – Sanborn Fire Insurance Maps
Appendix F – Historical Topographic Maps
Appendix G – Historical Aerial Maps
Appendix H – City Directory
Appendix I – Regulatory Records
Appendix J – Prior Reports
Appendix K – Qualifications of Environmental Professionals & Associates

PHASE I ENVIRONMENTAL SITE ASSESSMENT

47 Belmont Avenue & 135 Osborn Street
Brooklyn, New York 11212

May 2020

EXECUTIVE SUMMARY

Equity Environmental Engineering, LLC (Equity) was retained by 127-129 Osborn Street, LLC. to conduct a Phase I Environmental Site Assessment (Phase I) to identify Recognized Environmental Conditions (RECs) associated with current and prior site use at the property identified as 47 Belmont Avenue and 135 Osborn Street, Brooklyn, New York 11212. Equity conducted the assessment in accordance with the requirements of ASTM International Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and good professional practices.

Site Overview

The Subject Properties consists of seventeen separate lots on two Blocks along Belmont Avenue and Osborn Street. The actual property address for 135 Osborn Street, 133 Osborn Street, 150 Osborn Street, and 47 Belmont Avenue were observed as different address numbers during the site reconnaissance. For the accuracy of this report, the actual address numbers were used. Further details regarding the property addresses can be found in the site overview. The site overview for each lot is available in **Appendix A**.

Definitions

The ASTM International Phase I Standard defines environmental conditions as follows:

- ***Recognized Environmental Conditions (RECs)***

  The term "Recognized Environmental Condition" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- ***Controlled Recognized Environmental Conditions (CRECs)***

  The term "Controlled Recognized Environmental Condition" is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

- ***Historical Recognized Environmental Conditions (HRECs)***

  The term "Historical Recognized Environmental Condition" is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls, such as property use restrictions or activity and use limitations (AULs, which include both institutional controls and engineering controls).

- ***Vapor Encroachment Conditions (VECs)***

  The term "Vapor Encroachment Condition" is a condition where the presence or likely presence of chemicals of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.

- ***De Minimis Conditions***

  The term "De Minimis Condition" is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

- ***Data Gaps***

  The term "Data Gap" is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

- ***Non-Scope Considerations***

  Consideration of business environmental risk issues some of which are identified in Section 13 and Appendix XI of ASTM International E1528-14e1 (e.g., asbestos, ecological resources, mold, radon, wetlands, regulatory compliance et. Al.).

Findings

The following environmental conditions were identified:

A. Recognized Environmental Conditions (RECs)

The former printing facility that existed at 135 Osborn Street from 1950 through 1983 is considered a REC due to the potential impacts of hazardous substances used at such facilities.

B. Controlled Recognized Environmental Conditions (CRECs)

No Controlled RECs were identified as a result of this assessment.

C. Historical Recognized Environmental Conditions (HRECs)

The Oil burner application that was submitted in 1948 for a residential building that existed from 1907-1983 at 152 Watkins Street indicating the usage of heating oil is considered an HREC as well as the former bottling works facility that existed in 1907 at 127 Osborn Street due to the potential impacts of hazardous substances used at such facilities.

D. Vapor Encroachment Conditions (VECs)

The EDR Vapor Encroachment database identified multiple VEC (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property related to four historic dry cleaners and two current dry cleaners. Based on these findings, a vapor encroachment condition cannot be ruled out. Details on the VECs can be found in **Appendix D**.

E. De Minimis Conditions

No, De Minimis Conditions were identified as a result of this assessment.

F. Data Gaps

The only data gap encountered during the site visit was access to 47 Belmont Avenue (Block 3523/Lot 30). Access was not provided however according to the Subject Property landlord, Russell Fedele, the building is only used for offices. Equity does not believe this data gap significantly affected its ability to identify RECs associated with the Subject Property.

Conclusions

Equity's review of available information and observations of the subject and surrounding properties indicates that no CRECs, De Minimis conditions, or Data Gaps were identified as a result of this assessment. However, one REC, two HRECs, and a VEC issue were identified at the Subject Properties.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

47 Belmont Avenue & 135 Osborn Street
Brooklyn, New York 11212

May 2020

I. INTRODUCTION

A. Purpose

Equity Environmental Engineering, LLC (Equity) was contracted by 127-129 Osborn Street, LLC to perform a Phase I Environmental Site Assessment of the referenced properties in accordance with the ASTM International Standard E1527-13E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ASTM International Standard satisfies the requirements of the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiry Standard, 40 CFR Part 312, which is required to qualify for certain landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The ASTM International Standard constitutes "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice". The investigation was conducted to identify Recognized Environmental Conditions (RECs), which are identified as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

It is Equity's understanding that the Phase I is being conducted for a zoning map and text amendment to effectuate the development of the Subject Properties.

B. Scope-of-Services

The Phase I consisted of the following components:

1. review of environmental and historical records
2. site reconnaissance
3. interviews
4. report preparation

The environmental assessment is non-invasive and does not include any testing or sampling of materials, such as soil, water, air or building materials. The environmental assessment included a non-invasive (no sampling) evaluation of the potential for asbestos-containing materials, lead-based paint, and lead in drinking water.

C. Significant Assumptions, Limitations and Exceptions

Unless noted, Equity assumes that the information obtained through the records review, site inspection, and interviews is correct. Equity does not warrant the accuracy of this information or warrant that any RECs that were not identified through the Phase I process do not exist on the property. RECs do not include De Minimis conditions that do not present a threat to human health or the environment, and that would not be subject to an enforcement action by government agencies.

D. Special Terms and Conditions

No Special Terms or Conditions apply to this project.

E. Reliance

This report is for the use and benefit of 127-129 Osborn Street, LLC. and any of their respective affiliates, agents and advisors.

II. SITE DESCRIPTION

A. Location and Description

The Subject Parcels are identified as 47 Belmont Avenue & 135 Osborn Street in Brooklyn, New York 11212. Title to the properties are vested in 127-129 Osborn Street, LLC. The Subject Properties are identified as Block 3523 / Lots 26, 27, 127, 28, 30, 32, 33 and Block 3524 / Lots 1-7, 25, 26, 36 on the New York City Tax Map. The Subject Parcels are all rectangular shaped lots on Belmont Street and Osborn Street. The Subject Properties are located in the Brownsville neighborhood of Brooklyn, New York.

A USGS Site Location Map and Site Boundary Map are included as Figures 1 and 2 and **Appendix B.**

B. Site and Vicinity Characteristics

The Subject Properties are located in an R6/C1-3 and C4-3 zoning district surrounded by primarily mixed commercial/residential properties.

C. Current Use of the Property

The Subject Properties are currently a mix of parking lots, retail buildings, and warehouse buildings. The buildings range from ten (10) years old to approximately one hundred and ten (110) years old. Each Subject Properties current use is as follows:

<u>132 Osborn Street (Block 3523 / Lot 26)</u>
The Subject Property is currently occupied by People's Choice Meat Market, and is used as a supermarket on the first floor and offices, a butcher room, and a freezer on the second floor. The basement is used for storage and utilities.

134 Osborn Street (Block 3523 / Lot 27)
The Subject Property is currently occupied by People's Choice Meat Market, and is used as a supermarket on the first floor and offices, a butcher room, and a freezer on the second floor. The basement is used for storage and utilities.

136 Osborn Street (Block 3523 / Lot 127)
The Subject Property is currently occupied by People's Choice Meat Market, and is used as a supermarket on the first floor and offices, a butcher room, and a freezer on the second floor. The basement is used for storage and utilities.

150 Osborn Street (Block 3523 / Lot 127)
The Subject Property is currently occupied by People's Choice Meat Market, and is used as a supermarket.

47 Belmont Avenue (Block 3523 / Lot 130)
The Subject Property is currently occupied by Elite Learners and The Labs at Brownsville, and is used as offices.

