

960 Franklin Avenue Rezoning

Environmental Assessment Statement

CEQR #: 19DCP095K

ULURP #:

Prepared For:
NYC Department of City Planning

Prepared on Behalf of:
Franklin Ave. Acquisition LLC

Prepared by:
Philip Habib & Associates

February 8, 2019

960 FRANKLIN AVENUE REZONING

ENIRONMENTAL ASSESSMENT STATEMENT

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EAS Form



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

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

Part I: GENERAL INFORMATION

PROJECT NAME 960 Franklin Avenue Rezoning

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
19DCP095K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
TBD

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of City Planning

2b. Applicant Information

NAME OF APPLICANT

Franklin Ave. Acquisition LLC

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader, AICP, Acting Director of EARD

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

William Wallace IV

ADDRESS 120 Broadway

ADDRESS 30 West 21st Street

CITY New York

STATE NY

ZIP 10271

CITY New York

STATE NY

ZIP 10010

TELEPHONE

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wwiv@continuumllc.net

3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **617.4(b)(10)**

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

☐ LOCALIZED ACTION, SITE SPECIFIC

☒ LOCALIZED ACTION, SMALL AREA

☐ GENERIC ACTION

4. Project Description This EAS considers the discretionary actions requested by Franklin Ave. Acquisition LLC ("the Applicant") that would facilitate the development of a two building mixed-use development comprising approximately 1,369,314 gsf (1,151,671 zsf) mixed-use residential/commercial/community facility development (the "Proposed Development") on the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue, on the eastern side of the Franklin Avenue subway shuttle right-of-way, in the Crown Heights neighborhood of Brooklyn Community District (CD) 9.

The Applicant seeks the following actions (the "Proposed Actions"): (i) a zoning text amendment pursuant to New York City (NYC) Zoning Resolution (ZR) 23-90 (Appendix F) to map a Mandatory Inclusionary Housing (MIH) area on the project site; (ii) a zoning map amendment (Zoning Sectional Map 16d) to change the zoning on the Applicant-owned Development Site (block 1192, lots 41, 46, 63, 66) as well as lot 40 and part of lots 1, 77 and 85 ("the Project Area") from an R6A residential zoning district to an R9D residential zoning district with a C2-4 commercial overlay to be mapped within 100 feet of Franklin Avenue; (iii) a Large-Scale General Development (LSGD) Special Permit pursuant to Section 74-74 of the NYC ZR to allow the location of buildings without regard to applicable height and setback, distance between buildings, and yard regulations (including tower coverage waivers); (iv) a special permit would be required pursuant to ZR section 74-533 to waive the parking requirements per ZR section 25-23; and, (v) although not known at this time, the Proposed Actions may also include the use of public financing for the development of permanently affordable housing from the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation (HDC), or other governmental or private sources.

The Proposed Actions would facilitate the development of the 120,209 sf Development Site with two buildings creating approximately 1,369,314 gsf (approximately 1,151,671 zsf) of mixed-use development. The Applicant is proposing a two-tower mixed-use residential/commercial/community facility development that seeks to utilize 9.7 FAR of the 10.0 FAR available floor area under the proposed R9D zoning district with a mapped MIH area. The Proposed Development would comprise approximately 1,263,039 gsf of residential uses, introducing a total of approximately 1,578 dwelling units (DUs), of which 50 percent or 789 DUs would be affordable units and 50 percent or 789 DUs would be market-rate units, which exceeds MIH requirements. Of the 50 percent affordable apartments, 60 percent would accommodate families at or below 80 percent AMI, (473 units, consistent with and exceeding MIH option 2), 20 percent would accommodate families at or below 100 percent AMI (158 units) and 20 percent of the units would accommodate families at or below 120 percent AMI (158 units). The number of

affordable units, if granted the density for affordability requested (9.7 FAR), would be mandated through an agreement with the New York City Department of Housing Preservation and Development (HPD). This agreement would require that an additional 20 percent of the total units beyond what would be required under the MIH program would be made affordable. However, no additional affordable units over the MIH Option 2 requirement would be provided if a 9.7 FAR is not approved. In addition to the residential component, approximately 21,183 gsf of local retail space and approximately 9,678 gsf of community facility space would be provided. Approximately 75,414 gsf (approximately 180 parking spaces) would be allocated for parking on the ground- and cellar-levels of the Proposed Development.

Construction of the Proposed Development is expected to begin by the end of 2019 with all components complete and fully operational by the end of 2024.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 9	STREET ADDRESS 960 Franklin Avenue
TAX BLOCK(S) AND LOT(S) B1192, Lots 40, 41, 46 & p/o Lots 1, 63, 66, 77 & 85	ZIP CODE 11225	

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

The affected area is bounded by Montgomery Street to the north, Franklin Avenue to the east, Sullivan Place to the south, and Washington Avenue to the west.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6A	ZONING SECTIONAL MAP NUMBER 16d
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5. Required Actions or Approvals (check all that apply)

City Planning Commission: <input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input checked="" type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input checked="" type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input checked="" type="checkbox"/> other); EXPIRATION DATE:		

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

ZR Sections 23-90 (Appendix F), 74-74, 74-533, 23-663(b), 23-663(c), and 25-23

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

☐ LEGISLATION

☒ FUNDING OF CONSTRUCTION, specify: **HDC, HPD and/or other governmental or private financing may be requested**

☐ RULEMAKING

☐ POLICY OR PLAN, specify:

☐ CONSTRUCTION OF PUBLIC FACILITIES

☐ FUNDING OF PROGRAMS, specify:

☐ 384(b)(4) APPROVAL

☐ PERMITS, specify:

☐ OTHER, explain:

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: **HDC, HPD and/or other governmental or private financing may be requested**

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

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

☒ SITE LOCATION MAP

☒ ZONING MAP

☒ SANBORN OR OTHER LAND USE MAP

☒ TAX MAP

☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): ~ **120,209 sf**

Waterbody area (sq. ft.) and type: **N/A**

Roads, buildings, and other paved surfaces (sq. ft.): ~ **120,209 sf**

Other, describe (sq. ft.): **N/A**

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **1,369,314 gsf (705,652 gsf in Phase I and 663,662 gsf in Phase II)**

NUMBER OF BUILDINGS: **2**

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):

Phase I = 705,652 gsf; Phase II = 663,662 gsf

HEIGHT OF EACH BUILDING (ft.): **Phase I=~421 ft; Phase II=~424 ft (both buildings would include 40 ft bulkheads)**

NUMBER OF STORIES OF EACH BUILDING:

Phase I = 39 stories; Phase II = 39 stories

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: **120,209 sf**

The total square feet not owned or controlled by the applicant: **20,307 sf**

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

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

AREA OF TEMPORARY DISTURBANCE: **TBD** sq. ft. (width x length)

VOLUME OF DISTURBANCE: **TBD** cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: **TBD** sq. ft. (width x length)

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): **2024**

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **60**

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **The project would be constructed in two consecutive phases over five years.**

