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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 170 Buffalo Avenue

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
16DCP012K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
160028ZSK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			Buffalo Avenue Realty Associates, LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			Hiram Rothkrug, EPDSCO, Inc.		
ADDRESS 22 Reade Street			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10007	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@epdsco.com	

5. *Project Description*

The applicant, Buffalo Avenue Realty Assocates, LLC seeks a Special Permit pursuant to Zoning Resolution (ZR) Section 74-90 to allow for the use modification for certain community facility uses within the Weeksville Section of Brooklyn Community District 8. The proposed action would facilitate the conversion of an existing 272,573 gsf, 8-story Use Group 4 vacant former hospital building for use as a nursing home with 281 beds (Use Group 3). The applicant also seeks a concurrent variance application (related to setbacks) from the Board of Standards and Appeals (BSA). This results in a coordinated review (92-15-BZ) with the Department of City Planning.The BSA application is a bulk variance in order for 170 Buffalo to maintain existing setbacks as a nursing home, which were constructed for use as a hospital, pursuant to 73-641 special permit.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 8	STREET ADDRESS 170 Buffalo Avenue
TAX BLOCK(S) AND LOT(S) Block 1362, Lot 1		ZIP CODE 11213
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Buffalo Avenue between Prospect Place and St Marks Avenue		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6		ZONING SECTIONAL MAP NUMBER 17a

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 74-90

***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 72-21, 24-522

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

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

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

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

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

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

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

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 101,888
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.):
Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 286,084
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 286,084
HEIGHT OF EACH BUILDING (ft.): 102'
NUMBER OF STORIES OF EACH BUILDING: 8

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO
If "yes," specify: The total square feet owned or controlled by the applicant:
The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)			286,084	
Type (*e.g.,* retail, office, school)	units		UG-3	

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 281 NUMBER OF ADDITIONAL WORKERS: 184
Provide a brief explanation of how these numbers were determined: Employment data from similar facilities

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

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attached.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		

	YES	NO
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 14,331		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 68,334,051		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☒
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☒
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☒
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) .	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒

	YES	NO
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☐	☒
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Justin Jarboe, EPDSCO, Inc.	11/12/15

SIGNATURE Justin Jarboe

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

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

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

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

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

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

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

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

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

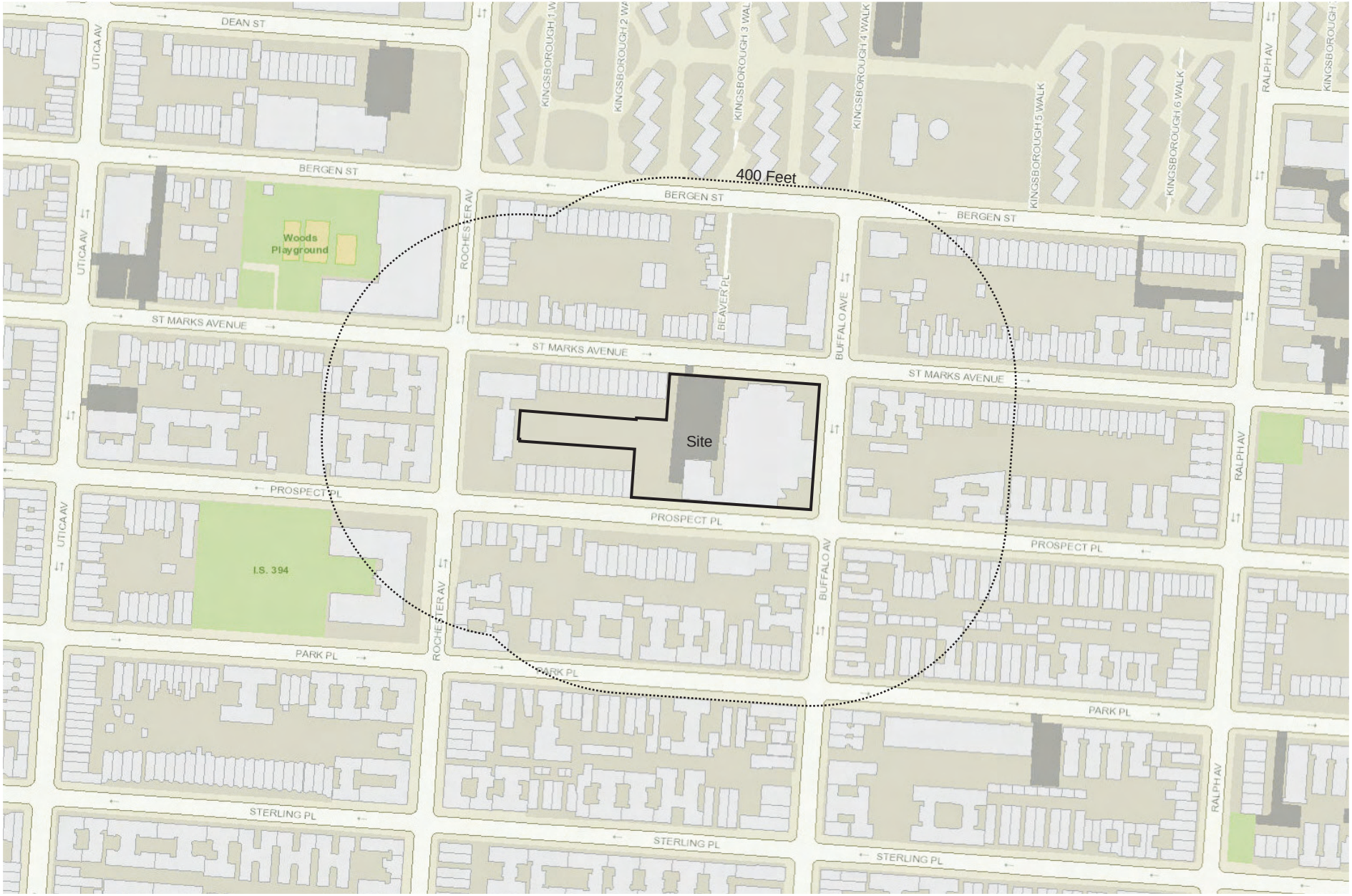
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result.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

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

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

TITLE	LEAD AGENCY	
Director, EARD	NYC Department of City Planning	
NAME	SIGNATURE	DATE
Robert Dobruskin	Robert Dobruskin	November 12, 2015

Figure 1 - Site Location



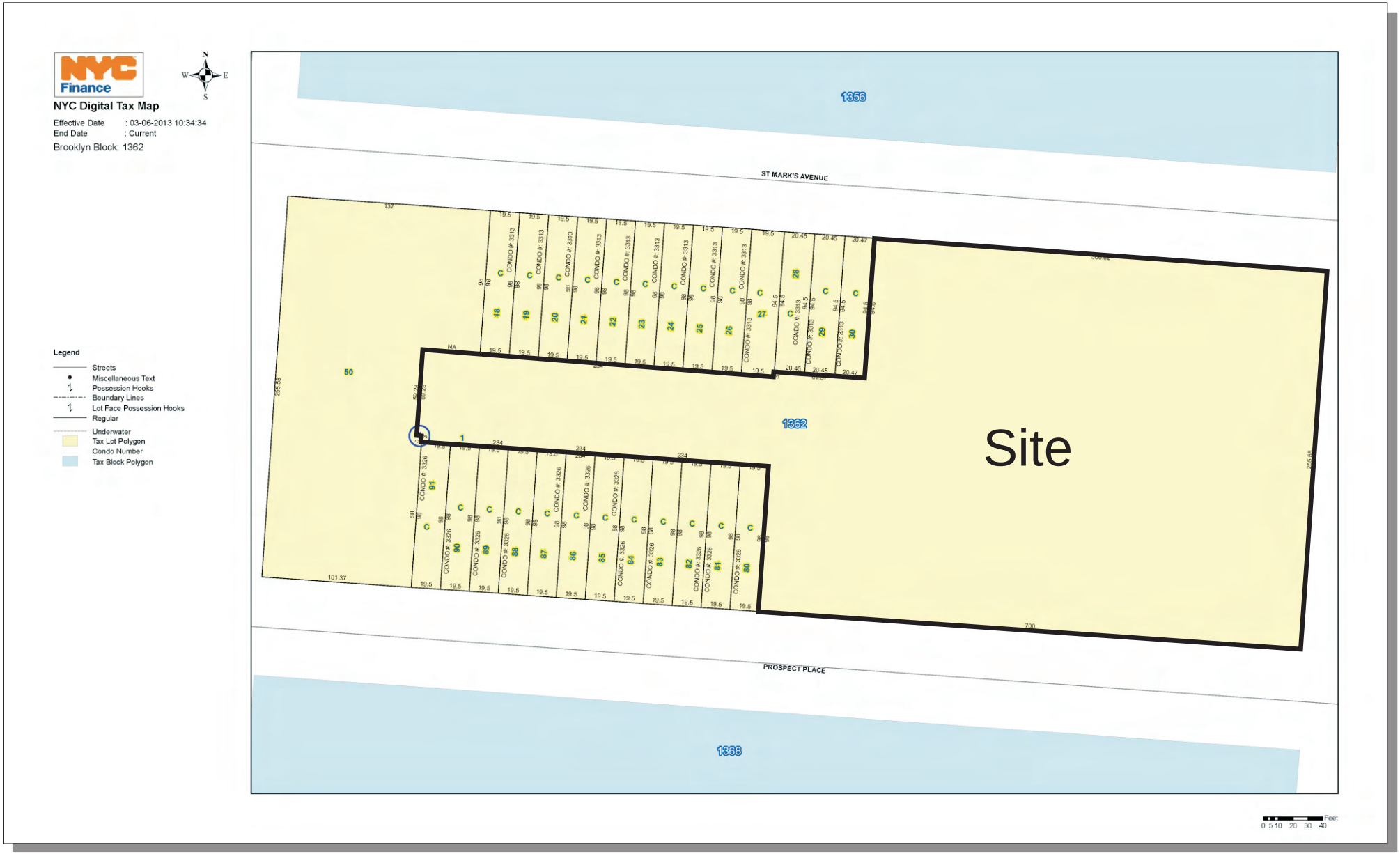
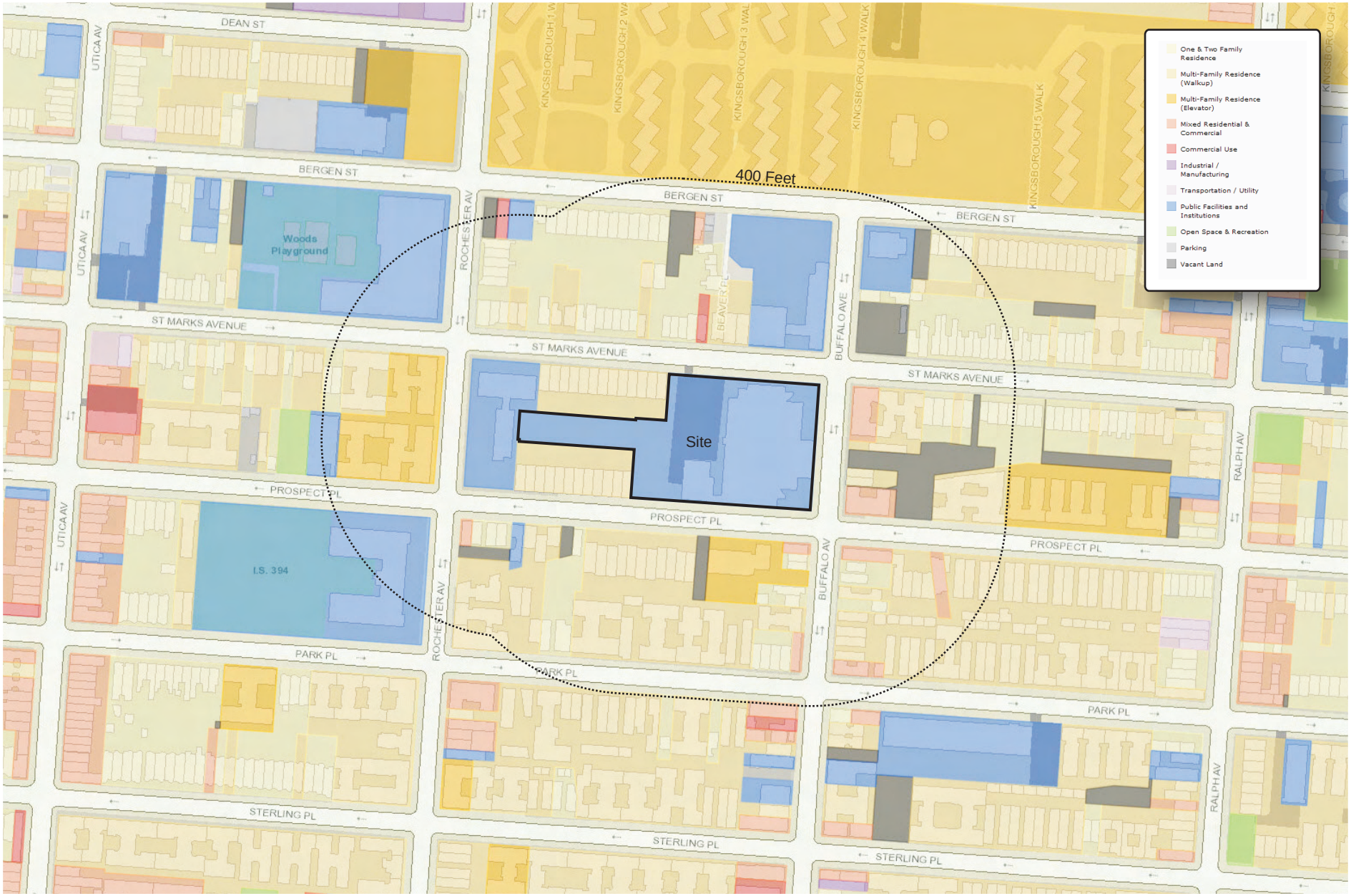

NYC Finance
NYC Digital Tax Map
Effective Date : 03-06-2013 10:34:34
End Date : Current
Brooklyn Block: 1362
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
1356
ST MARK'S AVENUE
1362
Site
PROSPECT PLACE
1368
Feet
0 5 10 20 30 40

Figure 3 - Land Use Map



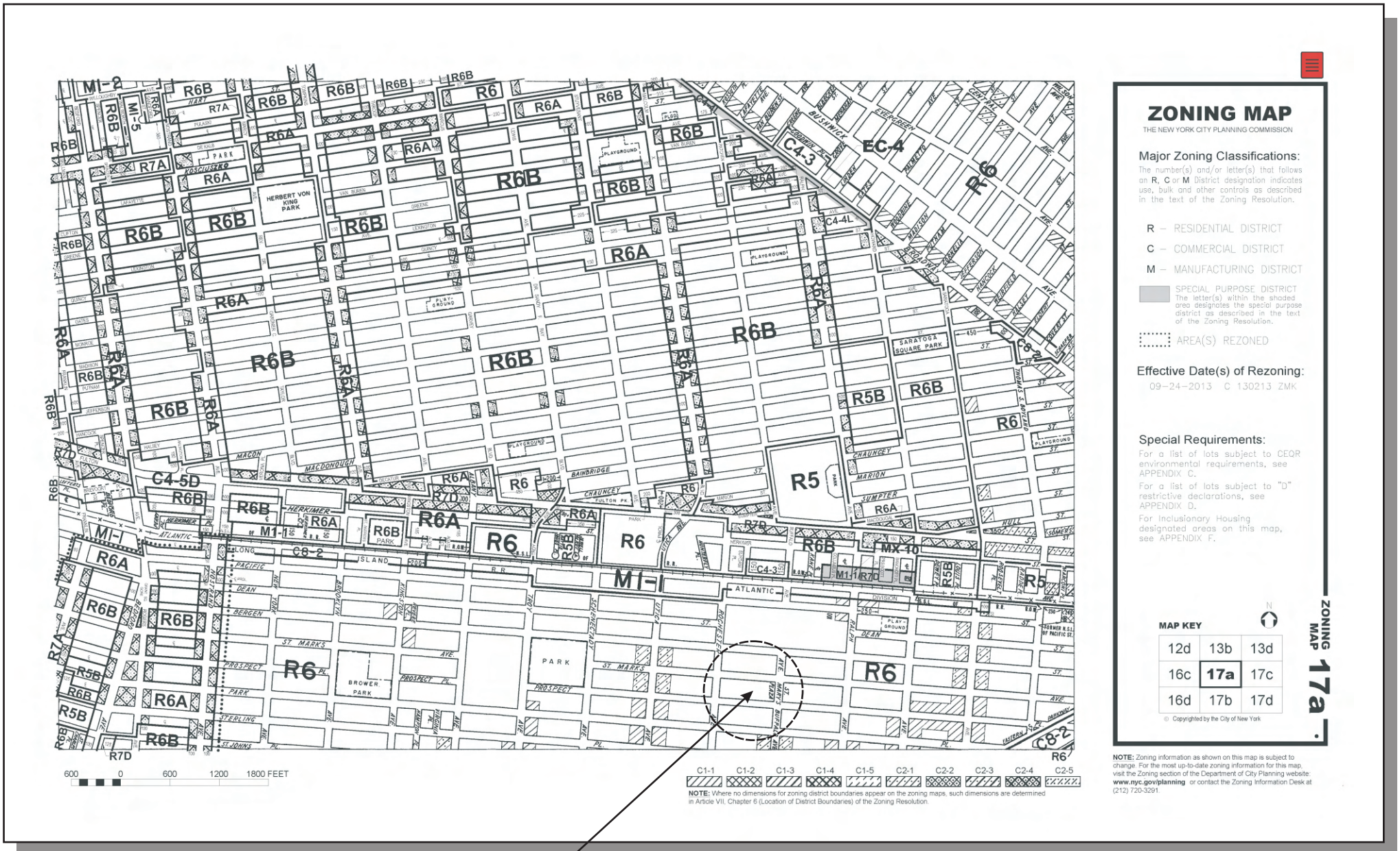
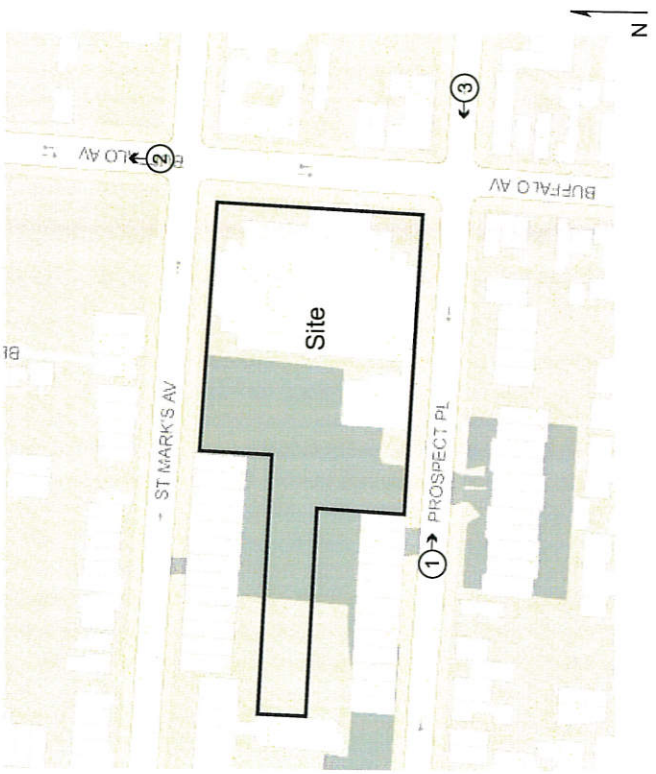

ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION
Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.
R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED
Effective Date(s) of Rezoning:
09-24-2013 C 130213 ZMK
Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.
MAP KEY
12d 13b 13d
16c 17a 17c
16d 17b 17d
© Copyrighted by the City of New York
ZONING MAP 17a
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.
600 0 600 1200 1800 FEET
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.
Site

Figure 5 - Aerial Map

Figure 6 - Site Photographs

2. View of Buffalo Avenue facing north.



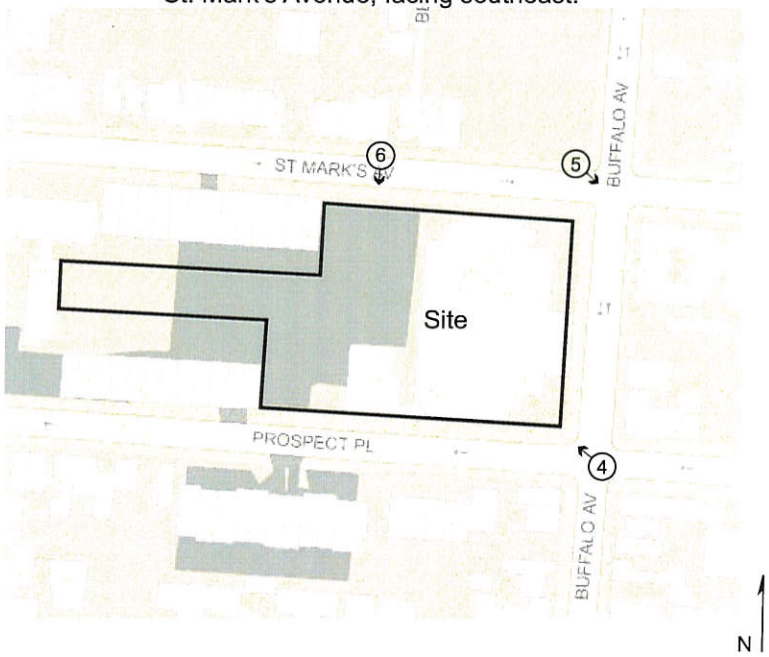
1. View of Prospect Place facing east (Site at left).