43 Belmont Avenue (Block 3523 / Lot 32)
The Subject Property is currently occupied by People's Choice Meat Market, and is used as a supermarket.

39 Belmont Avenue (Block 3523 / Lot 33)
The Subject Property is currently occupied by Dollar Tree, and is used as a discount variety store.

137 Osborn Street (Block 3524 / Lot 1)
The Subject Property is currently occupied by an alleyway/driveway used for parking and storage of maintenance equipment, store supplies, and freezer equipment.

135 Osborn Street (Block 3524 / Lot 2)
The Subject Property is currently occupied by a 2,166 square foot freezer building used for the storage of food and meat products.

133 Osborn Street (Block 3524 / Lot 3)
The Subject Property was previously a 2,000 square foot freezer building and is currently used for storage.

129 Osborn Street (Block 3524 / Lot 4)
The Subject Property is currently occupied by Belmont Fish and Seafood, and is used as a fish market on the first floor and offices on the second floor.

(Block 3524 / Lot 5)
The Subject Property does not have an address and is currently used as a parking lot with a storage trailer. There are no permanent structures present.

123 Osborn Street (Block 3524 / Lot 6)
The Subject Property is currently used as a parking lot with no permanent structures.

(Block 3524 / Lot 7)
The Subject Property does not have an address and is currently used as a parking lot with no permanent structures.

141 Osborn Street (Block 3524 / Lot 36)
The Subject Property is currently occupied by a 750 square foot freezer building used for the storage of food and meat products.

148 Watkins Street (Block 3524 / Lot 25)
The Subject Property is currently occupied by an alleyway/driveway used for parking and storage of maintenance equipment, store supplies, and freezer equipment in two storage trailers. There are no permanent structures present.

152 Watkins Street (Block 3524 / Lot 26)
The Subject Property is currently occupied by an alleyway/driveway used for parking and storage of maintenance equipment, store supplies, and freezer equipment.

D. Description of Structures, Improvements and Utilities

The existing buildings construction can be found in **Appendix A.**

Utilities at all properties with existing structures include the following:

1. Electricity

Electricity is provided by the Consolidated Edison of New York (Con Edison). There are no emergency generators located on the Subject Property.

2. Water

Potable water is supplied by the City of New York. No groundwater drinking wells were reported or identified as a result of this assessment.

3. Sewers

Sanitary wastewater is discharged to the City of New York sewer system.

4. Heat

The buildings are heated by a natural gas-fired boiler. The natural gas is provided by Con Edison.

The Freezer buildings located at 135 Osborn Street, 133 Osborn Street, and 141 Osborn Street are not connected to city water or sewers, and do not have heating systems.

E. Current Uses of Adjoining Properties

The following sites adjoin Block 3523, parcels 26, 27, 127, 28, 30, 32, and 33:

- North – Multifamily walk-up buildings
- East – Commercial, industrial, and parking facilities

- South – Commercial
- West – Mixed-use residential/commercial

The following sites adjoin Bock 3524, parcels 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36:

- North – Vacant land and public facilities and institutions (Charity Baptist Church of Christ, Inc.
- East – Mixed-use residential/commercial and Industrial
- South – Commercial
- West – Mixed-use residential/commercial

III. USER-PROVIDED INFORMATION

The ASTM International Standard defines the "User" as the person on whose behalf the Phase I is being conducted. The ASTM International Standard requires the User to provide site information for the Phase I. ESI was provided with the following information.

- No environmental liens (i.e., legal, deed notice) or Activity and Use Limitations (i.e., engineering controls, etc.) were identified.

- No specialized knowledge or commonly known information regarding current or historical hazardous material use on the Subject Property or adjoining properties, which would be considered a REC, were identified.

- There were no indications that the fair market value of the property was reduced due to environmental concerns.

IV. RECORDS REVIEW

A. Standard Environmental Record Sources

EDR was contracted by Equity to prepare an environmental database survey for the subject sites and surrounding areas. A copy of the EDR report, which summarizes the environmental concerns presented by nearby sites, is attached as **Appendix D**. The listing of a site on any of these databases is, in itself, not indicative of an existing environmental concern. Distance, geology, and groundwater flow gradient are the factors that determine the importance of a listed site to the soil and groundwater quality on the Subject Properties. Equity has relied on distance from the listed site and topographical gradient to judge whether that site has the potential to affect the Subject Properties.

According to the EDR environmental database search, the Subject Properties were not identified on any database. The surrounding properties were identified in the federal and state databases within a one-mile search radius of the Subject Properties and are identified as follow:

Database	Target Property	0-1/8 Mile	1/8 – 1/4 Mile	1/4 – 1/2 Mile	1/2 – 1 Mile
RCRA-LQG	0	2	3	-	-
RCRA-SQG	0	1	3	-	-
RCRA-VSQG	0	2	1	-	-
RCRA-NonGen/NLR	0	23	45	-	-
EDR Historic Auto	0	2	-	-	-
NY Spills	0	13	-	-	-
NY Manifest	0	26	51	-	-
NY Drycleaners	0	3	1	-	-
NJ Manifest	0	4	10	-	-
NY AST	0	7	10	-	-
NY UST	0	5	10	-	-
NY E Designation	0	0	-	-	-
NY L Tanks	0	4	8	25	-
PA Manifest	0	1	0	-	-
NY VCP	0	0	0	4	-
NY HSWDS	0	0	0	0	-
NY SWF/LF	0	0	0	2	-
NY Brownfields	0	1	0	2	-
NY SHWS	0	0	0	0	0

Additional information regarding each of the individual properties identified in the databases listed above is provided in **Appendix D**.

B. Orphans Summary

The EDR Orphan Summary lists three (3) properties that were included in certain federal or state environmental databases but were reported by EDR to be unmapped due to insufficient address information. The listing of orphan sites within the database search was reviewed, cross-referencing available address information with facility names. Upon review, it was determined that no orphan site appear to be associated with the subject or adjoining properties. Additional information regarding the EDR Orphan Summary Report can be found in **Appendix D.**

C. City Environmental Quality Review "E" Designation

EDR was contracted by Equity to prepare an environmental database survey for the Subject Property and surrounding areas. A copy of the EDR report, includes City Planning Commission approved amendments to the New York City Zoning Map - which may include environmental designations of certain tax lots that have physical or historical evidence of uses related to hazardous materials. The "E" designations shown on the zoning maps function as indicators of the environmental review that must be conducted when the lots are developed in accordance with the regulations of the rezoned district. The City Planning Commission's rezoning actions, including environmental designations, were made effective upon the City Council's approval of the Zoning Map Amendment. Based upon a review of

the NYCDEP "E" Designation database on April 3, 2020, the Subject Properties were not identified.

D. Physical Setting Source

The Subject Properties are located in Brooklyn, New York and surrounded primarily by mixed commercial and residential buildings. The ground surface at the sites is predominantly level. Ground cover consists primarily of concrete sidewalk and the buildings. The Subject Properties located on block 3523 are accessed from the south via Belmont Avenue and the east via Osborn Street. The Subject Properties located on block 3524 are accessed from the west via Osborn Street and the east via Watkins Street. Based on a review of the 2013 USGS Central Park, 7.5-minute topographic map for the area, groundwater is inferred to flow to the south east toward Fresh Creek.

Based on the soil survey maps published by the USDA Soil Conservation Service (1994) and information provided in the EDR Report, the subsurface soils expected at the site include Urban Land, which is variable in texture and does not qualify as hydric soil. Urban land soils are those which have lost original characteristics due to human activity (construction, development, demolition, debris, etc.). The geologic age identification of the rock at the Subject Property is of the Mesozoic Era, Cretaceous System, Upper Cretaceous Series, (Code uK). No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the Subject Properties during this investigation.