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

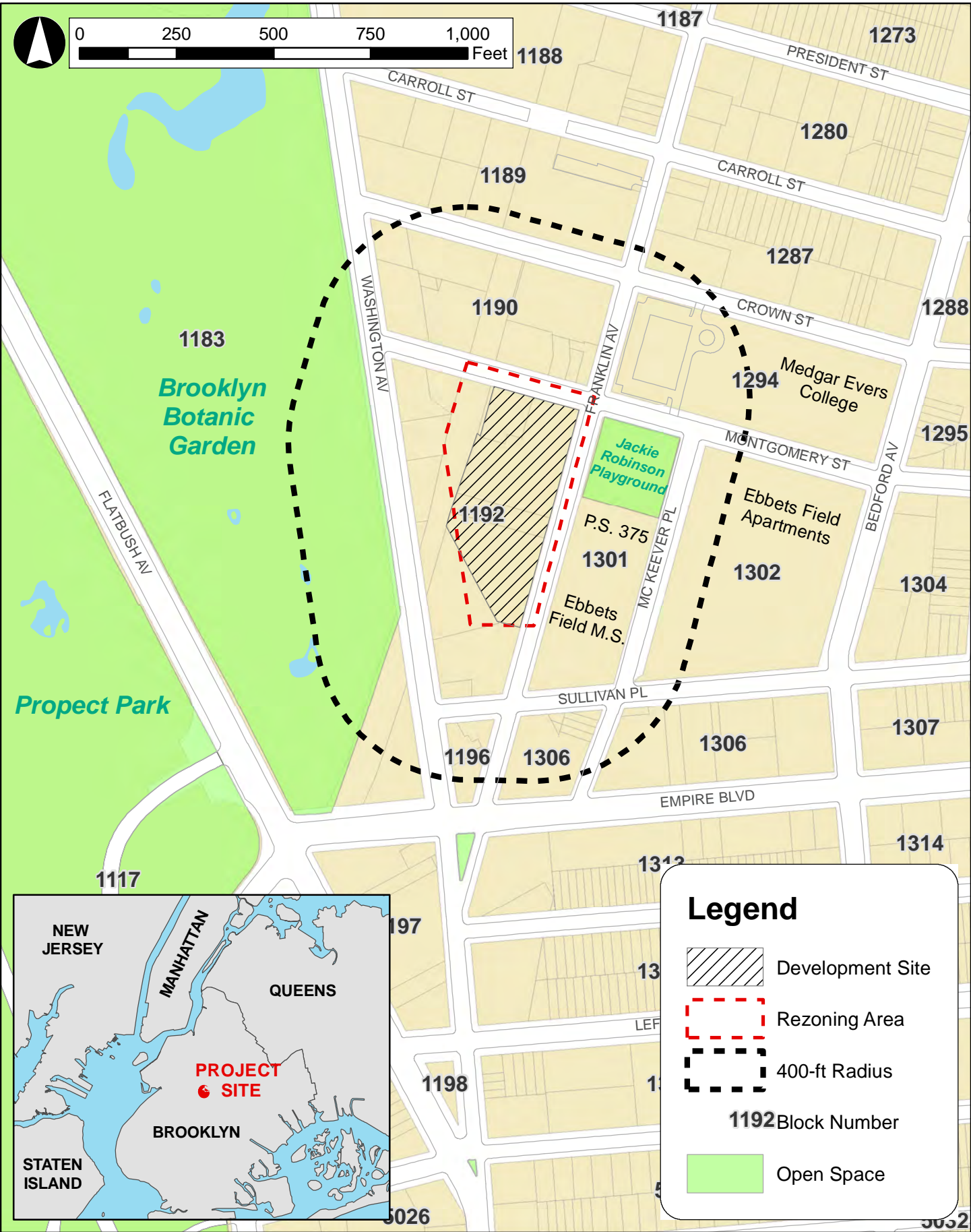
☒ RESIDENTIAL

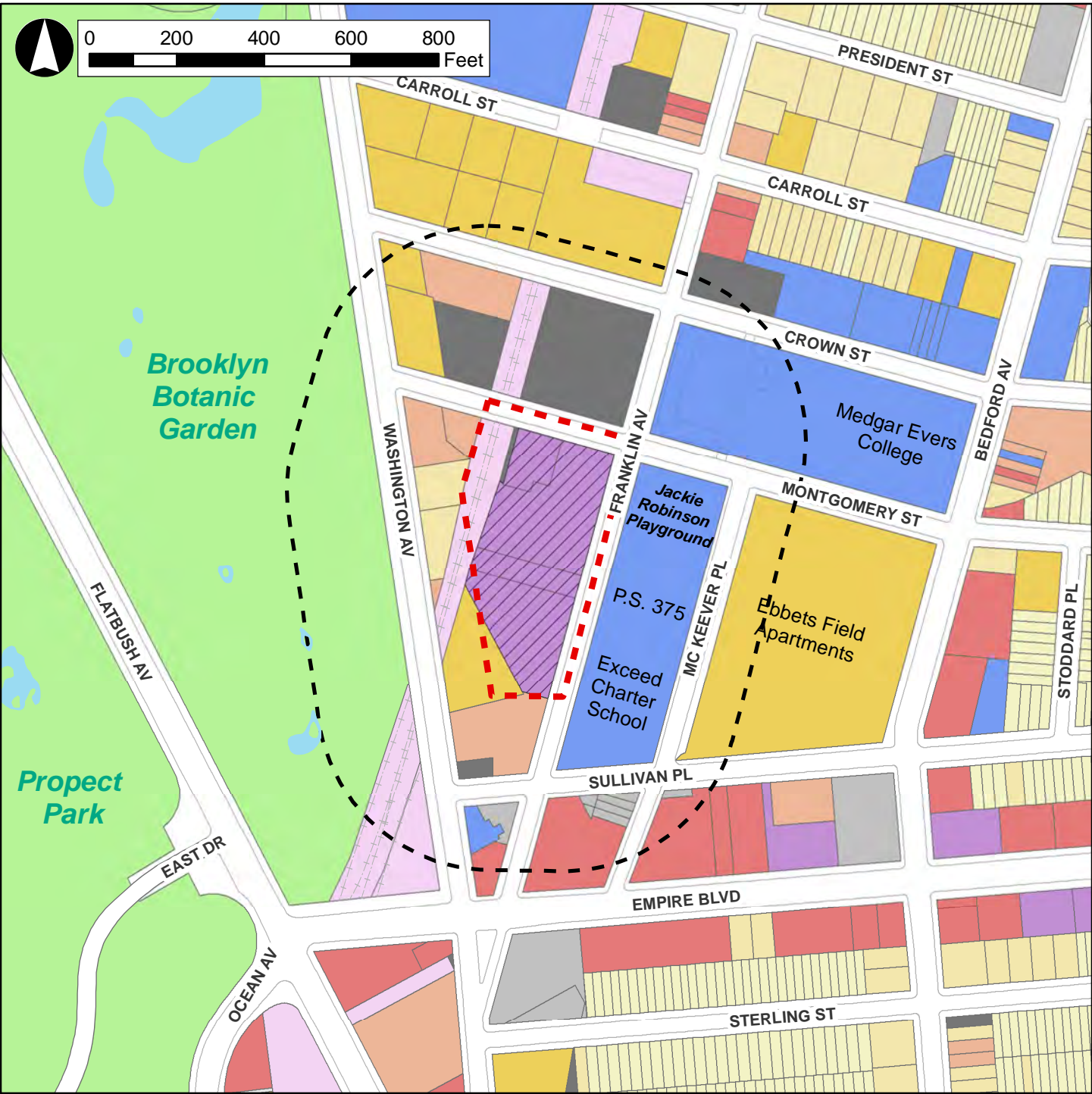
☒ MANUFACTURING

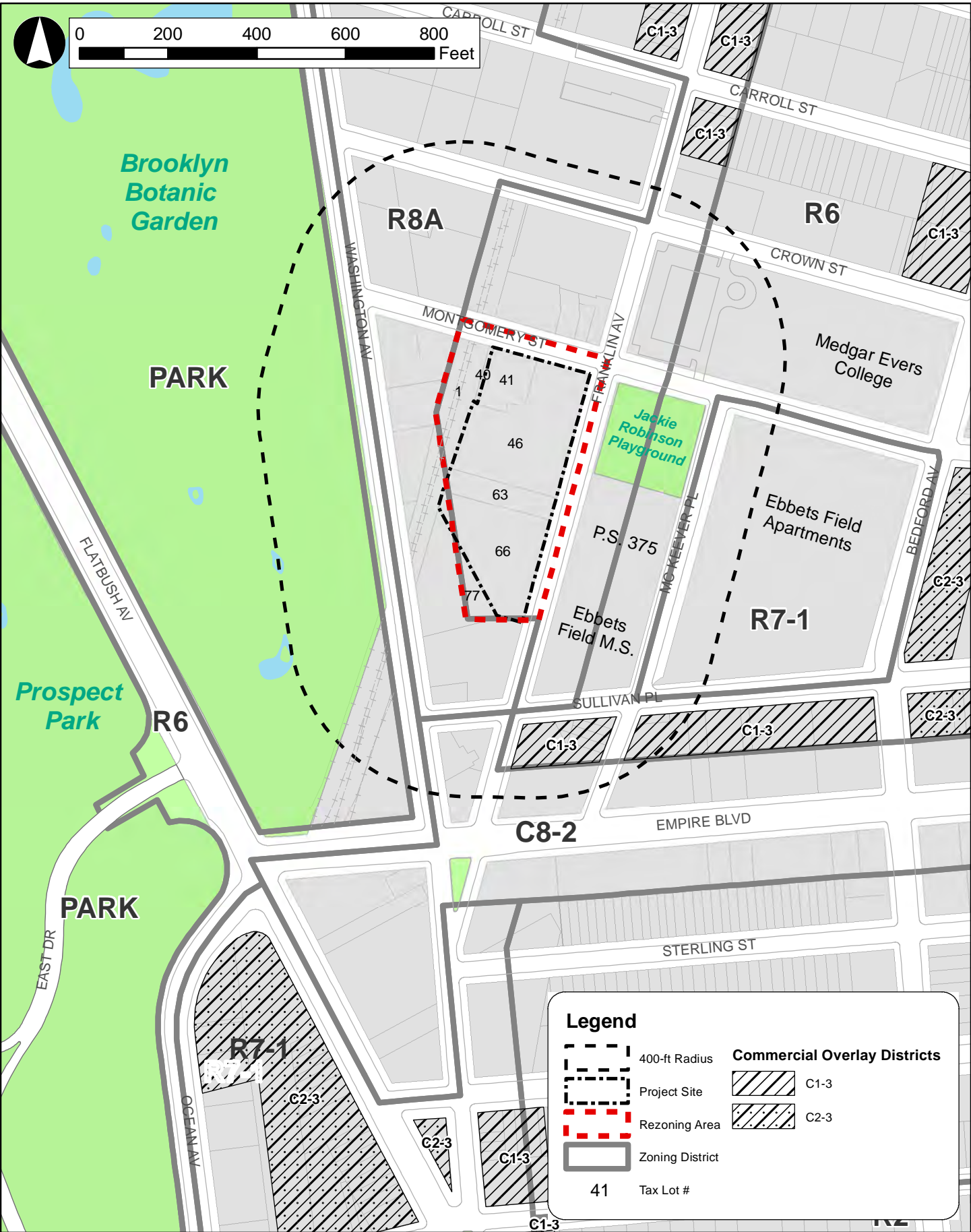
☒ COMMERCIAL

☒ PARK/FOREST/OPEN SPACE

☒ OTHER, specify: **Public facilities & institutions**









1. View of the Proposed Development Site looking southwest from Montgomery Street.



2. View of the Proposed Development Site looking west from Jackie Robinson Playground.



3. The Proposed Development Site looking southwest from Jackie Robinson Playground.

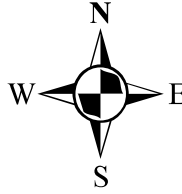


4. Southeast corner of the rezoning area looking northwest from Franklin Avenue.



NYC Digital Tax Map

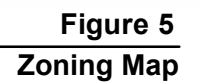
Effective Date : 04-25-2017 10:37:32
End Date : Current
Brooklyn Block: 1192



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Rezoning Area





DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions. **Information Shown is for RWCDs Projected Development Sites Only**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	N/A	Multi-family residential	Two mixed-use towers	
No. of dwelling units	N/A	518	1,578	+ 1,060 DU
No. of low- to moderate-income units	N/A	0	789	+ 789 DU
Gross floor area (sq. ft.)	0 gsf	414,607	1,263,039 gsf	+ 848,432 gsf
Commercial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	N/A	Ground floor local retail	Ground floor local retail
Gross floor area (sq. ft.)	0 gsf	0 gsf	21,183 gsf	+ 21,183 gsf
Manufacturing/Industrial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Spice Distribution and Warehousing	N/A	N/A	N/A
Gross floor area (sq. ft.)	107,744 gsf	0 gsf	0 gsf	N/A
Open storage area (sq. ft.)	N/A	N/A	N/A	N/A
If any unenclosed activities, specify:	N/A	N/A	N/A	N/A
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	N/A	N/A	Medical Office	Medical Office
Gross floor area (sq. ft.)	0 gsf	0 gsf	9,678 gsf	+ 9,678 gsf
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	41,559 sf former tennis court	0 sf	0 sf	N/A
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Transportation/Utility (Franklin Av Shuttle); Residential; Mixed-Use	Transportation/Utility (Franklin Av Shuttle); Residential; Mixed-Use	Transportation/Utility (Franklin Av Shuttle); Residential; Mixed-Use	
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	N/A	0	0	0
No. of accessory spaces	N/A	259	180	- 79
Operating hours	N/A	24/7	24/7	
Attended or non-attended	N/A	Attended	Non-Attended	
Lots	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	N/A
No. of accessory spaces	~10	N/A	N/A	N/A
Operating hours	Business Hours	N/A	N/A	N/A
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	N/A	N/A	N/A	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	N/A	1,358	4,134	+ 2,776
Briefly explain how the number of residents was calculated:	Based on average household size of 2.62 for Brooklyn CD 9.			
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	1, Spice Distribution	N/A	4 Local Retail; 1 Community Facility	+4 Local Retail; +1 Community Facility; -1 Spice Distribution
No. and type of workers by business	14 FT; 15 PT warehouse and wholesale = Up to 29	21 Residential; 5, Garage = 26 Total	63 Residential; 64 Local Retail; 29 Community Facility; 4 Garage = 160 Total	+42 Res; +64 Local Retail; +29 Community Facility; -1 Garage = 134 Total
No. and type of non-residents who are not workers	N/A	N/A	N/A	N/A
Briefly explain how the number of businesses was calculated:	Based on preliminary site plan.			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:	N/A	TBD Visitors	TBD Shoppers, Patients, and Visitors	TBD Shoppers, Patients, and Visitors
Briefly explain how the number was calculated:	The type of retail tenants will determine the number of shoppers/retail patrons; medical office visitors and resident visitors TBD.			
ZONING				
Zoning classification	R6A	R6A	R9D (C2-4)	
Maximum amount of floor area that can be developed	360,627 zsf	360,627 zsf	1,202,090 zsf	+841,463 zsf
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Manufacturing, Mixed Use Commercial/ Residential, Residential, Commercial, Public Facilities and Institutions	Same as under Existing Conditions	Mixed Commercial/ Residential, Residential, Commercial, Manufacturing, Public Facilities and Institutions	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See the Land Use, Zoning and Public Policy chapter of the EIS.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach. N/A		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Consistency Assessment Form . N/A		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement See "Socioeconomic Conditions" section of EAS Attachment B.		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement See "Socioeconomic Conditions" section of EAS Attachment B.		
o Would expected average incomes of the new population exceed the average incomes of study area populations? To be determined based on EIS analysis.	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes:" To be determined based on EIS analysis.		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
i. Direct Business Displacement See "Socioeconomic Conditions" section of EAS Attachment B.		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
<ul style="list-style-type: none"> Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Indirect Business Displacement	See "Socioeconomic Conditions" section of EAS Attachment B.	
<ul style="list-style-type: none"> Would the project potentially introduce trends that make it difficult for businesses to remain in the area? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Effects on Industry		
<ul style="list-style-type: none"> Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
<ul style="list-style-type: none"> Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
<ul style="list-style-type: none"> 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) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? 	<input type="checkbox"/>	<input type="checkbox"/>
	TBD based on EIS analysis.	TBD based on EIS analysis.
ii. Libraries		
<ul style="list-style-type: none"> 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) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the additional population impair the delivery of library services in the study area? 	<input type="checkbox"/>	<input type="checkbox"/>
	TBD based on EIS analysis.	TBD based on EIS analysis.
iii. Public Schools		
<ul style="list-style-type: none"> 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) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? 	<input type="checkbox"/>	<input type="checkbox"/>
	TBD based on EIS analysis.	TBD based on EIS analysis.
iv. Health Care Facilities		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project affect the operation of health care facilities in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project affect the operation of fire or police protection in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
<ul style="list-style-type: none"> Would the project change or eliminate existing open space? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project generate more than 50 additional residents or 125 additional employees? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project generate more than 350 additional residents or 750 additional employees? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent? N/A	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? TBD based on EIS analysis.	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? TBD based on EIS analysis. Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See "Shadows" section of EAS Attachment B.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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 "Historic and Cultural Resources" section of EAS Attachment B.		
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . See the Urban Design chapter of the EIS.		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions . See "Natural Resources" section of EAS Attachment B.		
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Yes, the Phase I ESA identified RECs on the Development Site.		
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See the Hazardous Materials section of the EIS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. Provided in the EIS.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): <div style="text-align: right;">75,710 lb/week (With-Action Total) 52,626 lb/week (Increment over No-Action)</div>		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
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): <div style="text-align: right;">167.0 MBtu (With-Action Total) 114.5 MBtu (Increment over No-Action)</div>		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**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.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) <div style="text-align: right;">See the Air Quality section of the EIS.</div>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See the Air Quality section of EIS.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. 	<input type="checkbox"/>	<input type="checkbox"/>
To be provided in the EIS.		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be provided in the EIS.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary. To be determined based on EIS analyses.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. See "Neighborhood Character" section of EAS Attachment B.		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
<ul style="list-style-type: none"> o Construction activities lasting longer than two years? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o Construction activities within a Central Business District or along an arterial highway or major thoroughfare? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o The operation of several pieces of diesel equipment in a single location at peak construction? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o Closure of a community facility or disruption in its services? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> o Activities within 400 feet of a historic or cultural resource? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> o Disturbance of a site containing or adjacent to a site containing natural resources? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> o 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? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
To be determined as part of the EIS.		
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
Analysis of construction impacts will be provided in the EIS.		

20. APPLICANT'S CERTIFICATION

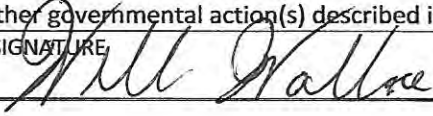
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and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

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

APPLICANT/REPRESENTATIVE NAME

William Wallace IV

SIGNATURE


 #

DATE

2/8/2019

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.		Potentially Significant Adverse Impact	
IMPACT CATEGORY		YES	NO
Land Use, Zoning, and Public Policy		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction		<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:			
<input checked="" type="checkbox"/> 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (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.			
<input type="checkbox"/> 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 <i>Negative Declaration</i> . The <i>Negative Declaration</i> 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 Acting Director, Environmental Assessment and Review Division		LEAD AGENCY New York City Department of City Planning on behalf of the City Planning Commission	
NAME Olga Abinader		DATE February 8, 2019	
SIGNATURE 			

