

**APPENDIX A**  
**Agency Correspondence**

**THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION**  
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

## ENVIRONMENTAL REVIEW

HOUSING PRESERVATION AND DEV./09HPD019K

12/12/2008

**Project number**

**Date received**

**Project: BROADWAY TRIANGLE**

**Archeology review only. Architectural review will take place upon receipt of DEIS. The LPC is in receipt of the draft scope of work (SEIS) dated 10/15/08. The text is acceptable for historic resources and archaeology.**

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12/18/2008

SIGNATURE

DATE



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## ENVIRONMENTAL REVIEW

HOUSING PRESERVATION AND DEV./09HPD019K

1/7/2009

**Project number**

**Date received**

**Project: BROADWAY TRIANGLE**

There are no architectural concerns.

1/9/2009

SIGNATURE

DATE

A handwritten signature in black ink that reads "Gina Santucci". The signature is written in a cursive style with a large, prominent initial "G".

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish, Wildlife & Marine Resources

New York Natural Heritage Program

625 Broadway, Albany, New York 12233-4757

Phone: (518) 402-8935 • FAX: (518) 402-8925



Alexander B. Grannis  
Commissioner

December 23, 2008

Kellie Lewis  
Louis Berger Group, Inc  
One Seaport Plaza, 199 Water St, 23 flr  
New York City, NY 10038

Dear Ms. Lewis:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to an Environmental Assessment for the proposed New York City Dept. Housing Preservation & Development - Broadway Triangle Proposal - Rezoning Proposal, area as indicated on the map you provided, located at Brooklyn Broadway Triangle, Kings County.

We have no records of known occurrences of rare or state-listed animals or plants, significant natural communities, or other significant habitats, on or in the immediate vicinity of your site.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain any information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. For these reasons, we cannot provide a definitive statement on the presence or absence of rare or state-listed species, or of significant natural communities. This information should not be substituted for on-site surveys that may be required for environmental assessment.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, at the enclosed address.

Sincerely,  
*Tara Salerno* *js*  
Tara Salerno, Information Services  
NY Natural Heritage Program

Enc.

cc: Reg. 2, Wildlife Mgr.

REGION	COUNTIES	REGIONAL PERMIT ADMINISTRATORS
1	Nassau & Suffolk	John Pavacic NYS-DEC BLDG. 40 SUNY at Stony Brook Stony Brook, NY 11790-2356 Telephone: (631) 444-0365
2	New York City (Boroughs of Manhattan, Brooklyn, Bronx, Queens, & Staten Island)	John Cryan NYS-DEC One Hunters Point Plaza 47-40 21st Street Long Island City, NY 11101-5407 Telephone: (718) 482-4997
3	Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster & Westchester	Margaret Duke NYS-DEC 21 South Pitt Corners Road New Paltz, NY 12561-1696 Telephone: (845) 256-3054
4	Albany, Columbia, Greene, Montgomery, Rensselaer & Schenectady	William Clarke NYS-DEC 1150 North Wescott Road Schenectady, NY 12306-2014 Telephone: (518) 357-2069
4 (sub-office)	Delaware, Otsego & Schoharie	Kent Sanders NYS-DEC Route 10 HCR#1, Box 3A Stamford, NY 12167-9503 Telephone: (607) 652-7741
5	Clinton, Essex, Franklin & Hamilton	Thomas Hall NYS-DEC Route 86, PO Box 296 Ray Brook, NY 12977-0296 Telephone: (518) 897-1234
5 (sub-office)	Fulton, Saratoga, Warren & Washington	Thomas Hall NYS-DEC County Route 40 PO Box 220 Warrensburg, NY 12885-0220 Telephone: (518) 623-1281
6	Jefferson, Lewis & St. Lawrence	Brian Fenlon NYS-DEC State Office Building 317 Washington Street Watertown, NY 13601-3787 Telephone: (315) 785-2245
6 (sub-office)	Herkimer & Oneida	J. Joseph Homburger* NYS-DEC State Office Building 207 Genesee Street Utica, NY 13501-2885 Telephone: (315) 793-2555