E. Historical Use Information on the Property

The historical sources reviewed indicate that the Subject Properties on block 3524 were developed as far back as 1907 and depict a similar footprint to the current development in 2004. The Subject Properties on block 3523 were developed as far back as 1907 and depict a similar footprint to the current development in 1989.

1. Sanborn Fire Insurance Maps

Equity reviewed twenty-six (26) digital Sanborn Fire Insurance Maps provided by EDR, Inc. ranging from 1887 to 2007. The details of the map review are provided on **Table 1**. Copies are provided in **Appendix E**.

2. USGS Topographic Maps

Equity reviewed a total of nine (9) historical Topographic Maps provided by EDR, Inc. ranging from 1887 to 2013. No discernable information could be obtained from these maps. Copies are provided in **Appendix F**.

3. Historic Aerial Photographs

Equity reviewed a total of twelve (12) aerial photographs spanning from 1924 to 2017. The Subject Property is depicted in aerials from 1924 to 2017 and is consistent with the historic information reviewed and the current shape and size of the Subject Properties. Copies are provided in **Appendix G**.

4. City Directory

Equity reviewed local city directory listings provided by EDR, Inc. for the subject and adjacent properties ranging from 1928 through 2017. The area is characterized primarily by commercial and residential listings. The City Directory report is included in **Appendix H**.

The Subject Properties city directory listings are as follows:
132 Osborn Street (Block 3523 / Lot 26)
Listings were not provided.

134 Osborn Street (Block 3523 / Lot 27)
Listings for were characterized by Reliable Toy and stationary Co., CLO and Student R in 1934. No other listings were provided.

136 Osborn Street (Block 3523 / Lot 127)
Listings for were characterized by Noble Metals and Alloys CO Inc. in 1960 and 1965 and residential in 1970, 1973, and 1976. No other listings were provided.

150 Osborn Street (Block 3523 / Lot 127)
Listings for were characterized as residential in 1934, 1960, 1970, and 1973 and a fruit exchange in 1945. No other listings were provided.

47 Belmont Avenue (Block 3523 / Lot 130)
Listings were characterized by a butcher shop in 1928, 1934, 1940, 1945, 1949, 1960, 1965, 1970, 1973, 196, and 1985; a sportswear shop in 1992; Han Jin Seung in 1997, 1999 and 2000; a gold outlet in 2004 and 2005; and a deli in 2014 and 2017.

43 Belmont Avenue (Block 3523 / Lot 32)
Listings were characterized by Plotka and Sons Laces and Trimmings in 1928; a fish dealer in 1934; a poultry market in 1949, 1960, 1965, 1970, and 1973; and Cheng Brothers Corp. in 1992 and 1994. No other listings were provided.

39 Belmont Avenue (Block 3523 / Lot 33)
Listings were characterized by a house furnishing company in 1928, 1934, 1940, 1945, 1960, 1965, 1970, 1973, and 1985; residential in 1992 and 1994; and a religious building in 1999 and 2000. No other listings were provided.

137 Osborn Street (Block 3524 / Lot 1)
Listings for were characterized as residential in 1934. No other listings were provided.

135 Osborn Street (Block 3524 / Lot 2)
Listings for 135 Osborn Street were characterized by a printing company in 1934, 1940, 1945, 1949, 1960, and 1965 and residential in 1970 and 1973. No other listings were provided.

133 Osborn Street (Block 3524 / Lot 3)
Listings for were characterized as residential in 1934. No other listings were provided.

129 Osborn Street (Block 3524 / Lot 4)
Listings were not provided.

(Block 3524 / Lot 5)
Listings were not provided.

123 Osborn Street (Block 3524 / Lot 6)
Listings were not provided.

(Block 3524 / Lot 7)
Listings were not provided.

148 Watkins Street (Block 3524 / Lot 25)
Listings were not provided.

152 Watkins Street (Block 3524 / Lot 26)
Listings were not provided.

141 Osborn Street (Block 3524 / Lot 36)
Listings for were characterized as residential in 1934. No other listings were provided.

5. Regulatory File Review

Equity reviewed title information for the Subject Properties contained in the New York City Zola database. Title to the property is vested in 127-129 Osborne Street, LLC. The Subject Properties are identified as Block 3523 / Lots 26, 27, 127, 28, 30, 32, 33; and Block 3524 / Lots 1-7, 25, 26, 36.

Complaints, violations, jobs, and actions for each Subject Property is as follows:

132 Osborn Street (Block 3523 / Lot 26)
According to the New York City Department of Buildings (DOB) website, one complaint, two violations, three jobs, and eleven actions have been identified at 132 Osborn Street. The complaint is in relation to exterior wall cracking. One of the two violations remain active and is in relation to construction. The jobs are in relation to renovations and legalizing the building use for food. The actions are in relation to building alterations, plumbing, new building, and certification of occupancy.

134 Osborn Street (Block 3523 / Lot 27)
According to the New York City Department of Buildings (DOB) website, one complaint, one violation, and two jobs have been identified at 134 Osborn Street. The complaint is in relation to construction with no permit. The violation has been dismissed and was in relation to construction. The jobs are in relation to legalizing the building use for food.

136 Osborn Street (Block 3523 / Lot 127)
According to the New York City Department of Buildings (DOB) website, two jobs and one action have been identified at 136 Osborn Street. The jobs are in relation to renovations and legalizing the building use for food. The action is in relation to a building notice.

150 Osborn Street (Block 3523 / Lot 127)
According to the New York City Department of Buildings (DOB) website, three complaints, five violations, fourteen jobs, and thirty-two actions have been identified at 150 Osborn Street. The complaints are in relation to a building fire and renovations without permits. Two of the five violations remain active and are in relation to construction. The jobs are in relation to renovations, space heaters, construction fencing, a backflow preventer, and a gas meter. The actions are in relation to building alterations, plumbing, a building notice, and certification of occupancy.

47 Belmont Avenue (Block 3523 / Lot 130)
According to the New York City Department of Buildings (DOB) website, three complaints, five violations, fourteen jobs, and thirty-two actions have been identified at 47 Belmont Avenue. The complaints are in relation to a building fire, construction, and renovations. Two of the four violations remain active and are in relation to construction. The jobs are in relation to construction, renovations, and the installation of a new gas meter, space heater, and backflow preventer. The actions are in relation to building alterations, and certification of occupancy.

43 Belmont Avenue (Block 3523 / Lot 32)
According to the New York City Department of Buildings (DOB) website, three complaints, four violations, four jobs, and four actions have been identified at 43 Belmont Avenue. The complaints are in relation to an HVAC unit installed with no permit and fire damage to the roof. The violations are in relation to construction, electric, and failure to correct on an immediately hazardous class 1 ECB violation with a DOB civil penalty. The jobs are in relation to construction, renovations, and the installation of a new gas meter, space heater, and backflow preventer. The actions are in relation to building alterations, electric, drainage, and plumbing.

39 Belmont Avenue (Block 3523 / Lot 33)
According to the New York City Department of Buildings (DOB) website, thirteen jobs have been identified at 39 Belmont Avenue. The jobs are in relation to awning installation, illuminated sign installation, post approval amendments, interior finishes, installation a heavy-duty sidewalk shed, and the conversion of a one family unit and store into a new commercial grocery store.

137 Osborn Street (Block 3524 / Lot 1)
According to the New York City Department of Buildings (DOB) website, two actions have been identified at 137 Osborn Street. The actions are in relation to a demolition permit and an unsafe building.

135 Osborn Street (Block 3524 / Lot 2)
According to the New York City Department of Buildings (DOB) website, one action has been identified at 135 Osborn Street. The action is in relation to a demolition permit.

133 Osborn Street (Block 3524 / Lot 3)
According to the New York City Department of Buildings (DOB) website, one action has been identified at 133 Osborn Street. The action is in relation to a new building.