Attachment A

Project Description

960 FRANKLIN AVENUE REZONING EAS

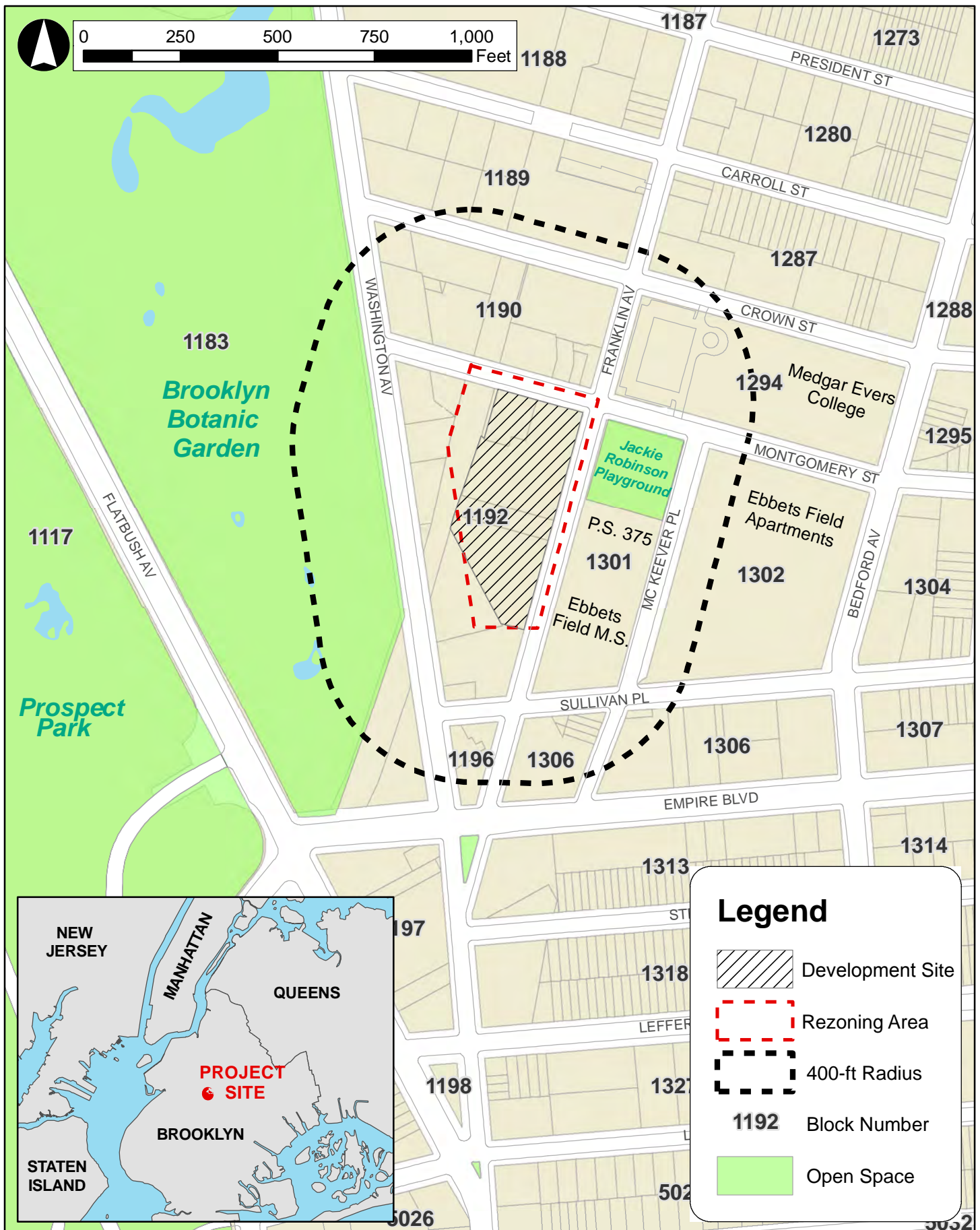
Attachment A: Project Description

A. INTRODUCTION

This EAS considers the discretionary actions requested by Franklin Ave. Acquisition LLC (“the Applicant”) that would facilitate the development of a two building mixed-use development comprising approximately 1,369,314 gross square feet (gsf) (1,151,671 (zsf)) mixed-use commercial/residential development on the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue, on the eastern side of the Franklin Avenue subway shuttle right-of-way, in the Crown Heights neighborhood of Brooklyn Community District (CD) 9 (see **Figure 1, “Project Location”**). The site is comprised of Brooklyn block 1192, lots 41, 46, 63, and 66 (“Development Site”), while the Proposed Rezoning Area also includes lot 40 and parts of lot 1, lot 77 and lot 85 (“the Project Area”).

The Proposed Actions, consisting of zoning map and text amendments, as well as a LSGD special permit, are being requested for the purposes outlined below.

1. The proposed zoning map amendment, which would rezone the Proposed Rezoning Area from R6A to R9D with a C2-4 commercial overlay (mapped in the Proposed Rezoning Area within 100 feet of Franklin Avenue), would increase the permitted FAR in the Proposed Rezoning Area, allowing for additional development of residential and commercial uses than could be provided under existing conditions. The requested R9D zoning designation would allow the Applicant to construct a predominantly residential development with 50 percent affordable and 50 percent market-rate residential units within 9.7 FAR. Although the R9D zoning district provides up to 10.0 FAR for residential uses under MIH, the Applicant would not utilize 0.3 of the available FAR; this would be restricted by the RD.
2. The proposed zoning text amendment, which would designate the Proposed Rezoning Area as a Mandatory Inclusionary Housing (MIH) area, would require the construction of affordable residential units on the Applicant-owned and controlled Development Site. The Proposed Project is comprised of 50 percent affordable dwelling units and 50 percent market-rate dwelling units (approximately 789 affordable dwelling units and 789 market-rate dwelling units), which exceeds MIH requirements. Of the 50 percent affordable apartments, 60 percent would accommodate families at or below 80 percent AMI, (473 units, consistent with and exceeding MIH option 2), 20 percent would accommodate families at or below 100 percent AMI (158 units) and 20 percent of the units would accommodate families at or below 120 percent AMI (158 units). The number of affordable units, if granted the density for affordability requested (9.7 FAR), would be mandated through an agreement with the New York City Department of Housing Preservation and Development (HPD). This agreement would require that an additional 20 percent of the total units beyond what would be required under the MIH program would be made affordable. However, no additional affordable units over the MIH Option 2 requirement would be provided if a 9.7 FAR is not approved.
3. The requested LSGD special permit would allow for greater flexibility in site design, particularly the location of buildings on the Development Site without regard to applicable height and setback regulations, the distance between buildings, and yard regulations. Proposed open space areas also would be shown on the site plan for illustrative purposes. The proposed LSGD special permit would serve to promote better site planning and urban design on the Development Site. The LSGD special permit would be required to waive certain tower coverage requirements in R9D districts per ZR



section 23-663(b) (minimum lot coverage and minimum lot area under Tower Regulations) to permit minimum area of lot coverage of 11.4 percent when 33 percent would be required per zoning. Additionally, a modification of ZR section 23-663(c) (tower coverage regulation for the highest four stories of the tower under Tower Regulations) is requested to permit 100 percent tower coverage for the highest four stories of the building instead of the 50 to 80 percent coverage permitted under zoning. These waivers are requested to allow slender, uniform towers. Upon approval, the Applicant would enter into a RD, a legally binding mechanism tied to the project site that governs the provisions of the LSGD. This would ensure that the Proposed Project is the RWCDs in terms of building envelope, floor area, and parking.

4. A special permit would be required pursuant to ZR section 74-533 to waive the parking requirements per ZR section 25-23. The requested parking reduction would facilitate the development of additional affordable housing in a development site located within a transit zone. Parking would be required for 40 percent of the non-income restricted units, with a total of approximately 462 required parking spaces. Approximately 180 parking spaces are proposed. As such, 282 parking spaces would be waived by the requested special permit. It should be noted that no parking would be required for the income-restricted units under MIH zoning.
5. Finally, although not known at this time, the Proposed Project may also involve the use of public financing for the development of affordable housing from the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation (HDC), or other governmental or private sources.

The Proposed Actions would create 789 new affordable housing units (50 percent of the total dwelling units). Of the 50 percent affordable apartments, 60 percent would accommodate families at or below 80 percent AMI, (473 units, consistent with and exceeding MIH option 2), 20 percent would accommodate families at or below 100 percent AMI (158 units) and 20 percent of the units would accommodate families at or below 120 percent AMI (158 units). The proposed affordable housing would help to address affordable housing goals set forth by the City in Housing New York: A Five-Borough, Ten-Year Plan. As described above, the Proposed Project would be constructed on underbuilt and vacant land in close proximity to public transportation and other public amenities. In addition to the residential component, approximately 21,183 gsf of local retail space and approximately 9,678 gsf of community facility space would be provided.

Approximately 180 parking spaces would be allocated in two separate parking garages on the ground- and cellar-levels of the Proposed Project. The accessory parking garages would be accessed via a curb cut on Franklin Avenue, and a curb cut located on Montgomery Street. Additionally, secondary access into the parking garages would be provided via the proposed internal roadway, which would create a driveway located between the two proposed buildings.

It is expected that the Proposed Project would be constructed over an approximately five-year period following project approval, with completion and occupancy expected to occur in 2024. This build year was determined in consideration of the reasonable amount of time necessary for the two-phase project to be developed. Phase I demolition is projected to commence October of 2019 and is completed by the end of December 2019 (3 Months). Phase I excavation and foundation is projected to commence January 2020 and is completed by the end of May 2020 (5 Months). Phase I construction is projected to commence June 2020 and would be completed by the end of December 2022 (30 Months). Marketing of phase I units is projected to commence four months prior to completion of phase I buildings.

Phase II demolition is projected to commence April of 2020 and is completed by the end of December

2020 (9 Months). Phase II excavation and foundation is projected to commence January 2021 and is completed by the end of September 2021 (9 Months). Phase II construction is projected to commence October 2021 and is completed by the end of April 2024 (30 Months). Marketing of phase II units is projected to commence four months prior to completion of phase II buildings.

This attachment provides a detailed description of the Proposed Actions, including project background, project purpose and need, site description, project description, and the governmental approvals required. The supplemental analyses following this chapter examine the potential for the Proposed Actions to result in significant adverse environmental impacts in any technical area of the 2014 *City Environmental Quality Review (CEQR) Technical Manual*.

B. BACKGROUND AND EXISTING CONDITIONS

The Proposed Rezoning Area (the “Project/Affected Area”) is located on the eastern portion of tax block 1192 in the Crown Heights neighborhood of Brooklyn Community District 9. It is bounded by Montgomery Street to the north, Franklin Avenue to the east, and the Franklin Avenue Shuttle right-of-way to the west. The Proposed Rezoning Area comprises tax lots 40, 41, and 46 in their entirety, as well as portions of tax lots 1, 63, 66, 77, and 85.

Within the Proposed Rezoning Area, the Applicant proposes to redevelop the following properties: lot 41 located at 130 Montgomery Street, lot 46 located at 124 Montgomery Street, lot 63 located at 962 Franklin Avenue, and lot 66 located at 972 Franklin Avenue. Together, these four lots comprise the Development Site, which measures 120,209 sf or 2.76 acres in size. The Development Site contains approximately 225 feet of frontage along Montgomery Street and approximately 576 feet of frontage along Franklin Avenue.

Land Use

The Development Site

Golombeck has operated on the northern portion of the Development Site (lots 41 and 46) from approximately 1955 to present as a spice warehouse, processing and distribution facility. The northern portion of the Development Site contains several multi-story buildings totaling 107,744 gsf, including an office building, a former boiler building, as well as buildings which contain spice warehousing and spice processing uses. In addition, a decommissioned smoke stack is located on the Development Site.

Prior uses on the northern portion of the development site include: Burton Dixie Corporation, a manufacturer of mattresses and cotton felts, from 1932 to 1955; and Consumers Park Brewery, a brewery with cold storage and bottling of beverages from 1908 to 1932. The buildings on lots 41 and 46 have been determined eligible for listing on the New York State/National Registers (S/NR), but the NYC Landmarks Preservation Commission (LPC) has indicated that the buildings do not meet their criteria for designation.

The southern portion of the site (lots 63 and 66) has remained predominantly vacant since 1961. Prior uses on the southern portion of the development site include: tennis courts from 1951 to 1961; the Rubel Corporation’s ice production and distribution facility from 1932 to 1951; and Flatbush Hygienic Ice Company’s ice production and distribution facility from 1908 to 1932.

There are two existing curb cuts along Montgomery Street and five existing curb cuts along Franklin Avenue. Not all curb cuts are used for site access on a regular basis at present. Only the curb cut on

Franklin Avenue that serves the Golombeck facility is used regularly.

The Balance of the Proposed Rezoning Area

The Proposed Rezoning Area also includes portions of four lots not owned or under the control of the Applicant, including: part of lot 1 (approximately 18,431 sf or 56.8 percent of the 32,461 sf lot), all of lot 40 (approximately 1,282 sf), part of lot 77 (approximately 6,969 sf or 24.4 percent of the 28,621 sf lot), and part of lot 85 (approximately 186 sf or 0.6 percent of the 29,141 sf lot), as shown in **Table 1**. These properties, located entirely or partially within the Proposed Rezoning Area, are occupied by the following land uses:

- Lot 1 is a 30,080-sf rectangular property which contains the MTA's Franklin Avenue subway shuttle right-of-way, an open-cut subway line that transects block 1192 from Montgomery Street to Washington Avenue. As this tax lot is owned by the MTA, it is unlikely to be developed as a consequence of the Proposed Actions.
- 122A Montgomery Street (lot 40) is a 1,282 sf (10 feet wide by 128 feet deep) rectangular property that is located within the Proposed Rezoning Area. Although lot 40 is vacant, the small size of the site precludes a substantial development on this site.
- 1015 Washington Avenue (lot 77) is a 28,432 sf trapezoidal property partially located within the Proposed Rezoning Area. Lot 77 is occupied by a six-story, 99,750 gsf multi-family residential building, which represents a built FAR of 3.34. The current residential building contains 90 dwelling units constructed before 1974. Although Lot 77 is developed to less than the maximum allowable FAR under the R8A zoning (6.02 FAR), it is unlikely the property would be redeveloped as a consequence of the Proposed Actions since only a small portion (24.4 percent) of the site would be rezoned as a consequence of the Proposed Actions.
- 1035 Washington Avenue (lot 85) is a 28,437 sf irregular shaped property partially located within the Proposed Rezoning Area. Lot 85 is occupied by a six-story, 123,113 gsf multi-family residential building which represents a built FAR of 4.12. The current residential building contains 97 dwelling units constructed before 1974. Although lot 85 is developed to less than the maximum allowable FAR under the R8A zoning (6.02 FAR), it is unlikely the property would be redeveloped as only a small portion (0.6 percent) of the site would be rezoned as a consequence of the Proposed Actions.

TABLE 1
Percentage of Lot Area Within the Existing R6A Zoning District

Block	Lot ¹	Address	Total Lot Area (SF) ²	Square Footage of Lot Within Proposed Rezoning Area (SF)	Percentage of Lot Located Within the Existing R6A Zoning District (%)
1192	1	Washington Avenue (MTA Right-of-Way)	32,461	18,431	57%
	40	122A Montgomery Street	1,282	1,282	100%
	41	130 Montgomery Street	12,463	12,463	100%
	46	124 Montgomery Street	54,488	54,488	100%
	63	962 Franklin Street	12,981	12,851	99%
	66	972 Franklin Street	40,277	38,666	96%
	77	1015 Washington Avenue	28,621	6,969	24%
	85	1035 Washington Avenue	29,141	186	1%
¹ The shaded rows represent the Development Site. ² Lot area comes from PLUTO data (lots 1, 40, 77 and 85) and from a topographic survey (the Development Site).					