# FIRE DEPARTMENT

9 METROTECH CENTER

BROOKLYN, N.Y. 11201-3857

PATRICK McNALLY  
Chief of Operations  
Bureau of Operations

Room 7W-4

January 6, 2009

The Louis Berger Group, Inc.  
One Seaport Plaza  
199 Water Street, 23<sup>rd</sup> floor  
New York, New York 10038  
Attn: Ms. Kellie Lewis

Re: Impact to Fire Services  
Rezoning of Williamsburg Neighborhood  
Borough of Brooklyn

Dear Madam:

I have tried to answer all of your questions concerning the referenced project. The Fire Department will have no problem in supporting the proposed development. This letter is not Fire Department approval for this proposal, as we have not received plans for review. The companies that will serve the area and the type of equipment are:

1<sup>st</sup> Engine Company – Engine Company 230  
1<sup>st</sup> Ladder Company – Ladder Company 108

Engine 230 is located at 701 Park Avenue. Ladder 108 is located at: 187 Union Avenue,  
Brooklyn, NY

2<sup>nd</sup> Engine Company – Engine Company 216  
2<sup>nd</sup> Engine Company – Ladder Company 102

Engine 216 is located at 187 Union Avenue. Ladder 102 is located at 850 Bedford Avenue.

The Fire Department has no plans to make any changes in stations or equipment in the area. If there are any questions, please call Captain George Becker at (718) 855-8571.

Sincerely yours,

Patrick McNally  
Chief of Operations



David A. Paterson  
Governor

Carol Ash  
Commissioner

## New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

[www.nysparks.com](http://www.nysparks.com)

January 21, 2009

Zachary J. Davis  
The Louis Berger Group, Inc.  
199 Water Street, 23<sup>rd</sup> Floor  
New York, NY 10038

Re: HUD  
Broadway Triangle Redevelopment  
Kings County  
08PR06421

Dear Mr. Davis:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO) for the proposed Broadway Triangle Redevelopment Project in Brooklyn. We have reviewed the submitted information in accordance with Section 106 of the National Historic Preservation Act of 1966 and the relevant implementing regulations. These comments are those of the SHPO and relate only to the Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Kathy Howe, our Architectural Historian requests additional information on the surrounding areas of the project site. Her request is attached for your use. We are willing to coordinate our review with New York City's Landmarks Preservation Commission (LPC). Based upon our review of the proposed development sites, we have no concerns with their development.

If you have any questions or if you wish to discuss our comments I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

Beth A. Cumming  
Historic Preservation Specialist – Technical Unit  
e-mail: [Beth.cumming@oprhp.state.ny.us](mailto:Beth.cumming@oprhp.state.ny.us)

enc: Request for Additional Information Buildings/Structures/Districts

**REQUEST FOR ADDITIONAL INFORMATION  
BUILDINGS/STRUCTURES/DISTRICTS**

**PROJECT NUMBER 08PR06421**

**( Proposed Broadway Triangle Redevelopment Project/Bounded by Flushing Ave.,  
Throop Ave., Lynch St., /BROOKLYN )**

In order for us to complete our evaluation of the historic signification of all buildings/structures/districts within or adjacent to your project area we will need the following additional information

- Full project description showing area of potential effect.
- Clear, original photographs of buildings/structures 50 years or older.
  - within or  immediately adjacent to the project area
  - \*\* key all photographs to a site map*
- Clear, original photographs of the surroundings looking out from the project site in all direction, *keyed to a site map.*
- Date of construction.
- Brief history of property.
- Clear, original photographs of the following:
- Other:

Please provide only the additional information checked above. If you have any question concerning this request for additional information, please call Kathy Howe at 518-237-8643. ext 3266

**PLEASE BE SURE TO REFER TO THE PROJECT NUMBER NOTED ABOVE WHEN  
RESPONDING TO THIS REQUEST**



**New York State Office of Parks,  
Recreation and Historic Preservation**

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518-237-8643  
www.nysparks.com