129 Osborn Street (Block 3524 / Lot 4)
According to the New York City Department of Buildings (DOB) website, one complaint has been identified at 129 Osborn Street. The complaint is in relation to the accessibility of circuit wiring.

(Block 3524 / Lot 5)
No records have been identified for block 3524, lot 5.

123 Osborn Street (Block 3524 / Lot 6)
According to the New York City Department of Buildings (DOB) website, three jobs have been identified at 123 Osborn Street. The jobs are in relation to a pavement plan and permitting.

(Block 3524 / Lot 7)
No records have been identified for block 3524, lot 7.

141 Osborn Street (Block 3524 / Lot 36)
No records have been identified for block 141 Osborn Street.

148 Watkins Street (Block 3524 / Lot 25)
According to the New York City Department of Buildings (DOB) website, two violations and twenty-one actions have been identified at 148 Watkins Street. The violations are both closed. The actions are in relation to building alterations, demolition, a special report, and plumbing.

152 Watkins Street (Block 3524 / Lot 26)
According to the New York City Department of Buildings (DOB) website, nineteen actions have been identified at 152 Watkins Street. The actions are in relation to building alterations, demolition, an unsafe building, oil burner application, a building notice, certification of occupancy, and plumbing.

Equity submitted a Freedom of Information Law (FOIL) request to the New York City Department of Environmental Protection (NYCDEP) on April 3, 2020. A response was unavailable prior to the completion of this report. In the event records of environmental concern are identified this report will be amended and stakeholders will be notified.

Regulatory records are included in **Appendix I**.

6. Prior Environmental Assessments and Reports

Equity was provided with two previous Phase I Reports for block 3524, lots 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36 and block 3523, lots 26, 27, 30, 32, 33, 34, 35, 36, and 127. The Phase I Reports were completed by Alpha-Hydro Environmental in February, 2017. Alpha-Hydro Environmental identified one REC at the Subject Properties relating to a former printing facility at 135 Osborn Street, and two other environmental concerns relating to a former bottling works facility at 127 Osborn Street, and an oil burner application associated with 152 Watkins Street. Equity has confirmed these findings and is in agreement with REC and environmental concerns that Alpha-Hydro Environmental has identified. The Phase I Reports can be found in **Appendix J.**

F. Historical Use Information on Adjoining Properties

The following information summarizes the historical use of properties adjoining the sites based on a review of the Sanborn Fire Insurance Maps and Historic Aerial Photographs.

The following sites adjoin Block 3523, parcels 26, 27, 127, 28, 30, 32, and 33:

- North – Multifamily walk-up buildings
- East – Commercial, industrial, and parking facilities
- South – Commercial
- West – Mixed-use residential/commercial

The following sites adjoin Bock 3524, parcels 1, 2, 3, 4, 5, 6, 7, 25, 26, and 36:

- North – Vacant land and public facilities and institutions (Charity Baptist Church of Christ, Inc.
- East – Mixed-use residential/commercial and Industrial
- South – Commercial
- West – Mixed-use residential/commercial

V. SITE RECONNAISSANCE

A. Methodology and Limiting Conditions

Bob Jackson, Managing Director of Equity Environmental and John Vrabel, Project Scientist of Equity Environmental, conducted the Phase I site inspection on May 15, 2020. A site representative, Mr. Russell Fedele lead the walkthrough of the Subject Properties.

The only limiting condition encountered during the site visit was access to 47 Belmont Avenue (Block 3523, Lot 30) which is currently occupied by Elite Learners and The Labs at Brownsville. Mr. Fedele was not able to provide access to the building and indicated that it is only used as office space. Equity does not believe this limiting condition significantly impacts the findings of the site reconnaissance.

B. On-Site Operations/Manufacturing

132 Osborn Street (Block 3523 / Lot 26)
The first floor is used as a supermarket. The second floor is used as offices, a freezer, and a butcher room. The basement is used for utilities and storage.

134 Osborn Street (Block 3523 / Lot 27)
The first floor is used as a supermarket. The second floor is used as offices, a freezer, and a butcher room. The basement is used for utilities and storage.

136 Osborn Street (Block 3523 / Lot 127)
The first floor is used as a supermarket. The second floor is used as offices, a freezer, and a butcher room. The basement is used for utilities and storage.

150 Osborn Street (Block 3523 / Lot 127)
The building is used as a supermarket. No basement is present.

47 Belmont Avenue (Block 3523 / Lot 130)
Access to the interior of the building was not provided, however according to Mr. Fedele the building is used as offices.

43 Belmont Avenue (Block 3523 / Lot 32)
The building is used as a meat warehouse. The basement is empty and contains no utilities.

39 Belmont Avenue (Block 3523 / Lot 33)
The building is used as a Dollar Tree discount variety store. The basement is used for utilities and storage.

137 Osborn Street (Block 3524 / Lot 1)
The lot is used as a parking area and storage of various maintenance supplies. No permanent structures exist.

135 Osborn Street (Block 3524 / Lot 2)
The building is used as a freezer for food products. No basement is present.

133 Osborn Street (Block 3524 / Lot 3)
The building was previously used as a freezer for food products and is currently used for storage of various maintenance supplies. No basement is present.

129 Osborn Street (Block 3524 / Lot 4)
The first floor is used as a fish market. The second floor is used for offices. No basement is present.

(Block 3524 / Lot 5)
The lot is used as a parking area and storage of various maintenance supplies. A storage trailer exists on the lot, however there are no permanent structures.

123 Osborn Street (Block 3524 / Lot 6)
The lot is used as a parking area. No permanent structures exist.

(Block 3524 / Lot 7)
The lot is used as a parking area. No permanent structures exist.

148 Watkins Street (Block 3524 / Lot 25)
The lot is used as a parking area and storage of various maintenance supplies. Two storage trailer exists on the lot, however there are no permanent structures.

152 Watkins Street (Block 3524 / Lot 26)
The lot is used as a parking area and storage of various maintenance supplies. No permanent structures exist.

141 Osborn Street (Block 3524 / Lot 36)
The building is used as a freezer for food products. No basement is present.

Photographs of the building's interior and exterior are provided in **Appendix C**.

C. Chemical and Petroleum Use and Storage (USTs, ASTs, and Containers)

132 Osborn Street (Block 3523 / Lot 26)
General cleaning supplies, paints, and a five-gallon container of freon used for a freezer were observed in the basement. No staining or leaking was observed.

134 Osborn Street (Block 3523 / Lot 27)
General cleaning supplies, paints, and a five-gallon container of freon used for a freezer were observed in the basement. No staining or leaking was observed.

136 Osborn Street (Block 3523 / Lot 127)
General cleaning supplies, paints, and a five-gallon container of freon used for a freezer were observed in the basement. No staining or leaking was observed.

150 Osborn Street (Block 3523 / Lot 127)
No chemical or petroleum use was observed during the site reconnaissance.

47 Belmont Avenue (Block 3523 / Lot 130)
No chemical or petroleum use was observed during the site reconnaissance.

43 Belmont Avenue (Block 3523 / Lot 32)
No chemical or petroleum use was observed during the site reconnaissance.

39 Belmont Avenue (Block 3523 / Lot 33)
General cleaning supplies were observed in the basement. No staining or leaking was observed.

137 Osborn Street (Block 3524 / Lot 1)
No chemical or petroleum use was observed during the site reconnaissance.

135 Osborn Street (Block 3524 / Lot 2)
Two forklifts potentially containing hydraulic fluid, a portable generator, a gas-powered snow blower, an air compressor, round up weed killer, a five-gallon container of freon, and freezer compressors containing freon were observed inside the freezer building. No staining or leaking was observed.

133 Osborn Street (Block 3524 / Lot 3)
Portable propane heaters and a five-gallon container of freon were observed inside the storage building. No staining or leaking was observed.