3. View of Prospect Place facing west (Site at right).

4. View of the Site from the corner of Prospect Place and Buffalo Avenue, facing northwest.

5. View of the southeast corner of Buffalo Avenue and St. Mark's Avenue, facing southeast.

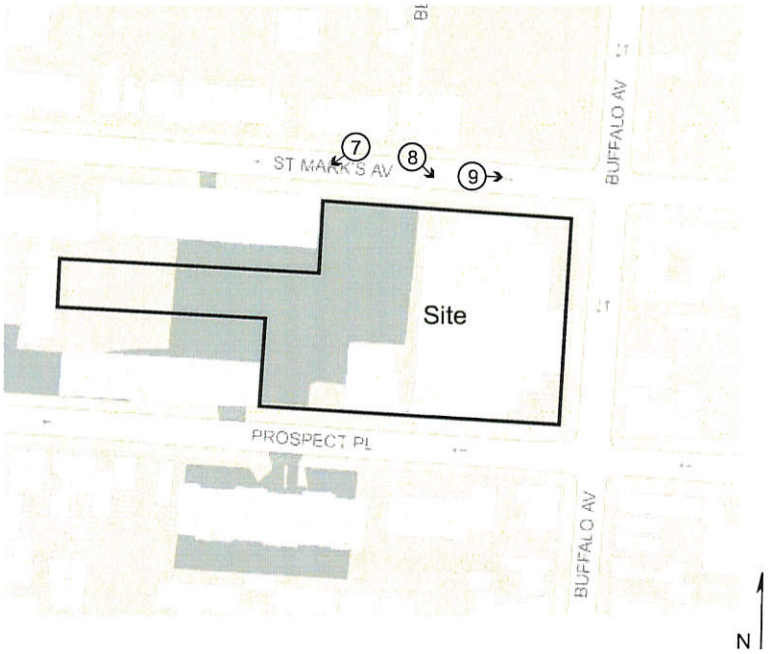
6. View of Site along St Mark's Avenue, facing south.



7. View of the north side of St. Mark Avenue west of the Site.

8. View of the Site facing southeast from St. Marks Avenue.

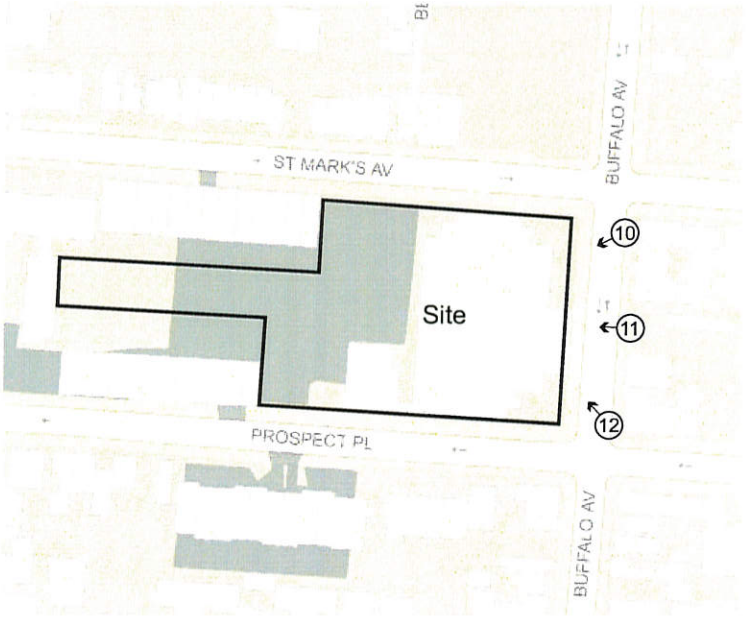
9. View of St. Mark Avenue facing east (Site at right).



10. View of the Buffalo Avenue frontage of the Site, facing southwest.

11. View of the Buffalo Avenue frontage of the Site, facing west.

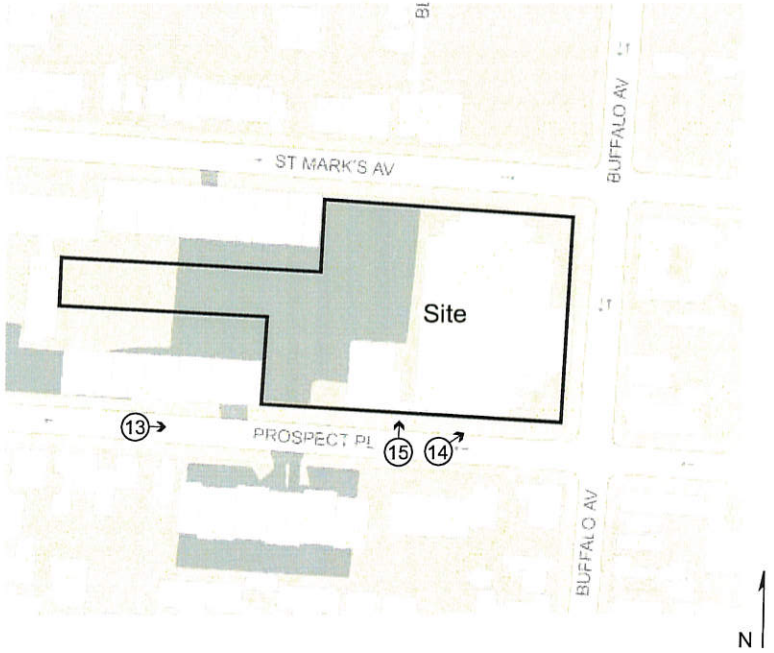
12. View of the Buffalo Avenue frontage of the Site, facing northwest.



13. View of Prospect Place facing east (Site at left).

14. View of the Prospect Place frontage of the Site, facing northeast.

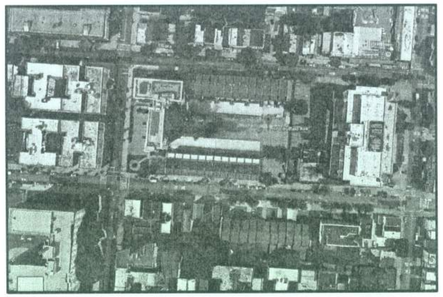
15. View of the Prospect Place frontage of the Site, facing north.



ALTERATION TO BROOKLYN CENTER FOR REHABILITATION & RESIDENTIAL HEALTH CARE

170 BUFFALO AVENUE
BROOKLYN, NEW YORK, 11213

ARCHITECT: JOHN W. BAUMGARTEN ARCHITECT, P.C.
366 NORTH BROADWAY, SUITE 207
JERICHO, NEW YORK 11753



DRAWING LIST		
BID TAG NUMBER	SHEET TITLE	SHEET NO.
SK–1	TITLE SHEET AND AERIAL PHOTOGRAPHS	1
SK–2	ZONING CALCULATIONS	2
SK–3	ZONING SITE PLAN	3
SK–4	GROUND FLOOR PLAN	4
SK–5	LOT AREA ANALYSIS	5
SK–6	SITE SECTIONS	6
SK–7	BUILDING ELEVATIONS	7
SK–8	NEIGHBORHOOD CHARACTER DIAGRAM	8
SK–9	LANDSCAPE SCHEDULE AND DETAILS	9

STATE OF NEW YORK — REGISTERED ARCHITECT — JOHN W. BAUMGARTEN

REV. No.	DATE	BY	REVISIONS
7	08–03–15		REVISION PER CPC COMMENTS
6	07–02–15		ISSUE FOR CPC REVIEW
5	06–22–15		REVISION #2 PER CPC COMMENTS
4	02–19–15		REVISION #1 PER CPC COMMENTS
3	10–31–14		REVISED PARKING COUNT
2	09–24–14		ISSUE FOR CPC REVIEW
1	08–27–14		CPC DRAFT REVIEW

BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE 170 BUFFALO AVENUE, BROOKLYN NY 11213 BLOCK: 1362 LOT: 1	SK-1	N.T.S.	N	TITLE SHEET	JOHN W. BAUMGARTEN ARCHITECT, P.C. 366 N. BROADWAY, SUITE 207, JERICHO, NY 11753 (516)938-2333 JWBARCH.COM	SHEET No. 1

BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE

BLOCK:	1362 LOT:1
ADDRESS:	170 BUFFALO AVENUE, BROOKLYN, NEW YORK, 11238 (AKA 1477 PROSPECT PLACE; BLOCK: 1362, LOT:7502)
COMMUNITY DISTRICT:	8 BROOKLYN
BIN#	3330828
ZONING MAP:	17a
ZONING:	R6
AREA OF SITE:	101,864 S.F (2.34 ACRES)

SECTION	ITEM	REQUIRED/ PERMITTED	EXISTING	NEW	TOTAL	COMPLIANCE
22-00	**USE GROUP:**	USE GROUPS 1, 2, 3, AND 4	USE GROUP 4- HOSPITAL	USE GROUP 3- NURSING HOME	USE GROUP 3- NURSING HOME	CPC SPECIAL PERMIT REQUIRED PURSUANT TO SECTION 74-90.
24-111	**ALLOWABLE F.A.R**	2.43 2.43 X 101,864 = 247,529	1.73 (176,321 SF EXISTING F.A.) 176,321 ÷ 101,864 = 1.73	NONE	1.73	COMPLIES 1.73 < 2.43 MAXIMUM PERMITTED.
24-522	**HEIGHT**	60 FOOT MAXIMUM PERMITTED HEIGHT OF FRONT WALL WITHIN INITIAL SETBACK DISTANCE, THEN A SKY EXPOSURE PLANE OF 2.7 TO 1 APPLIES.	REFER TO DRAWINGS SK-6	NO CHANGE - REFER TO DRAWING SK-6	REFER TO DRAWINGS SK-6	BSA WAIVER REQUIRED
	INITIAL SETBACK DIST.					
	BUFFALO AVENUE (70 FEET) - NARROW STREET	20 FEET (R6)	REFER TO DRAWINGS SK-6	NO CHANGE - REFER TO DRAWING SK-6	REFER TO DRAWINGS SK-6	BSA WAIVER REQUIRED
	ST. MARKS AVENUE (70 FEET) - NARROW STREET	20 FEET (R6)	REFER TO DRAWINGS SK-6	NO CHANGE - REFER TO DRAWING SK-6	REFER TO DRAWINGS SK-6	BSA WAIVER REQUIRED
	PROSPECT AVENUE (70 FEET) - NARROW STREET	20 FEET (R6)	REFER TO DRAWINGS SK-6	NO CHANGE - REFER TO DRAWING SK-6	REFER TO DRAWINGS SK-6	BSA WAIVER REQUIRED
25-31	**PARKING REQUIRED**	1 PER 20 BEDS 281 BEDS PROPOSED	281 / 20 = 14.05 29 PROVIDED- COMPLIES	PARKING AREA REWORKED - ADDED 9 SPACES (SEE SK-3)	34 TOTAL OPEN PARKING SPACES 4 ENCLOSED SPACES 38 TOTAL SPACES	COMPLIES
62-33	**YARDS**					
	FRONT YARD	NONE REQUIRED IN R6 DISTRICT	30', 15', 10'	NOT APPLICABLE	30', 15', 10'	COMPLIES
	SIDE YARD	NONE REQUIRED IN R6 DISTRICT				
24-393a	REAR YARD	FOR LOTS WITH MULTIPLE REAR LOT LINES , A 30 FOOT REAR YARD SHALL BE PROVIDED WHERE SUCH REAR YARDS COINCIDE WITH A REAR LOT LINE ON AN ADJACENT LOT.	30 FEET	NOT APPLICABLE	30 FEET	COMPLIES
25-72	LOADING	ONE BERTH FOR BUILDINGS BETWEEN 10,000 S.F AND 300,000 S.F. A 176,321 S.F. BUILDING REQUIRES (1) ONE LOADING BERTH.	(2) TWO	NO CHANGE	(2) TWO EXISTING TO REMAIN	COMPLIES
25-67	**PARKING LOT LANDSCAPING: APPLICABILITY**	APPLICABLE TO: 1. OPEN PARKING LOTS > 18 SPACES OR > 6,000 S.F. 2. DEVELOPMENTS WHERE 70% OR MORE OF FLOOR AREA IS DEDICATED TO COMMUNITY FACILITY USES.	USE GROUP 4 - HOSPITAL 100% OF FLOOR AREA	USE GROUP 3 - NURSING HOME 100% OF FLOOR AREA 38 TOTAL PARKING SPACES	USE GROUP 3 - NURSING HOME 100% OF FLOOR AREA 38 TOTAL PARKING SPACES	COMPLIES
25-623	**PARKING LOT MANEUVERABILITY STANDARDS**	APPLICABLE TO DEVELOPMENTS WHERE 70% OR MORE OF FLOOR AREA IS DEDICATED TO COMMUNITY FACILITY USES.	USE GROUP 4 - HOSPITAL 100% OF FLOOR AREA	USE GROUP 3 - NURSING HOME 100% OF FLOOR AREA	USE GROUP 3 - NURSING HOME 100% OF FLOOR AREA	COMPLIES
23-142	**MIN. REQUIRED OPEN SPACES** **MIN. OSR = 31**	MINIMUM REQUIRED OPEN SPACE = 31% OF TOTAL FLOOR AREA MIN. REQUIRED OPEN SPACE = 176,321 x 31% = 54,660 SF	MAIN BUILDING = 33,141 GARAGE = 5,140 TOTAL LOT COVERAGE = 38,281 TOTAL OPEN SPACE = 101,864 - 38,281 = 63,583 SF	NOT APPLICABLE	63,607 > 54,660	COMPLIES
25-64c	**MAX. PERMITTED PAVED AREA OF PARKING SPACES AND DRIVEWAYS**	MAXIMUM PERMITTED PAVED AREA = 50% OF REQUIRED OPEN SPACE. 54,660 x 50% = 27,330 SF	EXISTING PAVED AREA 17,114 SF	PARKING AREA REWORKED - 20,936 SF TOTAL (SEE SK-3)	20,936 <27,330	COMPLIES
24-11	**MAX PERMITTED LOT COVERAGE**					
	CORNER LOT #1	CORNER LOT #1 = 70% MAXIMUM = 10,000 SF X .70 = 7,000 SF	5,581 / 10,000 = 56%	NONE	-	EXISTING BUILDING. COMPLIES
	CORNER LOT #2	CORNER LOT #2 = 70% MAXIMUM = 10,000 SF X .70 = 7,000 SF	5,701 / 10,000 = 57%	NONE	-	EXISTING BUILDING. COMPLIES
	INTERIOR LOT #1	INTERIOR LOT #1 = 65% MAXIMUM = 21,467 SF X .65 = 13,953 SF	6,823 / 21,467 = 32%	NONE	-	EXISTING BUILDING. COMPLIES
	INTERIOR LOT #2	INTERIOR LOT #2 = 65% MAXIMUM = 33,459 SF X .65 = 21,748 SF	8,723 / 33,459 = 26%	NONE	-	EXISTING BUILDING. COMPLIES
	THROUGH LOT	INTERIOR LOT #3 = 65% MAXIMUM = 26,936 SF X .65 = 17,508 SF	11,869 / 26,936 = 44%	NONE	-	EXISTING BUILDING. COMPLIES
37-921	**PERIMETER LANDSCAPING**	7 FOOT DEPTH REQUIRED.	NONE	PLANS SHOW COMPLIANCE (SK-3)		COMPLIES
37-922	**INTERIOR LANDSCAPING**	APPLICABILITY: ALL OPEN PARKING LOTS WITH 36 OR MORE SPACES OR AT LEAST 12,000 S.F. IN AREA SHALL PROVIDE ONE SHADE TREE FOR EACH 8 PARKING SPACES.	29 TOTAL ACCESSORY PARKING SPACES EXISTING	38 TOTAL ACCESSORY PARKING SPACES PROPOSED	38 TOTAL ACCESSORY PARKING SPACES PROPOSED	COMPLIES
36-58	**PARKING LOT MANEUVERABILITY 36-58(b)**	90 DEGREE PARKING SPACES REQUIRE: 8'-6" MINIMUM LENGTH 20'-0" MINIMUM WIDTH 23'-3" MINIMUM TRAVEL LANE	–	8'-6" MINIMUM LENGTH 20'-0" MINIMUM WIDTH 23'-3" MINIMUM TRAVEL LANE	8'-6" MINIMUM LENGTH 20'-0" MINIMUM WIDTH 23'-3" MINIMUM TRAVEL LANE	COMPLIES - SEE DRAWING SK-3
	CURB CUTS 36-58(c)	24 FOOT CURB CUT PERMITTED FOR PARKING LOTS WITH TWO-WAY TRAFFIC AISLES.	–	23'-4" FOOT PROPOSED	23'-4" FOOT PROPOSED	COMPLIES - SEE DRAWING SK-3
		A MINIMUM DISTANCE OF 18 FEET MUST BE MAINTAINED BETWEEN CURB CUTS ON THE SAME LOT.	–	35 FOOT DISTANCE BETWEEN CURB CUTS PROPOSED	35 FOOT DISTANCE BETWEEN CURB CUTS PROPOSED	COMPLIES - SEE DRAWING SK-3
37-94	**REFUSE STORAGE**	SCREENED, DESIGNATED AREA IS REQUIRED FOR REFUSE STORAGE.	NONE	SCREENED REFUSE AREA PROPOSED	SCREENED REFUSE AREA PROPOSED	COMPLIES - SEE DRAWING SK-3

	AREA SUMMARY		USE SUMMARY
FLOOR	Zoning Floor Area	Gross Floor Area	NOTE
P2		2,756	Elevator Mechanical
P1		10,965	Mechanical
7	22,842	22,842	
6	22,842	22,842	
5	22,842	22,842	
4	22,842	22,842	
3	18,709	18,709	
2	33,103	33,103	
1	33,141	33,141	
C1		32,835	
C2		33,971	
C3		29,236	
TOTAL	176,321	286,084	

REV. No.	DATE	BY	REVISIONS
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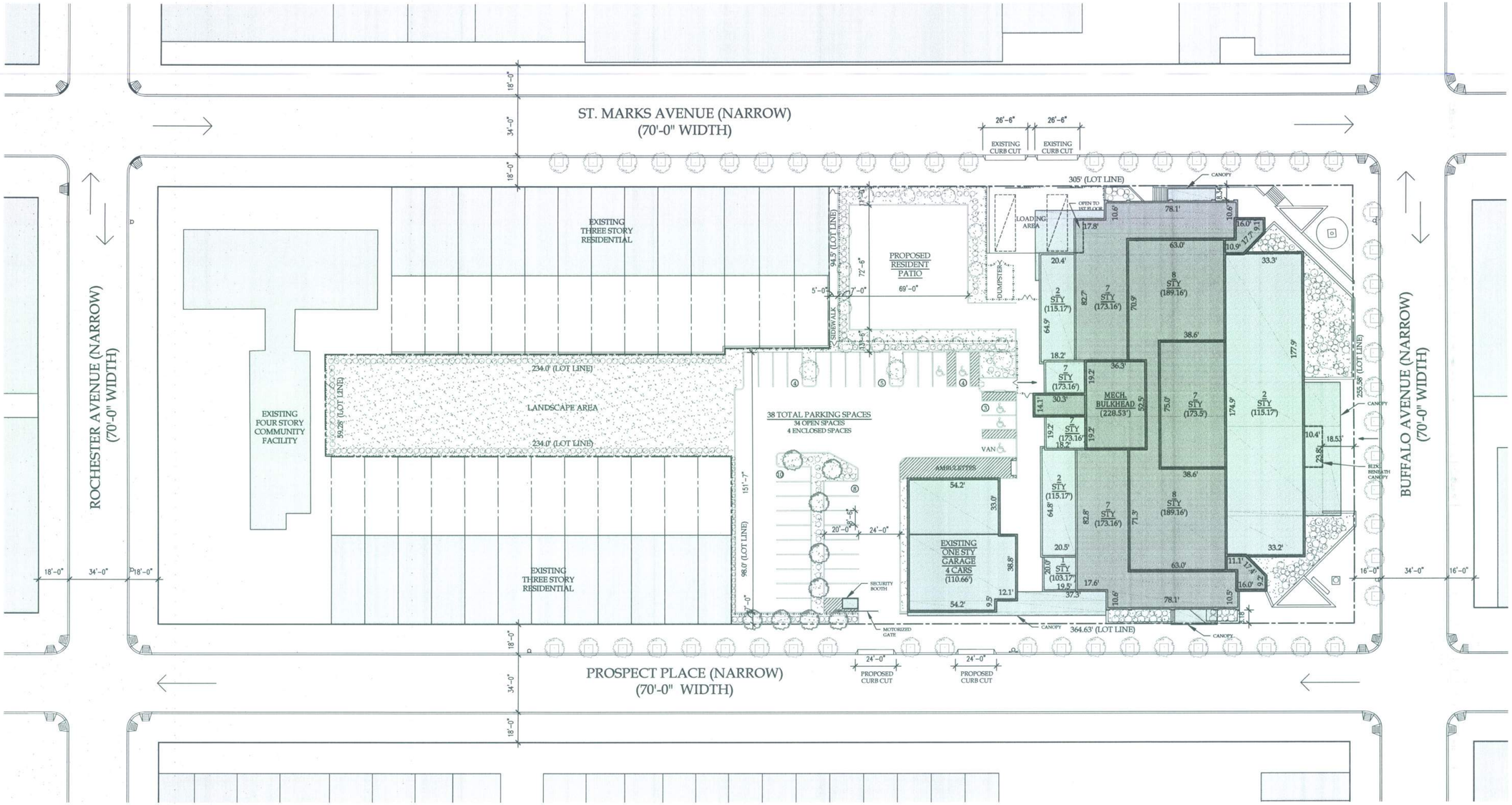
2	09-24-14		ISSUE FOR CPC REVIEW
1	08-27-14		CPC DRAFT REVIEW