**David A. Paterson**  
Governor

**Carol Ash**  
Commissioner

April 15, 2009

Patrick Blanchfield, AICP  
NYC Dept. of Housing Preservation & Development  
100 Gold Street, Rm 9V-3  
New York, New York 10038

Re: HUD, HPD  
Broadway Triangle - Redevelopment  
Broadway Triangle (Flushing Ave to south.,  
Throop Ave  
BROOKLYN, Kings County  
08PR05373

Dear Mr. Blanchfield:

Thank you for requesting the comments of the State Historic Preservation Office (SHPO). We have reviewed the project in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon this review, it is the SHPO's opinion that your project will have No Effect upon cultural resources in or eligible for inclusion in the National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont  
Director  
Division for Historic Preservation

CC: Aaron Werner

**THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION**  
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

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88 GERRY STREET, BBL 3022690024  
90 GERRY STREET, BBL 3022690025  
84 THROOP AVENUE, BBL 3022690027  
    THROOP AVENUE, BBL 3022690028  
88 THROOP AVENUE, BBL 3022690029  
90 THROOP AVENUE, BBL 3022690030  
    THROOP AVENUE, BBL 3022690031  
69 BARTLETT STREET, BBL 3022690033  
65 BARTLETT STREET, BBL 3022690035  
382 WALLABOUT STREET, BBL 3022660017  
384 WALLABOUT STREET, BBL 3022660018  
386 WALLABOUT STREET, BBL 3022660019  
388 WALLABOUT STREET, BBL 3022660020  
390 WALLABOUT STREET, BBL 3022660021  
392 WALLABOUT STREET, BBL 3022660022  
394 WALLABOUT STREET, BBL 3022660023  
    WALLABOUT STREET, BBL 3022660024  
398 WALLABOUT STREET, BBL 3022660025  
72 THROOP AVENUE, BBL 3022660029  
74 THROOP AVENUE, BBL 3022660030  
76 THROOP AVENUE, BBL 3022660031  
    THROOP AVENUE, BBL 3022660032  
82 THROOP AVENUE, BBL 3022660034  
99 GERRY STREET, BBL 3022660036  
97 GERRY STREET, BBL 3022660037  
95 GERRY STREET, BBL 3022660038  
93 GERRY STREET, BBL 3022660039  
91 GERRY STREET, BBL 3022660040  
    GERRY STREET, BBL 3022660041  
75 GERRY STREET, BBL 3022660046  
161 HARRISON AVENUE, BBL 3022500004  
86 WALTON STREET, BBL 3022500010  
88 WALTON STREET, BBL 3022500011  
90 WALTON STREET, BBL 3022500012  
94 WALTON STREET, BBL 3022500014  
291 WALLABOUT STREET, BBL 3022500046  
289 WALLABOUT STREET, BBL 3022500048  
52 THROOP AVENUE, BBL 3022500027  
54 THROOP AVENUE, BBL 3022500028  
56 THROOP AVENUE, BBL 3022500029  
116 WALTON STREET, BBL 3022500025  
    THROOP AVENUE, BBL 3022500129  
62 THROOP AVENUE, BBL 3022500032  
66 THROOP AVENUE, BBL 3022500033  
313 WALLABOUT STREET, BBL 3022500036  
311 WALLABOUT STREET, BBL 3022500037  
131 HARRISON AVENUE, BBL 3022420002  
100 HARRISON AVENUE, BBL 3022420003