129 Osborn Street (Block 3524 / Lot 4)
No chemical or petroleum use was observed during the site reconnaissance.

(Block 3524 / Lot 5)
No chemical or petroleum use was observed during the site reconnaissance.

141 Osborn Street (Block 3524 / Lot 36)
Compressors containing freon were observed inside the freezer building. No staining or leaking was observed.

123 Osborn Street (Block 3524 / Lot 6)
No chemical or petroleum use was observed during the site reconnaissance.

(Block 3524 / Lot 7)
No chemical or petroleum use was observed during the site reconnaissance.

148 Watkins Street (Block 3524 / Lot 25)
Multiple propane tanks were observed on the lot. No staining or leaking was observed.

152 Watkins Street (Block 3524 / Lot 26)
No chemical or petroleum use was observed during the site reconnaissance.

No USTs, ASTs, or petroleum containers were found on the Subject Properties during the site reconnaissance.

D. Solid and Hazardous Waste

The solid waste generated for all subject properties is disposed of via the New York City Department of Sanitation trash removal services.

E. Releases or Spills

No staining or spills were observed during the site reconnaissance other than minor staining from fish products found in the freezer building at 135 Osborn Street (Block 3524 / Lot 2). Mr. Fedele was not aware of any past spills at the site.

F. Groundwater Wells

No potable, production, irrigation or monitoring wells were observed or determined through the assessment.

G. Surface Water, Stormwater Drainage and Wastewater Discharge

Stormwater drains are assumed to exist on the roof of the Subject Properties that discharge into the municipal sewer system, however roof access was not provided during the Site reconnaissance. No gutters were observed during the Site reconnaissance. Wastewater is assumed to discharge into the municipal sewer system

H. Wetlands

Equity reviewed National Wetland Inventory maps included as a layer within the EDR Radius Map Report. No wetlands were identified within the Subject Property. The report is provided in **Appendix D.**

I. Polychlorinated Biphenyls (PCBs)

No equipment likely to contain PCBs were observed during the site reconnaissance.

J. Drains and Sumps

132 Osborn Street (Block 3523 / Lot 26)
Multiple floor drains and an active sump were observed in the basement of the Subject Property. The floor drains are assumed to discharge into the municipal sewer system.

134 Osborn Street (Block 3523 / Lot 27)
Multiple floor drains and an active sump were observed in the basement of the Subject Property. The floor drains are assumed to discharge into the municipal sewer system.

136 Osborn Street (Block 3523 / Lot 127)
Multiple floor drains and an active sump were observed in the basement of the Subject Property. The floor drains are assumed to discharge into the municipal sewer system.

150 Osborn Street (Block 3523 / Lot 127)
Multiple floor drains were observed in the Subject Property. The floor drains are assumed to discharge into the municipal sewer system.

47 Belmont Avenue (Block 3523 / Lot 130)
Access was not provided inside 47 Belmont Avenue.

43 Belmont Avenue (Block 3523 / Lot 32)
Multiple floor drains were observed in the Subject Property. The floor drains are assumed to discharge into the municipal sewer system.

39 Belmont Avenue (Block 3523 / Lot 33)
Multiple floor drains were observed in the Subject Property. The floor drains are assumed to discharge into the municipal sewer system. Multiple abandoned pipes were observed in the basement associated with old sewer lines and compressor defrosting lines.

137 Osborn Street (Block 3524 / Lot 1)
No drains were observed during the site reconnaissance.

135 Osborn Street (Block 3524 / Lot 2)
One floor drain was observed in the Subject Property. The floor drains are assumed to discharge into the municipal sewer system.

133 Osborn Street (Block 3524 / Lot 3)
One floor drain was observed in the Subject Property. The floor drains are assumed to discharge into the municipal sewer system.

129 Osborn Street (Block 3524 / Lot 4)
One floor drain was observed in the Subject Property. The floor drain is assumed to discharge into the municipal sewer system.

(Block 3524 / Lot 5)
No drains or sumps were observed during the site reconnaissance.

123 Osborn Street (Block 3524 / Lot 6)
No drains or sumps were observed during the site reconnaissance.

(Block 3524 / Lot 7)
No drains or sumps were observed during the site reconnaissance.

141 Osborn Street (Block 3524 / Lot 36)
No drains or sumps were observed during the site reconnaissance.

148 Watkins Street (Block 3524 / Lot 25)
No drains or sumps were observed during the site reconnaissance.

152 Watkins Street (Block 3524 / Lot 26)
No drains or sumps were observed during the site reconnaissance.

K. Vapor Migration/Encroachment

A Vapor Encroachment Screening in accordance with ASTM International E2600-15 was performed by Equity. The EDR Vapor Encroachment database identified multiple VEC (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property related to four historic dry cleaners and two current dry cleaners. Based on these findings, a vapor encroachment condition cannot be ruled out. Details on the VECs can be found in **Appendix D**.

L. Other Environmental Considerations

Asbestos Containing Materials

The EPA banned several types of asbestos in the late 1970s, but its use continued in some building applications through the 1980s. Asbestos was not observed during the site reconnaissance.

Drinking-Water

Potable water is supplied by the City of New York. A drinking water assessment was not performed as part of this study.

Lead-Based Paint

In 1978, EPA banned the manufacture and use of lead-based paint and lead-based paint products. A lead-based paint study was not performed as part of this study.

Mold

Although no significant visual or olfactory signs of potential mold were identified during the site reconnaissance, a mold assessment was not performed as part of this study.

M. Off-Site Concerns

There were no offsite concerns other than the VECs identified in section K.

VI. INTERVIEWS

As part of the Phase I of the property, Equity interviewed Mr. Russell Fedele, the property landlord, during the site reconnaissance. Mr. Fedele was not aware of any previous environmental or maintenance issues related to the property. Mr. Fedele was able to provide a previous phase I reports for the Subject Properties.

VII. RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

Equity completed the Phase I of the Subject Property in accordance with the scope and limitations of ASTM International Practice 1527-13. Any exceptions to, or deletions from, this practice are noted in appropriate sections of this report. RECs are defined as the presence or likely presence of

any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Controlled Recognized Environmental Condition is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Historical RECs are RECs previously remediated to current unrestricted residential use applicable regulatory standards. De Minimis conditions are those that do not present a threat to human health or the environment and would not be the subject of an enforcement action by a government agency. Data Gaps are a lack of or inability to obtain information required by the practice that affects the ability of the environmental professional to identify RECs despite good faith efforts to gather the information.

A. Recognized Environmental Conditions (RECs)

The former printing facility that existed at 135 Osborn Street from 1950 through 1983 is considered a REC due to the potential impacts of hazardous substances used at such facilities.

B. Controlled Recognized Environmental Conditions (CRECs)

No Controlled RECs were identified as a result of this assessment.

C. Historical Recognized Environmental Conditions (HRECs)

The Oil burner application that was submitted in 1948 for a residential building that existed from 1907-1983 at 152 Watkins Street indicating the usage of heating oil is considered an HREC as well as the former bottling works facility that existed in 1907 at 127 Osborn Street due to the potential impacts of hazardous substances used at such facilities.

D. Vapor Encroachment Concerns (VECs)

The EDR Vapor Encroachment database identified multiple VEC (Vapor Encroachment Conditions) of concern within 1/10 of a mile of the Subject Property related to four historic dry cleaners and two current dry cleaners. Based on these findings, a vapor encroachment condition cannot be ruled out. Details on the VECs can be found in **Appendix D**.

E. De Minimis Conditions

No, De Minimis Conditions were identified as a result of this assessment.

F. Data Gaps

The only data gap encountered during the site visit was access to 47 Belmont Avenue (Block 3523, Lot 30) which is currently occupied by Elite Learners and The Labs at Brownsville.

Mr. Fedele was not able to provide access to the building and indicated that it is only used as office space. Equity did not believe this data gap would affect its ability to identify Recognized Environmental Concerns (RECs) associated with the Subject Property.