As described below, the Proposed Actions would not be expected to result in new development on lots 1, 40, 77 or 85.

Zoning

The Development Site is located within an R6A zoning district. The balance of the Proposed Rezoning Area is mapped R8A.

R6A

R6A zoning districts are medium-density contextual districts where Quality Housing bulk regulations are mandatory. R6A districts permit a maximum FAR of 3.0 with a minimum base height of 40 feet, a maximum base height of 60 feet (65 feet with a qualifying ground floor), and a maximum building height of 70 feet (75 feet with a qualifying ground floor). Parking is required for 50 percent of the market-rate dwelling units in R6A zoning districts.

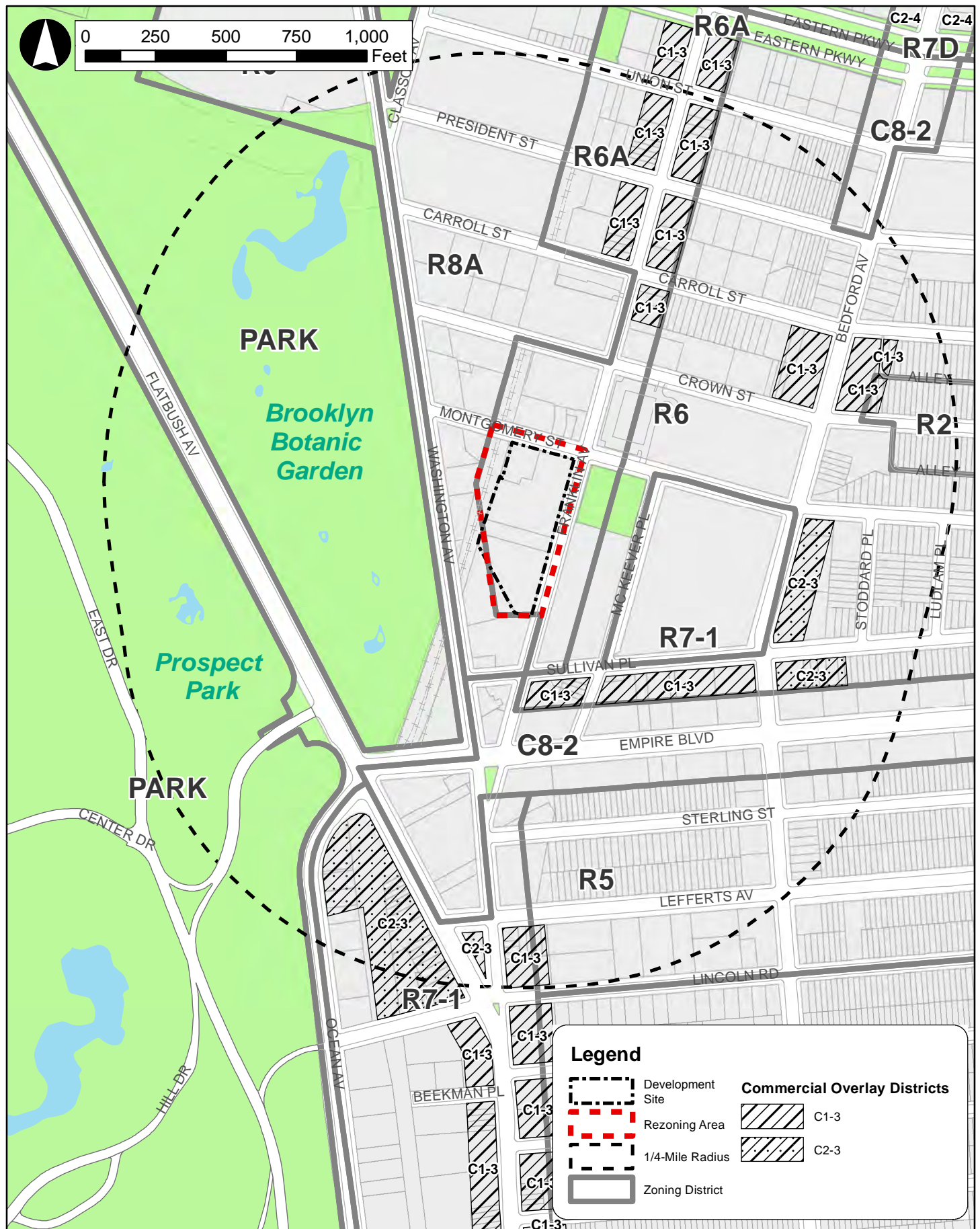
R8A

R8A zoning districts are high-density contextual districts where Quality Housing bulk regulations are mandatory. R8A districts permit a maximum FAR of 6.02 with a minimum base height of 60 feet, a maximum base height of 85 feet (95 feet with a qualifying ground floor), and a maximum building height of 120 feet (125 feet with a qualifying ground floor). Parking is required for 40 percent of dwelling units in R8A zoning districts.

As shown in **Figure 2, “Zoning Map,”** an R6A zoning district is mapped across most of the Development Site. However, six lots also have lot area that is mapped with an R8A zoning district. As described above, the existing zoning district boundaries create split lot conditions for the following tax lots: lot 1, lot 41, lot 63, lot 66, lot 77, and lot 85. As shown in **Table 1**, the vast majority of the Development Site is located within the boundaries of the existing R6A/proposed R9D zoning district (100 percent of lots 41 and 46, 99 percent of lot 63, and 96 percent of lot 66). Lot 40, while not part of the Development Site, would also be located entirely within the Proposed Rezoning Area; however, as indicated above, development of that property would not be able to take advantage of the increase in FAR due to its narrow lot size. Conversely, only a small portion of lots 77 and 85 would be rezoned as a result of the Proposed Actions, with approximately 24 percent of lot 77 and approximately 1 percent of lot 85 being located within the rezoning area. Further, while approximately 57 percent of lot 1 would be located within the Proposed Rezoning Area, this property is an open subway cut for the MTA’s Franklin Avenue subway shuttle and is not likely to be redeveloped.

1991 Contextual Rezoning

In 1991, the Project Area was rezoned in conjunction with a Department of City Planning rezoning of a 13-block area bounded by Eastern Parkway, Washington Avenue, Sullivan Place, and a line 100 feet east of Franklin Avenue, pursuant to ULURP No. C910293 ZMK. The application rezoned R6 and R8 districts and a 150-foot-deep C1-3 commercial overlay to contextual R6A and R8A districts, and lessened the C1-3 overlay to a 100-foot depth. The rezoning was intended to encourage mid-rise, high coverage buildings, and to prevent incursion of commercial uses in the residential mid-blocks. The 1991 rezoning effort was City Planning’s response to area conditions in 1991, namely, to encourage contextual residential development. The project site is currently zoned R6A, which allows for medium-density residential (Use Group 1 and 2) and community facility uses (Use Groups 3 and 4). Commercial and industrial/manufacturing uses are not permitted. Development is governed by Quality Housing regulations.



ZQA and MIH

On September 21, 2015, the CPC certified into ULURP (i) the Zoning for Quality and Affordability text amendment (“ZQA”) under ULURP No. N160049ZRY, and (ii) the Mandatory Inclusionary Housing text amendment (“MIH”) under ULURP No. N160051ZRY. The ZQA text amendment allows modest five, ten or fifteen-foot height increases in certain zoning districts to allow for buildings with desirable high-ceilinged ground floor retail space, to allow for variety in building envelopes, to reduce parking requirements for buildings providing affordable housing under the Inclusionary Housing program in certain transit-rich areas, and to accommodate all permitted floor area in the permitted bulk envelope, particularly in buildings providing affordable housing under the Inclusionary Housing program. The MIH text amendment makes the Inclusionary Housing program mandatory in certain districts to facilitate the production of affordable housing. On February 2, 2016, the New York City Planning Commission approved the text amendments with modifications. On March 22, 2016, the City Council approved the text amendments.

Topography

The topography of the project site slopes downwards from Montgomery Street toward the southern edge of the property. Existing elevations in the vicinity of the property generally range from approximately 100 feet along Montgomery Street to approximately 88 feet near Franklin Avenue at the southern edge of the property (as measured in North American Vertical Datum of 1988 (NAVD 88)).

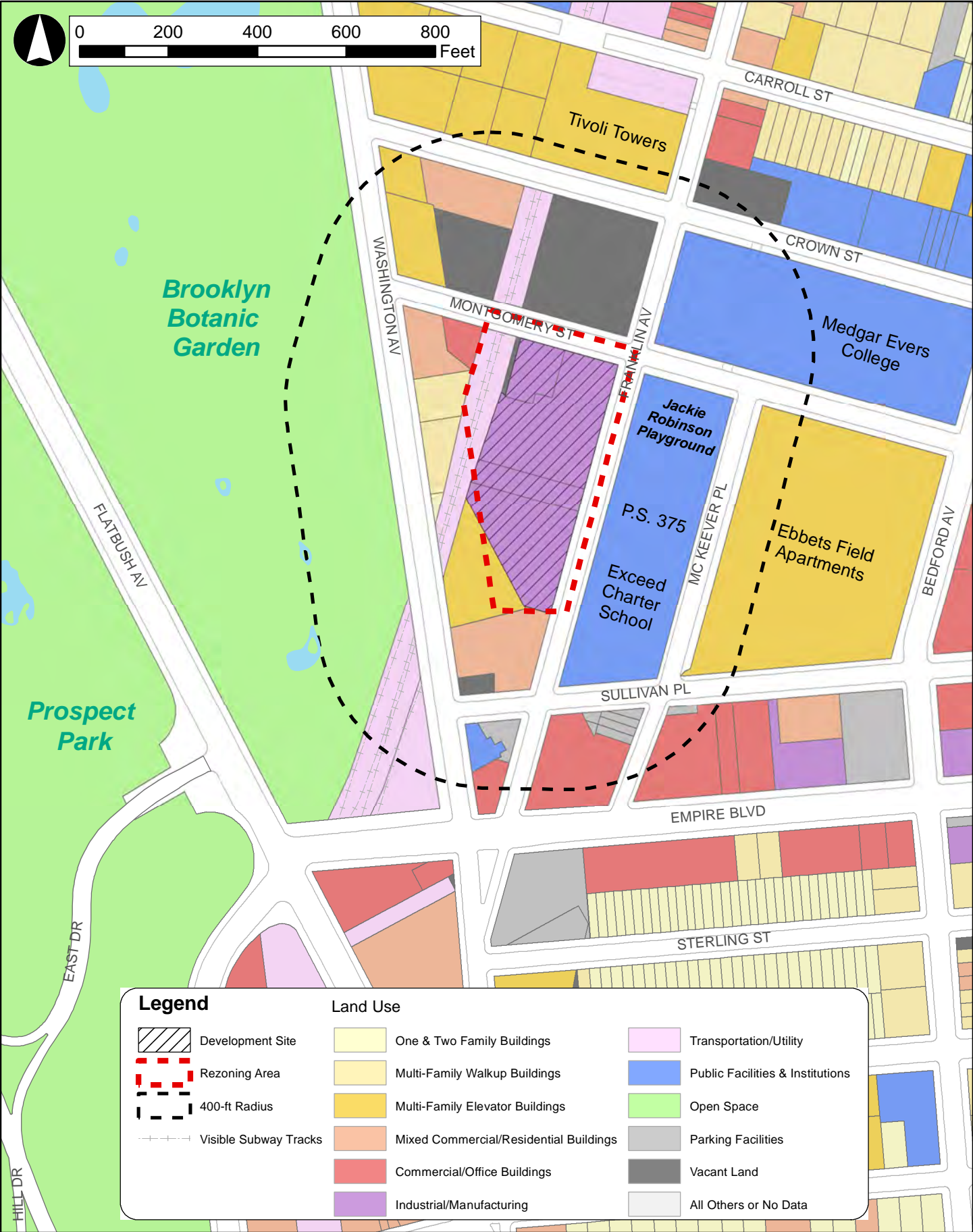
Neighborhood Context

The Proposed Rezoning Area is located in the Crown Heights neighborhood of Brooklyn. Nearby neighborhoods include Prospect-Lefferts Gardens and Prospect Heights, and the Proposed Rezoning Area is also located just east of Prospect Park and the Brooklyn Botanic Garden. During the past several years, the neighborhood has experienced considerable residential growth. The secondary study area, located within a radius of approximately a quarter-mile of the Proposed Rezoning Area, is primarily residential and institutional, but also accommodates some commercial/office space, transportation uses, open space resources, and vacant land.

The quarter-mile study area is comprised of predominately residential buildings (60.2 percent of buildings in the secondary study area) with several institutions/public facilities (19.9 percent of buildings) and mixed commercial and residential buildings (11.6 percent of lot area in the secondary study area). Additionally, industrial and manufacturing buildings comprise approximately 3.3 percent of the buildings in the secondary study area (see **Figure 3, “Land Use Map”**). The approximate quarter-mile radius around the Project Area also accommodates smaller amounts of commercial/office space (3.1 percent of the total building area), open space (0.9 percent of the total building area), parking facilities (0.9 percent of the total building area).

Approximately 19.5 percent of lot area and 19.9 percent of buildings in the quarter-mile study area is comprised of public facilities and institutions. P.S. 241 Emma L. Johnston (976 President Street), P.S. 375 Jackie Robinson School/M.S. 352 Ebbets Field (46 McKeever Place) and the City University of New York’s (CUNY’s) Medgar Evers College campus (1637 Bedford Avenue) are located within a quarter-mile of the proposed rezoning area.