153 LORIMER STREET, BBL 3022420053  
151 LORIMER STREET, BBL 3022420054  
169 LORIMER STREET, BBL 3022420045  
167 LORIMER STREET, BBL 3022420046  
165 LORIMER STREET, BBL 3022420047  
196 MIDDLETON STREET, BBL 3022420022  
120 UNION AVENUE, BBL 3022380049  
LYNCH STREET, BBL 3022380027  
221 MIDDLETON STREET, BBL 3022380041  
HARRISON AVENUE, BBL 3022450136  
148 HARRISON AVENUE, BBL 3022450040  
152 HARRISON AVENUE, BBL 3022450042  
154 HARRISON AVENUE, BBL 3022450043  
HARRISON AVENUE, BBL 3022450044  
79 WALTON STREET, BBL 3022450047  
77 WALTON STREET, BBL 3022450048  
WALTON STREET, BBL 3022450149  
UNION AVENUE, BBL 3022450035  
159 HARRISON AVENUE, BBL 3022500006  
157 HARRISON AVENUE, BBL 3022500007  
155 HARRISON AVENUE, BBL 3022500008  
307 WALLABOUT STREET, BBL 3022500038  
305 WALLABOUT STREET, BBL 3022500040  
295 WALLABOUT STREET, BBL 3022500041

**The following properties possess architectural significance:**

**Comments:** The LPC is in receipt of the DEIS "Chapter 8, Historic Resources." (undated). The text is acceptable for architecture and archaeology. LPC concurs with the architectural determinations of Table 8-1, page 8-16.

2/24/2009

SIGNATURE

DATE



## ENVIRONMENTAL REVIEW

HOUSING PRESERVATION AND DEV./09HPD019K

5/8/2009

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**Project number**

**Date received**

**Project: BROADWAY TRIANGLE**

**Comments:** LPC is in receipt of the revised text for the higher density alternative for P.S. 168 and the Pfizer Building, revised 5/8/09. The text is acceptable.

5/8/2009

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SIGNATURE

DATE

A handwritten signature in black ink that reads "Gina Santucci". The signature is written in a cursive, flowing style.

25287A\_FSO\_GS\_05082009.doc

## IMPACTS ON HISTORIC RESOURCES OF THE HIGHER DENSITY ALTERNATIVE

### P.S. 168

P.S. 168, constructed in 1911, is significant in the areas of architecture and education as an intact and representative example of a public school designed by C.B.J. Snyder and is recommended eligible for listing on the State and National Registers. One of the key aspects of Snyder's architecture was its concern with the health and safety of the schools and minimizing the adverse effects of nearby urban developments.

Snyder designed and positioned P.S. 168 in a specific way on the lot and relative to the surrounding streetscape and buildings to buffer the school and its students from the closeness to impacts associated with the urban environment. For that purpose he positioned the school building at the end of the block. This creates a building that is in effect free standing and maximizes the distance of the school to other buildings nearby, thereby minimizing the impacts of the massing of the surrounding buildings.

In an evolutionary line of school designs that extends from the schools at Rutledge Street to Ellery Street, P.S. 168 is one of three extant schools from the Snyder period, which depict the architectural variation of Snyder's schools. The architectural plan of the school at P.S. 168 is emblematic of Snyder's innovative design. Rather than maximizing the lot coverage with the full build-out of a rectangular building plan, which would have created a denser, but lower building, Snyder created a building plan of an irregular rectangular shape, partially set back from the inner block lot line and with indentations on the inner-block façade, thereby increasing the setback from other buildings as well as creating a rear yard with protected outdoor space for recess and resulting in a building that was less bulky and boxy and was more prominent due to its increased height, compared to a full lot buildout. The greater height of the school building relative to midblock structures was also consistent with its location facing Throop Avenue, a major thoroughfare.

The building plan of P.S. 168 is similar to the H-shape that was Snyder's trademark design concept (especially for mid-block locations) but reflects an adjustment of his H-shape concept to this specific location, where limited space was available on the school lot to implement a standard (full) H-shape and where the building was located at the end of the block rather than mid-block. As indicated above, the architectural style of the school building, its massing, bulk and height, its location on the block and its setting and visual relationship to the streetscape are the combined result of Snyder's design concepts adapted to the site specific context at this location and the urban context at the time of its design., which was dominated by low-rise structures.

The maximum allowable bulk and height of development at Site 11 under the R7A district under the Proposed Action would create buildings with a height of up to 80 feet, and a maximum base height of 65 feet which would be compatible with the height (80 feet), massing, bulk and architectural style of the school and its relationship to the streetscape. Development under the Proposed Action would therefore not result in contextual impacts to the CBJ Snyder School.