Conclusions

Equity's review of available information and observations of the subject and surrounding properties indicates that no CRECs, De Minimis conditions, or Data Gaps were identified as a result of this assessment. However, one REC, two HRECs, and a VEC issue were identified at the Subject Properties.

IX. DEVIATIONS

Equity did not deviate from the scope of service outlined in Section I of this report.

X. REFERENCES

The following references were used in the preparation of this report:

1. EDR Environmental Databases
2. Sanborn Fire Insurance Maps
3. Aerial Photographs
4. City Directory
5. Historical Topographic Maps
6. City Databases
7. New York City Department of Buildings Website
8. New York City Zola Database
9. Previous Phase I - AHE

XI. SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional, as defined in the USEPA All Appropriate Inquiry Standard, 40 CFR, Part 312.10. We have the specific qualifications based on education, training, and experiences to assess a property of the nature, history, and setting of the Subject Property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR, Part 312.

Assessor:

Robert Jackson
Managing Director

Assessor:



John Vrabel
Project Scientist

Environmental Professional:



Robert Jackson
Managing Director

XII. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Qualifications of the Environmental Professionals are provided in **Appendix K**.

APPENDIX E

NOISE MONITORING BACK UP

Noise Job Field Sheet

Name of Project: Belmont & Osborn 2020033

Project Address: 135 Osborn Street Brooklyn, NY

Date(s) of Field Work: 1-12-2021 Personnel:

John Vrabel Project Specific

Scope of Work:

3 x 20-minute locations AM, Midday, PM

Maximum Billable Hours for the Day: 15

I. Start of Noise Monitoring Day

Departure Time: 5:45 Arrival Time: 7:35

Weather Conditions (temp, wind speed, precipitation): 30's, low wind, dry

Meter Type: Casella Meter Serial #: 2670911 Meter Location: 1, 2, 3
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
Meter Type: _____ Meter Serial #: _____ Meter Location: _____
*If more locations are needed for a project use a second Field Sheet

Calibrator Serial #: 3574248 Meters used on: 2670911
Calibrator Serial #: _____ Meters used on: _____
Calibrator Serial #: _____ Meters used on: _____
Were Photos Taken of Each Location? (Y)/ N *Discuss specific photo instructions w/ Project Manager

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

II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

Meter Serial #: 2670911 Time: 7:45 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 8:07 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 8:30 Calibration Passed at 114 dB? (Y) / N
After Measurement:

Meter Serial #: " Time: 8:07 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 8:30 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: " Time: 8:53 Calibration Passed at 114 dB? (Y) / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	7:46	8:06
2	8:09	8:29
3	8:32	8:52

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

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	23	8	1	0	2	0
2	9	1	1	0	0	0
3	2	4	0	0	0	0

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

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):
Siren @ 7:47, store safe open @ 7:53, street cleaner @ 8:03

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

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

Before Measurement:

Meter Serial #: 26709 11 Time: 11:59 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 11 Time: ~~12:21~~ 12:21 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 11 Time: 12:43 Calibration Passed at 114 dB? (Y) / N

After Measurement:

Meter Serial #: 11 Time: ~~12:21~~ 12:21 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 11 Time: 12:43 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 11 Time: 13:05 Calibration Passed at 114 dB? (Y) / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	12:00	12:20
2	12:22	12:42
3	12:45	13:05

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

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	32	16	1	1	0	0
2	16	6	0	0	0	0
3	4	2	0	0	0	0

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

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):
garage door @ 13:35

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

IV. Evening Session 4:30 PM – 6:00 PM

Before Measurement:

Meter Serial #: 2670611 Time: 4:28 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 11 Time: 4:51 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 11 Time: 5:13 Calibration Passed at 114 dB? (Y) / N

After Measurement:

Meter Serial #: 11 Time: 4:51 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 11 Time: 5:13 Calibration Passed at 114 dB? (Y) / N
Meter Serial #: 11 Time: 5:24 Calibration Passed at 114 dB? (Y) / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
1	4:30	4:50
2	4:52	5:12
3	5:14	5:34

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

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	47	15	1	0	0	0
2	7	3	0	0	0	0
3	2	1	0	2	0	0

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

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):
Fire truck activity last 10 minutes (no sirens) of location 3

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

V. End of Noise Monitoring Day

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

Anything of note/concern for the day: _____

_____

_____

Departure Time: 5:40 Arrival Time: 7:20

Total Time to Be Billed: 15



Legend

- Rezoning Area R7D/C2-4
- Rezoning Area 2 R7A/C2-4
- 135 Osborne Street
- 47 Belmont Avenue
- Noise Monitoring Locations

0 30 60 120 180 US Feet

N

II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

Meter Serial #: 5086866 Time: 8:22 Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 5086866 Time: 8:50 Calibration Passed at 114 dB? Y / N

Location #	Start Time	End Time
1	8:23am	

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

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
1	19	23	2	0	0	0

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

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

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

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V. End of Noise Monitoring Day

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

Anything of note/concern for the day: _____

Departure Time: _____ Arrival Time: _____

Total Time to Be Billed: _____

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Noise Job Field Sheet

Name of Project: Belmont & Osborn 2020033

Project Address: 135 Osborn Street Brooklyn, NY

Date(s) of Field Work: 11/4/2021

Personnel: Joshua Koh

Project Specific Scope of Work:

Location 1 AM 20-Minutes
Count Traffic

I. Start of Noise Monitoring Day

Departure Time: 7:05 am Arrival Time: 8:20am

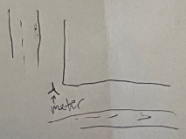
Weather Conditions (temp, wind speed, precipitation): clear, 50°, sunny, flowing

Meter Type: _____ Meter Serial #: 5086866 Meter Location: 1 belmont + osborn

Calibrator Serial #: 2383985 Meters used on: _____

Were Photos Taken of Each Location? (Y) / N *Discuss specific photo instructions w/ Project Manager

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



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Location 1 AM

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	5086866	LAS 10%	64.5 dB	Result
LASmax	84.4 dB	LAS 50%	56.5 dB	
LASmin	51.1 dB	LAS 90%	53 dB	
Start Date & Time	11/4/2021 8:23:36 AM	Calibration (Before) Date	11/4/2021 8:19:18 AM	
Duration	00:20:04 HH:MM:SS	Calibration (After) Date	11/4/2021 8:46:14 AM	
LAeq	64.1 dB	Calibration Drift	0.4 dB	
End Date & Time	11/4/2021 8:43:40 AM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	65 dB	Result
LASmax	96.8 dB	LAS 50%	59 dB	
LASmin	51.4 dB	LAS 90%	54.5 dB	
Start Date & Time	1/12/2021 12:00:45 PM	Calibration (Before) Date	1/12/2021 11:59:44 AM	
Duration	00:20:33 HH:MM:SS	Calibration (After) Date	1/12/2021 12:21:29 PM	
LAeq	69.9 dB	Calibration Drift	0.3 dB	
End Date & Time	1/12/2021 12:21:18 PM	Battery Low	No	
Notes				