Additionally, several religious institutions are located within an approximate quarter-mile radius of the Project Area. The Full Gospel Assembly Pentecostal Church (836 Franklin Avenue) is located four blocks north of the Project Area. The Ebenezer Haitian Baptist Church (1594 Bedford Avenue), the Kingdom Hall



of Jehovah's Witnesses (1032 Carroll Street), and the Full Gospel Assembly of God (131 Sullivan Place) are located in the eastern section of the secondary study area. Grace Reformed Church (1800 Bedford Avenue) and the Gospel Truth Church of God (1055 Washington Avenue) are located in the quarter-mile study area to the south of the Project Area.

Additional institutions in the quarter-mile study area include the Brooklyn Museum (200 Eastern Parkway) at the northwestern limits of the proposed rezoning area; the Five Block Day Care Center (955 Carroll Street) to the east of the proposed rezoning area; and, the Institute for Community Living Inc. (516 Flatbush Avenue), a 20-bed congregate community residence for individuals who are diagnosed with co-occurring psychiatric and substance abuse disorders is located at the southern limits of the study area. The Bedford-Union Armory (1555 Bedford Avenue) is located just beyond the limits of the quarter-mile study area boundary to the northeast of the Project Area.

There are also several large open space resources within the secondary study area. A portion of Prospect Park, including the Prospect Park Zoo (450 Flatbush Avenue), is located in the southwestern section of the quarter-mile study area. A majority of the Brooklyn Botanic Garden, including the Science Center (109 Montgomery Street), is also located within the quarter-mile study area, to the west of the Project Area. To the northwest of the Project Area is the 1.36-acre Dr. Ronald McNair Park, bounded by Eastern Parkway, Classon Avenue, and Washington Avenue.

The residential buildings in the area surrounding the Proposed Rezoning Area vary greatly, ranging in height and density from two-story, semi-detached houses, to six-story apartment buildings, to the seven 25-story Ebbets Field Houses apartment buildings containing approximately 1,300 dwelling units at 1720 Bedford Avenue in the eastern portion of the study area. Tivoli Towers, located at the northern limits of the study area, is a Mitchell-Lama residential complex built in the 1970s, consisting of 33 stories (297 feet high) and approximately 321 dwelling units.

C. DESCRIPTION OF THE PROPOSED ACTIONS

The Proposed Actions include a zoning map amendment, zoning text amendment, a Large-Scale General Development (LSGD) Special Permit, and a special permit to reduce the required parking for market-rate dwelling units. In addition, approval of financing for the construction of affordable housing may also be sought. These actions are detailed below.

Zoning Map Amendment

The proposed zoning map amendment, which would rezone the Proposed Rezoning Area from R6A to R9D with a C2-4 commercial overlay mapped within 100 feet of Franklin Avenue, would increase the permitted FAR in the Proposed Rezoning Area (see **Figure 2** for boundaries of the Proposed Rezoning Area), allowing for development of more residential and commercial uses than could be provided under existing conditions. As shown in **Figure 2**, the northern boundary of the Proposed Rezoning Area would extend along Montgomery Street approximately 300 feet west of the centerline of Franklin Avenue to the right-of-way of the Franklin Avenue shuttle to the western side of the right-of-way. The eastern boundary would extend along Franklin Avenue from Montgomery Street to a point approximately 150 feet north of Sullivan Place. The southern boundary of the Proposed Rezoning Area would extend west from Franklin Avenue in a line that runs parallel to and approximately 150 feet north of Sullivan Place to a point approximately 100 feet east of Washington Avenue. The western boundary of the Proposed Rezoning Area would run

parallel to and 100 feet east of Washington Avenue from a point approximately 150 feet north of the Sullivan Place centerline to a point approximately 300 feet west of Franklin Avenue and would then extend to the centerline of Montgomery Street.

The proposed R9D/C2-4 zoning district would allow for the development of a wider range of uses at higher densities and would create opportunities for a more vibrant, mixed-use community, while maximizing space for affordable housing units. Within an R9D/C2-4 district, residential and community facility uses would be subject to the bulk controls of an R9D district and commercial uses would be subject to the bulk controls of a C2-4 district.

Zoning Text Amendment

A zoning text amendment to Section 23-90 (Appendix F) of the ZR is being sought in order to establish the entirety of the rezoning area as a MIH area. As the Proposed Actions would create opportunities for significant new housing development, the mapping of an MIH area is required as a condition of approval for the proposed LSGD Special Permit (described below). The proposed zoning text amendment, which would designate the Proposed Rezoning Area as a MIH area, would require the construction of affordable residential units on the Applicant-owned and controlled Development Site, including permanently affordable housing through the City's MIH program. The City's MIH program specifies that an applicant can choose between Option 1, which requires that 25 percent of the housing must be affordable to households making 60 percent of the AMI for a household of three, and Option 2, which requires that 30 percent of the housing must be affordable to households making 80 percent of AMI for a household of three. The Proposed Project would exceed the MIH requirement and provide 50 percent affordable dwelling units and 50 percent market-rate dwelling units (789 affordable dwelling units and 789 market-rate dwelling units). As proposed, the project comprises two predominantly residential buildings containing approximately 1,578 apartments, 50 percent affordable, for a total of 789 affordable apartments, in excess of MIH requirements. Of the 50 percent affordable apartments, 60 percent would accommodate families at or below 80 percent AMI, (473 units, consistent with and exceeding MIH option 2), 20 percent would accommodate families at or below 100 percent AMI (158 units) and 20 percent of the units would accommodate families at or below 120 percent AMI (158 units). The number of affordable units in excess of the minimum required through the city's MIH program, if granted the density for affordability requested (9.7 FAR), would be mandated through an agreement with HPD.

Large-Scale General Development (LSGD) Special Permit

A LSGD Special Permit is being sought in order to allow the location of buildings without regard to applicable height and setback, distance between building, and yard regulations, and to waive certain tower coverage requirements. The proposed LSGD Special Permit would allow greater design flexibility for the purpose of better site planning and urban design. LSGDs are typically located in medium- or high-density commercial or manufacturing districts and uses in an LSGD must adhere to the underlying zoning district. The waivers granted under the LSGD Special Permit would result in a better site plan and relationships among buildings and open areas to adjacent streets, surrounding development, and adjacent open areas that would not be possible without such modification. Upon approval, the Applicant would enter into a RD, a legally binding mechanism tied to the project site that governs the provisions of the LSGD.

Special Permit to Reduce Required Parking

A special permit would be required pursuant to ZR section 74-533 to waive the parking requirements per ZR section 25-23. Parking be required for 40 percent of the non-income restricted units, with a total of approximately 462 required parking spaces. Approximately 180 parking spaces are proposed. As such, 282 parking spaces would be waived by the requested special permit. It should be noted that no parking would be required for the income-restricted units under MIH zoning.

Public Financing

In addition to the actions described above, financing from city, state, and/or federal sources may be sought. At the city level, funding may be requested in the form of tax exempt bonds from HDC and HPD under the Extremely Low and Low-income Affordability (ELLA) financing programs. Funding sources at the state level may include the New York State Homes and Community Renewal (HCR). Federal sources of funding may include the United States Department of Housing and Urban Development (HUD) financing programs, allocated by HPD, as well as new market tax credit (NMTC) transactions, or other governmental or private sources.

D. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The proposed zoning map amendment, which would rezone the area from R6A to R9D with a C2-4 overlay mapped within 100 feet of Franklin Avenue, combined with the text amendment and other requested discretionary actions described above, would facilitate the Proposed Development by increasing the permitted FAR in the Proposed Rezoning Area, allowing for the development of more residential space, including approximately 789 units of affordable housing, including 30 percent (473 units) of the total units that would be permanently affordable housing through the City's MIH program. The remaining 20 percent of the proposed affordable housing would be provided through an agreement with HPD. The proposed rezoning would also allow for the introduction of new local retail uses within 100 feet of Franklin Avenue.

The proposed zoning text amendment, which would designate the Proposed Rezoning Area as a MIH area, would require the construction of affordable dwelling units on the Applicant-owned development site. As described above, the MIH program has two options for applicants to select from, which provide either 25 or 30 percent of the total residential units be made permanently affordable. The Applicant's proposal to construct a development that is comprised of 50 percent affordable dwelling units (including 30 percent permanently affordable through the City's MIH program and 20 percent through an agreement with HPD) and 50 percent market-rate rental units (789 affordable units and 789 market-rate units) would surpass the City's existing affordability requirements as a result of the City approval of a high-density zoning district on the project site. The creation of new affordable housing would help to address affordable housing goals set forth by the City in *Housing New York: A Five-Borough, Ten-Year Plan*. Further, the 789 units of affordable housing would help to meet the stated goal of Brooklyn Community District 9 in the fiscal year 2019 *Statement of Community District Needs and Community Board Budget Requests* to address the critical need for affordable housing.

The proposed development would be constructed on private land in close proximity to public transportation. The inclusion of the proposed C2-4 commercial overlay would extend the existing commercial corridor further south along Franklin Avenue. As a result, it is anticipated that pedestrian

activity of the surrounding Crown Heights neighborhood would be drawn south along Franklin Avenue into the Proposed Rezoning Area.

It is anticipated that all of the proposed residences would be rented quickly due to high demand for affordable and market-rate dwelling units. Douglas Elliman prepared a demographic market study and found that between 2010 – 2017 New York City's population grew by 450,000 residents, with 144,000 new residents in Brooklyn. The average person per unit in NYC is 1.85 persons per unit. To meet this demand, Brooklyn would have needed to add 72,000 new units from 2010 – 2017, however only 23,000 new units were added in this time. Additionally, there are only approximately 14,000 additional units in the pipeline between 2018 and 2022. Of these 14,000 units, Douglas Elliman roughly estimates that close to 75 percent of them will be located north of Eastern Parkway and priced at \$65 per sq ft or more. The estimated pricing for the Proposed Development is anticipated to be in the \$50-\$51/ per sq ft range. Therefore, the Proposed Development is anticipated to satisfy existing demand for affordable and market-rate units.

There is precedent for the proposed density in the immediate vicinity of the Proposed Rezoning Area, with the 33-story Tivoli Towers residential development located two blocks to the north of the Project Area, and the 25-story Ebbets Field residential development located two blocks to the east of the Project Area. Tivoli Towers, built in 1979, contain approximately 321 dwelling units, while Ebbets Field Apartments, constructed in 1962, contain approximately 1,300 dwelling units.

E. DESCRIPTION OF PROPOSED PROJECT

For analysis purposes, it is anticipated that the Proposed Actions would facilitate the development of a two tower, approximately 1,369,314 gsf (1,151,671 zsf) mixed-use residential/commercial/community facility development (see **Figure 4, "Illustrative Site Plan"** and **Figure 5, "Illustrative Views of the Proposed Development"**). The Proposed Project would comprise approximately 1,263,039 gsf of residential uses, introducing a total of approximately 1,578 dwelling units, of which 50 percent (789 dwelling units) would be affordable units and 50 percent (789 dwelling units) would be market-rate units. It is anticipated that 60 percent would accommodate families at or below 80 percent AMI, (473 units, consistent with and exceeding MIH option 2), 20 percent would accommodate families at or below 100 percent AMI (158 units) and 20 percent of the units would accommodate families at or below 120 percent AMI (158 units). The number of affordable units, if granted the density for affordability requested (9.7 FAR), would be mandated through an agreement with HPD.

In addition to the residential component, approximately 21,183 gsf of local retail space and approximately 9,678 gsf of community facility space would be provided. Approximately 180 parking spaces would be allocated in two separate parking garages on the ground- and cellar-levels of the Proposed Project. The accessory parking garages would be accessed via a curb cut on Franklin Avenue, and a curb cut located on Montgomery Street. Additionally, secondary access into the parking garages would be provided via the proposed internal roadway, which would have a driveway located between the two proposed buildings.

The Proposed Project would be constructed in two consecutive phases. During the first phase, a 39-story, approximately 421-foot tall tower (excludes the 40-foot mechanical bulkhead) would be constructed on the southern portion of the Development Site (lots 63 and 66). The phase I tower would have a six-story street wall for approximately 65 feet, five-inches along Franklin Avenue at the southern end of the site, which would step up to a seven-story street wall for approximately 220 feet to the north along Franklin Avenue. The building would be set back 15 feet before rising up to 17 stories, and then another 15 feet





1. Illustrative view of the Proposed Development from the parking lot located at the northeast corner of Montgomery Street and Franklin Avenue.



2. Illustrative pedestrian-level view of the Proposed Development from the southeast corner of Montgomery Street and Franklin Avenue.

before rising to 34 stories and would then set back approximately 80 feet to the 39-story portion of the building. The first phase of the Proposed Project would comprise approximately 705,652 gsf with approximately 810 dwelling units, including approximately 405 affordable units, approximately 9,641 gsf of local retail uses, and approximately 113 parking spaces.

In the second phase, a 39-story, approximately 424-foot tall tower would be constructed on the northern portion of the Development Site (lots 41 and 46). The phase II tower would have a six-story street wall for approximately 217 feet, three-inches along Franklin Avenue and approximately 195 feet along Montgomery Street. The building would be set back 15 feet from Franklin Avenue and Montgomery Street before rising up to 17 stories. There would be another setback of 95 feet on the Franklin Avenue frontage and 22 feet on the Montgomery Street frontage before rising to 31 stories. The building would then step back another 15 feet from Franklin Avenue and another 70 feet from Montgomery Street before rising to 39 stories. The second phase of the Proposed Project would comprise approximately 663,662 gsf with approximately 768 dwelling units (384 affordable), 11,542 gsf of local retail uses, approximately 9,678 gsf of community facility space and approximately 67 accessory parking spaces.

Approximately 50,258 sf of open space areas would be provided, including approximately 24,959 sf of roof garden terrace areas, approximately 17,959 sf of open plaza along the interior roadway, and approximately 7,340 sf of at-grade landscaped area along the western property line that would likely serve as a buffer between the proposed development and the subway right-of-way. It is anticipated that only the 17,959 sf of open plaza areas along the proposed interior roadway would be accessible to the public between dawn and dusk. The balance of the open space areas would be private open spaces for use by building residents. As design of the open space areas has not been completed at this time, potential future amenities are not yet known.

As described above, approximately 75,414 gsf (approximately 180 parking spaces) would be allocated for parking on the ground- and cellar-levels of the Proposed Development. The accessory parking garages would be accessed via a curb cut on Franklin Avenue, and a curb cut located on Montgomery Street. Additionally, secondary access into the parking garages would be provided via the proposed internal roadway, which would have a driveway located between the two proposed buildings.

Construction Phasing

Development of the Proposed Project would occur in two consecutive phases and would commence as soon as all necessary public approvals are granted. Phase I demolition is projected to commence October of 2019 and is completed by the end of December 2019 (3 Months). Phase I excavation and foundation is projected to commence January 2020 and is completed by the end of May 2020 (5 Months). Phase I construction is projected to commence June 2020 and is completed by the end of December 2022 (30 Months). Marketing of phase I units is projected to commence four months prior to completion of phase I buildings.

Phase II demolition is projected to commence April of 2020 and is completed by the end of December 2020 (nine months). Phase II excavation and foundation is projected to commence January 2021 and is completed by the end of September 2021 (nine months). Phase II construction is projected to commence October 2021 and is completed by the end of April 2024 (30 months). Marketing of phase II units is projected to commence 4 months prior to completion of phase II buildings.

TABLE 2
Proposed Development Program

	Total Area		Residential GSF	Dwelling Units		Commercial GSF	Community Facility GSF	Accessory Parking	Building Stories	Building Height
	GSF	ZSF		Market- Rate	Affordable					
Phase I	705,652	587,385	648,520	405	405	9,641	0	113	39	421
Phase II	663,662	564,286	614,519	384	384	11,542	9,678	67	39	424
Total	1,369,314	1,151,671	1,263,039	789	789	21,183	9,678	180		

F. ANALYSIS FRAMEWORK

The Proposed Actions would change the regulatory controls governing land use and development at the Development Site. The 2014 *CEQR Technical Manual* will serve as the general guide on the methodologies and impact criteria for evaluating the Proposed Project's potential effects on the various environmental areas of analysis.

Analysis Year

Construction of the Proposed Project would occur over an approximately five-year period with an anticipated start date in 2019 for phase I and 2020 for phase II with all components complete and fully operational by the end of 2024. Accordingly, the Proposed Project will use a 2024 Build Year for analysis purposes. As the Proposed Project would be operational in 2024, its environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives assess current conditions and forecast these conditions to the expected 2024 Build Year for the purposes of determining potential impacts. Each chapter of the EIS will provide a description of the "Existing Condition" and assessment of future conditions without the Proposed Project ("Future without the Proposed Actions") and with the Proposed Project ("Future with the Proposed Actions").

Reasonable Worst-Case Development Scenario (RWCDs)

In order to assess the possible effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDs) for the project site was established for both Future No-Action and Future With-Action conditions. The incremental difference between the future No-Action and future With-Action conditions will serve as the basis of the impact category analyses in the EIS. The requested LSGD Special Permit would require the submission of drawings to the City Planning Commission and would require that the Proposed Project's development program be within the scope of the RWCDs analyzed in the EIS. Furthermore, upon approval of the LSGD Special Permit, the Applicant would enter into a RD, a legally binding mechanism tied to the project site that governs the provisions of the LSGD. Therefore, the Proposed Project would represent the upper limits of potential development and the impact of the Proposed Actions would be no worse than those considered in the EIS.

The Future Without the Proposed Actions (No-Action)

It is anticipated that an as-of-right residential development would be constructed on the Development Site (lots 41, 46, 63 and 66) in two phases pursuant to the existing R6A zoning under future No-Action conditions. The R6A zoning district permits 3.0 FAR with a maximum base height of 60 feet (65 feet with a qualifying ground floor) and a maximum building height of 70 feet (75 feet with a qualifying ground

floor). The No-Action development would include a total of approximately 414,607 gsf (approximately 356,190 zsf) of residential uses with approximately 518 market rate condominiums (assuming an average dwelling unit size of approximately 800 gsf per unit). Approximately 259 parking spaces would be provided on portions of the ground and cellar-floor levels (potentially with the use of attended parking and/or double-height stackers), which is the equivalent of 50 percent of the building's market-rate dwelling units as required by the site's R6A zoning.

All four lots comprising the Development Site are under the control of the Applicant. The phase I property (lots 63 and 66) are predominantly vacant and would be redeveloped pursuant to the existing R6A zoning. While the phase II property currently contains the Morris J. Golombeck, Inc. Importers spice company operations, the Applicant has an accepted purchase agreement and the spice operations would vacate the property regardless of the Proposed Actions. As such, an as-of-right development would be developed on the Development Site pursuant to the existing R6A zoning under future No-Action conditions.

The Future With the Proposed Actions (With-Action)

Under the With-Action scenario, two mixed-use buildings would be constructed with a total combined area of approximately 1,369,314 gsf (1,151,671 zsf). The Proposed Project would comprise 1,263,039 gsf of residential uses, introducing a total of 1,578 dwelling units, of which 50 percent or 789 dwelling units would be affordable units and 50 percent or 789 dwelling units would be market-rate units. An average unit size of 800 gsf per unit is assumed for all dwelling units. It is anticipated that 60 percent would accommodate families at or below 80 percent AMI (473 units, consistent with and exceeding MIH option 2), 20 percent would accommodate families at or below 100 percent AMI (158 units) and 20 percent of the units would accommodate families at or below 120 percent AMI (158 units). In addition to the residential component, approximately 21,183 gsf of local retail space and approximately 9,678 gsf of community facility space would be provided. For conservative analysis purposes it is assumed that the community facility space would be occupied by a medical office; however, it is the Applicant's intent to ultimately provide a daycare facility. Approximately 75,414 gsf (approximately 180 parking spaces) would be allocated for parking on the ground- and cellar-levels of the Proposed Project in two separate garages.

Approximately 50,258 sf of open space areas would be provided, including approximately 24,959 sf of roof garden terrace areas, approximately 17,959 sf of open plaza along the interior roadway, and approximately 7,340 sf of at-grade landscaped area along the western property line that would likely serve as a buffer between the proposed development and the subway right-of-way. It is anticipated that only the 17,959 sf of open plaza areas along the proposed interior roadway would be accessible to the public between dawn and dusk. The balance of the open space areas would be private open spaces for use by building residents. As design of the open space areas has not been completed at this time, potential future amenities are not yet known. The proposed site plan design intends to satisfy the findings of the LSGD special permit related to the creation of a superior site plan by creating a streetwall along Franklin Avenue that is consistent with the existing and anticipated proposed future built conditions to the north and south along Franklin Avenue, by breaking up the proposed massing on the site through the creation of an interior roadway, and by introducing publicly accessible open spaces in the form of plazas and seating around the proposed interior roadway.

The Proposed Project would be constructed in two consecutive phases beginning in October of 2019 and ending in April 2024 (see Section 5c for details on the anticipated construction phasing). During the first phase (beginning in October of 2019 and completed by the end of December 2022), a 39-story, approximately 421-foot tall tower (excludes the 40-foot mechanical bulkhead) would be constructed on the southern portion of the Development Site (lots 63 and 66). The phase I tower would have a 6-story

street wall for approximately 65 feet, 5-inches along Franklin Avenue at the southern end of the site, which would step up to an seven-story street wall for approximately 220 feet to the north along Franklin Avenue. The building would be set back 15 feet before rising up to 17 stories, and then another 15 feet before rising to 34 stories and would then set back approximately 80 feet to the 39-story portion of the building. The first phase of the Proposed Project would comprise approximately 705,652 gsf with approximately 810 dwelling units (including approximately 405 affordable dwelling units), and approximately 9,641 gsf of local retail uses. Approximately 113 parking spaces would be provided in Phase I.

In the second phase (beginning in April of 2020 and completed by the end of April 2024), a 39-story, approximately 424-foot tall tower would be constructed on the northern portion of the Development Site (lots 41 and 46). The phase II tower would have a six-story street wall for approximately 217 feet, three-inches along Franklin Avenue and approximately 195 feet along Montgomery Street. The building would be set back 15 feet from Franklin Avenue and Montgomery Street before rising up to 17 stories. There would be another setback of 95 feet on the Franklin Avenue frontage and 22 feet on the Montgomery Street frontage before rising to 31 stories. The building would then step back another 15 feet from Franklin Avenue and another 70 feet before rising to 39 stories. The second phase of the Proposed Project would comprise approximately 663,662 gsf with approximately 768 dwelling units (approximately 384 affordable dwelling units), 11,542 gsf of local retail uses, and approximately 9,678 gsf of community facility space. Approximately 67 parking spaces would be provided in Phase II.

The AMI breakdown for each building has not been determined at this time.

Possible Effects of the Proposed Actions

Table 3 provides a comparison of the No-Action and With-Action scenarios identified for analysis purposes of the Proposed Project. As shown, the incremental (net) change that would result from the Proposed Development is the addition of 1,060 total dwelling units (848,432 gsf), including 789 affordable dwelling units, 21,183 gsf of local retail uses, 9,678 gsf of community facility uses, and a net decrease of approximately 79 accessory parking spaces. Based on 2010 census data, Brooklyn Community District 9 has an average of 2.62 persons per household. Using this ratio, and other standard ratios for estimating employment, **Table 3** provides an estimate of the number of residents and workers generated by the Proposed Project.

TABLE 3
Comparison of No-Action and With-Action Development Scenarios

Use	No-Action Scenario	With-Action Scenario	Increment
Residential			
Market-Rate Dwelling Units	518 (~414,607 gsf)	789 (~631,519.5 gsf)	+271 (216,912.5 gsf)
Affordable Dwelling Units	0	789 (~631,519.5 gsf)	+789 (~631,519.5 gsf)
TOTAL	518 (~414,607 gsf)	1,578 (1,263,039 gsf)	1,060 (848,432 gsf)
Local Retail	--	21,183 gsf	+21,183 gsf
Community Facility	--	9,678 gsf	+9,678 gsf
Parking	259 spaces (~90,650 gsf)	180 spaces (75,414 gsf)	-79 spaces (-15,236 gsf)
Population/Employment¹	No-Action Scenario	With-Action Scenario	Increment
Residents	1,358	4,134	+2,777
Workers	26	160	+134

Notes:

¹ Assumes 2.62 persons per affordable DU (based on 2010 U.S. Census data for Brooklyn Community District 9). Estimate of workers is based on standard rates and are as follows: 1 worker per 25 dwelling units; 3 workers per 1,000 sf retail space; 3 workers per 1,000 sf community facility space; and 1 worker per 50 parking spaces.

G. PUBLIC REVIEW PROCESS

The Proposed Project described above is subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, as well as City Environmental Quality Review (CEQR) procedures. Depending on the public funding source for the affordable housing, and the timing of the decision, additional review under the State Environmental Quality Review Act (SEQRA) may be required.

The New York City Charter (the Charter) requires certain actions that are reviewed by the City Planning Commission (CPC) to undergo a Uniform Land Use Review Procedure (ULURP). ULURP is a standardized procedure whereby applications affecting the land use of the city would be publicly reviewed. The Charter also established mandated time frames within which application review must take place. Key participants in the ULURP process are now the Department of City Planning (DCP) and the CPC, the local community board, the Brooklyn Borough President, the City Council and the Mayor.

Attachment B

EAS Part II: Technical Analysis

960 FRANKLIN AVENUE REZONING EAS

Attachment B: EAS Part II: Technical Analysis

TECHNICAL AREAS

1. Land Use, Zoning, and Public Policy

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

The Proposed Project includes a series of land use actions including a zoning map amendment, zoning text amendments, a special permit to waive parking requirements, and special permit for a large-scale general development that would affect regulations and policies governing land use at the 120,209 sf (2.76 acre) project site in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. In addition, several public policies are applicable to the project site and surrounding area, including the Food Retail Expansion to Support Health (FRESH) program (while FRESH is mapped over the Project Area, no FRESH food store would be included as part of the Proposed Project), the City's sustainability goals outlined in PlaNYC/OneNYC, and Housing New York. Therefore, consistent with the guidelines of the 2014 *CEQR Technical Manual*, an assessment of land use, zoning, and public policy is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

2. Socioeconomic Conditions

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

As detailed below, the Proposed Project warrants an assessment of socioeconomic conditions with respect only to indirect residential displacement.

The only active use on the project site is the Morris J. Golombeck, Inc. Importers spice company

("Golombeck"), an importer and exporter of spices, seeds, herbs and seasonings. As Golombeck has voluntarily listed the property for sale, and as there are no residential uses currently located on the project site, the Proposed Project would not result in the direct displacement of any residents or businesses, and, therefore, an assessment of potential socioeconomic effects due to direct displacement is not warranted for the Proposed Project. In addition, an assessment is appropriate if a project is expected to affect conditions within a specific industry. The Proposed Project would not displace any residents or businesses and the Proposed Actions are site-specific and do not include any citywide regulatory changes that would adversely affect the economic and operational conditions of certain types of businesses or processes. Therefore, the Proposed Project would not result in significant adverse impacts on specific industries, and no further analysis of this issue is warranted.

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

The socioeconomic assessment with respect to indirect business and institutional displacement considers whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. As the Proposed Project would not introduce more than 200,000 square feet (sf) of new commercial uses to the project site, which is the CEQR threshold for "substantial" new development, an assessment of potential socioeconomic effects due to indirect business and institutional displacement is not warranted for the Proposed Project.

3. Community Facilities and Services

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

There are no active community facility uses on the project site. As such, the Proposed Project would not result in the direct displacement of any existing community facilities or services. Nor would the Proposed Project affect the physical operations of, or access to and from, any police or fire stations. Therefore, the Proposed Project would not have any significant adverse direct impacts on existing community facilities or services.

New population added to an area as a result of a project would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed project. Depending on the size, income characteristics, and age distribution of the new population, a project may have indirect effects on public schools, libraries, or child care centers. The Proposed Project would introduce up to 789 affordable dwelling units (DUs) on the project site and would also introduce 9,678 gsf of community facility space. Although the Applicant ultimately intends to provide a daycare center on-site within the proposed community facility space, for analysis purposes it is conservatively assumed that a medical office would be accommodated on-site. As such, a discussion of the Proposed Project's potential effects on community facilities is provided below.

Public Schools

Per the 2014 CEQR Technical Manual, in Brooklyn, an analysis of public elementary and intermediate schools is warranted when a project introduces more than 121 incremental residential units (that is, units assumed to be inhabited by families with school-aged children, or pupils). Public high school analyses are warranted when a larger increment – 1,068 residential units – is anticipated. These thresholds are informed by Projected Public School Ratios – residential multipliers indicating how many pupils may be generated by new housing.

Recently, new Projected Public School Ratios data was released by the SCA as part of the documents used in drafting the DOE/SCA FY2020-2024 Capital Plan Proposed November 2018. It utilizes the 2012-2016 American Community Survey – Public Use Microdata Sample and is available at SCA's website under Capital Plan Reports & Data. According to this data, multipliers for Primary and Intermediate Schools have been refined to reflect how many pupils are generated by new housing at the school district level (multipliers for High Schools have been maintained at the borough level). As a result, the thresholds for determining when public schools analyses are necessary have changed. For elementary and intermediate schools, in school district 17 in Brooklyn if a project is anticipated to introduce more than 152 incremental residential units, an analysis is warranted. For high schools in Brooklyn the new threshold is 1,767 incremental residential units. The 2014 CEQR Technical Manual has not been updated to reflect these new thresholds. However, DCP as lead agency, in consultation with the Mayor's Office of Environmental Coordination (MOEC) has determined that the 2012-2016 American Community Survey – Public Use Microdata Sample data should be utilized as the basis for determining the need for a public schools CEQR analysis, in order to present a reasonable and accurate environmental assessment.

The proposed development would introduce a total incremental increase of 1,060 residential units. In light of the newly Projected Public School Ratios, the 1,060 incremental residential units would exceed the threshold for elementary and intermediate school analysis. Therefore, a detailed analysis of elementary and intermediate schools will be provided. The incremental residential units fall below the thresholds that trigger high school analysis. Therefore, the proposed project does not warrant an analysis of indirect effects on public school capacity related to high schools, as described in the Draft Scope of Work.

Libraries

If a proposed project increases the number of residential units served by the local library branch by more than five percent, then an analysis of library services is necessary. In Brooklyn, the introduction of 734 residential units would represent a five percent increase in dwelling units per branch. As the Proposed Project would result in the addition of up to 1,578 residential units to the study area, it exceeds the CEQR threshold for libraries, and therefore, a detailed analysis of libraries will be provided in the EIS, as described in the Draft Scope of Work.

Child Care Centers

A detailed analysis of child care centers is required when a proposed project would produce substantial numbers of subsidized, low-to moderate-income family housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at public child care centers. Typically, projects that generate 20 or more eligible children under age six require further analysis. According to Table 6-1 of the 2014 *CEQR Technical Manual*, the number of dwelling units to yield 20 or more eligible children under age six in Brooklyn would be 110 affordable housing units. The Proposed Project would result in a net increment of up to 1,578 residential units, half of which (789 units) would be affordable. It

is anticipated that 60 percent of the affordable units would be at or below 80 percent AMI. As such, the Proposed Project exceeds the threshold for an analysis of child care centers, and an analysis will be provided in the EIS, as described in the Draft Scope of Work.

Police/Fire Services and Health Care Facilities

A detailed analysis of police and fire services and health care facilities is required if a proposed project would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. As the Proposed Project would not result in any of the above, no significant adverse impacts would be expected to occur, and a detailed analysis of police/fire services and health care facilities is not required.

4. Open Space

An open space assessment is typically warranted if a project would directly affect an open space or if it would increase the population by more than:

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

Based on maps provided in the Open Space appendix of the 2014 *CEQR Technical Manual*, the project site is located within a well-served area, and, therefore, the 350 resident or 750 worker increments are the appropriate analysis thresholds for the Proposed Project. As shown in **Table 3** in the EAS Project Description, the Proposed Project would generate an incremental increase of approximately 2,777 residents and 134 workers. Therefore, an open space assessment for the residential population generated by the Proposed Project is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

5. Shadows

A shadow assessment is required for a proposed project that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. As the Proposed Project would result in increases in height and is located within approximately 150 feet of the Brooklyn Botanic Garden and across the street from the Jackie Robinson Playground, the Proposed Project has the potential to result in new shadows on nearby sunlight-sensitive resources. As such, consistent with the guidelines of the 2014 *CEQR Technical Manual*, an analysis of the Proposed Project’s potential to result in shadow impacts on sunlight sensitive resources is warranted and will be included in the EIS, as described in the Draft Scope of Work.

6. Historic and Cultural Resources

A historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Impacts on historic resources are considered on those sites directly affected by the Proposed Project and in the area surrounding the project site. As there are several historic resources located within close proximity to the project site, the EIS will determine if the Proposed Project would have the potential to result in any direct (e.g., construction-related damage) or indirect (e.g., project-generated shadows cast on sunlight sensitive resources) significant adverse impacts.

The project site does not encompass any designated historic architectural resources. The development site is currently developed with several multi-story buildings including an office building, former boiler building, spice warehousing and spice packaging areas located in the northern portion of the property. The on-site buildings were constructed between 1888 and 1908. From approximately 1955 to present a spice warehouse and distribution facility has operated on-site, while the southern portion of the site (lots 63 and 66) have remained predominantly vacant.

Prior uses on the northern portion of the development site include: Burton Dixie Corporation, a manufacturer of mattresses and cotton felts, from 1932 to 1955; and Consumers Park Brewery, a brewery with cold storage and bottling of beverages from 1908 to 1932. Prior uses on the southern portion of the development site include: tennis courts from 1951 to 1961; the Rubel Corporation operated an ice production and distribution facility on-site from 1932 to 1951; and Flatbush Hygienic Ice Company operated an ice production and distribution facility on-site from 1908 to 1932.

In a letter dated December 4, 2017 (included as an appendix to this EAS), the New York City (NYC) Landmarks Preservation Commission (LPC) issued a response letter indicating that no part of the Development Site is considered to have archaeological significance. In a subsequent letter, dated December 20, 2017 (included as an appendix to this EAS), LPC indicated that lots 63 and 66 had no architectural significance. For lots 41 and 46 the LPC response letter indicated that LPC had no interest in the on-site buildings; however, LPC's response indicated that the buildings are eligible for the New York State and National Registers (S/NR eligible). The Consumers Park Brewing Company Complex, 124-150 Montgomery Street and 928-960 Franklin Avenue, has been determined to be S/NR eligible. Per the SHPO Resource Evaluation (included as an appendix to this EAS), the criteria for including the site as being eligible in the National Register include:

- A. Associated with events that have made a significant contribution to the broad patterns of our history; and,
- C. Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.

The SHPO *Statement of Significance* in the Resource Evaluation dated August 19, 1999 includes the following statement about the Consumers Park Brewing Company Complex:

The former Consumers Park Brewing Company Complex located at the corner of Franklin Avenue and Montgomery Street appears to meet Criteria A and C as a rare survivor of the many breweries that were once an important part of Brooklyn industry at the turn of the century and due to its distinctive industrial architecture. The complex consists of four contributing red brick buildings including the stable, the main brewery building, and two ancillary buildings along the edge of the subway tracks.

The brick Romanesque Revival main brewery building was erected c. 1898 to the design of architect C. T. Ferney. The roughly U-shaped building is one and two stories tall toward the inside of the lot and five stories along Franklin Avenue. The building retains sufficient integrity to convey its historic character although a tall mansard roof tower has been removed from the north end of the five-story block. Characteristics of the Romanesque Revival style include the brick walls with stone trim, brick corbelling, and the groups of round-arched windows.

The exact date for the stable which fronts Montgomery Street is not known, although new building

permits were issued for this lot in 1895 and 1899. This picturesque 60-stall red brick building features segmental arch window openings, a corbelled cornice, and a mansard roof pierced by hooded dormers.

Consumer Park Brewing Company, which opened in 1898, was established by a consortium of Brooklyn saloon keepers who hoped to reduce their costs and share in the profits made by brewing beer and ale. The brewery also sponsored a resort hotel which was located on Washington Avenue, just west of the brewery itself. Consumers Park merged with the New York and Brooklyn Brewing Company in 1913 and was renamed the Interboro Brewing Company, a name that remains on the single standing smokestack. The brewery closed down at the start of Prohibition.

As this Resource Evaluation was completed in 1999, the architectural integrity of the on-site buildings may be diminished as the buildings have fallen into disrepair. For example, many of the windows shown in Photograph 1 and Photograph 2 of the brewery stable in SHPO's letter have been eliminated and bricked over since 1999.

As described in **Attachment A, "Project Description,"** an as-of-right No-Action development is planned for the entire Development Site, including lots 41 and 46. The No-Action development would result in the demolition of all existing buildings and construction of a new market-rate residential development. As the existing buildings would be demolished on an as-of-right basis under No-Action conditions, the Applicant will consult with DCP and LPC to determine if a detailed historical resources assessment will be required in the EIS. Therefore, if needed, an assessment of architectural and archaeological resources will be provided in the EIS, as described in the Draft Scope of Work.

7. Urban Design and Visual Resources

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

The Proposed Project would result in physical changes to the project site beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience of public space, requiring an urban design assessment. Therefore, an assessment of urban design and visual resources will be provided in the EIS, as described in the Draft Scope of Work.

8. Natural Resources

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

wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

According to the 2014 *CEQR Technical Manual*, a natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. The northern portion of the Development Site is improved with the Golombeck facility and the southern portion of the Development Site is predominantly vacant, although it was formerly used as tennis courts. While the southern portion of the Development Site is unbuilt and sections have become overgrown with weeds, there are no species classified as sensitive, vulnerable, rare, of special concern, threatened, endangered or otherwise worthy of protection. Further, the Development Site would be disturbed in the absence of the Proposed Actions as a result of an as-of-right market-rate residential development that would be constructed on-site. Therefore, the Proposed Project would not have a significant adverse impact on natural resources, and no further analysis is warranted. Accordingly, an analysis of natural resources will not be provided in the EIS.

As the proposed Rezoning Area is located within the boundaries of the Jamaica Bay Watershed, the Jamaica Bay Watershed Form has been completed and is included as an appendix to this EAS. As the proposed Rezoning Area is not located within a sensitive area of the watershed and as there are no sensitive natural resources on or immediately adjacent to the site, the Proposed Actions would not result in any adverse impacts to the Jamaica Bay Watershed. As such, no additional assessment of natural resources would be required and none is provided in the EIS.

9. Hazardous Materials

The potential for significant impacts from hazardous materials can occur when: (a) hazardous materials exist on a site and (b) a project would increase pathways to their exposure; or (c) a project would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. As described above, the northern portion of the Development Site is currently developed with several multi-story buildings including an office building, former boiler building, spice warehousing and spice packaging areas. An out-of-service smoke stack is also located in the central portion of the Development Site.

Prior uses on the northern portion of the Development Site include: Burton Dixie Corporation, a manufacturer of mattresses and cotton felts, from 1932 to 1955; and Consumers Park Brewery, a brewery with cold storage and bottling of beverages from 1908 to 1932. Prior uses on the southern portion of the development site include: tennis courts from 1951 to 1961; the Rubel Corporation operated an ice production and distribution facility on-site from 1932 to 1951; and Flatbush Hygienic Ice Company operated an ice production and distribution facility on-site from 1908 to 1932. Based on the findings of the Phase I ESA that was prepared for the Development Site, the EIS will include an assessment of hazardous materials on the project site, as described in the Draft Scope of Work.

10. Water & Sewer Infrastructure

A preliminary analysis of a project's effects on the water supply system is warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than one million gallons per day), or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure

is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces.

As shown in **Table B-1**, based on the average daily water use rates provided in Table 13-2 of the 2014 *CEQR Technical Manual*, it is estimated that the Proposed Project would use a maximum net total of approximately 33,414 gallons of water per day (gpd). As the Proposed Project would not generate more than one million gpd of incremental water demand, an analysis is not warranted in accordance with CEQR, and no significant adverse impacts are anticipated. However, water demand estimates will be provided in the EIS to inform the wastewater and stormwater conveyance and treatment analysis.

For wastewater and stormwater conveyance and treatment, a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed the following incremental development of residential units or commercial space above the predicted No-Action scenario: (a) 1,000 residential units or 250,000 sf of commercial space or more in Manhattan; or, (b) 400 residential units or 150,000 sf of commercial space or more in the Bronx, Brooklyn, Staten Island or Queens. As the Proposed Actions would result in a net increase of more than 400 residential units, a preliminary assessment of wastewater and stormwater infrastructure is warranted and will be provided in the EIS. Further detail is provided in the Draft Scope of Work.

TABLE B-1**Water Demand and Wastewater Generation on the Project Site – No-Action vs. With-Action¹**

	Land Use	GSF	DUs/ Seats	Gallons Per Day (gpd)		
				(Domestic only) Water/ Wastewater Generation	(AC only) Air Conditioning	Total (Domestic + AC)
No-Action Condition	Residential	414,607	518	135,784	0	135,784
	Commercial	0	0	0	0	0
	Community Facility	0	0	0	0	0
No-Action Total				135,784	0	135,784
With-Action Condition	Residential	1,122,694	1,578	157,800	0	157,800
	Commercial	21,183	0	5,084	3,601	8,685
	Community Facility	9,678	0	968	1,645	2,613
With-Action Total				163,952	5,246	169,198
Net Difference: No-Action vs. With-Action Condition						33,314

Notes:

¹Uses *CEQR Technical Manual* water demand rates from Table 13-2 "Water Usage and Sewer Generation rates for Use in Impact Assessment"

Residential: 100 gpd/person;

Commercial: domestic- 0.24 gpd/sf and A/C- 0.17 gpd/sf;

Community Facility: domestic- 0.1 gpd/sf and A/C- 0.17 gpd/sf;

Per 2010 Census information for Brooklyn CD 9, average household sizes of 2.62 persons per dwelling unit are assumed.

11. Solid Waste and Sanitation Services

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. Few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in **Table B-2**, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the Proposed Actions would result in a net increase of approximately 52,626 pounds (lbs) of solid waste per week (26.3 tons). However, the *CEQR Technical Manual* also specifies that a proposed action which would result in the development of more than 500 residential units should describe the proposed location and method of storage of refuse

and recyclables prior to collection should in the EIS. Therefore, a discussion of solid waste and sanitation services will be provided in the EIS. Further detail is provided in the Draft Scope of Work.

TABLE B-2**Expected Solid Waste Generation on the Project Site – No-Action vs. With-Action¹**

	Use	Size (GSF)	Solid Waste Handled by DSNY (lbs/wk.)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
No-Action Condition²	Residential	414,607 (518 DU)	23,083	0	23,083
	Commercial	0	0	0	0
	Community Facility	0	0	0	0
No-Action Total			23,083	0	23,083
With Action Condition³	Residential	1,122,694 (1,578 DU)	70,275	0	70,275
	Commercial	21,183	0	5,020	5,020
	Community Facility	9,678	0	414	414
With Action Total			70,275	5,434	75,710
Net Difference: No-Action v. With Action Condition			47,192	5,434	52,626

Notes:

¹ Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual*. Residential use: 41 lbs/wk per dwelling unit. General retail: 79 lbs/wk per employee and 3 employees per 1,000 sf. Community facility: 0.03 lbs/wk per sf and 3 employees per 1,000 sf.

12. Energy

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

Based on the rates presented in Table 15-1 of the 2014 *CEQR Technical Manual* and as shown below in **Table B-3**, it is estimated that the Proposed Actions would result in an increase in annual energy consumption of approximately 114.5 million BTUs. Compared with the approximate 374.6 trillion BTUs of energy consumed within Con Edison's New York City and Westchester County service area in 2014, the increase that would result from the Proposed Actions would be considered a negligible increment. This additional demand is not expected to overburden the energy generation, transmission, and distribution system, and would not result in a significant adverse energy impact. Therefore, a detailed analysis of the anticipated future energy demands is not warranted and no significant adverse impacts on energy consumption is anticipated.

TABLE B-3**Estimated Energy Consumption¹**

	Use	Size (GSF)	Consumption Rates (Thousand BTU (MBTU)/sf/yr.)	Annual Energy Use (million BTUs)
No-Action Condition	Residential	414,607 (518 DU)	126.7	52,530,707
	Commercial	0	216.3	0
	Community Facility	0	250.7	0
No-Action Total				52,530,707
With Action Condition	Residential	1,122,694 (1,578 DU)	126.7	160,027,041
	Commercial	21,183	216.3	4,581,883
	Community Facility	9,678	250.7	2,426,275
With Action Total				167,035,199
Net Difference: No-Action v. With Action Condition				114,504,492

Notes:

¹Consumption rates are from the *CEQR Technical Manual* Table 15-1, "Average Annual Whole-Building Energy Use in New York City"

13. Transportation

An assessment of transportation will be provided in the EIS. Based on preliminary estimates, the Proposed Actions are expected to facilitate a development that would generate more than 50 additional vehicular trips in the weekday AM, midday, and PM peak hours, as well as the Saturday midday peak hour. The Proposed Project is also expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersection. Therefore, detailed traffic analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work. Furthermore, as described in the Draft Scope of Work, if warranted, the EIS will document changes in on-and off-street parking utilization in the future No-Action and With-Action conditions, and will include a parking assessment to determine whether the Proposed Project would result in excess parking demand (including demand from all uses), and whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand.

Based on preliminary estimates, the Proposed Project is expected to generate more than 200 subway trips at one or more stations in one or more peak hours. Therefore, a screening analysis is warranted and would be provided in the EIS, as detailed in the Draft Scope of Work. The transit analyses will focus on the weekday AM and PM commuter peak hours as it is during these periods that the overall demand on the subway and bus systems is usually highest. As the proposed rezoning area is served by a total of seven NYCT subway routes—the No. 2, 3, 4, 5, as well as the B, Q, and the Franklin Avenue Shuttle (S), the project-generated subway trips would be distributed among these seven lines. Therefore, the Proposed Actions are expected to generate less than 200 new peak hour subway trips per line in one direction and an analysis of subway line haul conditions is therefore not warranted per 2014 *CEQR Technical Manual* analysis criteria.

Based on preliminary estimates, none of the five local bus routes are expected to experience 50 or more bus passenger trips in one direction during any of the peak hours. Therefore, the EIS will not include a quantitative analysis of conditions on local bus routes.

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

14. Air Quality

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. The Proposed Actions would require an air quality analysis, as described in the Draft Scope of Work.

The Proposed Actions would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*. Specifically, the Proposed Actions would introduce a new parking facility in proximity to new sensitive uses. In addition, the Proposed Actions would result in the conditions outlined in Section 220 in Chapter 17. Specifically, the Proposed Project would use fossil fuels for heat and hot water systems.

Therefore, consistent with the guidance of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS. As detailed in the Draft Scope of Work, the air quality assessment will consider the potential impacts on air quality from heat and hot water systems.

15. Greenhouse Gas Emissions and Climate Change

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

Depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. Per the Preliminary Flood Insurance Rate Maps for New York City dated 1/30/2015, which are issued by the Federal Emergency Management Agency (FEMA) and considered the best available flood hazard data, the proposed rezoning area is not located within the 100-year or 500-year floodplain, or any projected future flood zones. Therefore, the project site is not likely to experience storm surge and coastal flooding, and an assessment of climate change is not warranted.

16. Noise

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

A detailed noise analysis will be included in the EIS because the Proposed Actions would meet the following *CEQR Technical Manual* thresholds: it would result in additional vehicle trips to and from the project site; the development would be located within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility), and; it would introduce new sensitive receptors in the vicinity of an existing playground located immediately east of Franklin Avenue from the project site. Building attenuation required to provide acceptable interior noise levels for the project site will also be examined and discussed in the EIS, as described in the Draft Scope of Work.

17. Public Health

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

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

18. Neighborhood Character

A neighborhood character assessment considers how elements on the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered together.

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

19. Construction

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

A preliminary construction assessment is typically warranted for construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting

in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resources; and/or (i) occurring on multiple sites in the same geographic area. Construction of the Proposed Project is expected to take place over a period greater than two years, and is therefore considered long-term. In addition, based on the conceptual construction schedule prepared for the Proposed Project, there is the potential for on-site receptors on buildings to be completed before the final build-out of the Proposed Project. As construction of the Proposed Project could involve one or more of the aforementioned conditions, including construction adjacent to a major thoroughfare, a preliminary construction analysis will be undertaken in the EIS. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors, in consideration of the potential for combined effects from construction on the project site and in the surrounding area (see the Draft Scope of Work).

Appendix I

LPC and SHPO Response Letters

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / PRE-CEQR-K
Project: Franklin Avenue Rezoning
Date received: 11/27/2017

Properties with no Archaeological significance:

- 1) ADDRESS: 130 MONTGOMERY STREET, BBL: 3011920041
- 2) ADDRESS: 124 MONTGOMERY STREET, BBL: 3011920046
- 3) ADDRESS: 962 FRANKLIN AVENUE, BBL: 3011920063
- 4) ADDRESS: 972 FRANKLIN AVENUE, BBL: 3011920066

Comments: In order to complete the review, please provide detailed façade photos of the Consumers Park Brewing Company Complex, 124-150 Montgomery St. and 928-960 Franklin Ave. Photos should be labelled with addresses, bbl, and keyed to a map.



12/4/2017

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 32942_FSO_DNP_12042017.doc

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / PRE-CEQR-K
Project: Franklin Avenue Rezoning
Date received: 12/20/2017

Properties with no Architectural or Archaeological significance:

- 1) ADDRESS: 962 FRANKLIN AVENUE, BBL: 3011920063
- 2) ADDRESS: 972 FRANKLIN AVENUE, BBL: 3011920066

Properties with no Archaeological significance:

- 1) ADDRESS: 130 MONTGOMERY STREET, BBL: 3011920041
- 2) ADDRESS: 124 MONTGOMERY STREET, BBL: 3011920046

Properties with Architectural significance:

- 1) ADDRESS: 130 MONTGOMERY STREET, BBL: 3011920041, LPC FINDINGS: NO INTEREST, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE FOR NATIONAL REGISTER LIST, COMMENTS: CONSUMERS PARK BREWING COMPANY.
- 2) ADDRESS: 124 MONTGOMERY STREET, BBL: 3011920046, LPC FINDINGS: NO INTEREST, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE FOR NATIONAL REGISTER LIST

The Consumers Park Brewing Company Complex, 124-150 Montgomery St. and 928-960 Franklin Ave., has been determined eligible for listing on the State/National Registers.



12/20/2017

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 32942_FSO_GS_12202017.doc



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Bernadette Castro
Commissioner

RESOURCE EVALUATION

DATE: 8/19/99

STAFF: Kathy Howe

PROPERTY: Consumers Park Brewing Company Complex MCD: Brooklyn

ADDRESS: 124-150 Montgomery St & 928-960 Franklin Ave. COUNTY: Kings

PROJECT REF: 99 PR 1914

USN: 04701. 014979

- I. ☐ Property is individually listed on SR/NR:
name of listing:
- ☐ Property is a contributing component of a SR/NR district:
name of district:
- II. ☒ Property meets eligibility criteria.
- ☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☒ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

- A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The former Consumers Park Brewing Company Complex located at the corner of Franklin Avenue and Montgomery Street appears to meet Criteria A and C as a rare survivor of the many breweries that were once an important part of Brooklyn industry at the turn of the century and due to its distinctive industrial architecture. The complex consists of four contributing red brick buildings including the stable, the main brewery building, and two ancillary buildings along the edge of the subway tracks.

The brick Romanesque Revival main brewery building was erected c.1898 to the design of architect C.T. Ferney. The roughly U-shaped building is one and two stories tall toward the inside of the lot and five stories along Franklin Avenue. The building retains sufficient integrity

to convey its historic character although a tall mansard roof tower has been removed from the north end of the five-story block. Characteristics of the Romanesque Revival style include the brick walls with stone trim, brick corbelling, and the groups of round-arched windows.

The exact date for the stable which fronts Montgomery Street is not known, although new building permits were issued for this lot in 1895 and 1899. This picturesque 60-stall red brick building features segmental arch window openings, a corbelled cornice, and a mansard roof pierced by hooded dormers.

Consumers Park Brewing Company, which opened in 1898, was established by a consortium of Brooklyn saloon keepers who hoped to reduce their costs and share in the profits made by brewing beer and ale. The brewery also sponsored a resort hotel which was located on Washington Avenue, just west of the brewery itself. Consumers Park merged with the New York and Brooklyn Brewing Company in 1913 and was renamed the Interboro Brewing Company, a name that remains on the single standing smokestack. The brewery closed down at the start of Prohibition.

If you have any questions concerning this Determination of Eligibility, please call Kathy Howe at (518) 237-8643, ext. 266.

99 PR 1914

Photograph 1.

Stable associated with Consumers Park Brewery, facing south across Montgomery Street. (Block 1192, Lot 40)



NRE

Montgomery St.

~~124~~

NRE
Photograph 2. Brewery Stable, facing northwest across Franklin Avenue.
(Block 1192, Lot 40)



Photograph 3. Main Brewery Building, facing northwest across Franklin Avenue.
(Block 1192, Lot 41)



NRE

NRE

Photograph 4. Main Brewery Building on left, Stable on right, facing southwest.
(Block 1192, Lots 40 & 41)



Photograph 5. Ice Company site, now vacant, with Brewery in background, facing north.
(Block 1192, Lots 63 & 66)



Appendix II

Jamaica Bay Watershed 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: 1a. Modification ☐
2. Project Name:
3. Project Description:

Franklin Ave. Acquisition LLC (the Applicant) is seeking five discretionary actions in Crown Heights, Brooklyn: a zoning map amendment to rezone portions of block 1192, including the applicant-owned development site, a zoning text amendment, two special permits, and possible financing (see EAS).
4. Project Sponsor:
5. Required approvals:
6. Project schedule (build year and construction schedule):

B. PROJECT LOCATION:

1. Street address:
2. Tax block(s): Tax Lot(s):
3. Identify existing land use and zoning on the project site:
4. Identify proposed land use and zoning on the project site:
5. Identify land use of adjacent sites (include any open space):
6. Describe existing density on the project site and the proposed density:

Existing Condition

107,744 gsf spice distribution; vacant.

Proposed Condition

9.7 FAR of residential, local retail, community facility.

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):
2. Will soil be removed (if so, what is the volume in cubic yards)?
3. Subsurface soil classification:
(per the New York City Soil and Water Conservation Board):
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:

Depth to seasonal high groundwater on the site is not known at this time. However, documentation prepared for a recent rezoning project one block to the north indicated that seasonal high groundwater is estimated at 85 feet below grade.

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>.

N/A
4. Will pesticides, rodenticides or herbicides be used during construction? ☐ Yes ☒ No
If YES, estimate quantity, area and duration of application.

N/A
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?

N/A

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. Surface area:		
Roof:	57,415 sf	71,947 sf roof coverage
Pavement/walkway:	24,673 sf	28,689 sf pavement/walkway
Grass/softscape:	38,121 sf	8,842 sf grass/softscape Street trees also will be provided
Other (describe):	N/A	10,731 green roof/landscaped roof

2. **Wetland** (regulated or non-regulated) area and classification:

0 sf	0 sf
------	------

3. **Water surface area:**

0 sf	0 sf
------	------

4. **Stormwater management** (describe):

Existing – how is the site drained?

No on-site drainage is present. Surface water runs into the city stormwater system or is absorbed into the soil.

Proposed – describe, including any infrastructure improvements necessary off-site:

The following BMP measures could be used to help manage stormwater flows: blue and green roofs, subsurface detention and infiltration, porous pavement, enhanced tree pits, and rain cisterns, depending on site conditions.