Under the Higher Density Alternative, however, development on site 11 could be constructed up to 135 feet under the R9A zoning district allowances. Such buildings would dramatically exceed the massing and height of the buildings that formed the context to which the design of the school responded. The towering presence of the development generated under the Higher Density Alternative immediately adjacent to the school would isolate the building, such that its setting would be physically altered to the extent that the historic school would no longer conform with

the streetscape. The relationship of the school to the streetscape would be significantly altered and the architectural intention of the building would, likewise be diminished under the Higher Density Alternative. Therefore, pursuant to the criteria in the *CEQR Technical Manual*<sup>1</sup>, changes to the setting of this historic resource and its visual relationships with the streetscape would result in a significant adverse impact to this historic resource under the Higher Density Alternative.

## PFIZER

The Charles Pfizer & Company Buildings are representative examples of industrial plant architecture popular through the mid-twentieth century, significant in the areas of manufacturing and health through the company's innovative discovery and production of some of our most important medicines, and are recommended eligible for listing on the State and National Registers.

Pfizer's tenure as a leading company for the research and development of major medicines of the twentieth century and growth into the world's largest pharmaceutical firm was through the first half of the twentieth century centered at its Williamsburg plant. During its peak, the Pfizer complex stretched for blocks, dominating the landscape. These industrial buildings were relatively low, and comprised some of the largest building in the area (see photo 40). Today, only two of the buildings that were part of the Pfizer complex remain the Main Plant and the Office and Research Laboratory.

Under the Higher Density Alternative, buildings on blocks adjacent to the Charles Pfizer & Company Buildings could be constructed with a height of up to 145 feet and a base height of 60 to 102 feet. Buildings constructed under the Higher Density Alternative would, therefore, dramatically exceed the height of the Pfizer buildings and would overshadow their once dominant presence. The Pfizer Company Buildings would no longer read as they once did in relationship to the surrounding streetscape due to the significantly taller buildings on adjacent blocks. The tall, 145-foot buildings allowed under the Higher Density Alternative would sever the remaining visual dialog between the Pfizer buildings and the surrounding community, thus isolating the historic buildings. The Higher Density Alternative would, in effect, form a barrier that would alter the setting and the spatial relationship of the Pfizer buildings to the street and the blocks beyond. This lack of dominance and severed spatial setting would significantly alter the relationship of the buildings to the streetscape and their context. Therefore, pursuant to the criteria in the *CEQR Technical Manual*, changes to the setting of this historic resource and its visual relationships with the streetscape under the Higher Density Alternative would result in a significant adverse impact to the Charles Pfizer & Company Buildings.

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<sup>1</sup> CEQR Technical Manual 2001, 3F-15, section 420, "Isolation of the property from or alteration of its setting or visual relationships with the streetscape"



**New York State Office of Parks,  
Recreation and Historic Preservation**

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

[www.nysparks.com](http://www.nysparks.com)

February 18, 2009

Zachary J. Davis  
The Louis Berger Group, Inc.  
199 Water Street, 23<sup>rd</sup> Floor  
New York, NY 10038

Re: HUD  
Broadway Triangle Redevelopment  
Kings County  
08PR06421

Dear Mr. Davis:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO) for the proposed Broadway Triangle Redevelopment Project in Brooklyn. We have reviewed the submitted information in accordance with Section 106 of the National Historic Preservation Act of 1966 and the relevant implementing regulations. These comments are those of the SHPO and relate only to the Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

Based upon our review of the additional information submitted and the proposed project, it is the SHPO's opinion that the work will have No Effect upon historic resources.

If you have any questions or if you wish to discuss our comments I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

Beth A. Cumming  
Historic Preservation Specialist – Technical Unit  
e-mail: [Beth.cumming@oprhp.state.ny.us](mailto:Beth.cumming@oprhp.state.ny.us)

David A. Paterson  
Governor

Carol Ash  
Commissioner