Report On CEL-63X

Location 1 PM

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	63 dB	Result
LASmax	76.8 dB	LAS 50%	57 dB	
LASmin	50.9 dB	LAS 90%	53.5 dB	
Start Date & Time	1/12/2021 4:30:12 PM	Calibration (Before) Date	1/12/2021 4:28:48 PM	
Duration	00:20:01 HH:MM:SS	Calibration (After) Date	1/12/2021 4:50:24 PM	
LAeq	60.1 dB	Calibration Drift	0.4 dB	
End Date & Time	1/12/2021 4:50:13 PM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	66.5 dB	Result
LASmax	79.1 dB	LAS 50%	62.5 dB	
LASmin	58.7 dB	LAS 90%	60.5 dB	
Start Date & Time	1/12/2021 8:09:24 AM	Calibration (Before) Date	1/12/2021 8:07:29 AM	
Duration	00:20:18 HH:MM:SS	Calibration (After) Date	1/12/2021 8:29:58 AM	
LAeq	65.2 dB	Calibration Drift	-0.1 dB	
End Date & Time	1/12/2021 8:29:42 AM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	65 dB	Result
LASmax	75 dB	LAS 50%	61.5 dB	
LASmin	58.1 dB	LAS 90%	60 dB	
Start Date & Time	1/12/2021 4:51:43 PM	Calibration (Before) Date	1/12/2021 4:50:37 PM	
Duration	00:20:01 HH:MM:SS	Calibration (After) Date	1/12/2021 5:11:58 PM	
LAeq	62.7 dB	Calibration Drift	0.1 dB	
End Date & Time	1/12/2021 5:11:44 PM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	64 dB	Result
LASmax	77 dB	LAS 50%	61 dB	
LASmin	58.9 dB	LAS 90%	60 dB	
Start Date & Time	1/12/2021 12:22:55 PM	Calibration (Before) Date	1/12/2021 12:21:36 PM	
Duration	00:20:02 HH:MM:SS	Calibration (After) Date	1/12/2021 12:43:11 PM	
LAeq	62.3 dB	Calibration Drift	-0.3 dB	
End Date & Time	1/12/2021 12:42:57 PM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	62 dB	Result
LASmax	76.9 dB	LAS 50%	60.5 dB	
LASmin	54.2 dB	LAS 90%	59 dB	
Start Date & Time	1/12/2021 8:33:02 AM	Calibration (Before) Date	1/12/2021 8:30:06 AM	
Duration	00:20:02 HH:MM:SS	Calibration (After) Date	1/12/2021 8:53:29 AM	
LAeq	61.5 dB	Calibration Drift	-0.3 dB	
End Date & Time	1/12/2021 8:53:04 AM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	63.5 dB	Result
LASmax	81.2 dB	LAS 50%	59 dB	
LASmin	56 dB	LAS 90%	57.5 dB	
Start Date & Time	1/12/2021 12:46:23 PM	Calibration (Before) Date	1/12/2021 12:43:18 PM	
Duration	00:20:02 HH:MM:SS	Calibration (After) Date	1/12/2021 1:06:36 PM	
LAeq	63.9 dB	Calibration Drift	0.0 dB	
End Date & Time	1/12/2021 1:06:25 PM	Battery Low	No	
Notes				

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2670911	LAS 10%	70.5 dB	Result
LASmax	90.6 dB	LAS 50%	64 dB	
LASmin	58.7 dB	LAS 90%	59.5 dB	
Start Date & Time	1/12/2021 5:13:57 PM	Calibration (Before) Date	1/12/2021 5:12:06 PM	
Duration	00:20:01 HH:MM:SS	Calibration (After) Date	1/12/2021 5:34:08 PM	
LAeq	68.6 dB	Calibration Drift	0.1 dB	
End Date & Time	1/12/2021 5:33:58 PM	Battery Low	No	
Notes				

Certificate of Conformity and Calibration



Instrument Model:-	**CEL-633C**		
Serial Number	2670911		
Firmware revision	V006-03		
Microphone Type:-	**CEL-251**	**Preamplifier Type:-**	**CEL-495**
Serial Number	3679	Serial Number	004744
Instrument Class/Type:-	**1**		

Applicable standards:-

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

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

Test Conditions:-	22.8 °C	**Test Engineer:-**	Stephen Adams
	51.1 %RH	**Date of Issue:-**	September 22, 2020
	1001 mBar		

Declaration of conformity:-

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

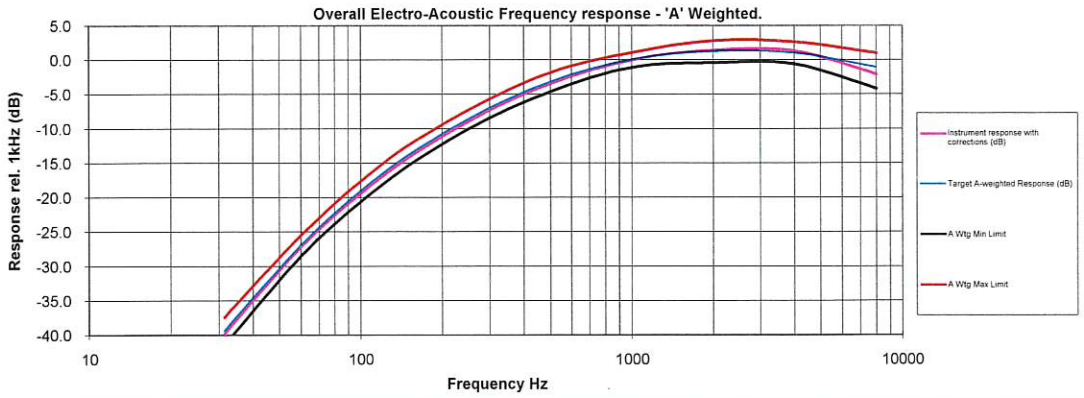
Test Summary:-

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

Combined Electro-Acoustic Frequency Response - A Weighted

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

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



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

CASELLA

Certificate of Conformity and Calibration



Instrument Model:- CEL-633C

Serial Number 5086866
Firmware revision V006-05

Microphone Type:- CEL-251
Serial Number 3700

Preamplifier Type:- CEL-495
Serial Number 003409

Instrument Class/Type:- 1

Applicable standards:-

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

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

Test Conditions:- 21 °C, 41 %RH, 1002 mBar

Test Engineer:- Paul Blackwell
Date of Issue:- July 28, 2021

Declaration of conformity:-

This test certificate confirms that the instrument specified above has been successfully tested to comply with the manufacturer's published specifications. Tests are performed using equipment traceable to national standards in accordance with Casella's ISO 9001:2015 quality procedures. This product is certified as being compliant to the requirements of the CE Directive.