NOTE: APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

REGISTERED ARCHITECT JOHN W. BAUMGARTEN 18275 STATE OF NEW YORK

LEGEND
- ZONING LOT
- BUILDING FOOTPRINT
- NEIGOBORING BUILDING
- STREET TREE
- FENCING

REV. No.	DATE	BY	REVISIONS
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BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE
170 BUFFALO AVENUE, BROOKLYN NY 11213 BLOCK: 1362 LOT: 1

SK-3

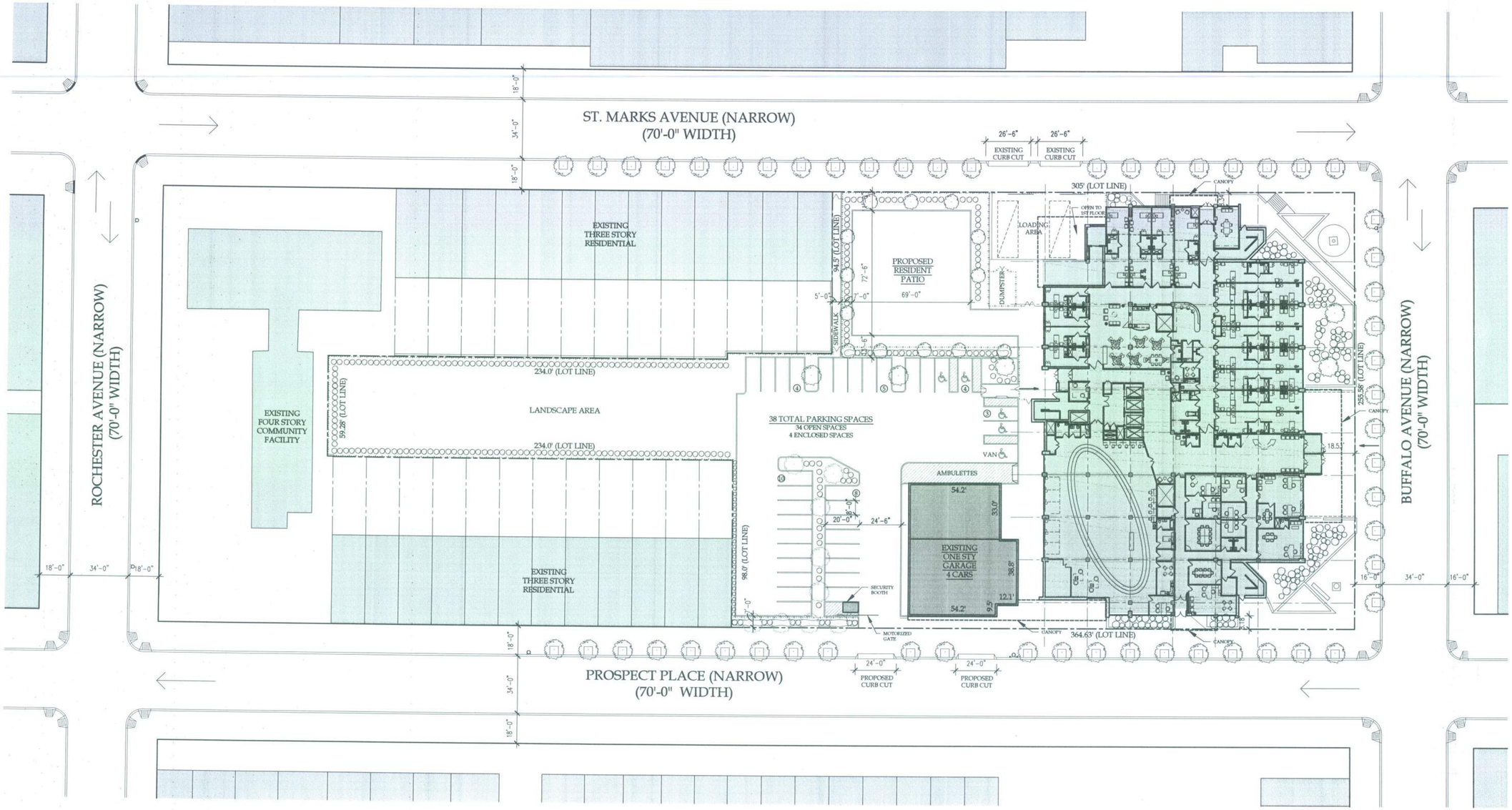
SCALE: 1:30

NORTH

ZONING SITE PLAN

JOHN W. BAUMGARTEN ARCHITECT, P.C.
366 N. BROADWAY, SUITE 207, JERICHO, NY 11753 (516)939-2333 JWBARCH.COM

SHEET No. 3



NOTE: APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

REGISTERED ARCHITECT
JOHN W. BAUMGARTEN
018275
STATE OF NEW YORK

LEGEND
- ZONING LOT
- BUILDING FOOTPRINT
- NEIGOBORING BUILDING
- STREET TREE
- FENCING

REV. No.	DATE	BY	REVISIONS
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1	08-27-14		CPC DRAFT REVIEW

BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE
1170 BUFFALO AVENUE, BROOKLYN, NY 11213 BLOCK: 1362 LOT: 1

SK-4

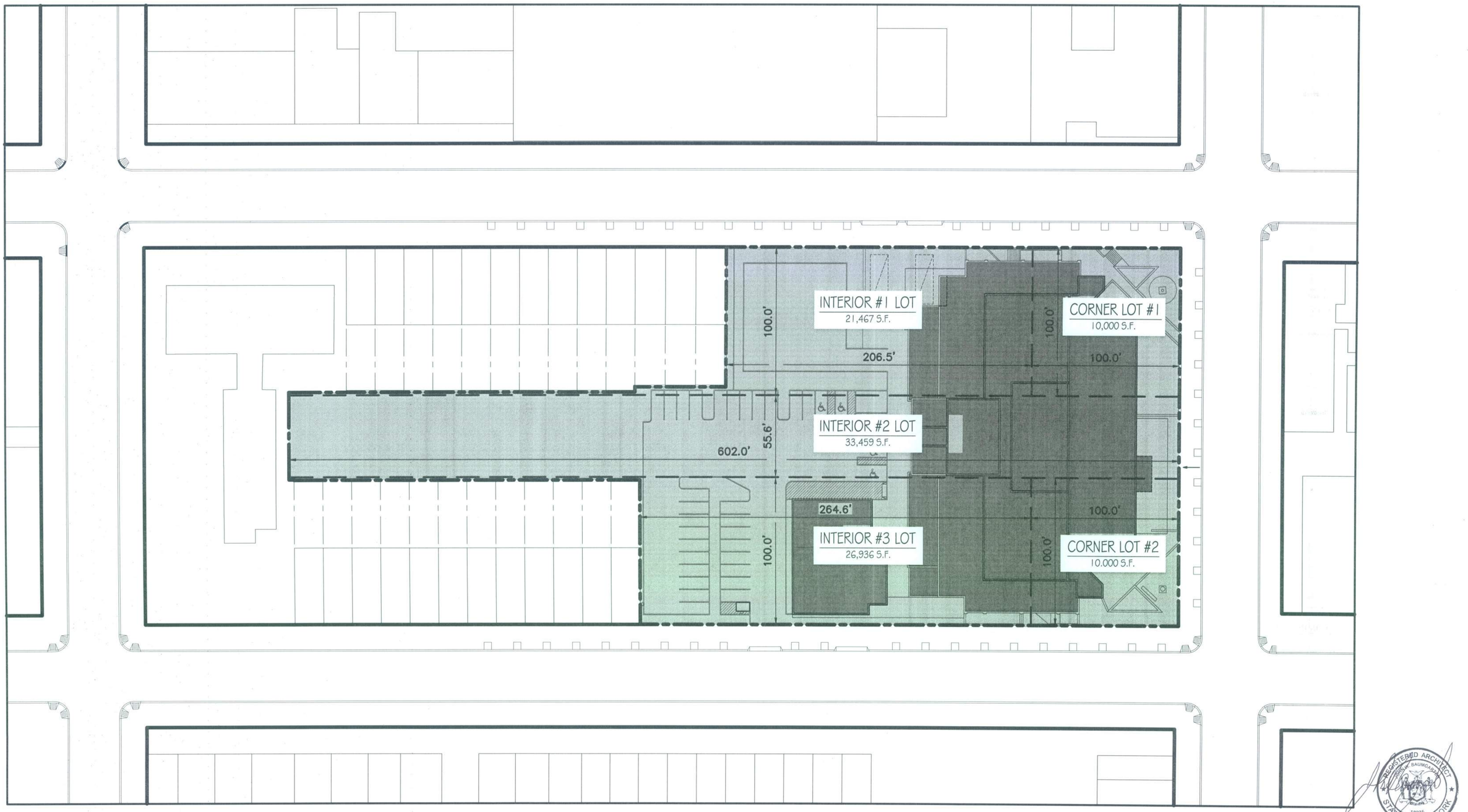
SCALE: 1:30

NORTH

GROUND FLOOR PLAN

JOHN W. BAUMGARTEN ARCHITECT, P.C.
900 N. BROADWAY, SUITE 205, HICKSVILLE, NY 11801 (516) 870-2333 FAX (516) 870-2334

SHEET No. 4



REGISTERED ARCHITECT JOHN W. BAUMGARTEN 18275 STATE OF NEW YORK

LEGEND
- PROPERTY LINE
- ZONING LOT
- BUILDING FOOTPRINT
- PROPERTY

REV. No.	DATE	BY	REVISIONS
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1	08-27-14		CPC DRAFT REVIEW

BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE
1700 BROADWAY, BROOKLYN, NY 11223 BLOCK: 1382 LOT: 1

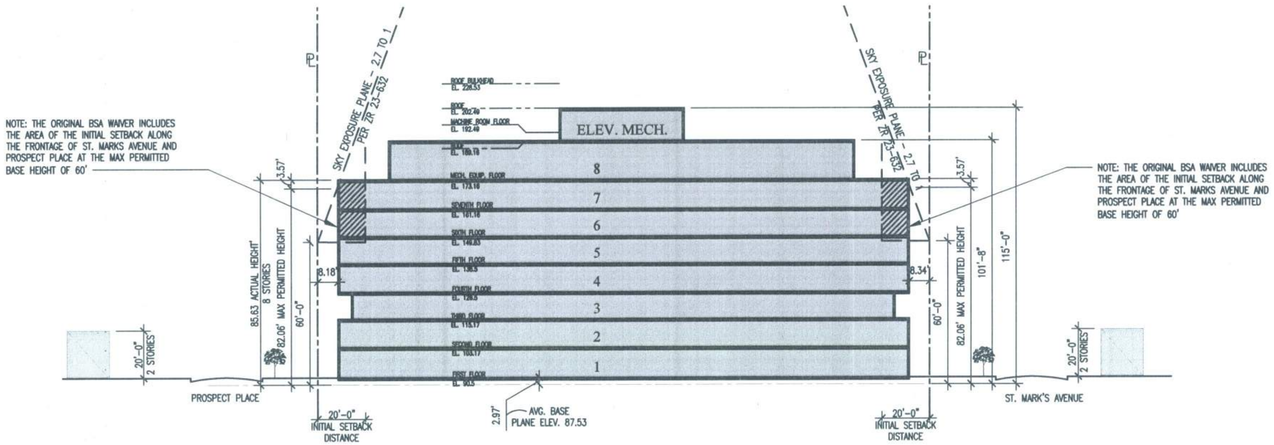
SK-5

SCALE: 1:30

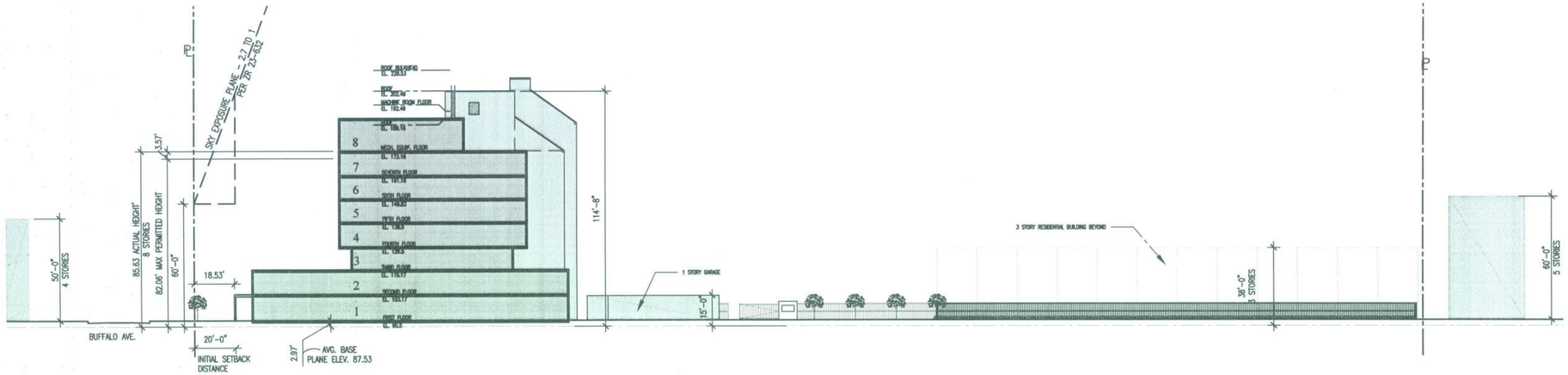
LOT AREA ANALYSIS

JOHN W. BAUMGARTEN ARCHITECT, P.C.
360 N. BROADWAY, SUITE 207, HASTINGS, NY 11706 (516) 994-2330 JWBARCH.COM

SHEET No. 5

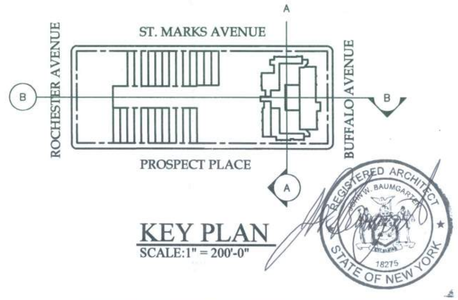


SITE SECTION A-A
SCALE:1" = 30'-0"



SITE SECTION B-B
SCALE:1" = 30'-0"

NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOTS IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.



KEY PLAN
SCALE:1" = 200'-0"

REGISTERED ARCHITECT JOHN W. BAUMGARTEN 18275 STATE OF NEW YORK

REV. No.	DATE	BY	REVISIONS
7	08-03-15		REVISION PER CPC COMMENTS
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LEGEND
- ZONING LOT
- BUILDING FOOTPRINT
- NEIGBORING BUILDING
- AREA SUBJECT TO BSA WAIVER (3)

BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE
1781 BUFFALO AVENUE, BROOKLYN NY 11233 BLOCK: 1365 LOT: 1

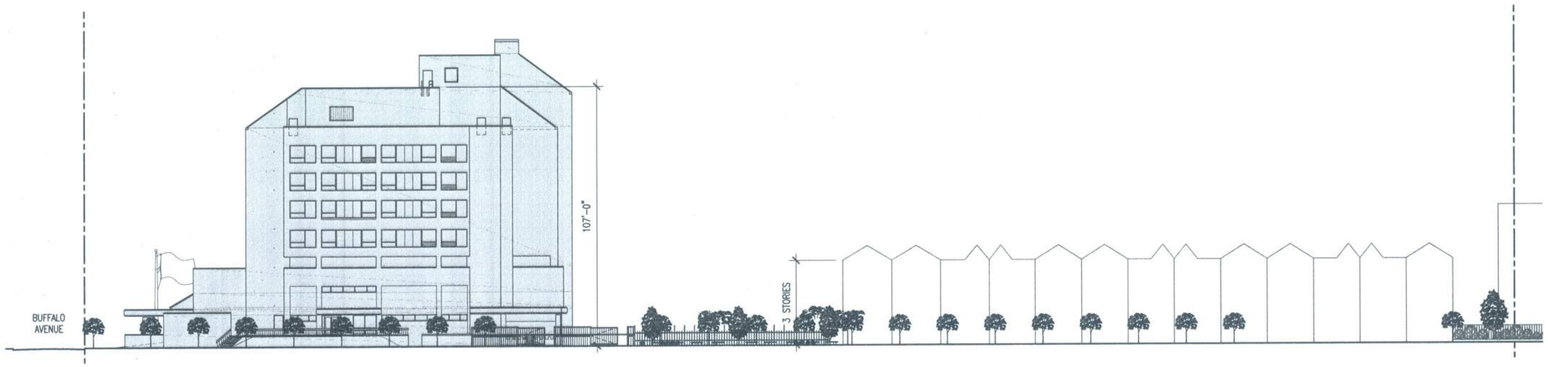
SK-6

SCALE: 1:30

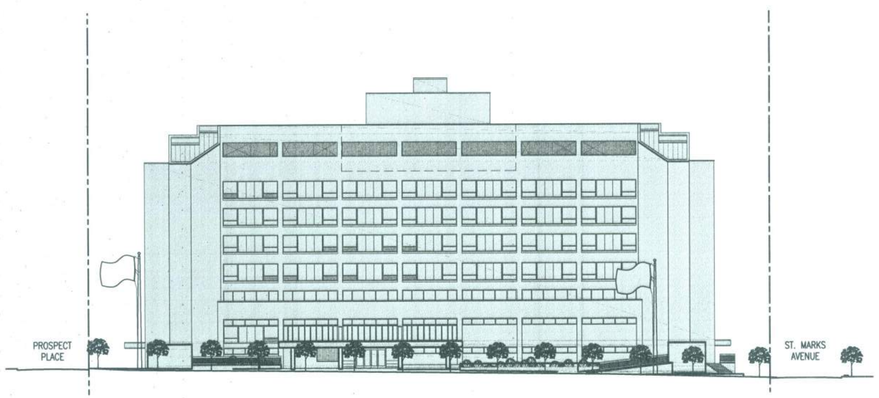
SITE SECTIONS

JOHN W. BAUMGARTEN ARCHITECT, P.C.
305 W. BROADWAY, SUITE 207, HEWLETT, NY 11557 (516)374-2233 JWBARCH.COM

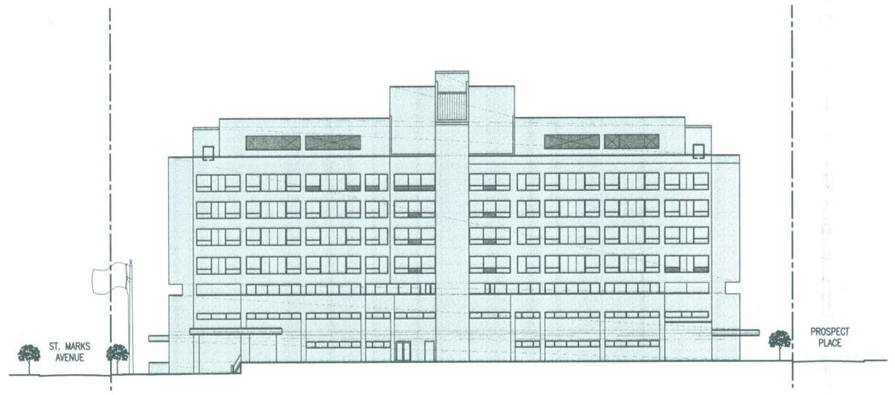
SHEET No. 6



1 ST. MARKS AVENUE ELEVATION
SCALE:1" = 30'-0"



2 BUFFALO AVENUE ELEVATION
SCALE:1" = 30'-0"



3 REAR (PARKING LOT) ELEVATION
SCALE:1" = 30'-0"

4 PROSPECT PLACE ELEVATION
SCALE:1" = 30'-0"

KEY PLAN
SCALE:1" = 200'-0"

REGISTERED ARCHITECT JOHN W. BAUMGARTEN 18275 STATE OF NEW YORK

REV. No.	DATE	BY	REVISIONS
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2	09-24-14		ISSUE FOR CPC REVIEW
1	08-27-14		CPC DRAFT REVIEW

NOTE: INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOTS IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

LEGEND
---- ZONING LOT
—— CURB LEVEL

BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE
170 BUFFALO AVENUE, BROOKLYN NY 11213 BLOCK: 1362 LOT: 1

SK-7

0 12.5' 25' 50'
SCALE: 1:30

BUILDING ELEVATIONS

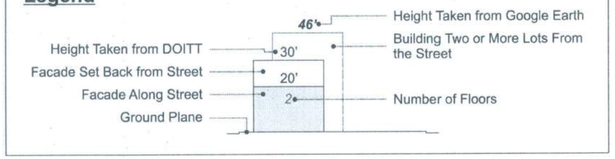
JOHN W. BAUMGARTEN ARCHITECT, P.C.
366 N. BROADWAY, SUITE 205, HICKSVILLE, NY 11753 (516)939-2335 JWBARCH.COM

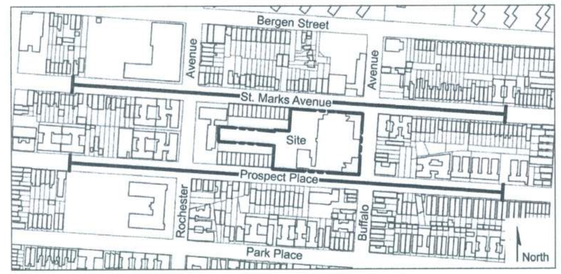
SHEET No. 7

170 Buffalo Avenue, Brooklyn

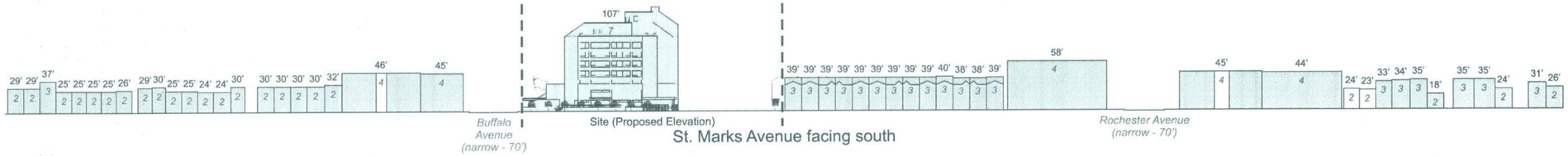
Neighborhood Character Diagram (Proposed Conditions)

Legend

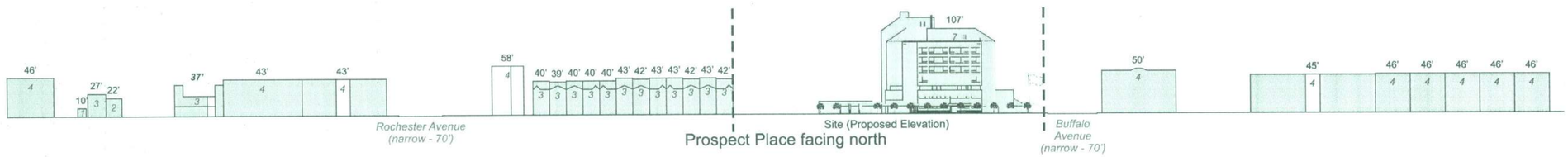




St. Marks Avenue facing north



St. Marks Avenue facing south



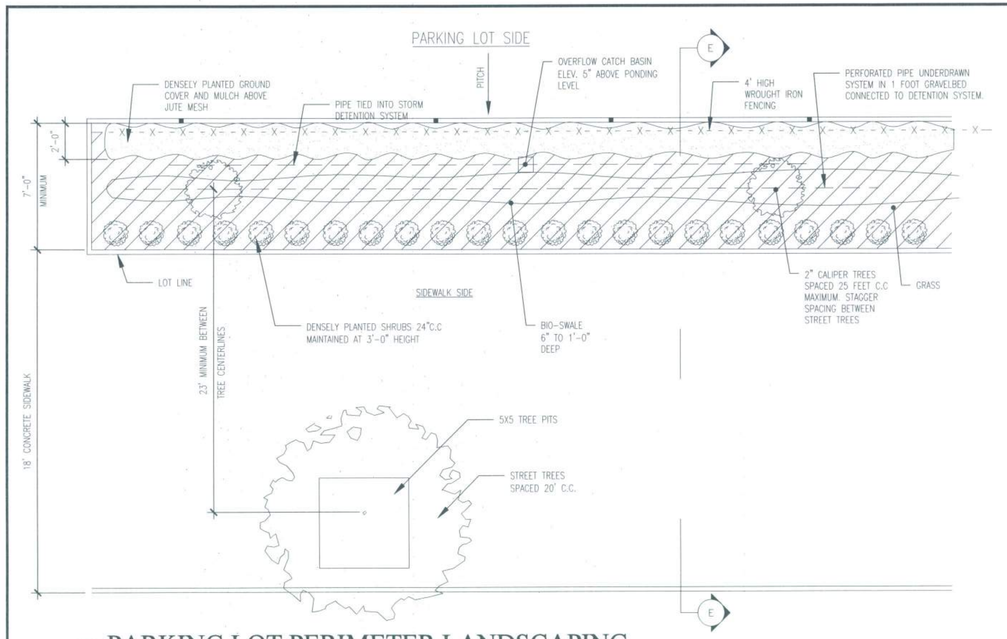
Prospect Place facing north

Prospect Place facing south

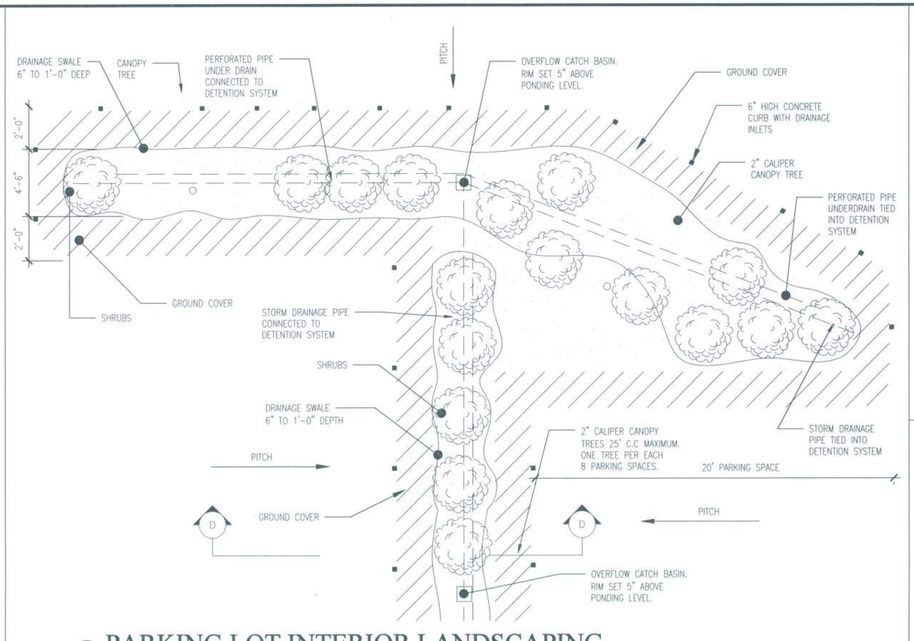
Urban Cartographics

REV. No.	DATE	BY	REVISIONS
7	08-03-15		REVISION PER CPC COMMENTS
6	07-02-15		ISSUE FOR CPC REVIEW
5	06-22-15		REVISION #2 PER CPC COMMENTS
4	02-19-15		REVISION #1 PER CPC COMMENTS
3	10-31-14		REVISED PARKING COUNT
2	09-24-14		ISSUE FOR CPC REVIEW
1	08-27-14		CPC DRAFT REVIEW

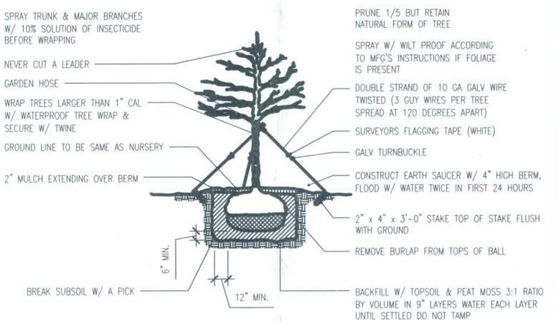
BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE 1 NEIGHBUFFALO AVENUE, BROOKLYN NY 11213 BLOCK: 1342 LOT: 1	SK-8			NEIGHBORHOOD CHARACTER DIAGRAM	JOHN W. BAUMGARTEN ARCHITECT, P.C. 560 N. BROADWAY, SUITE 307, HICKSVILLE, NY 11755 (516) 939-2370 JWBARCH.COM	SHEET No. 8



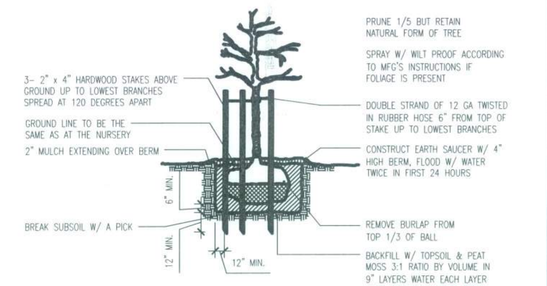
A PARKING LOT PERIMETER LANDSCAPING
SCALE:1/4" = 1'-0"



C PARKING LOT INTERIOR LANDSCAPING
SCALE:1/4" = 1'-0"



1 PLANTING DETAIL FOR MAJOR TREES OVER 2 INCH CALIPER
SCALE:1/4" = 1'-0"



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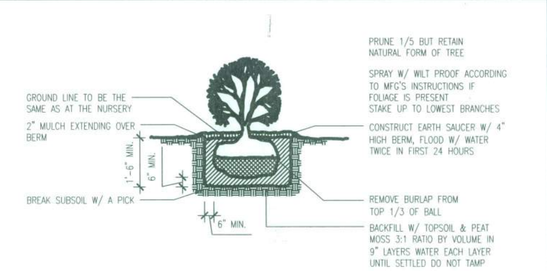
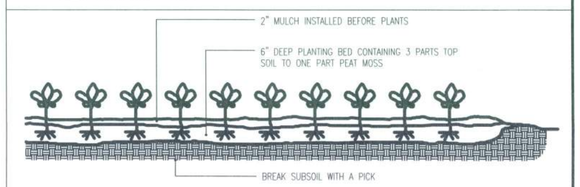
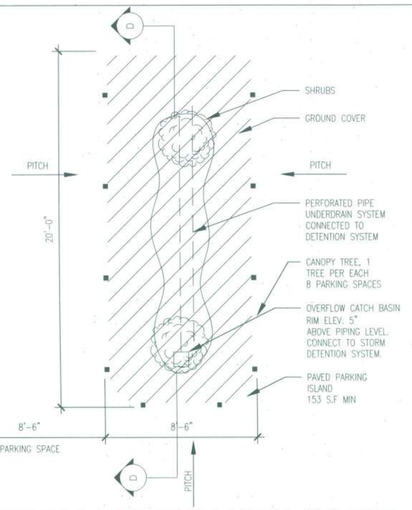
SCALE:1/4" = 1'-0"



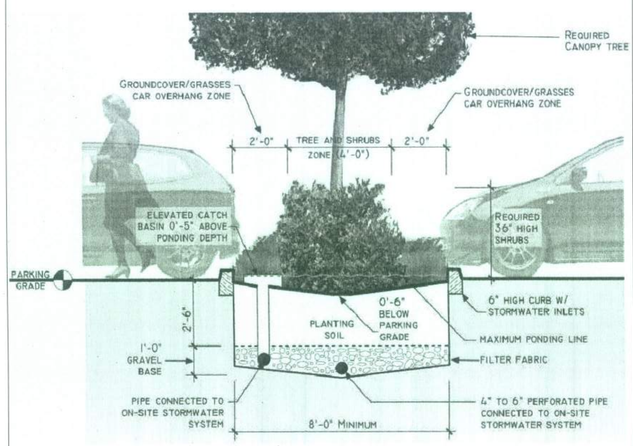
3 PLANTING DETAIL FOR SHRUBS
SCALE:1/4" = 1'-0"



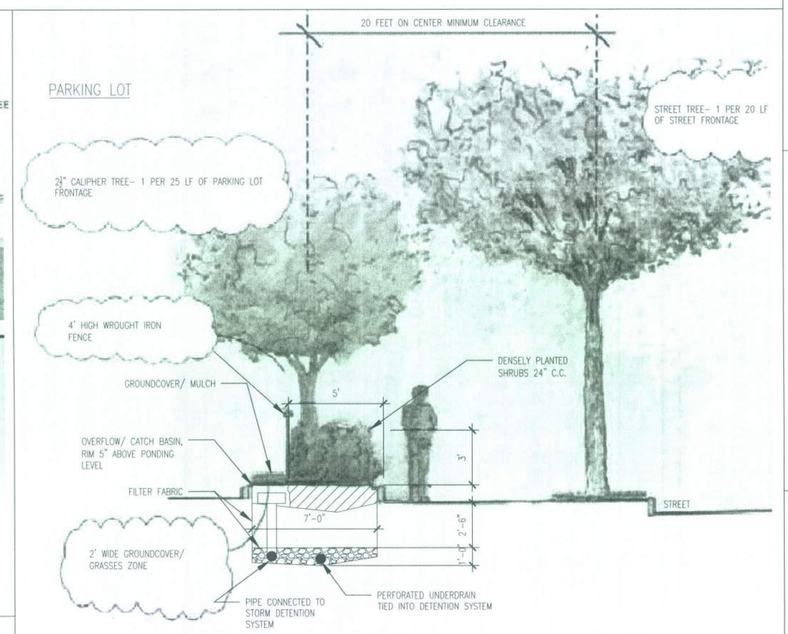
4 PLANTING DETAIL FOR GROUND COVER
SCALE:1/4" = 1'-0"



B PARKING LOT INTERIOR PLANTING BETWEEN PARKING SPACES
SCALE:1/4" = 1'-0"



D SECTION AT INTERIOR PARKING LOT LANDSCAPING
SCALE:NTS



E SECTION AT PARKING LOT PERIMETER
SCALE:1/4" = 1'-0"

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPEC.	REMARKS
MAJOR TREES						
1		STYPHNOLOBIUM JAPONICUM	SCHOLAR TREE	3"-3 1/2" CAL.	"	STREET TREES & PARKING CANOPY TREES
MINOR TREES						
2		CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	"	PARKING LOT PERIMETER & BUILDING PERIMETER
3		PINUS VIRGINIANA	VIRGINIA PINE	2" CAL.	"	PARKING LOT PERIMETER & BUILDING PERIMETER
4		PRUNUS SARGENTII	SARGENT CHERRY	2" CAL.	"	PARKING LOT PERIMETER & BUILDING PERIMETER
SHRUBS AND GROUND COVER						
5		FESTUCA GLAUCA	FESCUE GRASS	"	"	PRIMARY GRASS
6		BETULA NANA	DWARF BIRCH	"	"	ALL SHRUBBED AREAS
7		MICRO BIOTA DECUSSATA	RUSSIAN ARBORVITAE	"	"	ALL SHRUBBED AREAS
8		ILEX GLABRA	INKBERRY	"	"	ALL SHRUBBED AREAS
9		ILEX CRENATA THUNB	SKY PENCIL-JAPANESE HOLLY	3'-0" O.C.	"	PARKING LOT BORDER SCREENING

REGISTERED ARCHITECT JOHN W. BAUMGARTEN STATE OF NEW YORK 18275

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BROOKLYN CENTER FOR REHABILITATION AND RESIDENTIAL HEALTHCARE
130 BUFFALO AVENUE, BROOKLYN NY 11213 BLOCK: 1362 LOT: 1

SK-9

LANDSCAPE SCHEDULE AND DETAILS

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360 W. BROADWAY, SUITE 301, HEWLETT, NY 11557 (516) 939-2333 JWBARCH.COM

SHEET No. 9

PROJECT DESCRIPTION

Introduction

The applicant, Buffalo Avenue Realty Associates, LLC, is seeking a Special Permit pursuant to Zoning Resolution (ZR) Section 74-90 to allow for the use modification for certain community facility uses within the Weeksville section of Brooklyn Community District 8. The proposed action would facilitate the conversion of an existing 286,084 gross square foot (gsf), eight-story (seven-stories plus penthouse and cellar area) vacant former hospital building (Use Group 4) for use as a nursing home (Use Group 3).

The proposed development is located at 170 Buffalo Avenue (Block 1362, Lot 1) (the "Project Site") in an R6 Zoning district. The Project Site is in irregular shaped lot occupying the eastern half of Block 1362 and is bound by St Mark's Avenue to the north; Buffalo Avenue to the east; Prospect Place to the south; and Rochester Avenue to the west.

The Applicant proposes the reuse of the an existing 286,084 gsf vacant eight-story (seven-stories plus penthouse and cellar area) hospital (Use Group 4) on the Project Site with a Use Group 3 nursing home, which rises to a height of approximately 114 feet. The proposed reuse of the building would not include any changes to the building's bulk. Rather, the building would undergo substantial interior renovations. The eighth floor is utilized entirely as mechanical space.

In connection with the proposed new use, the building would contain 281 beds, 38 total parking spaces (34 open and four enclosed within an existing garage/ambulance bay), as well as new landscaping and a patio area. While the interior spaces would be reconfigured, the total FAR of 1.73 would remain unchanged. (**See Figure 1 – Site Location; Figure 2 – Tax Map; Figure 3 – Land Use Map; Figure 4 – Zoning Map; Figure 5 – Aerial Map; and Figure 6 – Site Photographs)**

The building was the subject of a prior Board and Standards and Appeals (BSA) approval (April 13, 1976) for a variance related to exceeding the maximum permitted building height (600-75-BZ). In connection with the proposed new use, the applicant is seeking a concurrent application with the BSA for a waiver in bulk (ZR 74-60). This results in a coordinated review with the Department of City Planning, who will act as the lead agency.

The original BSA application was a special permit pursuant to ZR 73-641, because the then applicant, St. Mary's Hospital proposed a new construction and made the argument to BSA that regulations were necessary based on one of the three findings:

A. That such modification is required in order to provide essential service to the community as a hospital;
B. That without such modification there is no way to build the building in satisfactory to the physical relationships of the existing buildings remaining on the site; and
C. That such modification is the minimum modification necessary to permit the development of such integrated community facility

The current BSA application is a bulk variance in order for 170 Buffalo to maintain existing setbacks as a nursing home, which were constructed for use as a hospital,

pursuant to 73-641 special permit. Removal of the setbacks is impracticable and would lower the nursing home bed count. Additionally, a BSA special permit is not available for bulk modifications of community facility buildings when occupied as a nursing home.

At the time of this application, the Department of City Planning has proposed the "Zoning For Quality and Affordability Text Amendment (CEQR No. 15DCP104Y), which eliminates the application of ZR Section 74-90 (the proposed special permit) for Use Group 3 nursing homes. Although under these amendments, if approved, the proposed use would be as-of-right, the above referenced variance would still be necessary due to the building having a height of 82'-6" without any setback where one is required after a maximum base height of 60 feet.

Background

In 1882 the St. Mary's Hospital began their operation on the entire Block 1362 (Lot 1). The Board of Standards and Appeals (600- 75-BZ) granted a special permit in 1975 pursuant to ZR §73-641, to permit to St. Vincent Catholic Medical Center to have their new eight-story (seven-stories plus penthouse and cellar area) St. Mary's Hospital building to penetrate the applicable sky exposure plane with a 82-6" perimeter wall height where 60' is the maximum permitted (600 -75-BZ). Findings of the BSA application was based on the entirety of Block 1362 (Lot 1) at the time of the approval. Subsequently the St. Vincent Catholic Medical Center was constructed in 1979 subject to the BSA approval. This facility remained until 2005 and filed for Chapter 11 bankruptcy and subsequently closed St. Mary's Hospital.

On November 28, 2006, the Mazel Group LLC (the new owner) submitted an amendment to 600-75-BZ by letter to BSA for minor changes to the parking lot layout and a subdivision of the site illustrated on a revised site plan (however, the site plan that was stamped and approved does not clearly illustrate the boundaries of the subdivision). The BSA rendered no objections to the proposed subdivision of the lot and parking layout. Subsequent to the subdivision, BSA retained jurisdiction over the eastern portion of the site, occupied by the eight-story (seven-stories plus penthouse and cellar area).

In June 22 of 2007, a Restrictive Declaration was placed over the middle portion of Block 1362, Lot 1 by Mazel Group LLC. The restrictive declaration document labels Lot 1 and lot 50 as well as the restrictive area by metes and bounds, and prevented development along a long sliver of land area of Lot 1 (See **Appendix B**). The remaining area (The U-shaped western portion of the block on Lot 50) was sold off for the development of houses. Subsequently in October of 2007, the Department of Finance (DOF) Tax map records show that Lot 50 was subdivided into Lots 18 -30 and 80 – 91 and today is developed with several

Finally, in March of 2009, the DOF tax map records show that Block 1362 was subdivided into Lots 1 and 50. The following April, a professional certification was approved for the subdivision of Block 1362, Lot 1, which remains until the present.

Existing Conditions

The Site is located at 170 Buffalo Avenue (Block 1362, Lot 1), which is located in the Weeksville neighborhood of Brooklyn Community District #8. The Project Site contains an un-occupied 286,084 gsf hospital. The principle portion of the Site (that is improved upon

with a 8-story building) occupies approximately the eastern half of the subject block with a lot area of 101,888 square feet. Also within the Site is a 5,078 gsf garage and ambulatory service facility that contains 9 parking spaces. The existing facility contains a total of 23 parking spaces, 14 of which are unenclosed in the rear parking lot accessed via a curb cut from Prospect Place. The existing facility also contains a loading bay for the 8-story building with access via St. Mark's Avenue.

The lesser portion, and rear lot line of the Site, is a 59.28-foot wide sliver of land, which is restricted from development, aside from accessory parking, per a Restrictive Declaration executed in June of 2007 as part of the subdivision of western portion of the block for the development of housing (see Background section above and **Appendix B**).

From that rear lot line to the center of the lot's frontage along Buffalo Avenue is 594 feet in depth. The frontages of the Site are as follows: 305 feet on the south side of St. Marks Avenue; 255.58 feet on the west side of Buffalo Avenue; and 364.63 feet on the north side of Prospect Place.

The Site is currently improved upon with a 8-story building that contains approximately 176,321 zoning square feet of floor area; which equates to an FAR of 1.69 (where 4.8 FAR is permitted for community facility uses). This building was constructed in 1975 and was formerly used as a Use Group 4 hospital (St. Mary's Hospital), containing 241 beds. The building's base height is 85 before any setbacks, per a BSA variance that allowed it to violate the applicable sky exposure plane, which begins at 60 feet above the street line (see BSA Cal. No.: 600-75-BZ).

Adjacent to the project site are recently constructed three-story multi-family residential properties. On the western half of the block is a five-story 50,000 square foot Use Group 3 non-profit institution with sleeping accommodations.

The Site is located entirely within an R6 zoning district that allows for residential and community facility use. The maximum development potential for residential use under Quality Housing is 2.2 FAR. For community facility use, a maximum FAR of 4.8 is allowed.

Proposed Development

The proposed action would facilitate the re-occupancy of the vacant 8-story hospital as a nursing home with 281 beds for a total of 286,084 gsf at an FAR of 1.73. The re-occupation would not include any changes to the building's bulk. However, the building would receive substantial interior and exterior renovations, including an outdoor patio and reconfigured parking area.

The proposed new nursing home would contain 38 total parking spaces (34 open, four enclosed within an existing garage/ambulatory service bay. The building would contain a rear yard and new plantings and landscaping as required under ZR 25-60 and 37-920. A new 20 foot wide curb cut would be added along Prospect Place, while an existing 24-foot curb cut would be shortened to 20 feet to access the former ambulatory/parking building. The existing loading bay on St. Mark's Avenue would remain.

The proposed new nursing home would employ approximately 207 workers. 77% of these employees would be medical staff (nurses and nurse practitioners), while 23% would consist of administrative/managerial staff (food service, custodial, social workers and office staff).

Purpose and Need

The proposed nursing home use (Use Group 3) is not permitted as-of-right under ZR 22-10. In addition, the applicant does not qualify for a Certification pursuant to ZR 22-42 (Certification of Certain Community Facility Uses) due to the above-average concentration of nursing home beds in Brooklyn Community District 8.

Required Approvals

The applicant is seeking a Special Permit pursuant to Zoning Resolution (ZR) Section 74-90 to allow for the use modification for certain community facility uses, which would allow the proposed nursing home use. The applicant concurrently seeks a variance from the Board of Standards and Appeals (BSA) for waivers in bulk (ZR 72-21 & 24-522) under application 92-15-BZ. In addition, the applicant has received a Certificate of Need from the State of New York (CON#132129).

E-Designation

In order to avoid an impact related to noise, an (E) designation would be mapped on the Project Site, identified as Tax Block 1362, Lot 1 in Brooklyn (E-370).

REASONABLE WORST CASE DEVELOPMENT SCENARIO

Future No-Action Scenario

Absent the proposed action, the existing eight-story (seven-stories plus penthouse and cellar area) vacant Use Group 4 hospital would remain dormant and would be considered to have no floor area for the purpose of the environmental analysis. The building would continue to contain 23 spaces (9 of which are enclosed in the former ambulatory parking building).

Future With-Action Scenario

The proposed action would facilitate the re-occupancy of the vacant 8-story hospital as a nursing home with 281 beds for a total of 286,084 gsf at an FAR of 1.73. The re-occupation would not include any changes to the building's bulk but for the purpose of the environmental analysis, the new use would be considered new floor area. The new building would contain 38 parking spaces.

Therefore, in the with-action scenario, the proposed development would contain 286,082 gsf of floor area (an FAR of 1.73), 38 total parking spaces and one new curb cut along Prospect Place. The existing 24-foot curb cut would be shortened to 20 feet to access the former ambulatory/parking building. The existing loading bay on St. Mark's Avenue would remain.

ANALYSIS FRAMEWORK

For the purpose of the analysis framework, the Future With-Action Scenario would consist of the proposed development. The increment between the No-Action and the Future With-Action would therefore include 286,084 gsf of floor area and 15 parking spaces.

Based on an estimated 12-month approval process and a 6-month construction period, the Build Year is assumed to be 2018.

170 BUFFALO AVENUE

ENVIRONMENTAL ASSESSMENT STATEMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, urban design and visual resources, and transportation as further detailed below.

1. LAND USE, ZONING AND PUBLIC POLICY

I. Introduction

This proposal involves one discretionary action to facilitate a proposal by the applicant to re-occupy a vacant eight-story (seven-stories plus penthouse and cellar area) hospital as a nursing home. The proposed action consists of a special permit pursuant to Zoning Resolution (ZR) Section 74-90 to allow for the use modification for certain community facility use (nursing home, Use Group 3).

The proposed actions would affect 170 Buffalo Avenue (Block 1362, Lot 1), which is located in the Weeksville neighborhood of Brooklyn (the "Project Site"). The Site is located on Buffalo Avenue between St Marks Avenue and Prospect Place within an R6 zoning district.

As noted above, the proposed action would facilitate the re-occupation of an existing 286,084 gross square foot (gsf) hospital as a nursing home. The nursing home is currently eight-stories (seven-stories plus penthouse and cellar area) and rises to a total height of 114' 8". The proposed new use would facilitate 281 beds and would contain 38 parking spaces, as well as one new curb cut and outdoor amenities, such as a new patio and tree plantings.

II. Existing Conditions

Land use

Project Site Description

The Project Site is located at 170 Buffalo Avenue (Block 1362, Lot 1), which is located in the Weeksville neighborhood of Brooklyn Community District #8. The Project Site contains an un-occupied 286,084 gsf hospital. The principle portion of the Site (that is

improved upon with a 8-story building) occupies approximately the eastern half of the subject block with a lot area of 101,888 square feet.

The lesser portion, and rear lot line of the Site, is a 59.28-foot wide sliver of land, which is restricted from development, aside from accessory parking, per a Restrictive Declaration executed in June of 2007 as part of the subdivision of western portion of the block for the development of housing (see Background section above and **Appendix B**).

From that rear lot line to the center of the lot's frontage along Buffalo Avenue is 594 feet in depth. The frontages of the Site are as follows: 305 feet on the south side of St. Marks Avenue; 255.58 feet on the west side of Buffalo Avenue; and 364.63 feet on the north side of Prospect Place.

The Site is currently improved with an 8-story building that contains approximately 176,321 zoning square feet (zsf) of floor area; which equates to an FAR of 1.69 (where 4.8 FAR is permitted for community facility uses). This building was constructed in 1975 and was formerly used as a Use Group 4 hospital (St. Mary's Hospital), containing 241 beds. The building's base rises to a height of 85' without any setback, per a BSA variance that allowed it to violate the applicable sky exposure plane, which begins at 60 feet above the streetline (see BSA Cal. No.: 600-75-BZ).

Adjacent to the project site are recently constructed three-story multi-family residential properties. On the western half of the block is a five-story 50,000 square foot Use Group 3 non-profit institution with sleeping accommodations.

Site History

The entirety of Block 1362 was once the Site of the original St. Mary's hospital; a six-story Second Empire-style complex that opened in 1882 with gardens, trees and wrought-iron fences housing eight wards, 50 private rooms and, starting in 1883, ambulance service, provided by a dashing horse-drawn carriage. Later, a nursing school and the hospital's administrative offices occupied a second 4-story building located at the western end of the Block at 1465 Prospect Place (on what is today lot 50). (That building is today occupied by a NYS Division of Housing and Community Renewal Use Group 3 Non-Profit Institution with sleeping accommodations). When the original St. Mary's buildings were constructed at either end of the subject block, the midblock was vacant land. In subsequent years, the midblock was used as accessory parking to the hospital complex.

On April 13, 1976 the Board of Standards and Appeals granted a special permit pursuant to ZR §73-641 to permit the existing building on the Site to violate the applicable sky exposure plane with a 82-6" perimeter wall height where 60' is the maximum permitted (see BSA Cal. No.: 600-75-BZ). That approval was specific to the use of the building as a Use Group 4 Hospital.

The original BSA application was a special permit pursuant to ZR 73-641, because the then applicant, St. Mary's Hospital proposed a new construction and made the argument to BSA that regulations were necessary based on one of the three findings:

A. That such modification is required in order to provide essential service to the

community as a hospital;

B. That without such modification there is no way to build the building in satisfactory to the physical relationships of the existing buildings remaining on the site; and
C. That such modification is the minimum modification necessary to permit the development of such integrated community facility

The current BSA application is a bulk variance in order for 170 Buffalo to maintain existing setbacks as a nursing home, which were constructed for use as a hospital, pursuant to 73-641 special permit. Removal of the setbacks is impracticable and would lower the nursing home bed count. Additionally, a BSA special permit is not available for bulk modifications of community facility buildings when occupied as a nursing home.

In 1978 the existing 8-story building (at issue in this application) was constructed (replacing the original hospital) at the eastern end of Block 1362, at 170 Buffalo Avenue (see below). The center of the block continued to be used as accessory parking for both buildings.

More recently as St. Mary's hospital encountered financial difficulties it first sold off the original hospital building on Prospect Place. And later sold off strips of midblock property fronting on both St. Mark's Avenue and Prospect Place. These two strips of land, at depths of between 94–98 feet, were subdivided into a series of 19.5-foot wide lots and developed upon with 3-story multi-family condominiums in 2007.

On December 21, 2009, ULURP Application No.: C 100067 HAK was approved, allowing for the development of a 25-unit condominium at 1612 Park Place and 404A, 408, 414, 416 Hopkinson Avenue.

At the interior of the block, extending west from the main portion of the Site where the existing hospital building is located, is a 59-foot wide sliver of land that extends approximately 234 feet west, that has been kept to be used for parking. The hospital itself finally closed its door in October 2005 and has sat vacant ever since.

Land Use Study Area

The Land Use Study area is defined as the area within 400 feet of the Site. This area is bound by Bergen Street to the north, Utica Avenue to the west, Park Place to the south, and Ralph Avenue to the east. As shown in the accompanying land-use map (**Figure 3 - Land Use Map**), the surrounding area mainly consists of residential uses (apartment buildings and two-family houses), community facilities and some commercial retail.

Scattered throughout the surrounding area are a number of large community facilities. Notably, the recently-completed Weeksville Heritage Center, located to the north of the Site across St. Marks Avenue, and the adjacent Hunterfly Road Historic Houses (Block 1356, Lot 50 & Block 1356 Lots 26–28); the Brooklyn Children's Center (which occupies all of Block 1445); the Calvary Church (Block 1381, Lot 1); as well as several public schools.

Pure residential uses, both single- and multi-family buildings mostly between 2–5 stories in height, are generally located along the east–west streets in the surrounding area: Bergen

Street, St. Marks Avenue, Prospect Place, Park Place, and Sterling Place. The predominant building types include rowhouses of 2–3 stories in height that are mostly attached or semi-detached, and vary in width from 15–25 feet; and small apartment buildings that are generally 3–5 stories in height, and occupy larger lots. The Kingsborough Houses, a NYCHA complex that occupies a superblock bound by Pacific Street to the north, Ralph Avenue to the east, Bergen Street to the south, and Rochester Avenue to the west.

The area's commercial uses are primarily located in the mixed-use (residential–commercial) buildings that line its north–south avenues in: Utica Avenue, Rochester Avenue, Buffalo Avenue, and Ralph Avenue. However, none of these Avenues is a destination retail strip; they containing mostly local/neighborhood retail uses.

Zoning

The existing building was constructed in 1975 and was formerly used as a Use Group 4 hospital (St. Mary's Hospital), containing 241 beds. The building rises to a height of 82'-6" without any setback, and exceeds the underlying R6 height regulations per a BSA variance that allowed it to violate the applicable sky exposure plane, which begins at 60 feet above the streetline (see BSA Cal. No.: 600-75-BZ for previously approved application and 92-15-BZ for the current application).

The Site is located in a large R6 district that extends for several avenues to the east and west, and several streets to the north and south. Within that R6 district, C1-3 and C2-3 commercial overlays are mapped along several of the area's north–south avenues (Utica Avenue, Rochester Avenue, Buffalo Avenue, and Ralph Avenue). (**Figure 4 – Zoning Map**).

The R6 district in which the Site is located allows for both single and multi-family residential uses, as well as community facilities. The bulk parameters of the R6 district allow for buildings up to 2.43 FAR (for residential uses; height factor building type), 2.0/3.0 FAR (for residential uses; quality housing building type) and 4.8 FAR (for community facility uses). The remaining bulk parameters of the district tend to create a variety of building types which includes attached and semi-detached rowhouses, and small to medium apartment buildings. Building heights are generally regulated by the height factor regulations, with a sky exposure plane that begins at 60 feet above the streetline. Off-street parking is required in R6 districts for 70% of dwelling units.

The C1-3 and C2-3 commercial overlay districts that are mapped on some of the surrounding Avenues frontages allow for up to 2.0 FAR commercial use in the subject R6 district. They generally result in ground floor retail stores. Whereas the C1 district allows for commercial uses in only Use Groups 5 & 6 (neighborhood-oriented uses), the C2 district allows a slightly wider range of uses in Use Group 5–9 (which include service and destination retail uses) that tend to attract visitors from further distances.

The Site is within the boundaries of a special FRESH district that qualifies the development for zoning incentives for the development of a neighborhood grocery store.

Public Policy

The proposed development is not located within the coastal zone and therefore does not affect the City's Waterfront Revitalization Program (WRP). The affected area is not controlled by or located in any designated New York State Empire Zones or New York City Industrial Business Zones (IBZs). Additionally, the rezoning area is not governed by a 197a Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan. The Proposed Action does not seek any approvals related to a FRESH certification.

III. Future Without the Proposed Action (No Action)

Land Use

Under the No-Action Scenario for the Project Build Year of 2018, it is assumed that the Site, identified as Block 1362, Lot 1 in Brooklyn, would remain unoccupied as a hospital use. This would entail 286,084 gsf of vacant floor area under Use Group 4 (hospital) use.

Surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2018. No land-use changes or other notable development proposals within the study area are anticipated by the build year of 2018.

The 400-foot area surrounding the project site is developed with a stable residential community, including several community facilities (as noted above), including some neighborhood retail. Furthermore, a large share of the residential uses contained within proximity to the Project Site is City-owned housing (NYCHA) and will continue to exist in the future.

Table 1-1

Future No-Action Scenario, Future With-Action Scenario, and Increment Change

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
Manufacturing/Industrial	☐ YES ☒NO	☐ YES ☒NO	☐ YES ☒NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☒ YES ☐NO	☒ YES ☐ NO	☒ YES ☐NO	
If "yes," specify the following:	Vacant	Vacant		
Type	Use Group 4	Use Group 4	Use Group 3	
Gross floor area (sq. ft.)	286,084	286,084	286,084	+286,084
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:	Ambulatory Parking Building (5,078 gsf)	Ambulatory Parking Building (5,078 gsf)	Ambulatory Parking Building (5,078 gsf)	+/0 GSF
No. of public spaces				
No. of accessory spaces	9	9	4	-5
Lots	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces	14	14	34	+20
ZONING				
Zoning classification	R6	R6	R6	
Maximum amount of floor area that can be developed	Residential (2.0-3.0 FAR) / Community Facility (4.8 FAR)	Residential (2.0-3.0 FAR) / Community Facility (4.8 FAR)	Residential (2.0-3.0 FAR) / Community Facility (4.8 FAR)	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential; Community Facility; Commercial.	Residential; Community Facility; Commercial.	Residential; Community Facility; Commercial.	

Zoning and Public Policy

In the future without the proposed action, the existing zoning would remain unchanged. The Site would continue to be zoned R6 and would continue to not comply with the underlying maximum height regulations per a BSA variance (ZR 74-30; 74-60) that allows the Site to violate the applicable sky exposure plane.

In the future without the proposed action, no public policy changes are expected to occur in the study area.

IV. Future With The Proposed Action (With-Action Scenario)

Land Use

If the proposed action is approved, the With-Action Scenario for the Project Build Year of 2018 would entail the re-occupation and change in use of the Project Site to a nursing home (Use Group 3). The proposed nursing home would contain 286,084 gsf of Use Group 3 floor area, as well as 38 parking spaces. In addition to the change in use, the proposed action would generate 63,607 square feet of new open space on the Site. The proposed new use would not add any new permanent residents to the study area. No land-use changes or other notable development proposals within the study area are anticipated by the build year of 2018.

The proposed community facility use is not permitted as-of-right under ZR 22-10. In addition, the applicant does not qualify for a Certification pursuant to ZR 22-42 (Certification of Certain Community Facility Uses) due to the above-average concentration of nursing home uses in Brooklyn Community District 8 (6.4 beds per population of 1,000, which is higher than the City-wide ratio of 5.5 existing beds per a population of 1,000). Because this condition is met, a CPC Special Permit pursuant to Z.R. Section 74-90 is necessary to permit a new Use Group 3 nursing home within Community District 8.). However, the proposed nursing home use would not be out of character within the study area. As previously noted, the study area contains several large community facility uses. The existing use on the Site is a hospital use, while the adjacent property to the west already contains a Use Group 3 use, which consists of non-profit institution with sleeping accommodations.

Overall, the proposed action and resulting proposed development would not represent a substantial land-use change on the Site, as most community facility uses are allowed as-of-right. However, as noted above, the proposed nursing home use is not permitted as-of-right due to an above-average concentration of nursing home beds within Community District 8. The proposed uses would otherwise not differ between the No-Action and With-Action scenarios.

As such, the proposed actions and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

Zoning

In the future with the proposed action, the existing vacant 286,084 gsf building would be re-occupied with a nursing home use with 38 parking spaces, create one new curb cut and add 63,607 square feet of new open space on the Site. The existing building would continue to exceed the sky exposure plane at 82' 6", pursuant to a previous BSA variance.

The underlying R6 zoning district permits a community facility FAR of 4.8 and requires approximately 14 accessory parking spaces. The proposed new use would contain a community facility FAR of 1.73 and provide 34 accessory parking spaces, which would comply with the underlying zoning regulations. The proposed development would otherwise not result in any non-conforming uses or non-complying development, as it would otherwise be permitted as-of-right and the proposed action affects only the Site.

Public Policy

In the future with the proposed action, no public policy changes are expected to occur in the study area. The Project Site would become re-occupied with a new community facility use and would otherwise remain vacant.

The proposed nursing home use would not qualify for zoning and financial incentives for the development of a grocery store under the FRESH program. There are no other public policies of concern applicable to the Site.

Therefore, the proposed actions and the resulting proposed development are not expected to result in any significant adverse impacts to or conflicts with public policies in the study area.

V. Assessment/Conclusion

Land Use

The proposed rezoning would not result in a substantial change of land use in the rezoning area, as most community facility uses are currently allowed as-of-right and several are contained within proximity to the Site. Absent the proposed actions, the Site would continue to be occupied with a vacant community facility use. Accordingly, the proposed action would not result in any significant adverse land use impacts.

Zoning

The proposed special permit would re-occupy the existing vacant hospital with a nursing home use. The existing 286,084 gsf of floor area (1.73 FAR) would remain in the no-action and with-action scenarios. The proposed new use would be accommodated with new exterior amenities, as well as 38 accessory parking spaces, all of which are allowed as-of-right.

The existing base height of the building (approximately 85 feet) would continue to exceed the sky exposure plane, pursuant to a previously approved BSA variance. As such, the proposed action is not expected to result in any significant adverse impacts from zoning.

Public Policy

The proposed action would facilitate a re-occupancy of an existing vacant community facility building. The proposed action would not affect any applicable public policies, as discussed above. As there are no other public policies of concern applicable to the proposed project, the proposed actions are not expected to result in any significant adverse impacts to public policies.

2. URBAN DESIGN AND VISUAL RESOURCES

Introduction

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. An assessment would be appropriate for 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'.

Existing Conditions

The proposed action involves the re-occupation of an existing vacant 8-story hospital as a nursing home. The existing building exceeds setback requirements, which results in the building exceeding the sky exposure plane at 82' 6", pursuant to the regulations of the underlying R6 zoning district, which permits a maximum street wall height of 60 feet before a setback.

Section 24-522 requires a front wall height of 60 feet (or 6-stories, whichever is less) at the street line or within the initial setback distance, and then a sky exposure plane of 2.7 to 1 is applied. The front wall height of the building at the street line along Prospect Place and St. Marks Avenue reaches a height of eight stories (85 feet) before setting back, which exceeds the maximum height allowed under the Zoning Resolution.

A bulk variance was sought and approved[1] by the Board of Standards and Appeals (BSA) upon the initial construction of the building in 1976. However, a change of use requires a new BSA variance application (92-15-BZ), which is being sought concurrently with this application. The building otherwise complies with floor area, yard, height, and setback requirements of the underlying R6 zoning district.

Future No-Action

In the future without the proposed action, the existing building would remain unoccupied. The building would continue to exceed setback regulations pursuant to 24-522. The building otherwise complies with floor area, yard, height, and setback requirements of the underlying R6 zoning district.

Future With-Action

In the future with the proposed action, the re-occupation of the building would not result in any modifications to the building's bulk. However, the building would receive substantial interior and exterior renovations, including an outdoor patio and reconfigured parking area.

The proposed new nursing home would contain 38 total parking spaces (34 open, four enclosed within an existing garage/ambulatory service bay) The building would contain a

[1] Issued by the Board of Standards and Appeals on April 13, 1976, under Calendar No. 600-75-BZ

rear yard and new plantings and landscaping as required under ZR 25-60 and 37-920. A new 20 foot wide curb cut would be added along Prospect Place, while an existing 24-foot curb cut would be shortened to 20 feet to access the former ambulatory/parking building. The existing loading bay on St. Mark's Avenue would remain. The existing building would continue to exceed the sky exposure plane at 85' pursuant to the previous BSA bulk variance. The building would otherwise comply with floor area, yard, height, and setback requirements of the underlying R6 zoning district.

Conclusion

The proposed action would facilitate the re-occupation of an existing building. The proposed action would exceed setback regulations in the no-action scenario, as well as the with-action scenario, resulting in no incremental change between the two scenarios. The existing and proposed building otherwise complies with floor area, yard, height, and setback requirements of the underlying R6 zoning district. Therefore, a preliminary urban design assessment is not warranted and no urban design or visual resources impacts would occur. Additionally the ULURP (N160028ZSK) includes findings that the architectural landscaping treatment and the height of the development blend harmoniously with the topography of the surrounding area.

3. TRANSPORTATION

Introduction

In order to determine the potential for the proposed mixed-use development to result in significant adverse transportation impacts, trip generation screening analyses were performed pursuant to the methodologies identified in the *2014 CEQR Technical Manual.* Based on the proposed mixed-use development, it was determined that the proposed action would not result in significant adverse impacts as is summarized below.

Proposed Action

The project site is located at 170 Buffalo Avenue, Brooklyn NY and is bound by St. Mark's Avenue to the north, an eastbound roadway; Prospect Place to the south, a westbound roadway; buffalo avenue to the east, a north/west bound roadway; and Rochester Avenue to the west, a north/west bound roadway. The proposed project site is located within the Weeksville neighbourhood of Brooklyn, Community District number 8. The project site is currently zoned R6.

In the future with the project, the vacant 8-story hospital (Use group 4) would be re-occupied as a use group 3 Nursing Home with 281 beds for a total of 286,084 gsf. The re-occupation would not include any changes to the building's bulk. However, the building would receive substantial interior and exterior renovations, including an outdoor patio and reconfigured parking area.

The proposed new nursing home would contain 38 total accessory parking spaces, which would include 34 open spaces and four enclosed spaces within the existing ambulatory building, which would continue to be utilized as parking (as the previous use). A new 20 foot wide curb cut would be added along Prospect Place, while an existing 24-foot wide curb cut would be shortened to 20 feet to access the former ambulatory/parking building. The existing loading bay on St. Mark's Avenue would remain.

Absent the project, the existing eight-story (seven-stories plus penthouse and cellar area; 286,084 gsf) vacant Use Group 4 hospital would remain dormant. Under the no-action scenario, the existing building and existing parking lot would remain, which totals 23 spaces (9 of which are enclosed in the ambulatory parking building). Therefore, for the purposes of the RWCDS, the existing Conditions and the No-Action would be considered the same.

Analysis Framework

The environmental assessment for transportation, including traffic, parking, transit, and pedestrian trip analyses, is based on an analysis of the incremental difference between the Future With and without Action scenarios as discussed above.

Level- One Screening

According to Table 16-1 of the *2014 CEQR Technical Manual*, the project site is located in Zone 3 where the development of a minimum of 15,000 square feet of community facility space would require a transportation analysis. The proposed nursing home with a 286,084 gsf (281 beds, Use Group 4) would require a trip generation analysis, as is prepared and discussed below.

The following trip generation analysis has been performed for the subject action, the results of which found that the proposed project would generate 49 (35 inbound and 14 outbound), 26 (14 inbound and 12 outbound), 63 (25 inbound and 38 outbound) and 42 (11 inbound and 31 outbound) vehicle trip during the AM, MD (1:00-2:00 pm), MD (3:15-4:15 pm) MD, and PM peak hours, respectively. The action would generate more than 50 vehicle trips during the (3:15-4:15 pm) MD, but none of the intersections in the study area would experience more 50 vehicle trips during the (3:15-4:15 pm) MD peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of traffic and parking impacts.

Trip Generation Rates, Modal Split Data, and Sources

Nursing Home

Staff

Project generated person and vehicular trips, including truck trips, are based upon the rates and percent peak hours temporal distribution provided in the *Jewish Home Life care EIS*. The modal split information, including vehicle occupancy rate, is based on the 5-Year 2006-2010 ACS Reverse-Journey-to-Work (RJTW) information for census tract numbers 307, 309, 345, 347, 349, 351, 357, 359, in Brooklyn, NY (See Appendix A).

The results found that approximately 35% would travel by car, One (1)% would travel by taxi, 18% would travel by bus, 29% would travel by subway and 17% would travel by foot and other mode of travel, such as bicycle.

Visitor

Project generated person and vehicular trips are based upon the rates and percent peak hours temporal distribution, provided in the *Jewish Home Life care EIS*. The modal split data, including vehicle occupancy rate, is based on the Hospital for Special surgery EIS.

The results found that approximately 32% would travel by car, 11% would travel by taxi, zero (0)% would travel by bus, 37% would travel by subway and 20% would travel by foot and other mode of travel, such as bicycle

Administration/Discharge

Project generated person and vehicular trips are based upon the rates and percent peak hours temporal distribution, provided in the *Jewish Home Life care EIS*. The modal split data, including vehicle occupancy rate, is based on the Hospital for Special surgery EIS.

The results found that approximately 100% would travel by car.

The above trip generation information is approved by NYCDOT to be used for the proposed nursing home as is summarized in Table 1 of Appendix A.

Person and Vehicle Trips

Person Trips

The proposed project would generate a total of 134 person trips during the AM peak hour time period, 48 person trips during the Midday (1:00-2:00 pm) peak hour time period, 162

person trips during the Midday (3:15-4:15 pm) peak hour time period and 100 person trips during the PM peak hour time period, as summarized in Table 2 of Appendix A.

Vehicle Trips

The proposed project would generate a total of 49 (*35 inbound and 14 outbound*) vehicle trips during the AM peak hour time period, 26 (*14 inbound and 12 outbound*) vehicle trips during the Midday (1:00-2:00 pm) peak hour time period, 63 (*25 inbound and 38 outbound*) vehicle trips during the Midday (3:15-4:15 pm) peak hour time period and 42 (*11 inbound and 31 outbound*) vehicle trips during the PM peak hour time period, as summarized in Table 3 of Appendix A.

The proposed action would generate more than 50 vehicle trips during the (3:15-4:15 pm) MD, but none of the intersections in the study area would experience more 50 vehicle trips during the (3:15-4:15 pm) MD peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of traffic and parking impacts.

Transit and Pedestrians

Bus Trips

The proposed action would generate a total of 23 bus trips during the AM peak hour time period, one (1) bus trip during the Midday (1:00-2:00 pm) peak hour time period, 21 bus trips during the Middy (3:15-4:15 pm) peak hour time period and 7 bus trips during the PM peak hour time period, as summarized in Table 2.

The proposed action would generate less than 200 bus trips/and 50 bus trips per bus per direction during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of bus impacts.

Subway Trips

The proposed action would generate a total of 40 subway trips during the AM peak hour period, 17 subway trips during the Midday (1:00-2:00 pm) peak hour time period, 49 subway trips during the Midday (3:15-4:15 pm) peak hour time period and 39 subway trips during the PM peak hour time period, as summarized in Table 2 of Appendix A.

The proposed action would generate less than 200 subway trips during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of subway impacts.

Pedestrian Trips

The proposed action would generate a total of 86 pedestrian (bus, subway, walk and other) trips during the AM peak hour period, 27 pedestrian trips during the Midday (1:00-2:00 pm) peak hour time period, 99 pedestrian trips during the Midday (3:15-4:15 pm) peak hour time period and 59 pedestrian trips during the PM peak hour time period, as summarized in Table 2 of Appendix A.

The proposed action would generate less than 200 pedestrian trips during each peak hour time period and in accordance with the *CEQR Technical Manual* criteria, would not result

in any conditions that would typically trigger the need for a detailed assessment of pedestrian impacts.

Conclusion

The project would not result in 200 or more transit trips or 200 or more pedestrian trips at any pedestrian elements in the study area during all peak hours. Therefore, and in accordance with the threshold guidelines as detailed in the *2014 CEQR Technical Manual*, the proposed action is not expected to result in significant adverse impacts related to transit or pedestrian conditions. Specifically, the proposed action is unlikely to have a significant effect on traffic flow, operating conditions, vehicular safety, transit provision, and pedestrian safety. Additionally the ULURP (N160028ZSK) includes findings related to transportation that the existing street network providing access to a community facility use such as the proposed development are adequate to handle the traffic generated by such a proposed use.

4. AIR QUALITY

Introduction

Under CEQR, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those that could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to a proposed project. Both the potential impacts of a proposed project on surrounding buildings and potential impacts of uses in the environs of a proposed sensitive use, such as residences, schools, and hospitals, are considered in the assessment.

Mobile Source

Under guidelines contained in the 2014 *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. The difference between the Future No-Action and Future With-Action scenarios on the project site would be significantly fewer than 170 additional vehicle trips at any intersection in the study area during any peak hour. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual,* and no significant mobile source air quality impacts would be generated by proposed action.

Stationary Source

A stationary source analysis is required where there is the potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses or the potential for air toxic emissions released from existing industrial facilities to significantly impact the proposed development.

The proposed action involves the re-occupation of an existing hospital (Use Group 4) containing 286,084 gsf of floor area (1.73 FAR) and eight stories. This structure would remain in the no-action and with-action scenarios. The existing building would become reoccupied with a nursing home (Use Group 3). For the purpose of air quality, both uses constitute a community facility use, which would not increase in sensitivity between the existing, no-action and future with action scenarios. As such, the proposed action would not result in an increase in sensitive receptors for the purpose of stationary source air quality analysis.

Heating, Ventilation and Air Conditioning (HVAC)

A screening analysis for was performed with fuel oil number 2, using the methodology described in the *CEQR Technical Manual* to determine if the heat and hot water systems of the proposed building would result in potential air quality impacts to another building in the area. This methodology determines the threshold of development size below which the action would not have a significant impact. The results of this analysis found that

there would be no significant air quality impacts from the project's heating, ventilation, and air conditioning (HVAC) systems on any other nearby properties due to lack of nearby properties of similar height within a 400 foot radius.

The building's HVAC system would be replaced with a new KN20 boiler that utilizes natural gas (1999 MBH/586 KW input and an output of 1853 MBH/543 KW). The exhaust stack for the HVAC system would run through the existing stack on the top of the building at a height of approximately 115 feet.

Impacts from boiler emissions are a function of fuel type, stack height, minimum distance from the source to the nearest building of similar or greater height, and the square footage size of the building. There are no buildings within 400 feet of the project site that are taller than the existing eight-story (seven-stories plus penthouse and cellar area) structure (see **Figure 17-5 – Boiler Screen, Fuel Oil No. 2**). The tallest building within proximity to the existing structure is the NYCHA Kingsborough Houses, which are approximately 550 feet to the north (Block 1344, Lot 1) and rise to a height of approximately 60-75 feet.

Therefore, the potential for significant adverse impacts due to boiler stack emissions from the proposed project is unlikely, and a detailed analysis of stationary source impacts is not required.

Air Toxics

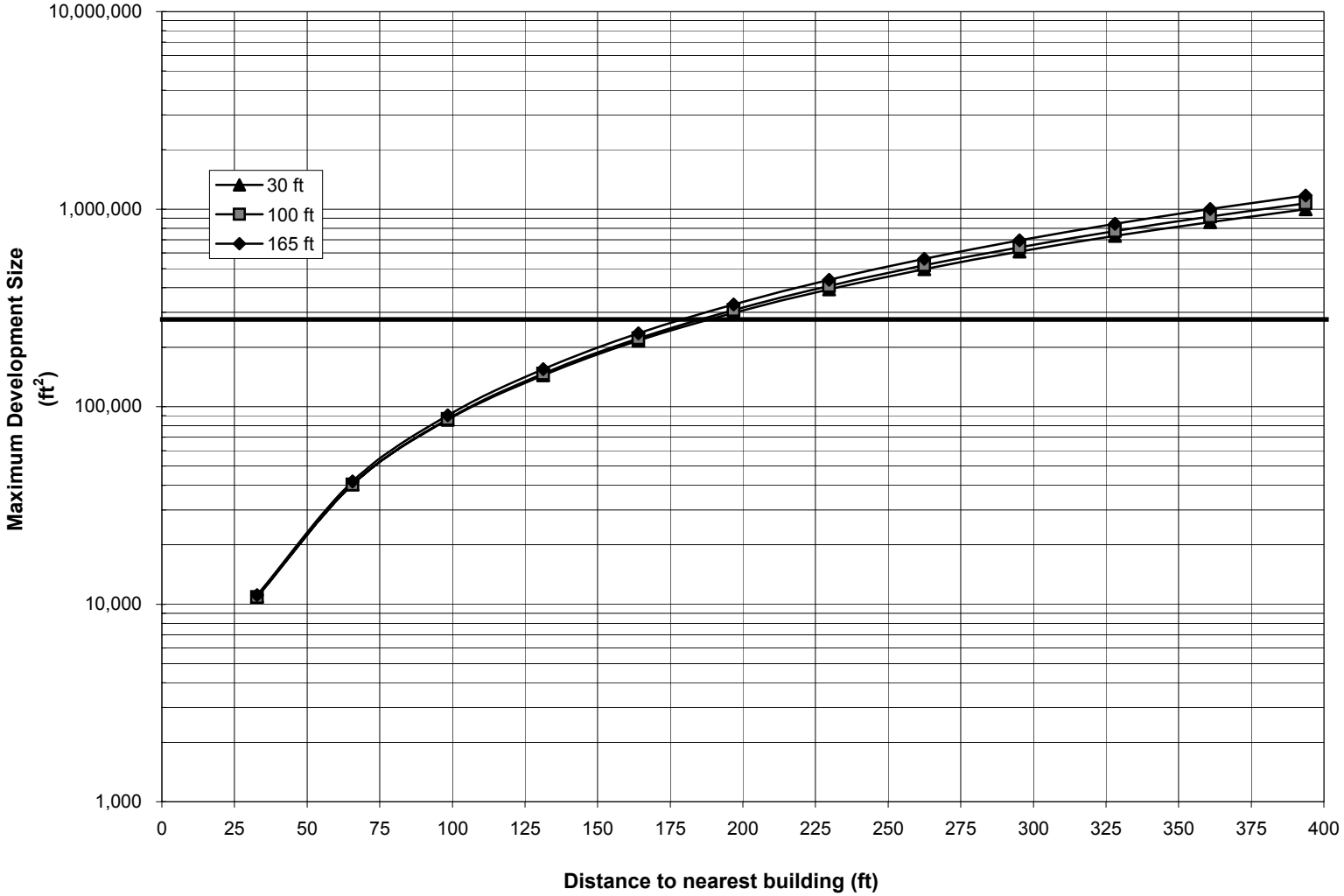
There are no manufacturing/industrial uses, including dry cleaners or auto-body repair shops, within 400 feet of the project site that generate industrial source emissions. There are no large-scale emissions sources within 1,000 feet of the Project Site. Furthermore, searches of the New York State Department of Environmental Conservation's Bureau of Stationary Sources Title V[2] and State[3] industrial source permit databases was conducted and no sources were found within 1,000 feet of the Project Site. Therefore no air toxics analysis is warranted.

Conclusion

Conditions associated with the project development would not result in any violations of the ambient air quality standards. Therefore, the action would not result in any potentially significant adverse stationary or mobile source air quality impacts, and further assessment is not warranted.

[2] http://www.dec.ny.gov/dardata/boss/afs/issued_atv.html
[3] http://www.dec.ny.gov/dardata/boss/afs/issued_asf.html

FIG App 17-5
SO_2 BOILER SCREEN
RESIDENTIAL DEVELOPMENT - FUEL OIL #2



5. NOISE

INTRODUCTION

Subject Site

The proposed action would allow for redevelopment of an out-of-service hospital. The subject property is located on the west side of Buffalo Avenue, bounded by St. Marks Avenue to the north and Prospect Place to the south, within the Crown Heights neighborhood of Brooklyn, New York. Vehicular traffic is the predominant source of noise, and therefore the proposed development warrants an assessment of the potential for adverse effects on project occupants from ambient noise. The proposed redevelopment of the vacant building would not create a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

The subject property is identified as Tax Block 1362, Lot 1. St. Marks Avenue is a one-way eastbound street with one moving lane. Buffalo Avenue is a two-way street with one moving lane in each direction. Prospect Place is a one-way westbound street with one moving lane. The intersection of St. Marks and Buffalo Avenues is controlled by a stop sign, and the intersection of Prospect Place and Buffalo Avenue is controlled by a traffic light. The area in which the subject property is located is primarily residences and public institutions. The subject property currently consists of an out-of-service, seven-story hospital building as well as an attached parking lot and courtyard area on the west side of the property.

Framework of Noise Analysis

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

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud. The following Table Noise-1 lists some noise levels for typical daily activities.

Table Noise-1: Noise Levels of Common Sources

Table 19-1 Noise Levels of Common Sources	
Sound Source	**SPL (dB(A)**
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0

Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A) Is perceived as a doubling or halving in SPL.

Source: 2014 CEQR Technical Manual

Sound is often measured and described in terms of its overall energy taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common weighting networks used are the A- and C-weighting networks. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighted network is the most commonly used, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C- weighting.

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

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and

- 10-dBA change is perceived as a doubling or halving of the noise level.

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

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

- Leq(24) is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile- exceeded sound level (LX). Examples include L10, L50, and L90. L10 is the A-weighted sound level that is exceeded 10% of the measurement period.

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

Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is vehicular traffic, noise monitoring was conducted during peak vehicular travel periods, 8:00-9:00am, 11:30am-12:30 pm, and 5:00-6:00 pm. Additionally, afternoon readings were conducted between 2:30 and 3:30 pm, when nearby schools dismiss their students. Pursuant to CEQR Technical Manual methodology, readings were conducted for 20-minute periods during each peak hour. Noise monitoring was conducted using a Type 2 Larson-Davis LxT2 sound meter, with wind screen. The monitor was placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session. Because the site is a through-lot and a corner lot with three frontages, monitoring was conducted on the St. Marks Avenue (northern) frontage, Buffalo Avenue (eastern) frontage, and Prospect Place

(southern) frontage of the subject property. Helicopter overflights above the subject site constitute a worst-case condition for noise at the project site.

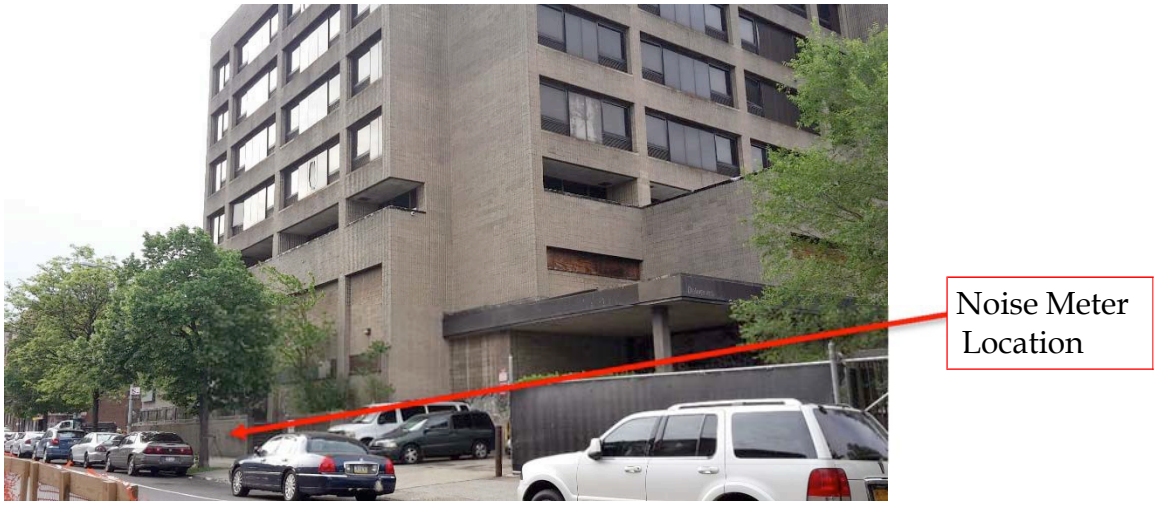


Photo 1: St. Marks Avenue (northern frontage) monitoring location

Photo 2: Buffalo Avenue (eastern frontage) monitoring location

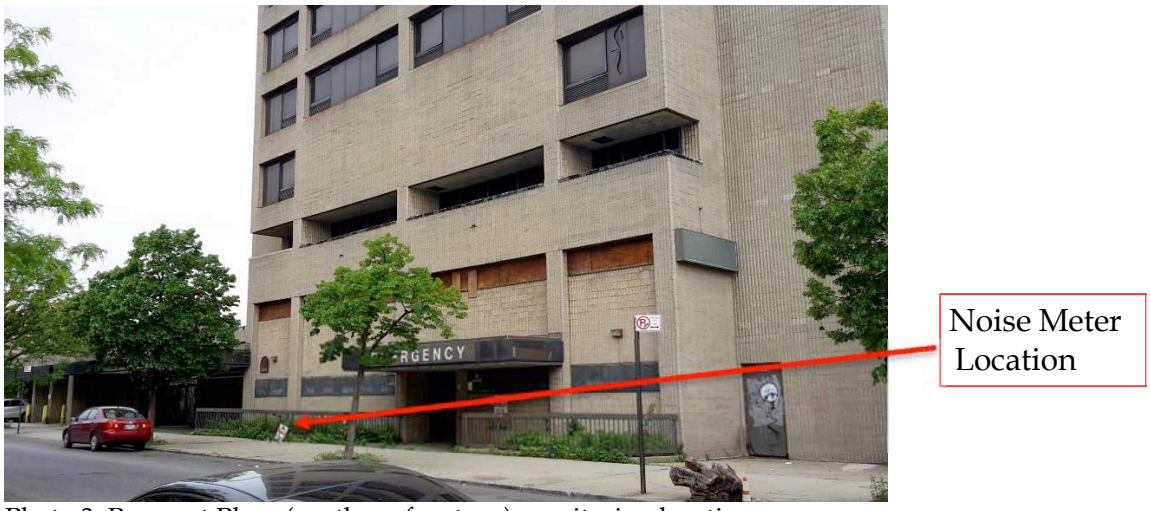


Photo 3: Prospect Place (southern frontage) monitoring location

Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Thursday, May 21, 2015. The weather was dry and wind speeds were moderate throughout the day. Road and sidewalk maintenance activities on the northeast side of Buffalo Avenue during the morning and two midday monitoring sessions were not a significant source of ambient noise. Traffic volumes and vehicle classification were documented during the noise monitoring. The sound meter was calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements taken at the project site, the predominant source of noise at the Site is commercial vehicular traffic. The volume of traffic, and its corresponding level of noise, is light to moderate on the St. Marks Avenue and Prospect Place frontages of the subject property, and is moderate to heavy on the Buffalo Avenue frontage. The three tables (Table Noise-2) below contain the results for the measurements taken at each frontage of the subject property.

Table Noise-2 (1 of 3): Noise Levels at St. Marks Avenue

	Thursday, May 21,			
	8:11 – 8:32 am	11:31 – 11:52 am	2:32 – 2:53 pm	5:03 – 5:24 pm
L_{max}	76.4	72.6	75.4	79.7
L_5	66.2	65.3	69.2	68.5
L_{10}	**63.8**	**63.2**	**66.5**	**66.4**
L_{eq}	60.1	59.5	62.6	63.5
L_{50}	55.3	55.8	57.7	59.7
L_{90}	49.7	51.1	50.9	52.9
L_{min}	44.2	45.8	47.4	48.5

Table Noise-2 (2 of 3): Noise Levels at Buffalo Avenue

	Thursday, May 21,			
	8:33 – 8:57 am	11:53 – 12:13 pm	2:55 – 3:16 pm	5:25 – 5:47 pm
L_{max}	85.2	83.3	83.5	98.7
L_5	70.9	72.1	73.6	73.0
L_{10}	**68.9**	**69.2**	**71.0**	**70.3**
L_{eq}	66.2	66.3	67.2	72.7
L_{50}	62.5	59.6	61.9	61.5
L_{90}	54.1	52.9	55.0	55.4
L_{min}	46.0	47.6	51.3	50.3

Table Noise-2 (3 of 3): Noise Levels at Prospect Place

	Thursday, May 21,			
	8:58 – 9:18 am	12:14 – 12:35 pm	3:17 – 3:39 pm	5:48 – 6:09 pm
L_{max}	80.6	76.0	82.4	77.1
L_5	67.7	67.9	66.8	67.1
L_{10}	**65.9**	**65.3**	**65.1**	**65.1**
L_{eq}	62.2	61.5	62.5	61.7
L_{50}	56.3	54.9	58.4	57.6
L_{90}	49.7	50.2	52.4	53.4
L_{min}	47.3	47.3	49.4	50.5

Table Noise-3: Traffic Volumes and Vehicle Classifications (20-minute counts for duration of each monitoring session)

5/21/2015	AM			MD			L-MD			PM		
Frontage:	SMA[a]	Buff[b]	Prosp[c]	SMA	Buff	Prosp	SMA	Buff	Prosp	SMA	Buff	Prosp
Car /Taxi	29	86	25	16	25	18	34	38	23	43	48	30
Van/ Light Truck/ SUV	32	73	21	26	27	18	28	23	33	44	55	15
Heavy Truck	1	3	0	1	6	0	0	2	2	2	1	3
Bus	4	9	0	4	8	0	5	8	3	8	7	0
Mini-Bus	1	3	0	0	0	1	2	4	1	1	2	1
Motorcycle /Moped	1	1	0	0	0	0	1	1	0	0	2	0

a – St. Marks Avenue
b – Buffalo Avenue
c – Prospect Place

Conclusions

The 2014 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L10 of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure., while levels between 70 and 75 are identified as marginally unacceptable.

The highest recorded L10 at the St. Marks Avenue frontage of the subject property was 66.5 during the late-midday period. The highest recorded L10 at the Buffalo Avenue frontage of the subject property was 71.0 during the late-midday period. The highest recorded L10 at the Prospect Place frontage of the subject property was 65.9 during the morning period.

Based on these results, the building façade facing Buffalo Avenue should provide composite window-wall attenuation achieving a 28 dB reduction in noise levels, to ensure an acceptable indoor noise environment.

In order to avoid an impact related to noise, an (E) designation (E-370) would be mapped on the Project Site, identified as Tax Block 1362, Lot 1 in Brooklyn. The text for the (E) designation is as follows:

"**To ensure an acceptable interior noise environment, future nursing home uses in Block 1362 Lot 1 must provide a closed window condition with a minimum of 28 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.**"

APPENDIX A:

TRAFFIC TABLES

Table 1

Nursing Home Travel Demand Assumptions

170 Buffalo Avenue, Brooklyn NY

Project Component	Staff	Visitor	Admin/ Discharge	Off-Site
Weekday	(1)	(1)	(1)	(1)
Daily person trips per bed	2.2	1.4	0.1	0
% Pass-by and Linked Trips	0%	0%	0%	0%
Percent Temporal Distribution	**(1)**	**(1)**	**(1)**	**(1)**
AM	21%	1%	0%	20%
Midday (1:00-2:00pm)	1%	10%	9%	0%
Midday (3:15-4:15pm)	19%	10%	15%	0%
PM	10%	10%	6%	0%
Modal Split Data	**(2)**	**(3)**	**(3)**	**(3)**
Auto	35%	32%	100%	100%
Taxi	1%	11%	0%	0%
Subway	29%	37%	0%	0%
Bus	18%	0%	0%	0%
Walk/Other	17%	20%	0%	0%
Total	100%	100%	100%	100%
Vehicle Occupancy rates	**(2)**	**(3)**	**(3)**	**(3)**
Auto	1.1	1.6	1	1
Taxi	1	1.4	1	1
Hourly In & Out Distribution	**(1)**	**(1)**	**(1)**	**(1)**
AM	73/27	100/0	0/0	50/50
Midday (1:00-2:00pm)	27/73	62/38	33/67	0/0
Midday (3:15-4:15pm)	34/66	52/48	20/80	0/0
PM	3/97	47/53	0/100	0/0
	(1)			
Truck trip per bed	0.07			
AM	17%			
Midday (1:00-2:00pm)	13%			
Midday (3:15-4:15pm)	0%			
PM	0%			
	(1)			
In/Out truck distribution	50 50			

(1)-Jewish Home Lifecare EIS, adjusted data.

(2)-ACS 2006-2010 (RJTW) for Census TRACT #'S 307, 309, 345, 347, 349, 351, 357 and 359 in Brooklyn.

(3)-Hospital for Special Survey EIS

Note: no overlap is permitted and each taxi pick-up/drop-off counts as two trips.

Table 2

Person Trips by Mode of Transportation

170 Buffalo Avenue, Brooklyn NY

Project Components	Auto	Taxi	Bus	Subway	Walk & Other	Total
Staff						
AM Peak Hour	46	1	23	38	22	130
(1:00-2:00 pm)Midday Peak Hour	2	0	1	2	1	6
(3:15-4:15 pm)Midday Peak Hour	41	1	21	34	21	118
PM Peak Hour	22	0	7	24	5	58
Visitor						
AM Peak Hour	1	0	0	2	1	4
(1:00-2:00 pm)Midday Peak Hour	13	4	0	15	8	40
(3:15-4:15 pm)Midday Peak Hour	13	4	0	15	8	40
PM Peak Hour	13	4	0	15	8	40
Admin/Discharge						
AM Peak Hour	0	0	0	0	0	0
(1:00-2:00 pm)Midday Peak Hour	2	0	0	0	0	2
(3:15-4:15 pm)Midday Peak Hour	4	0	0	0	0	4
PM Peak Hour	2	0	0	0	0	2
Off-Site						
AM Peak Hour	0	0	0	0	0	0
(1:00-2:00 pm)Midday Peak Hour	0	0	0	0	0	0
(3:15-4:15 pm)Midday Peak Hour	0	0	0	0	0	0
PM Peak Hour	0	0	0	0	0	0
Total						
AM Peak Hour	47	1	23	40	23	134
(1:00-2:00 pm)Midday Peak Hour	17	4	1	17	9	48
(3:15-4:15 pm)Midday Peak Hour	58	5	21	49	29	162
PM Peak Hour	37	4	7	39	13	100

Source: Please see Table 1.

Table 3

Vehicle trips by type

170 Buffalo Avenue, Brooklyn NY

Project Components	**Auto**		**Taxi**		**Truck**		**Total**		**Total**
Staff	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**	**In/Out**
AM Peak Hour	31	11	1	1	2	2	34	14	48
(1:00-2:00 pm)Midday Peak Hour	1	1	0	0	1	1	2	2	4
(3:15-4:15 pm)Midday Peak Hour	13	24	1	1	0	0	14	25	39
PM Peak Hour	1	19	0	0	0	0	1	19	20
Visitor									
AM Peak Hour	1	0	0	0	0	0	1	0	1
(1:00-2:00 pm)Midday Peak Hour	7	5	4	4	0	0	11	9	20
(3:15-4:15 pm)Midday Peak Hour	6	6	4	4	0	0	10	10	20
PM Peak Hour	6	6	4	4	0	0	10	10	20
Admin/Discharge									
AM Peak Hour	0	0	0	0	0	0	0	0	0
(1:00-2:00 pm)Midday Peak Hour	1	1	0	0	0	0	1	1	2
(3:15-4:15 pm)Midday Peak Hour	1	3	0	0	0	0	1	3	4
PM Peak Hour	0	2	0	0	0	0	0	2	2
Off-Site									
AM Peak Hour	0	0	0	0	0	0	0	0	0
(1:00-2:00 pm)Midday Peak Hour	0	0	0	0	0	0	0	0	0
(3:15-4:15 pm)Midday Peak Hour	0	0	0	0	0	0	0	0	0
PM Peak Hour	0	0	0	0	0	0	0	0	0
Total									
AM Peak Hour	32	11	1	1	2	2	35	14	49
(1:00-2:00 pm)Midday Peak Hour	9	7	4	4	1	1	14	12	26
(3:15-4:15 pm)Midday Peak Hour	20	33	5	5	0	0	25	38	63
PM Peak Hour	7	27	4	4	0	0	11	31	42

Source: Please see Tables 1 & 2.

Exhibit A

Modal Split Information

2006-2010 ACS 5-YEAR Reverse-Journey-to-Work (R JTW) for Census Tract #'s 307, 309, 345, 347, 349, 351, 357 and 359 Brookly, NY

170 Buffalo avenue, Brooklyn New York

2006-2010 ACS 5-Year, Reverse-Journey-to-Work:

Census Tract	Total Workers	Car or Van Drive-Alone	Carpool	Bus	Street Car	Subway	R.R.	Ferry	Taxi	Motor cycle	Bicycle	Walked	Other Means	Worked @ Home	Total
307	**884**	**265**	**49**	**185**	**0**	**350**	**10**	**0**	**0**	**0**	**15**	**0**	**0**	**10**	884
309	**215**	**85**	**0**	**10**	**10**	**25**	**15**	**0**	**0**	**0**	**0**	**40**	**0**	**30**	215
345	**375**	**110**	**45**	**90**	**0**	**75**	**0**	**0**	**0**	**0**	**0**	**30**	**0**	**25**	375
347	**435**	**190**	**45**	**40**	**20**	**50**	**0**	**0**	**0**	**0**	**0**	**40**	**0**	**50**	435
349	**455**	**105**	**35**	**85**	**0**	**105**	**0**	**0**	**0**	**0**	**0**	**105**	**0**	**20**	455
357	109	10	15	55	0	10	15	0	0	0	0	4	0	0	109
351	840	190	35	90	0	250	10	0	20	0	0	145	0	95	835
359	375	105	0	80	0	100	50	0	0	0	0	15	0	25	375
Total	3,688	1,060	224	635	30	965	100	0	20	0	15	379	0	255	3,683
		0.287	***0.061***	***0.172***	***0.01***	***0.262***	***0.027***	***0.00***	***0.01***	***0.00***	***0.00***	***0.103***	***0.00***	***0.069***	***1.00***

Exhibit B

Vehicle Occupancy Information

Census Tract #'s 307, 309, 345, 347, 349, 351, 357 and 359 Brooklyn, New York

2006-2010 ACS-5 Year (RJTW), Vehicle Occupancy Rate:

Census Tract	Total	Drove alone	Total carpool	2person	3 Person	4 Person	5 or 6 Persor	7 or more Person	Total
307	314	265	49	45	4	0	0	0	49
309	85	85	0	0	0	0	0	0	0
345	155	110	45	25	20	0	0	0	45
347	235	190	45	35	10	0	0	0	45
349	140	105	35	35	0	0	0	0	35
357	25	10	15	15	0	0	0	0	15
351	225	190	35	15	20	0	0	0	35
359	105	105	0	0	0	0	0	0	0
	1,284	1,060		85	18	0	0	0	1,163

Modal Split summary

Auto	**0.35**
Taxi	**0.01**
Bus	**0.18**
Subway	**0.29**
Walk	**0.10**
Other	**0.07**
Total	**1.00**

Vehicle Occupancy = **1.10**

ATTACHMENT B:

RESTRICTIVE DECLARATION

RESTRICTIVE DECLARATION

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

2007072601079008004EE384

RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 5**

Document ID: 2007072601079008 Document Date: 06-22-2007 Preparation Date: 08-01-2007
Document Type: DECLARATION
Document Page Count: 4

PRESENTER:
OLD TOWN ABSTRACT COMPANY LLC
3836 RICHMOND AVENUE
PICKUP RSR
STATEN ISLAND, NY 10312
718-227-5285
J.LOPARDO@OLDTOWNABSTRACT.COM

RETURN TO:
OLD TOWN ABSTRACT COMPANY LLC
3836 RICHMOND AVENUE
STATEN ISLAND, NY 10312
718-227-5285
J.LOPARDO@OLDTOWNABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BROOKLYN	1362	1	Entire Lot		170 BUFFALO AVENUE
Property Type:	RESIDENTIAL VACANT LAND				
Borough	**Block**	**Lot**		**Unit**	**Address**
BROOKLYN	1362	50	Entire Lot		1465 PROSPECT PLACE
Property Type:	RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

CRFN_____ *or* Document ID_____ *or* _____ Year____ Reel ___ Page ____ *or* File Number_____

PARTIES

PARTY 1:
THE MAZEL GROUP LLC.
158 NORTH 4TH STREET
BROOKLYN, NY 11213

PARTY 2:
PROSPECT ROCHESTER EQUITIES LLC.
71 SOUTH CENTRAL AVENUE
VALLEY STREAM, NY 11580

FEES AND TAXES

Mortgage		
Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	60.00
Affidavit Fee:	$	0.00

Filing Fee:	$	0.00
NYC Real Property Transfer Tax:	$	0.00
NYS Real Estate Transfer Tax:	$	0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 08-06-2007 14:18
City Register File No.(CRFN):
2007000403826

City Register Official Signature

RESTRICTIVE DECLARATION + COVENANT

THIS RESTRICTIVE COVENANT, made this 22ND OF JUNE day of 2008, between THE MAZEL GROUP LLC. hereinafter referred to as "Grantor," having an office/residing at 158 NORTH 4TH STREET, BROOKLYN, NY 11213 and

PROSPECT ROCHESTER EQUITIES LLC., hereinafter referred to as "Grantee," having an office/residing at 71 South Central Avenue Valley Stream N.Y. ~~11572~~ 11580, collectively, the "Parties."

WHEREAS, the Grantor is the fee owner of certain land located in the City and State of New York, Borough of Brooklyn, County of Kings, designated as Block 1362 Lot 1, on the Tax Map of the City of New York, hereinafter referred to as Parcel A, more particularly described herein by "Schedule A," attached hereto.

WHEREAS, the Grantee is the fee owner of certain land located in the City and State of New York, Borough of Brooklyn, County of Kings, designated as Block 1362 Lot 50 on the Tax Map of the City of New York, hereinafter referred to as Parcel B, more particularly described herein by "Schedule B," attached hereto.

WHEREAS, in consideration of Ten Dollars and other valuable consideration, the Grantor hereby covenants and agrees as follows:

That the Grantor is the fee owner of the premises described in "Schedule A,"

That the Grantor shall be restricted and prohibited from the building or constructing of any structure or dwelling over a portion of Parcel A, said portion being known as "Parcel C-The Restricted Area" being more particularly bounded and described by "Schedule C," attached hereto.

That the Restricted Area shall at all times be maintained and kept clear and unobstructed.

That the Restricted Area may be paved for parking and fence erected surrounding the parking area not to exceed six (6) feet in height.

That the covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the Grantors hereto, any future owners, and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, Grantor has made and executed the foregoing easement agreement as of the date hereinabove written.

THE MAZEL GROUP LLC.
GRANTOR
By: SHLOIME KARPEN, member

PROSPECT ROCHESTER EQUITIES LLC.
GRANTEE By: RICHARD ZIMMERMAN, member

Block 1362
Lot 1
Kings County

SCHEDULE A

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings and City and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the Northerly side of Prospect Place distant 335.37 feet Easterly from the corner formed by the intersection of the Northerly side of Prospect Place and the Easterly side of Rochester Avenue;

RUNNING THENCE Northerly parallel with Rochester Avenue, 98 feet;

THENCE Westerly parallel with Prospect Place, 234 feet;

THENCE Northerly parallel with Rochester Avenue, .30 feet;

THENCE Westerly parallel with Prospect Place, 3.37 feet;

THENCE Northerly parallel with Rochester Avenue, 59.28 feet;

THENCE Easterly parallel with Prospect Place, 234 feet;

THENCE Northerly parallel with Rochester Avenue, 3.50 feet;

THENCE Easterly parallel with Prospect Place, 61.37 feet;

THENCE Northerly parallel with Rochester Avenue, 94.50 feet, to the Southerly side of St. Mark's Avenue;

THENCE Easterly along the Southerly side of St. Mark's Avenue, 306.63 feet, to the corner formed by the intersection of the Southerly side of St. Mark's Avenue and the Westerly side of St. Mary's Avenue;

THENCE Southerly along the Westerly side of St. Mary's Avenue, 255.58 feet to the corner formed by the intersection of the Northerly side of Prospect Place and the Westerly side of St. Mary's Palce;

RUNNING THENCE Westerly along the Northerly side of Prospect Place, 364.63 feet to the point or place of BEGINNING.

SCHEDULE B

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings and City and State of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of Prospect Place and the Easterly side of Rochester Avenue;

RUNNING THENCE Easterly along the Northerly side of Prospect Place, 335.37 feet to a point;

RUNNING THENCE Northerly parallel with Rochester Avenue, 98 feet;

THENCE Westerly parallel with Prospect Place, 234 feet;

THENCE Northerly parallel with Rochester Avenue, .30 feet;

THENCE Westerly parallel with Prospect Place, 3.37 feet;

THENCE Northerly parallel with Rochester Avenue, 59.28 feet;

THENCE Easterly parallel with Prospect Place, 234 feet;

THENCE Northerly parallel with Rochester Avenue, 3.50 feet;

THENCE Easterly parallel with Prospect Place, 61.37 feet;

THENCE Northerly parallel with Rochester Avenue, 94.50 feet, to the Southerly side of St. Mark's Avenue;

THENCE Westerly along the Southerly side of St. Mark's Avenue, 393.37 feet, to the corner formed by the intersection of the Southerly side of St. Mark's Avenue and the Easterly side of Rochester Avenue;

THENCE Southerly along the Easterly side of Rochester Avenue, 255.58 feet to the point or place of BEGINNING.

SCHEDULE C: "THE RESTRICTED AREA"

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings and City and State of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Northerly side of Prospect Place and the Easterly side of Rochester Avenue;

RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES TO THE TRUE POINT OF BEGINNING:

1. RUNNING THENCE Easterly along the Northerly side of Prospect Place, 335.37 feet to a point;

2. RUNNING THENCE Northerly parallel with Rochester Avenue, 98 feet, to the true point of BEGINNING.

RUNNING THENCE Westerly parallel with Prospect Place, 234 feet;

THENCE Northerly parallel with Rochester Avenue, .30 feet;

THENCE Westerly parallel with Prospect Place, 3.37 feet;

THENCE Northerly parallel with Rochester Avenue, 59.28 feet;

THENCE Easterly parallel with Prospect Place, 234 feet;

THENCE Northerly parallel with Rochester Avenue, 3.50 feet;

THENCE Easterly parallel with Prospect Place, 61.37 feet;

THENCE Southerly parallel with the Easterly side of Rochester Avenue, 62.78 feet;

THENCE Westerly parallel with the Southerly side of St. Mark's Avenue, 61.37 feet, to the point or place of BEGINNING.

STATE OF NEW YORK
COUNTY OF New York

On the June 22, 2007, before me the undersigned a Notary Public in and said State, personally appeared, Shbime Karpen, personally known to me on the basis of satisfactory evidence to be the individual(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies),and that by his/her/their signature(s), or on the instrument, the individual(s), or the person on behalf of which individual(s) acted, executed the instrument.

Notary Public

Jeffrey A. Roberts
Notary Public, State of New York
No. 01RO6082821
Qualified in Nassau County
Commission Expires November 4, 20 10

SEAL

STATE OF NEW YORK
COUNTY OF New York

On the June 22, 2007, before me the undersigned a Notary Public in and said State, personally appeared, Richard Zimmerman, personally known to me on the basis of satisfactory evidence to be the individual(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies),and that by his/her/their signature(s), or on the instrument, the individual(s), or the person on behalf of which individual(s) acted, executed the instrument.

Notary Public

Jeffrey A. Roberts
Notary Public, State of New York
No. 01RO6082821
Qualified in Nassau County
Commission Expires November 4, 20 10

SEAL

ATTACHMENT C:

NOISE DATA

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052111.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 17:48:29
top Time	Thursday, 2015 May 21 18:09:54
uration	00:21:25.1
un Time	00:20:31.0
ause	00:00:54.1
re Calibration	Thursday, 2015 May 21 17:01:45
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		61.7	dB
ASmax	2015 May 21 18:05:48	77.1	dB
Apeak (max)	2015 May 21 18:05:40	95.1	dB
ASmin	2015 May 21 17:56:54	50.5	dB
CSeq		75.4	dB
ASeq		61.7	dB
CSeq - LASeq		13.6	dB
AIeq		63.8	dB
Aeq		61.8	dB
AIeq - LAeq		2.1	dB
dn		61.7	dB
Day 07:00-23:00		61.7	dB
Night 23:00-07:00		---	dB
den		61.7	dB
Day 07:00-19:00		61.7	dB
Evening 19:00-23:00		---	dB
Night 23:00-07:00		---	dB
ASE		92.6	dB
AS		204.4	µPa²h
AS8		4.782	mPa²h
AS40		23.91	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	67.1	dBA
AS10.00	65.1	dBA
AS33.30	59.8	dBA
AS50.00	57.6	dBA
AS66.60	55.8	dBA
AS90.00	53.4	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	48.1	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.1	dB
oise Floor	23.3	dB
verload	140.8	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	73.8	70.6	67.4	74.9	65.2	60.9	58.8	57.3	52.9	46.5	42.7	41.4
ZSmax	89.7	86.5	86.0	91.5	79.4	80.5	75.2	73.0	68.6	61.6	62.2	48.2
ZSmin	49.4	59.0	54.3	62.8	53.1	49.0	46.7	43.7	40.1	36.2	37.3	41.0

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 17:01:45	-47.1
RMLxT2	21 May 2015 15:40:20	-47.0
RMLxT2	21 May 2015 14:31:08	-47.2
RMLxT2	21 May 2015 12:37:10	-47.1
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052105.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 12:14:48
top Time	Thursday, 2015 May 21 12:35:08
uration	00:20:19.3
un Time	00:20:03.4
ause	00:00:15.9
re Calibration	Thursday, 2015 May 21 11:30:39
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		61.5	dB
ASmax	2015 May 21 12:26:35	76.0	dB
Apeak (max)	2015 May 21 12:15:58	96.1	dB
ASmin	2015 May 21 12:22:26	47.3	dB
CSeq		72.9	dB
ASeq		61.5	dB
CSeq - LASeq		11.4	dB
AIeq		64.4	dB
Aeq		61.4	dB
AIeq - LAeq		3.0	dB
dn		61.5	dB
Day 07:00-23:00		61.5	dB
Night 23:00-07:00		---	dB
den		61.5	dB
Day 07:00-19:00		61.5	dB
Evening 19:00-23:00		---	dB
Night 23:00-07:00		---	dB
ASE		92.3	dB
AS		187.1	µPa²h
AS8		4.479	mPa²h
AS40		22.39	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	67.9	dBA
AS10.00	65.3	dBA
AS33.30	57.4	dBA
AS50.00	54.9	dBA
AS66.60	53.3	dBA
AS90.00	50.2	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	47.7	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	68.0	68.4	69.0	70.7	64.9	60.4	58.7	57.6	52.0	46.1	40.3	44.6
ZSmax	84.4	88.5	84.9	87.4	81.0	80.2	74.6	72.9	68.8	68.2	55.6	71.4
ZSmin	50.8	56.6	56.8	57.8	52.6	47.0	45.9	41.0	37.6	36.6	37.5	41.2

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0
RMLxT2	14 May 2015 17:43:24	-47.2
RMLxT2	14 May 2015 16:57:31	-47.3

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052108.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 15:17:24
top Time	Thursday, 2015 May 21 15:39:18
uration	00:21:53.8
un Time	00:16:52.6
ause	00:05:01.2
re Calibration	Thursday, 2015 May 21 14:31:08
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		62.5	dB
ASmax	2015 May 21 15:31:06	82.4	dB
Apeak (max)	2015 May 21 15:31:05	97.7	dB
ASmin	2015 May 21 15:26:52	49.4	dB
CSeq		73.0	dB
ASeq		62.5	dB
CSeq - LASeq		10.6	dB
AIeq		65.3	dB
Aeq		62.9	dB
AIeq - LAeq		2.4	dB
dn		62.5	dB
Day 07:00-23:00		62.5	dB
Night 23:00-07:00		---	dB
den		62.5	dB
Day 07:00-19:00		62.5	dB
Evening 19:00-23:00		---	dB
Night 23:00-07:00		---	dB
ASE		92.5	dB
AS		198.5	µPa²h
AS8		5.645	mPa²h
AS40		28.22	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	66.8	dBA
AS10.00	65.1	dBA
AS33.30	60.6	dBA
AS50.00	58.4	dBA
AS66.60	55.8	dBA
AS90.00	52.4	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	47.9	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	71.7	68.3	67.6	70.2	66.7	61.5	58.5	58.3	52.6	49.9	51.4	42.7
ZSmax	85.9	85.2	78.2	88.2	85.7	80.8	78.8	80.0	73.8	72.7	75.2	59.8
ZSmin	48.9	55.2	55.5	59.9	52.1	47.6	46.4	44.3	39.8	36.7	37.4	41.1

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 14:31:08	-47.2
RMLxT2	21 May 2015 12:37:10	-47.1
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052102.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 08:58:36
top Time	Thursday, 2015 May 21 09:18:38
uration	00:20:02.5
un Time	00:20:02.5
ause	00:00:00.0
re Calibration	Thursday, 2015 May 21 08:10:45
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		62.2	dB
ASmax	2015 May 21 08:59:35	80.6	dB
Apeak (max)	2015 May 21 08:59:35	98.0	dB
ASmin	2015 May 21 09:08:38	47.3	dB
CSeq		74.9	dB
ASeq		62.2	dB
CSeq - LASeq		12.8	dB
AIeq		65.4	dB
Aeq		62.1	dB
AIeq - LAeq		3.3	dB
ASE		93.0	dB
AS		219.7	µPa²h
AS8		5.262	mPa²h
AS40		26.31	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	67.7	dBA
AS10.00	65.9	dBA
AS33.30	59.9	dBA
AS50.00	56.3	dBA
AS66.60	53.2	dBA
AS90.00	49.7	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	48.4	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	59.9	65.5	70.9	72.8	67.5	60.7	59.6	58.1	52.9	45.8	41.0	42.1
ZSmax	75.0	85.1	88.0	88.8	90.0	78.7	81.5	74.7	71.1	66.4	62.3	60.1
ZSmin	48.2	54.3	56.2	59.6	53.6	47.1	44.5	40.6	37.4	35.7	37.4	41.3

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0
RMLxT2	14 May 2015 17:43:24	-47.2
RMLxT2	14 May 2015 16:57:31	-47.3
RMLxT2	14 May 2015 15:51:15	-47.3
RMLxT2	14 May 2015 13:42:38	-47.2

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052110.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 17:25:24
top Time	Thursday, 2015 May 21 17:47:24
uration	00:21:59.3
un Time	00:20:39.1
ause	00:01:20.2
re Calibration	Thursday, 2015 May 21 17:01:45
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		72.7	dB
ASmax	2015 May 21 17:28:22	98.7	dB
Apeak (max)	2015 May 21 17:28:22	113.3	dB
ASmin	2015 May 21 17:27:31	50.3	dB
CSeq		83.8	dB
ASeq		72.7	dB
CSeq - LASeq		11.0	dB
AIeq		76.0	dB
Aeq		72.8	dB
AIeq - LAeq		3.3	dB
dn		72.7	dB
Day 07:00-23:00		72.7	dB
Night 23:00-07:00		---	dB
den		72.7	dB
Day 07:00-19:00		72.7	dB
Evening 19:00-23:00		---	dB
Night 23:00-07:00		---	dB
ASE		103.7	dB
AS		2.588	mPa²h
AS8		60.14	mPa²h
AS40		300.7	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	73.0	dBA
AS10.00	70.3	dBA
AS33.30	64.5	dBA
AS50.00	61.5	dBA
AS66.60	59.0	dBA
AS90.00	55.4	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	1 / 6.6	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	0.03	%
rojected Dose	0.74	%
WA (Projected)	54.6	dBA
WA (t)	31.9	dBA
ep (t)	59.1	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.1	dB
oise Floor	23.3	dB
verload	140.8	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	61.3	64.8	72.2	79.2	79.3	77.7	70.6	63.8	59.9	55.8	53.6	49.0
ZSmax	79.2	82.4	87.6	101.1	106.5	104.3	97.4	87.7	83.2	76.7	76.8	74.0
ZSmin	48.0	55.3	56.6	58.3	52.0	46.3	44.7	41.7	38.4	38.4	37.5	41.2

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 17:01:45	-47.1
RMLxT2	21 May 2015 15:40:20	-47.0
RMLxT2	21 May 2015 14:31:08	-47.2
RMLxT2	21 May 2015 12:37:10	-47.1
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052104.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 11:53:31
top Time	Thursday, 2015 May 21 12:13:50
uration	00:20:19.2
un Time	00:20:11.6
ause	00:00:07.6
re Calibration	Thursday, 2015 May 21 11:30:39
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		66.3	dB
ASmax	2015 May 21 12:08:46	83.3	dB
Apeak (max)	2015 May 21 12:08:46	100.6	dB
ASmin	2015 May 21 11:57:48	47.6	dB
CSeq		77.3	dB
ASeq		66.3	dB
CSeq - LASeq		11.0	dB
AIeq		69.0	dB
Aeq		66.3	dB
AIeq - LAeq		2.7	dB
dn		66.3	dB
Day 07:00-23:00		66.3	dB
Night 23:00-07:00		---	dB
den		66.3	dB
Day 07:00-19:00		66.3	dB
Evening 19:00-23:00		---	dB
Night 23:00-07:00		---	dB
ASE		97.1	dB
AS		574.1	µPa²h
AS8		13.65	mPa²h
AS40		68.24	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	72.1	dBA
AS10.00	69.2	dBA
AS33.30	62.6	dBA
AS50.00	59.6	dBA
AS66.60	56.7	dBA
AS90.00	52.9	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	52.5	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	64.5	63.7	69.7	76.0	69.5	64.8	62.6	61.4	58.2	55.3	51.4	50.1
ZSmax	79.1	75.8	86.2	92.6	87.4	81.6	79.0	77.1	77.0	79.0	78.0	75.5
ZSmin	49.2	54.5	55.3	57.8	49.4	44.7	43.3	40.9	37.4	37.7	37.5	41.1

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0
RMLxT2	14 May 2015 17:43:24	-47.2
RMLxT2	14 May 2015 16:57:31	-47.3

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052107.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 14:55:03
top Time	Thursday, 2015 May 21 15:16:02
uration	00:20:59.7
un Time	00:20:59.7
ause	00:00:00.0
re Calibration	Thursday, 2015 May 21 14:31:08
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		67.2	dB
ASmax	2015 May 21 15:15:57	83.5	dB
Apeak (max)	2015 May 21 15:08:48	98.2	dB
ASmin	2015 May 21 15:01:42	51.3	dB
CSeq		79.0	dB
ASeq		67.2	dB
CSeq - LASeq		11.8	dB
AIeq		69.5	dB
Aeq		67.2	dB
AIeq - LAeq		2.3	dB
dn		67.2	dB
Day 07:00-23:00		67.2	dB
Night 23:00-07:00		---	dB
den		67.2	dB
Day 07:00-19:00		67.2	dB
Evening 19:00-23:00		---	dB
Night 23:00-07:00		---	dB
ASE		98.2	dB
AS		736.0	µPa²h
AS8		16.83	mPa²h
AS40		84.14	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	73.6	dBA
AS10.00	71.0	dBA
AS33.30	64.9	dBA
AS50.00	61.9	dBA
AS66.60	59.4	dBA
AS90.00	55.0	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	53.6	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	61.8	66.8	74.5	76.8	72.1	64.9	63.1	62.7	58.6	55.8	53.4	49.7
ZSmax	77.7	81.0	95.6	97.1	93.9	82.5	80.0	78.4	74.8	74.6	74.3	71.8
ZSmin	48.5	54.8	58.5	57.6	53.1	50.9	47.4	45.1	40.6	37.9	37.4	41.2

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 14:31:08	-47.2
RMLxT2	21 May 2015 12:37:10	-47.1
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052101.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 08:33:08
top Time	Thursday, 2015 May 21 08:57:32
uration	00:24:23.5
un Time	00:21:37.1
ause	00:02:46.4
re Calibration	Thursday, 2015 May 21 08:10:45
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		66.2	dB
ASmax	2015 May 21 08:48:17	85.2	dB
Apeak (max)	2015 May 21 08:48:17	105.8	dB
ASmin	2015 May 21 08:55:50	46.0	dB
CSeq		78.7	dB
ASeq		66.2	dB
CSeq - LASeq		12.5	dB
AIeq		69.9	dB
Aeq		66.2	dB
AIeq - LAeq		3.6	dB
ASE		97.4	dB
AS		606.6	µPa²h
AS8		13.47	mPa²h
AS40		67.35	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	70.9	dBA
AS10.00	68.9	dBA
AS33.30	64.4	dBA
AS50.00	62.5	dBA
AS66.60	60.2	dBA
AS90.00	54.1	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	1 / 1.1	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	52.8	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	59.5	64.8	71.5	77.2	72.2	63.9	61.5	60.7	58.0	56.2	54.5	52.0
ZSmax	76.7	83.3	89.1	98.1	84.3	79.9	78.1	75.3	78.8	79.5	78.2	76.9
ZSmin	47.0	53.4	56.4	57.1	49.3	42.3	40.2	37.6	35.9	37.4	37.6	41.4

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0
RMLxT2	14 May 2015 17:43:24	-47.2
RMLxT2	14 May 2015 16:57:31	-47.3
RMLxT2	14 May 2015 15:51:15	-47.3
RMLxT2	14 May 2015 13:42:38	-47.2

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052109.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 17:03:16
top Time	Thursday, 2015 May 21 17:24:27
uration	00:21:11.3
un Time	00:20:08.2
ause	00:01:03.1
re Calibration	Thursday, 2015 May 21 17:01:48
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		63.5	dB
ASmax	2015 May 21 17:24:17	79.7	dB
Apeak (max)	2015 May 21 17:24:17	99.1	dB
ASmin	2015 May 21 17:10:15	48.5	dB
CSeq		75.7	dB
ASeq		63.5	dB
CSeq - LASeq		12.1	dB
AIeq		67.1	dB
Aeq		63.5	dB
AIeq - LAeq		3.7	dB
dn		63.5	dB
Day 07:00-23:00		63.5	dB
Night 23:00-07:00		---	dB
den		63.5	dB
Day 07:00-19:00		63.5	dB
Evening 19:00-23:00		---	dB
Night 23:00-07:00		---	dB
ASE		94.3	dB
AS		301.2	µPa²h
AS8		7.179	mPa²h
AS40		35.90	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	68.5	dBA
AS10.00	66.4	dBA
AS33.30	62.4	dBA
AS50.00	59.7	dBA
AS66.60	56.7	dBA
AS90.00	52.9	dBA
AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	49.7	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.1	dB
oise Floor	23.3	dB
verload	140.8	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	67.2	66.4	72.3	73.7	66.7	62.4	59.7	59.0	54.4	49.3	52.9	51.0
ZSmax	83.2	85.6	90.9	87.1	82.7	80.1	75.6	73.7	68.5	70.3	78.6	76.4
ZSmin	52.6	54.0	56.3	56.1	52.1	47.1	44.5	41.4	37.1	37.1	37.4	41.1

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 17:01:45	-47.1
RMLxT2	21 May 2015 15:40:20	-47.0
RMLxT2	21 May 2015 14:31:08	-47.2
RMLxT2	21 May 2015 12:37:10	-47.1
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052103.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 11:31:10
top Time	Thursday, 2015 May 21 11:52:29
uration	00:21:18.6
un Time	00:20:40.6
ause	00:00:38.0
re Calibration	Thursday, 2015 May 21 11:30:40
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		59.5	dB
ASmax	2015 May 21 11:49:54	72.6	dB
Apeak (max)	2015 May 21 11:31:16	89.0	dB
ASmin	2015 May 21 11:41:47	45.8	dB
CSeq		74.1	dB
ASeq		59.5	dB
CSeq - LASeq		14.6	dB
AIeq		61.6	dB
Aeq		59.5	dB
AIeq - LAeq		2.1	dB
ASE		90.5	dB
AS		123.2	µPa²h
AS8		2.861	mPa²h
AS40		14.31	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	65.3	dBA
AS10.00	63.2	dBA
AS33.30	57.7	dBA
AS50.00	55.8	dBA
AS66.60	54.3	dBA
AS90.00	51.1	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	45.9	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	63.2	64.0	72.3	71.8	63.8	59.0	55.7	55.0	50.4	47.8	43.6	42.6
ZSmax	75.9	78.8	93.2	90.6	79.4	75.1	70.5	68.6	63.5	69.0	63.6	62.7
ZSmin	52.7	54.6	57.8	53.9	48.0	43.9	41.3	40.4	37.5	35.5	37.4	41.0

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0
RMLxT2	14 May 2015 17:43:24	-47.2
RMLxT2	14 May 2015 16:57:31	-47.3

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052106.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 14:32:53
top Time	Thursday, 2015 May 21 14:53:53
uration	00:21:00.1
un Time	00:20:33.7
ause	00:00:26.4
re Calibration	Thursday, 2015 May 21 14:31:09
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		62.6	dB
ASmax	2015 May 21 14:51:26	75.4	dB
Apeak (max)	2015 May 21 14:53:48	91.6	dB
ASmin	2015 May 21 14:41:11	47.4	dB
CSeq		77.6	dB
ASeq		62.6	dB
CSeq - LASeq		15.0	dB
AIeq		64.9	dB
Aeq		62.5	dB
AIeq - LAeq		2.4	dB
dn		62.6	dB
Day 07:00-23:00		62.6	dB
Night 23:00-07:00		---	dB
den		62.6	dB
Day 07:00-19:00		62.6	dB
Evening 19:00-23:00		---	dB
Night 23:00-07:00		---	dB
ASE		93.5	dB
AS		247.6	µPa²h
AS8		5.781	mPa²h
AS40		28.90	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	69.2	dBA
AS10.00	66.5	dBA
AS33.30	61.0	dBA
AS50.00	57.7	dBA
AS66.60	54.7	dBA
AS90.00	50.9	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	48.9	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	62.5	64.9	74.6	75.9	68.3	62.7	60.0	57.9	52.3	46.3	45.5	44.6
ZSmax	75.5	83.8	90.0	92.3	84.5	78.2	75.8	71.2	66.5	63.1	67.7	65.8
ZSmin	52.8	55.4	58.3	57.6	54.1	48.7	43.7	41.0	36.8	35.6	37.4	41.0

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 14:31:08	-47.2
RMLxT2	21 May 2015 12:37:10	-47.1
RMLxT2	21 May 2015 11:30:39	-47.2
RMLxT2	21 May 2015 09:21:01	-47.1
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0

eneral Information

erial Number	02230
odel	SoundTrack LxT®
irmware Version	2.206
ilename	15052100.LD0
ser	
ob Description	
ocation	
easurement Description	
tart Time	Thursday, 2015 May 21 08:11:23
top Time	Thursday, 2015 May 21 08:32:02
uration	00:20:39.5
un Time	00:20:15.7
ause	00:00:23.8
re Calibration	Thursday, 2015 May 21 08:10:47
ost Calibration	None
alibration Deviation	---

ote

verall Data

ASeq		60.1	dB
ASmax	2015 May 21 08:20:27	76.4	dB
Apeak (max)	2015 May 21 08:18:45	94.3	dB
ASmin	2015 May 21 08:27:53	44.2	dB
CSeq		74.5	dB
ASeq		60.1	dB
CSeq - LASeq		14.4	dB
AIeq		63.2	dB
Aeq		60.2	dB
AIeq - LAeq		2.9	dB
ASE		91.0	dB
AS		139.1	µPa²h
AS8		3.296	mPa²h
AS40		16.48	mPa²h
Overloads		0	
verload Duration		0.0	s
OBA Overloads		0	
BA Overload Duration		0.0	s

tatistics

AS5.00	66.2	dBA
AS10.00	63.8	dBA
AS33.30	58.3	dBA
AS50.00	55.3	dBA
AS66.60	53.5	dBA
AS90.00	49.7	dBA

AS > 85.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
AS > 115.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 135.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 137.0 dB (Exceedence Counts / Duration)	0 / 0.0	s
Apeak > 140.0 dB (Exceedence Counts / Duration)	0 / 0.0	s

ose

ame	OSHA-1	
ose	---	%
rojected Dose	---	%
WA (Projected)	---	dBA
WA (t)	---	dBA
ep (t)	46.4	dBA

ettings

xchange Rate	5	dB
hreshold	90.0	dBA
riterion Level	90.0	dBA
riterion Duration	8.0	h
MS Weight	A Weighting	
eak Weight	A Weighting	
etector	Slow	
reamp	PRMLxT2	
icrophone Correction	Off	
ntegration Method	Exponential	
BA Range	Normal	
BA Bandwidth	1/1 Octave	
BA Freq. Weighting	Z Weighting	
BA Max Spectrum	Bin Max	
nder Range Limit	35.6	dB
nder Range Peak	97.2	dB
oise Floor	23.3	dB
verload	140.9	dB

/1 Spectra

req. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k
ZSeq	62.0	65.8	72.7	72.2	64.5	58.8	55.7	55.7	51.1	47.8	49.3	45.1
ZSmax	83.8	87.6	91.4	86.5	83.0	74.2	69.8	74.2	71.2	68.7	71.7	66.1
ZSmin	51.1	52.5	58.8	56.9	49.8	45.2	40.1	38.0	35.0	34.6	37.3	41.2

alibration History

reamp	Date	dB re. 1V/Pa
RMLxT2	21 May 2015 08:10:45	-47.2
RMLxT2	20 May 2015 17:34:36	-47.0
RMLxT2	20 May 2015 16:59:01	-47.2
RMLxT2	20 May 2015 12:37:47	-47.3
RMLxT2	20 May 2015 11:58:15	-47.4
RMLxT2	20 May 2015 08:27:35	-47.1
RMLxT2	20 May 2015 07:59:03	-47.0
RMLxT2	14 May 2015 17:43:24	-47.2
RMLxT2	14 May 2015 16:57:31	-47.3
RMLxT2	14 May 2015 15:51:15	-47.3
RMLxT2	14 May 2015 13:42:38	-47.2