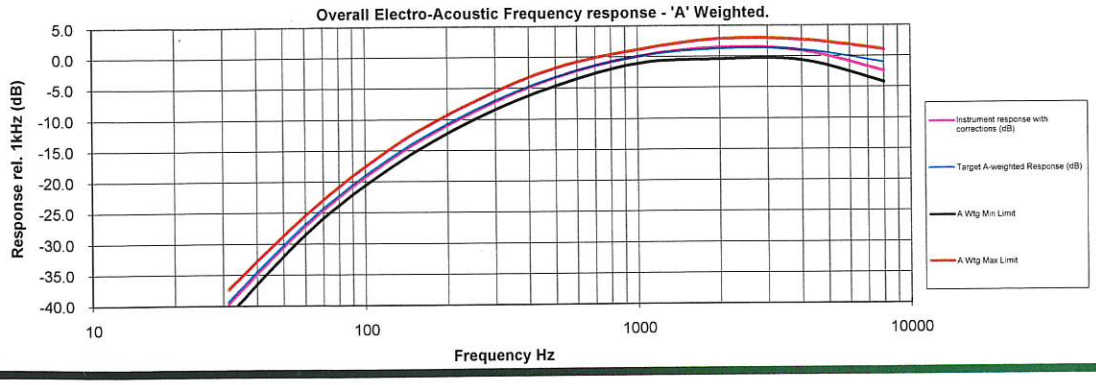
Test Summary:-

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

Combined Electro-Acoustic Frequency Response - A Weighted

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

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



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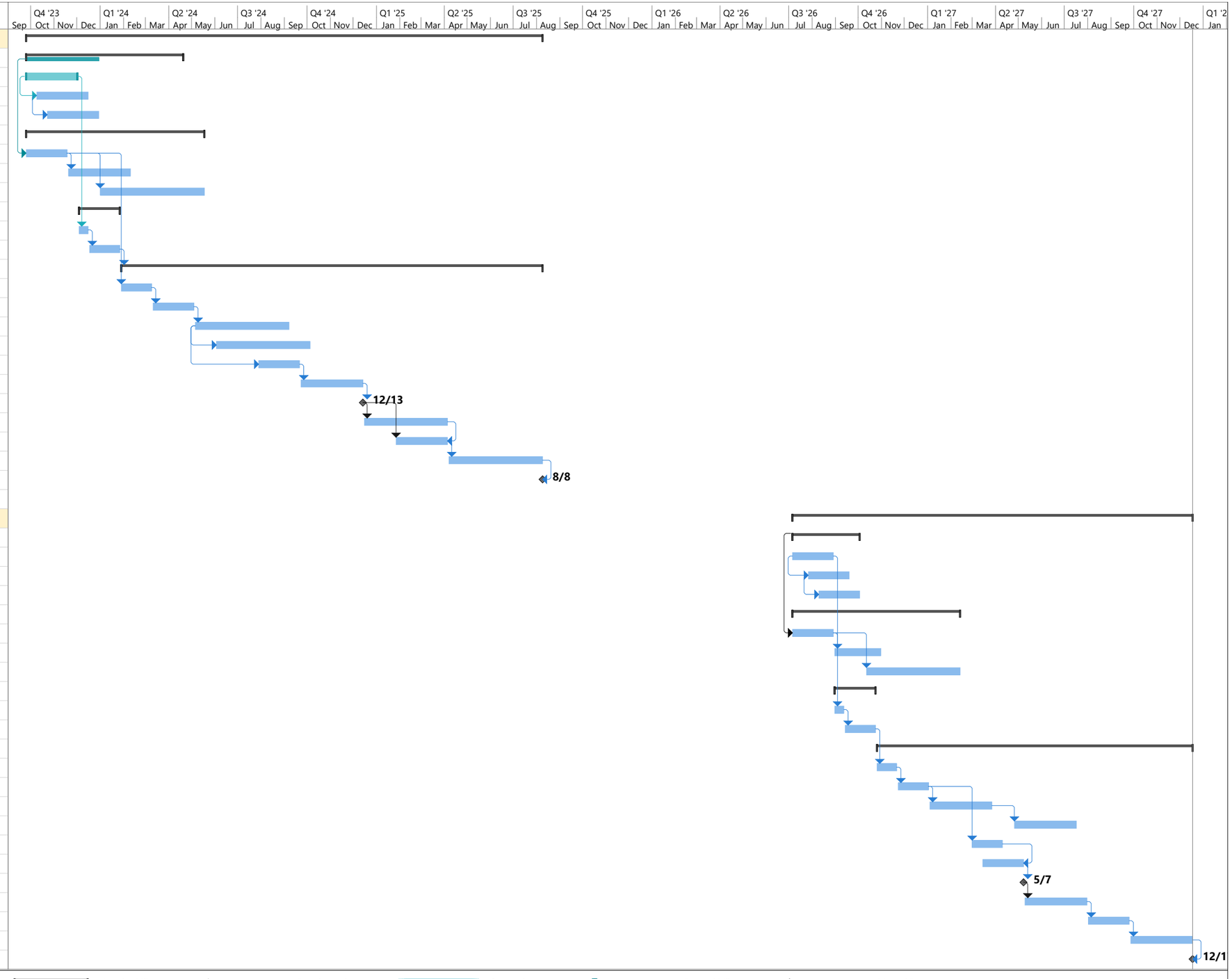
APPENDIX F

CONSTRUCTION SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Projected Site 1 & 2**	**490 days**	**Mon 9/25/23**	Fri 8/8/25
2	**DOB Approvals**	**150 days**	**Mon 9/25/23**	**Fri 4/19/24**
3	Demolition	50 days	Mon 9/25/23	Fri 12/1/23
4	Foundation	50 days	Mon 10/9/23	Fri 12/15/23
5	Full Building	50 days	Mon 10/23/23	Fri 12/29/23
6	**Bidding - Pre-development**	**170 days**	**Mon 9/25/23**	**Fri 5/17/24**
7	Bid and award	40 days	Mon 9/25/23	Fri 11/17/23
8	Approvals	60 days	Mon 11/20/23	Fri 2/9/24
9	Fabrication	100 days	Mon 1/1/24	Fri 5/17/24
10	**Demolition and Site Clearance**	**40 days**	**Mon 12/4/23**	**Fri 1/26/24**
11	Mobilization/Const Protection	10 days	Mon 12/4/23	Fri 12/15/23
12	Demolition and Clearance	30 days	Mon 12/18/23	Fri 1/26/24
13	**Construction**	**400 days**	**Mon 1/29/24**	**Fri 8/8/25**
14	Exacation and SOE	30 days	Mon 1/29/24	Fri 3/8/24
15	Foundation	40 days	Mon 3/11/24	Fri 5/3/24
16	Concrete Superstructure	90 days	Mon 5/6/24	Fri 9/6/24
17	Façade Enclosure	90 days	Mon 6/3/24	Fri 10/4/24
18	Roofing and Waterproofing	40 days	Mon 7/29/24	Fri 9/20/24
19	Elevator	60 days	Mon 9/23/24	Fri 12/13/24
20	Watertight	0 days	Fri 12/13/24	Fri 12/13/24
21	Interior Core and Shell	80 days	Mon 12/16/24	Fri 4/4/25
22	Inspection	50 days	Mon 1/27/25	Fri 4/4/25
23	Interior Finishes	90 days	Mon 4/7/25	Fri 8/8/25
24	Final Inspection & TCO	0 days	Fri 8/8/25	Fri 8/8/25
25				
26	**Projected Site 3 & 4**	**380 days**	**Mon 7/6/26**	**Fri 12/17/27**
27	**DOB Approvals**	**65 days**	**Mon 7/6/26**	**Fri 10/2/26**
28	Demolition	40 days	Mon 7/6/26	Fri 8/28/26
29	Foundation	40 days	Mon 7/27/26	Fri 9/18/26
30	Full Building	40 days	Mon 8/10/26	Fri 10/2/26
31	**Bidding - Pre-development**	**160 days**	**Mon 7/6/26**	**Fri 2/12/27**
32	Bid and award	40 days	Mon 7/6/26	Fri 8/28/26
33	Approvals	45 days	Mon 8/31/26	Fri 10/30/26
34	Fabrication	90 days	Mon 10/12/26	Fri 2/12/27
35	**Demolition and Site Clearance**	**40 days**	**Mon 8/31/26**	**Fri 10/23/26**
36	Mobilization/Const Protection	10 days	Mon 8/31/26	Fri 9/11/26
37	Demolition and Clearance	30 days	Mon 9/14/26	Fri 10/23/26
38	**Construction**	**300 days**	**Mon 10/26/26**	**Fri 12/17/27**
39	Exacation and SOE	20 days	Mon 10/26/26	Fri 11/20/26
40	Foundation	30 days	Mon 11/23/26	Fri 1/1/27
41	Concrete Superstructure	60 days	Mon 1/4/27	Fri 3/26/27
42	Façade Enclosure	60 days	Mon 4/26/27	Fri 7/16/27
43	Roofing and Waterproofing	30 days	Mon 3/1/27	Fri 4/9/27
44	Elevator	40 days	Mon 3/15/27	Fri 5/7/27
45	Watertight	0 days	Fri 5/7/27	Fri 5/7/27
46	Interior Core and Shell	60 days	Mon 5/10/27	Fri 7/30/27
47	Inspection	40 days	Mon 8/2/27	Fri 9/24/27
48	Interior Finishes	60 days	Mon 9/27/27	Fri 12/17/27
49	Final Inspection & TCO	0 days	Fri 12/17/27	Fri 12/17/27



Project: Belmont Osborne CS_1
Date: Tue 11/29/22

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress