

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

**Kingston Lounge**  
**120 Kingston Avenue**

**Brooklyn, NY**

**Prepared for:**

120 Kingston, LLC  
478 Albany Avenue, No. 43  
Brooklyn, NY 11203

**Prepared by:**

AECOM USA, Inc.  
125 Broad Street  
New York, NY 10004



## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

#### Part I: GENERAL INFORMATION

**PROJECT NAME** Kingston Lounge, 120 Kingston Avenue

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
16DCP183K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
170086ZSK

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

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY  
New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON  
Robert Dobruskin

ADDRESS 120 Broadway

CITY New York

STATE NY

ZIP 10271

TELEPHONE (212) 720-3423

EMAIL  
rdobrus@planning.nyc.gov

#### 2b. Applicant Information

NAME OF APPLICANT  
120 Kingston, LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
Amanda Iannotti

ADDRESS 18 East 41<sup>st</sup> Street

CITY New York

STATE NY

ZIP 10016

TELEPHONE (212) 725-2727

EMAIL  
aiannotti@sheldonlobelpc.com

#### 3. Action Classification and Type

##### SEQRA Classification

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

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

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

#### 4. Project Description

The Applicant, 120 Kingston LLC, is seeking a Special Permit (the "Proposed Action") pursuant to New York City Zoning Resolution (ZR) Section 74-711 (Landmark preservation in all districts) to modify use regulations of ZR Section 22-10 (Uses permitted as-of-right). The Proposed Action would facilitate a proposal by the Applicant to restore 3,012 gross square feet (gsf) of commercial use (Use Group 6) on the ground floor and in the cellar of an existing building, as well as accessory commercial signage on the exterior, at 120 Kingston Avenue (Block 1222, Lot 40, the "Project Site"), in the Crown Heights neighborhood of Brooklyn, Community District 8. In addition, the applicant also intends to restore the second and third floors with 4 dwelling units totaling 3,036 gsf of as-of-right residential use (Use Group 2). The Project Site is in an R6 zoning district within the Crown Heights North Historic District.

#### Project Location

BOROUGH Brooklyn

COMMUNITY DISTRICT(S) 8

STREET ADDRESS 120 Kingston Avenue

TAX BLOCK(S) AND LOT(S) Block 1222, Lot 40

ZIP CODE 11213

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The site is located in the southwest quadrant of the intersection of Kingston Avenue and Bergen Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6

ZONING SECTIONAL MAP NUMBER 17A

#### 5. Required Actions or Approvals (check all that apply)

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

CITY MAP AMENDMENT

ZONING CERTIFICATION

CONCESSION

ZONING MAP AMENDMENT

ZONING AUTHORIZATION

UDAAP

ZONING TEXT AMENDMENT

ACQUISITION—REAL PROPERTY

REVOCABLE CONSENT

SITE SELECTION—PUBLIC FACILITY

DISPOSITION—REAL PROPERTY

FRANCHISE

HOUSING PLAN & PROJECT

OTHER, explain:

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 74-711

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

<input type="checkbox"/> VARIANCE (use) <input type="checkbox"/> VARIANCE (bulk) <input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION											
<b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:											
<b>Other City Approvals Subject to CEQR</b> (check all that apply) <table style="width:100%; border:none;"> <tr> <td style="width:50%; border:none;"><input type="checkbox"/> LEGISLATION</td> <td style="width:50%; border:none;"><input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> RULEMAKING</td> <td style="border:none;"><input type="checkbox"/> POLICY OR PLAN, specify:</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES</td> <td style="border:none;"><input type="checkbox"/> FUNDING OF PROGRAMS, specify:</td> </tr> <tr> <td style="border:none;"><input type="checkbox"/> 384(b)(4) APPROVAL</td> <td style="border:none;"><input type="checkbox"/> PERMITS, specify:</td> </tr> <tr> <td colspan="2" style="border:none;"><input type="checkbox"/> OTHER, explain:</td> </tr> </table>		<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:	<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:	<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:	<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:	<input type="checkbox"/> OTHER, explain:	
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<input type="checkbox"/> OTHER, explain:											
<b>State or Federal Actions/Approvals/Funding:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:											
<b>6. Site Description:</b> <i>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.</i> <b>Graphics:</b> <i>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.</i> <table style="width:100%; border:none;"> <tr> <td style="width:33%; border:none;"><input checked="" type="checkbox"/> SITE LOCATION MAP</td> <td style="width:33%; border:none;"><input checked="" type="checkbox"/> ZONING MAP</td> <td style="width:33%; border:none;"><input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP</td> </tr> <tr> <td style="border:none;"><input checked="" type="checkbox"/> TAX MAP</td> <td colspan="2" style="border:none;"><input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)</td> </tr> <tr> <td colspan="3" style="border:none;"><input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP</td> </tr> </table>		<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP	<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)		<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP			
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<b>Physical Setting</b> (both developed and undeveloped areas) Total directly affected area (sq. ft.): <b>Approx. 1,739 (lot area)</b> Waterbody area (sq. ft.) and type: <b>N/A</b> Roads, buildings, and other paved surfaces (sq. ft.): <b>Approx. 1,739</b> Other, describe (sq. ft.): <b>N/A</b>											
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action) SIZE OF PROJECT TO BE DEVELOPED (gross square feet): <b>Approx. 3,012 (commercial area)</b> NUMBER OF BUILDINGS: <b>1</b> GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): <b>Approx. 5,646</b> HEIGHT OF EACH BUILDING (ft.): <b>Approx. 37 Feet</b> NUMBER OF STORIES OF EACH BUILDING: <b>3</b>											
Does the proposed project involve changes in zoning on one or more sites? <input type="checkbox"/> YES <input type="checkbox"/> 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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," indicate the estimated area and volume dimensions of subsurface 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)											
<b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>											
ANTICIPATED BUILD YEAR (date the project would be completed and operational): <b>2018</b>											
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: <b>12</b>											
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY?											
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:											
<b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply) <table style="width:100%; border:none;"> <tr> <td style="width:16.6%; border:none;"><input checked="" type="checkbox"/> RESIDENTIAL</td> <td style="width:16.6%; border:none;"><input type="checkbox"/> MANUFACTURING</td> <td style="width:16.6%; border:none;"><input type="checkbox"/> COMMERCIAL</td> <td style="width:16.6%; border:none;"><input type="checkbox"/> PARK/FOREST/OPEN SPACE</td> <td style="width:16.6%; border:none;"><input type="checkbox"/> OTHER, specify:</td> </tr> </table>		<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE	<input type="checkbox"/> OTHER, specify:					
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**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures		Multi-family walk-up	Multi-family walk-up	
No. of dwelling units	0 (Vacant)	4	4	
No. of low- to moderate-income units		Unknown	Unknown	
Gross floor area (sq. ft.)	0 (Vacant)	3,036	3,036	
<b>Commercial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)			UG 6 (eating and drinking establishment)	UG 6 (eating and drinking establishment)
Gross floor area (sq. ft.)			3,012	3,012
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
<b>Community Facility</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type		UG 4 (Cultural Center)		UG 4 (Cultural Center)
Gross floor area (sq. ft.)		3,012		(3,012)
<b>Vacant Land</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
<b>Other Land Uses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>PARKING</b>				
<b>Garages</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
<b>Lots</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>POPULATION</b>				
<b>Residents</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:		10	10	0
Briefly explain how the number of residents	Roughly 2.72 residents per household in Brooklyn Community District 8			

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
was calculated:				
<b>Businesses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type			1 ( UG6 eating and drinking establishment)	1
No. and type of workers by business			Approx. 8 workers	8
No. and type of non-residents who are not workers			95	95
Briefly explain how the number of businesses was calculated:	6 employees per 1,000 sf (Special West Chelsea District Rezoning, Chapter 3.0, Socioeconomics). Architects plans included space for 95 attendees in the bar.			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
<b>ZONING</b>				
Zoning classification	R6	R6	R6	
Maximum amount of floor area that can be developed	4,551	4,551	4,551	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	residential	residential	residential	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Part II: TECHNICAL ANALYSIS**

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

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

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

	YES	NO
enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>v. Effects on Industry</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> <li>o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered?</li> </ul> Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(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 <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> .		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	<input type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? No Phase I needed	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	YES	NO
(c) If the proposed project located in a <a href="#">separately sewerred area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 2178		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 702768.5 MBTUs		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. Although no detailed analysis was required in the neighborhood character assessment a brief description of neighborhood character is included in the Supplemental Studies to the EAS report.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "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 Donald Ehrenbeck, AICP, P.P.	SIGNATURE 	DATE April 21 <sup>st</sup> , 2017
---	---	---------------------------------------

**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.	Potentially Significant Adverse Impact	
	YES	NO
<b>IMPACT CATEGORY</b>		
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?

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.

YES       NO


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 Deputy Director, Environmental Assessment & Review Division	LEAD AGENCY New York City Department of City Planning
Olga Abinader	DATE April 21, 2017
SIGNATURE 	



Environment Prepared for:  
120 Kingston, LLC  
478 Albany Ave, No. 43  
Brooklyn, NY 11203

Prepared by:  
AECOM  
125 Broad Street  
New York, NY 10004

AECOM No. 60494411

# Kingston Lounge 120 Kingston Avenue

## Supplemental Studies to the Environmental Assessment Statement

April 21, 2017

**Proposed Development Site:**

120 Kingston Avenue  
Brooklyn, NY 11213

**Prepared for:**

120 Kingston, LLC  
478 Albany Avenue, No. 43  
Brooklyn, NY 11203

**Prepared by:**

AECOM  
125 Broad Street  
New York, NY 10004

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## 1.0 INTRODUCTION

The Applicant, 120 Kingston, LLC, seeks the grant of a special permit pursuant to Section 74-711 of the New York City Zoning Resolution (ZR) to modify the applicable use regulations of ZR Section 22-10 to allow the restoration of a Use Group (UG) 6 commercial use on the ground floor and cellar of the existing building located on Block 1222, Lot 40 at 120 Kingston Avenue, Brooklyn (the "Proposed Development Site"), and to permit the restoration of an existing commercial sign. The building is situated in an R6 Zoning District, and is located on the edge of the Crown Heights North Historic District of Brooklyn Community District 8.

### 1.1 Background

The Proposed Development Site is located within the Crown Heights North Historic District. The Landmarks Preservation Commission ("LPC") approved the designation of the Crown Heights North Historic District (LP-02204) on April 24, 2007. The district is located in the northwestern portion of the Crown Heights neighborhood and is roughly bounded by Atlantic Avenue and Eastern Parkway on the north and south, and by Bedford and Albany Avenues on the west and east. The existing building located at the Proposed Development site is a Renaissance Revival style flats building designed by Axel Hedman, built c. 1900-1902, with a Streamline style storefront added in the mid-twentieth century. The building's style, scale, materials, and details are among the features which contribute to the architectural and historic character of the Crown Heights North Historic District.

The Kingston Lounge was a renowned jazz club which opened in 1944 and occupied the ground floor and cellar of the existing building located at the Proposed Development Site. Historically, the Kingston Lounge attracted patrons from all five boroughs of New York City, as well as notable jazz musicians. The Kingston Lounge was an important establishment which contributed to Brooklyn's rich jazz heritage. During the 1980s the club, as well as the apartments above, began to fall into disrepair, and by 2001 the building was vacant.

### 1.2 Description of Surrounding Area

#### Zoning

The zoning districts located within a 600 foot radius surrounding the Proposed Development Site (the "Surrounding Area") are R6 and R6/C1-3.

R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. R6 districts permit Use Groups 1 through 4, which are all of the residential and community facility use groups. Developers can choose between the standard height factor regulations, which produce small multi-family buildings on small zoning lots and tall buildings that are set back from the street on larger lots, or the optional Quality Housing regulations, which produce high lot coverage buildings within prescribed height limits. Under the height factor regulations, the maximum FAR in an R6 district ranges from 0.78 to 2.43. There are no height limits for height factor buildings, but they must not penetrate the sky exposure plane. Off-street parking is required for 70% of a building's dwelling units, but can be waived if five or fewer spaces are required. Under the Quality Housing regulations, the maximum FAR on a narrow street is 2.2, with a maximum base height before setback of 45 feet and a maximum building height of 55 feet. On a wide street, outside the Manhattan core, the maximum FAR is 3.0, with a maximum base height before setback of 60 feet and a maximum building height of 70 feet. Off-street parking is required for 50% of a building's dwelling units, but can be waived if five or fewer spaces are required.

C1-3 commercial overlay districts are mapped within residence districts along streets that serve local retail needs, and are found extensively throughout the city's lower- and medium-density neighborhoods and occasionally in higher-density areas. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. When mapped over R6 through R10 districts, the maximum commercial FAR is 2.0.

### Designated Historic District

The Proposed Development Site is located within the Crown Heights North Historic District, which was designated in 2007 to preserve the neighborhood's architecture of the late- nineteenth and early-twentieth century. It is among Brooklyn's most architecturally distinguished areas, retaining some of the borough's most beautiful and well-preserved residential streets, and features a broad array of outstanding residential architecture in popular late-nineteenth- and early-twentieth century styles, including the Italianate, neo-Grec and Queen Anne, as well as the Romanesque, Renaissance, Colonial, Mediterranean, Medieval, and Tudor Revival styles.

### Land Use

The Crown Heights neighborhood within the Surrounding Area of the Proposed Development Site is generally characterized by residential multi-family, walk-up townhomes, with some community facilities and commercial retail establishments. The residential townhomes located within the surrounding area are brownstones ranging in height from two- to four- stories. Two multi-family elevator buildings which rise to a height of six stories are located to the northeast and southwest of the Proposed Development Site.

Seven community facilities are located within the Surrounding Area, including three houses of worship, a supportive housing facility, a children's museum, and two schools. The Jehovah's Witnesses Franklin Congregation is located at 1260 Bergen Street, the Greater Mt. Pleasant Baptist Church is located 878 St. Mark's Avenue, and the Church of God Seventh Day is located at 922 St. Marks Avenue. The Institute for Community Living, Inc. operates a supportive housing facility at 839 St. Marks Avenue. The Brooklyn Children's Museum is located at 145 Brooklyn Avenue. P.S. 289 George V. Brower is located at 900 St. Marks Avenue and the Pathways in Technology Early College High School is located at 150 Albany Avenue.

Commercial retail establishments located within the Surrounding Area are generally fronting Kingston Avenue, although three are located in the mid-block section of St. Marks Avenue between Kingston Avenue and Brooklyn Avenue, and one is located in the mid-block section of Bergen Street between Kingston Avenue and Albany Avenue. In addition, the easterly portion of Block 1215, and the westerly portion of Blocks 1216 and 1223, all fronting Kingston Avenue and forming the intersection of Kingston Avenue and Bergen Street, of which the subject block is located, are overlaid with a C1-3 commercial overlay. Many ground floor commercial establishments line this section of Kingston Avenue, including eating and drinking establishments, retail stores, laundromats, a dry cleaner, a nail salon, a beauty parlor, and commercial offices.

### **1.3 Description of Proposed Development Site**

The Proposed Development Site is located at 120 Kingston Avenue (Block 1222, Lot 40) in an R6 zoning district, within the Crown Heights North Historic District and Brooklyn Community District 8. It is located on the corner of the block formed by Bergen Street and Kingston Avenue, with 94 feet of frontage on Bergen Street, 18'-6" of frontage on Kingston Avenue, and a total lot area of 1,739 square feet.

The existing building located at the Proposed Development Site is a three-story plus cellar building, built in 1900-1902, with 6,048.3 square feet of gross floor area and an existing legal-noncomplying zoning floor area of 4,532.1 square feet (2.6 FAR). The existing building has been vacant since 2001 and is in a dilapidated condition. The cellar level and ground floor were formerly occupied by a UG 6 commercial establishment, The Kingston Lounge. The cellar has 1,516.2 square feet of floor area, while the ground floor has 1,496.5 square feet of floor area. The second and third floors each have 1,517.8 square feet of floor area, and were formerly occupied by two UG 2 residential dwelling units per floor. While there is scaffolding at the proposed development site, there is no construction work being done on the site. A Department of Buildings permit (Job #340085641) was filed in 2013 for removal of interior partitions but that work has been completed.

## 1.4 Description of Proposed Development

This application seeks a special permit pursuant to ZR Section 74-711 to modify the applicable use regulations of ZR Section 22-10 to permit the restoration of UG 6 commercial use on the ground floor and in the cellar of the existing building located at the Proposed Development Site, and to permit the restoration of accessory commercial signage on the exterior. Through this application, the applicant also seeks to preserve the historically significant features of the building, while undertaking a first class restoration and implementing a continuing maintenance program to ensure the building is properly maintained in a sound, first class condition.

Pursuant to the special permit, the applicant proposes interior alterations to restore the use of the ground floor (1,496.5 square feet) and cellar (1,516.2 square feet) as The Kingston Lounge, a UG 6 commercial use, will have a proposed capacity of 95 persons on the first floor, which is consistent with the most recent certificate of occupancy (issued January 16<sup>th</sup>, 1991) for the eating and drinking establishment. The cellar will be used entirely for accessory uses, such as the kitchen and storage. No customer seating will be located in the cellar.

Additionally, as part of the proposal, the applicant also intends to restore as-of-right UG 2 residential use on the second and third floors, with two dwelling units per floor.

New components of the site would include a new approximately six-foot high wrought-iron fence, a new 2-hour exterior wall for insulation a new ceiling composition and sloped-stair bulkhead , as well as a new proposed opening in the rear of the site.

In total the Proposed Development will consist of the following zoning floor areas: 1,496.5 square feet of UG 6 commercial space (3,012.7 gross square feet including the cellar), and 3,035.6 square feet of UG 2 residential space, for a total of 4,532.1 square feet of zoning floor area. The 3,012 gross square feet of commercial floor area is the area that is directly impacted by the proposed action.

The accessory commercial signage to be restored would consist of a total of 130 square feet of illuminated non-flashing signage, including 28 square feet of illuminated non-flashing signage on Kingston Avenue and 102 square feet of illuminated non-flashing signage on Bergen Street. The signage will project 12 inches past the street line and 14 feet above the base plane. The signage would comply with C1-3 district signage regulations in terms of maximum permitted total square footage, maximum permitted total square footage of illuminated non-flashing signage along the Kingston Avenue frontage, maximum distance projection over the street line, and maximum height above the base plane. However the illuminated non-flashing signage does not comply with the C1-3 district maximum permitted total square footage along Bergen Street frontage. The proposed accessory commercial signage to be restored was approved by Landmarks Preservation commission and is the exact signage which has been present on the exterior of the building at the Proposed Development Site for over 60 years.

## 1.5 Actions Necessary to Facilitate the Project

In order to restore UG 6 commercial use on the ground floor and in the cellar level of the existing building located at the Proposed Development Site, as well as permit the restoration of exterior commercial signage, a special permit pursuant to ZR Section 74-711 is required to modify the applicable use provisions of ZR Section 22-10. ZR Section 74-711 allows for the modification of use and bulk (except floor area) in order to further the preservation of designated landmark buildings or buildings located within historic districts.

The requested special permit will facilitate the restoration of a long-standing commercial use at the Proposed Development Site, which use is historically and culturally significant to the neighborhood, and consistent with existing uses within the Surrounding Area. As discussed above, the block fronts fronting Kingston Avenue within the Surrounding Area are characterized by UG 6 commercial and retail establishments. As shown on the Area Map submitted herewith, the three blocks surrounding the Proposed Development Site at the intersection of Kingston Avenue and Bergen Street are distinctly characterized by commercial frontages. Although, the remainder of the subject block fronting Kingston



Avenue to the south of the Proposed Development Site contains residential uses, commercial uses surround the Proposed Development Site to the north and across Kingston Avenue to the northeast and east.

Moreover, the requested special permit will ensure the historical features of the existing building will be restored and brought up to a sound, first class condition, and that a continuing maintenance program will be established and implemented to ensure the building is properly maintained in a sound, first class condition.

As a result of the foregoing, the requested special permit and the proposed development which it will facilitate is appropriate within the existing building located at the Proposed Development Site, as it will restore a culturally significant commercial use which existed within the building for approximately 60 years, which use will not adversely affect the character of the neighborhood, and will ensure the restoration and maintenance of the historically significant features of the building.

## **1.6 Analysis Framework (Reasonable Worst Case Development Scenario)**

### **Build Year**

Considering the time required for the environmental review and land use approval process, and assuming a period of approximately 12 months for necessary interior renovations and façade improvements, the build year of the proposed development is 2018.

### **Purpose and Need**

The applicant requests a CPC special permit pursuant to ZR §74-711 to allow the restoration of a UG-6 commercial use on the ground floor and cellar of the existing building. The proposed development site is located in an R6 residential zoning district, which does not permit a UG 6 commercial use as a matter of right. Therefore, absent the proposed action, the applicant would not be able to restore this commercial use on the ground floor and cellar of the subject building. The applicant also seeks to permit accessory commercial signage on the proposed development site.

### **Existing Conditions**

The proposed development site is a three-story building located on Block 1222, Lot 40 at 120 Kingston Avenue that is presently vacant. The site is located in the southwest quadrant of the intersection of Kingston Avenue and Bergen Street on a 1,739 square-foot lot. The building is 37 feet in height and has a total of approximately 5,646 gross square feet of floor area, representing an approximate FAR of 2.61. The building was previously occupied by approximately 3,036 gross square feet of residential space (1.81 FAR) and approximately 3,012 gross square feet (0.81 FAR) of commercial space (the Kingston Lounge), but is presently vacant. The proposed development site has approximately 18 feet of frontage on Kingston Avenue and 94 feet of frontage on Bergen Street.

### **Future No-Action Scenario**

The proposed development site is located in the Crown Heights neighborhood of Brooklyn, which is densely developed. No significant new construction or vacant lots were observed within 600 feet of the site. Given the dense nature of development in the study area, no emerging development trends are apparent.

The proposed development site has a lot area of 1,739 square feet, with a built FAR of approximately 2.61. Pursuant to Quality Housing regulations, R6 zoning districts allow a maximum residential FAR of 2.2 on a narrow street, or 2.43 on a wide street outside the Manhattan Core. No commercial development is permitted in an R6 zoning district without prior CPC authorization. Absent the proposed action, the applicant would occupy the building with as-of-right residential uses on the second and third stories (3,036 combined gsf). As the ground floor may not be occupied with a commercial use, it is assumed that

a cultural center or similar community facility use would occupy the ground floor and cellar of the subject building (3,012 gsf).

While amended plans deviating from the proposed site plan would require additional review from LPC, any additional review of the amended plans (for a community facility on the ground floor and in the cellar) would only look at potential impacts the revised plan may have on the building's exterior. The occupation of community facility use would not require additional discretionary actions given that it is currently permitted under the existing zoning district. The Landmarks Preservation Commission would mandate signage restoration in the no-action scenario given its historical significance. The no-action scenario assumes a non-illuminated sign that would preserve the look of the original design, keeping the letters.

### **Future With-Action Scenario**

Under the With-Action Scenario, the CPC special permit would facilitate a proposal by the applicant to restore a former commercial use back to the ground floor. The proposed restoration involves general interior alterations to the existing three-story building. The development site is located within the Crown Heights North Historic District (LP-2204), as such the applicant would not proceed with the proposed commercial conversion prior to the issuance of an LPC "Certificate of Appropriateness" and "Certificate of No Effect," as needed. On April 21, 2016, the LPC voted to grant the "Certificate of Appropriateness" and "Certificate of No Effect" for the proposed work at the subject building.

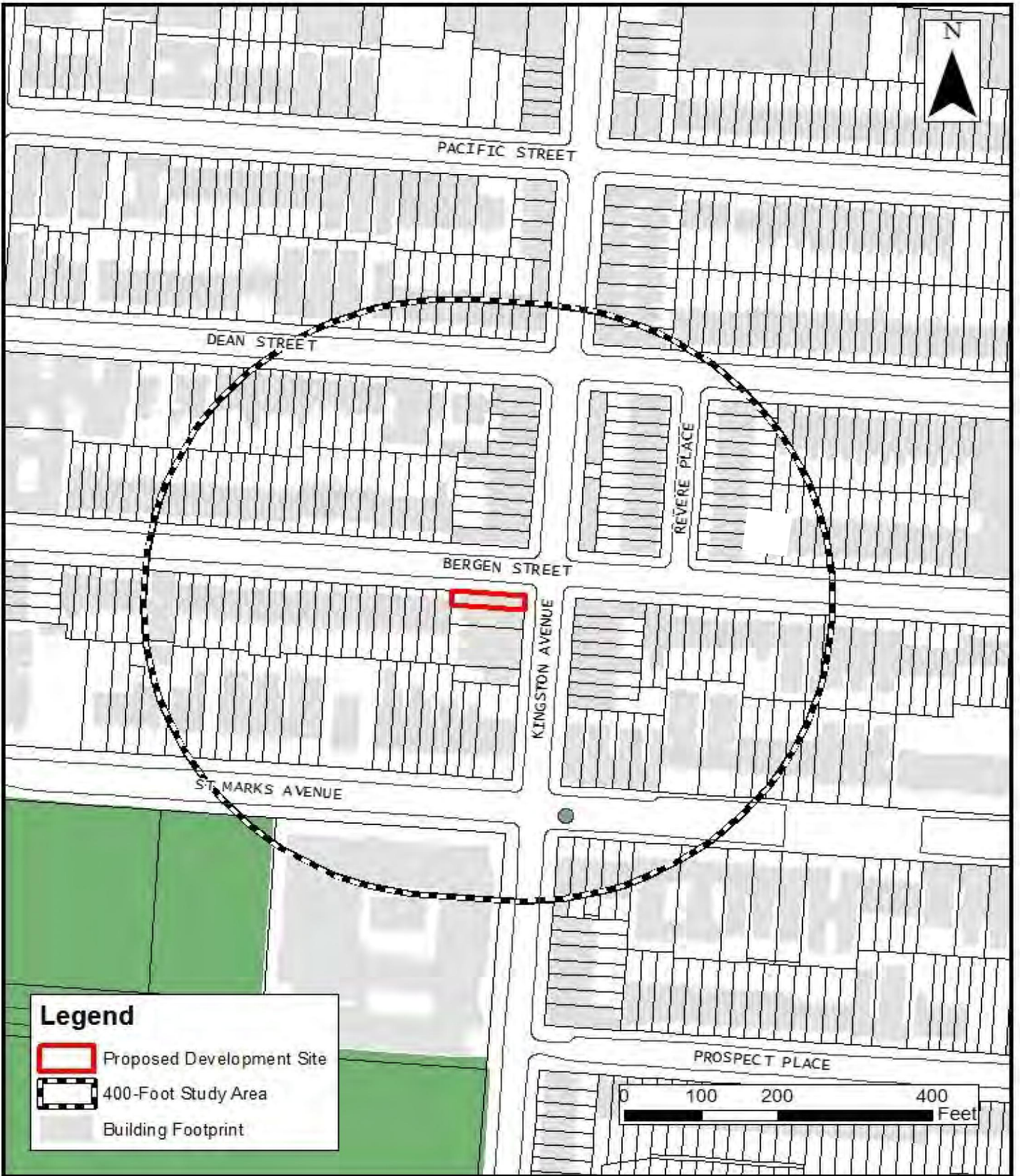
#### Certificate of Appropriateness

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commissions voted to grant a Certificate of Appropriateness (CofA) for proposed work at the subject premises. The proposal consists of exterior work throughout the first floor level of the Kingston Avenue and Bergen Street facades, including replacing existing infill and modifying masonry openings by removing existing plywood panels, remnants of storefront framing, and faux brick cladding, and other work in regards to the aforementioned facades and signage. The signage would include the restoration of cut-out illuminated letters.

#### Certificate of No Effect

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commissions (LPC) approved certain alterations to the subject premises. The LPC approved work consists of restorative work throughout the Kingston Avenue and Bergen Street facades, and the stoop, including replacing damaged brick wood; removing modern light fixtures, conduit, and junction boxes throughout all facades; matching historic conditions, and other work regarding the restorative use at 120 Kingston Avenue. The LPC found that the work is restorative in nature; that none of the work would result in the loss of, or damage to, a significant architectural feature of the building; that the replacement brick wood would match the historic brick wood, and that the building's authenticity would remain intact.

The subject building would be expected to contain approximately 3,012 gross square feet of UG 6 commercial floor area (0.81 FAR) on the ground floor and cellar. The second and third floors of the building would contain two dwelling units per floor, for a combined total of 3,036 square feet of residential floor area (1.81 FAR). No new development or the construction of additional floor area is projected to occur as a result of the proposed action (**Appendix A**).



**AECOM**

Environmental Assessment Statement  
120 Kingston Avenue  
Brooklyn, NY

**Project Site  
Location  
Figure 1**



**Environmental Assessment Statement**  
**120 Kingston Avenue**  
**Brooklyn, NY**

**No-Action Scenario**  
**Figure 1b**




Environmental Assessment Statement  
120 Kingston Avenue  
Brooklyn, NY

With-Action Scenario  
**Figure 1c**



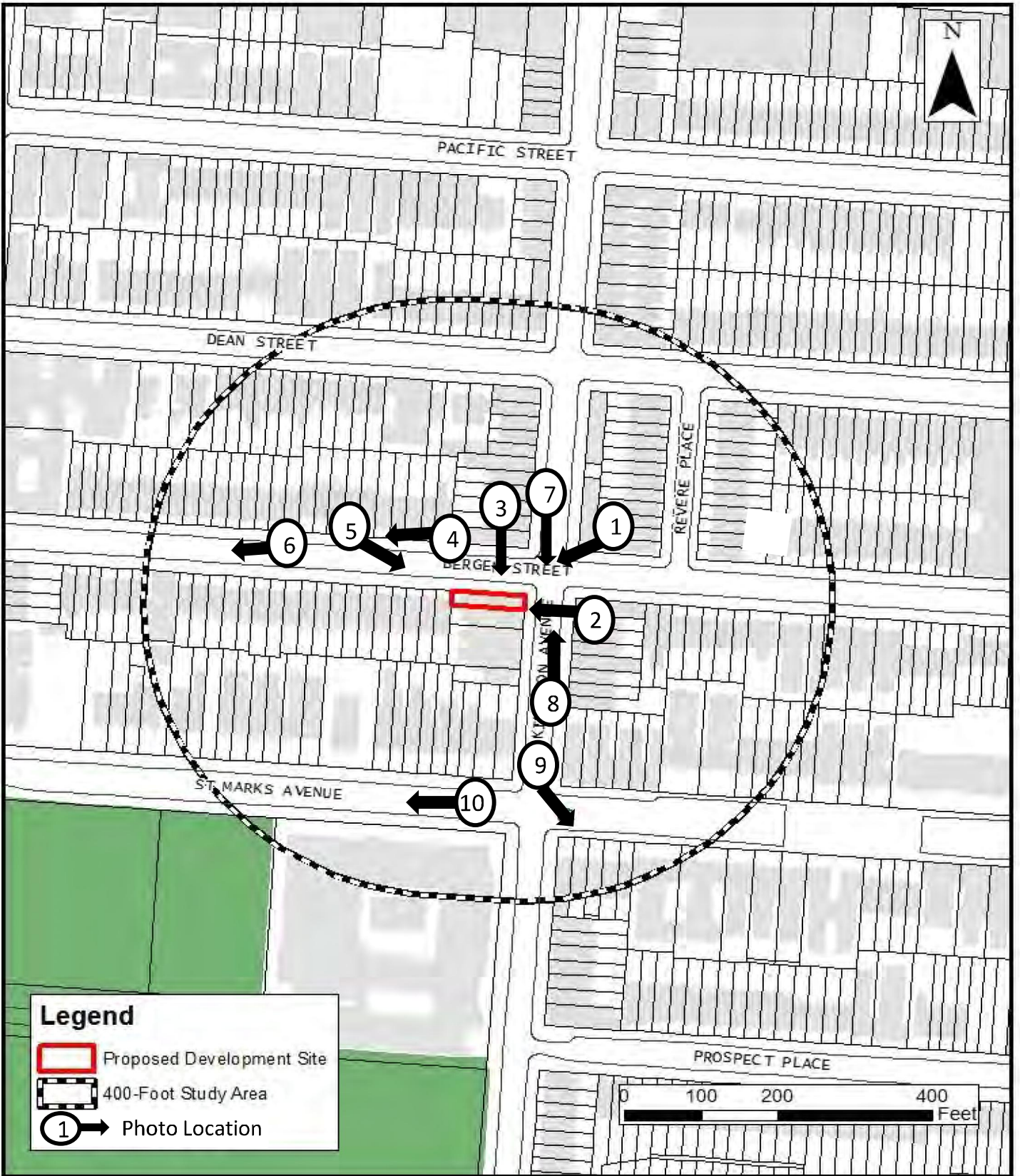
 Project Site

 400-Foot Study Area



Environmental Assessment  
Statement  
120 Kingston Avenue  
Brooklyn, NY

Tax Map  
Figure 2



Environmental Assessment Statement  
 120 Kingston Avenue  
 Brooklyn, NY

### Photograph Location Map

Figure 3



**Figure 4 Photographs of the Site and Surrounding Area**

**Photograph 1**



View of the Proposed Development Site at 120 Kingston Avenue

**Photograph 2**



View of Proposed Development Site looking west from across Kingston Avenue

**Photograph 3**



View of Proposed development Site looking south from across Bergen Street

**Photograph 4**



View of Bergen Street looking west from Kingston Avenue

**Photograph 5**



View of Proposed Development Site and surrounding uses looking east on Bergen Street towards Kingston Avenue

**Photograph 6**



View of residential uses looking west on Bergen Street towards Brooklyn Avenue

**Photograph 7**



View looking south on Kingston Avenue at the intersection of Bergen Street and Kingston Avenue

**Photograph 8**



View of commercial and residential uses on Kingston Avenue looking north from Bergen Street

**Photograph 9**



Intersection of Kingston Avenue and St. Marks place looking southeast

**Photograph 10**



View of school and residential uses on St. Marks Avenue looking west from towards Brooklyn Avenue

## 2.0 ENVIRONMENTAL REVIEW

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

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

- Land Use, Zoning and Public Policy
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Noise
- Neighborhood Character

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Conditions (the Future Without the Proposed Action), and the Future With-Action Conditions (the Future With the Proposed Action).

### 2.1 LAND USE, ZONING AND PUBLIC POLICY

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below.

#### 2.1.1 Land Use

The *CEQR Technical Manual* defines land use as the activity that is occurring on the land and within the structures that occupy it. Types of land use can include single- and multi-family residential, commercial (retail and office), community facility/institutional and industrial/manufacturing uses, as well as vacant land and public parks (open recreational space). The 2014 *CEQR Technical Manual* recommends that a proposed action be assessed in relation to land use, zoning, and public policy. For each of these areas, a determination is made of the potential for significant impact by the proposed action. If the action does have a potentially significant impact, appropriate analytical steps are taken to evaluate the nature of the impact, possible alternatives and possible mitigation.

#### ***Existing Conditions***

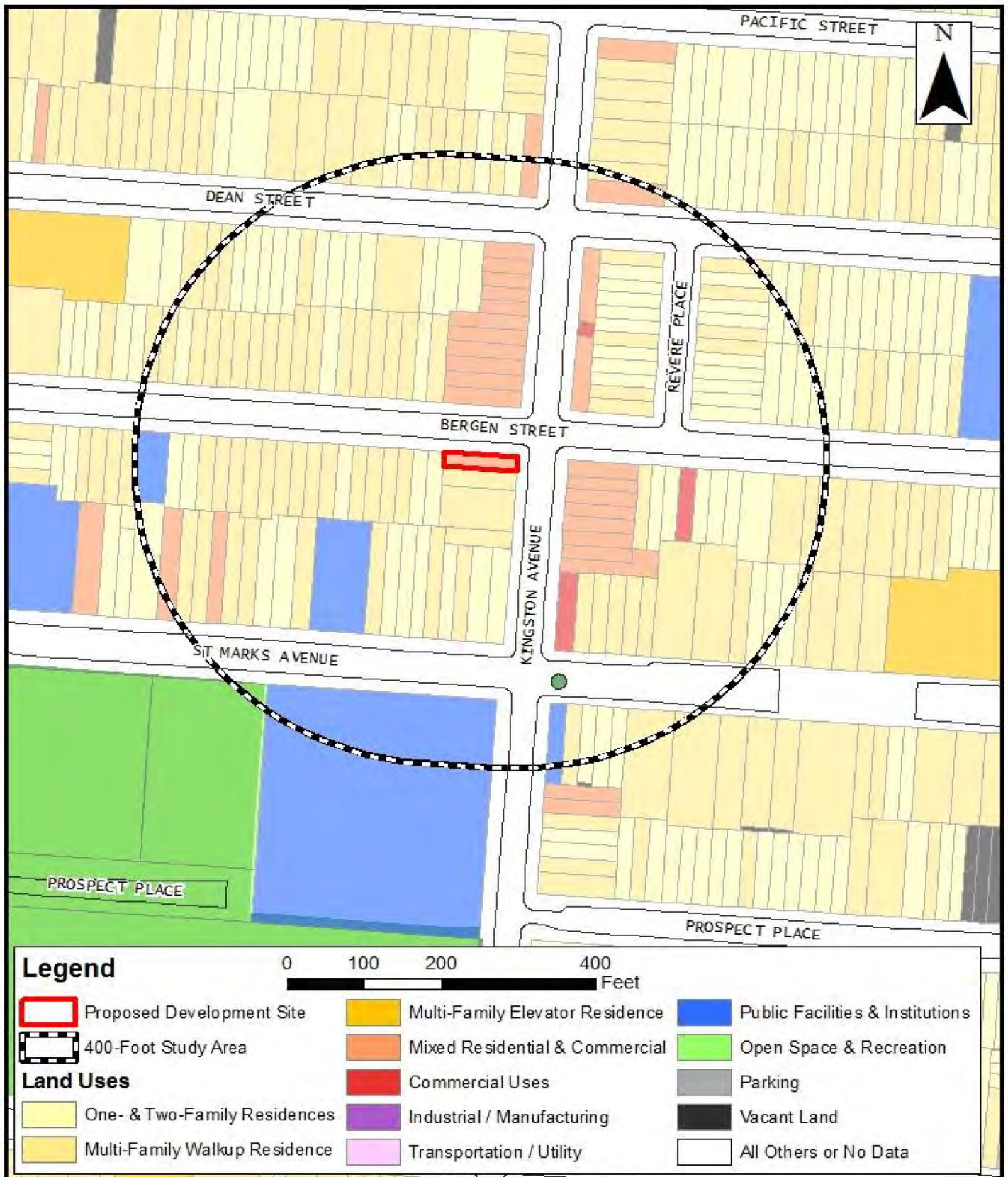
The *CEQR Technical Manual* recommends a land use; zoning and public policy study area extending 400 feet from the site of a proposed action. This study area is generally bound by the northern border of the tax lots along Dean Street to the north, the eastern border of the tax lots along Revere Place to the east, the midblock point between Kingston and Brooklyn Avenues to the west, and St. Marks Avenue to the south. (**Figure 5**).

A field survey was conducted to determine the existing land use patterns and neighborhood characteristics of the study area. Existing land use immediately surrounding the project site is a mix of multi-family and mixed-use residential buildings. The commercial uses are comprised of local retail such as delis, grocery stores, restaurants, laundromats and beauty parlors, which serve the local community. The prevailing built form of the area is a mix of two- to four-story residential and mix-residential buildings.

To the north and east of the project site are mixed residential and commercial buildings. These mixed-use buildings typically include ground-floor retail uses, and are located along both sides of Kingston Avenue. Additionally, several commercial buildings are located to the east of the project site, with frontage on Kingston Avenue. Such retail stores include delis, grocery stores, restaurants, laundromats and beauty parlors, which serve the local community.

Adjacent to the south and west of the proposed development site boundaries are two- to four- story residential buildings, which make up most of the subject block (Block 1222) and the surrounding 400-foot study area. The remainder of the block contains several public facilities, including two UG 4 houses of worship, and three mixed residential and commercial buildings. Further south of the proposed project area surrounding the proposed development site are large-scale public facility buildings and open space. Across St Mark's Avenue, south of the proposed development site and project area, is Brower Park, which occupies Block 1229 with basketball courts, a playground, restrooms, seating, fountains and an open field. The rest of the block contains George V. Brower public school (P.S. 289) and the Brooklyn Children's Museum.

The general mix of land use observed in the study area generally reflects the distribution of land use observed throughout Brooklyn CD 8, which is summarized in **Table 2**. The most prominent land use within Brooklyn CD 8 is multi-family residences, followed by one- to two- family residences and public facilities/institutional use.



Environmental Assessment Statement  
 120 Kingston Avenue  
 Brooklyn, NY

Land Use Map  
 Figure 5



**Table 1**  
**2014 Land Use Distribution - Brooklyn Community District 8**

LAND USE	PERCENT OF TOTAL
<b>Residential Uses</b>	
1-2 Family	19.3
Multi-Family	43.2
Mixed Residential/Commercial	8.1
<i>Subtotal of Residential Uses</i>	70.6
<b>Non-Residential Uses</b>	
Commercial/Office	2.7
Industrial	3.5
Transportation/Utility	2.4
Institutions	10.2
Open Space/Recreation	5.4
Parking Facilities	2.4
Vacant Land	2.5
Miscellaneous	0.4
<i>Subtotal of Non-Residential Uses</i>	29.6
<b>TOTAL</b>	<b>100.0</b>

Source: *Community District Profiles, New York City Department of City Planning.*

Note: Percentages may not add up to 100.0 percent due to rounding.

### ***Future No-Action Scenario***

The proposed development site is located in the Crown Heights neighborhood of Brooklyn, which is densely developed. No significant new construction or vacant lots were observed within 600 feet of the site. Given the dense nature of development in the study area, no emerging development trends are apparent.

The proposed development site has a lot area of 1,739 square feet and is located in an R6 zoning district. No commercial development is permitted without prior CPC authorization. Absent the proposed action, the applicant would occupy the building with as-of-right residential uses on the second and third stories (3,036 combined gsf). As the ground floor may not be occupied with a commercial use, it is assumed that a cultural center or similar community facility use would occupy the ground floor of the subject building (3,012 gsf). While no specific plans for such a use have been contemplated, a ground-floor cultural center represents a financially feasible alternative for the applicant under a future no-action scenario.

### ***Future With-Action Scenario***

Under the Future With-Action Scenario, the subject building would be expected to contain approximately 3,012 gross square feet of commercial floor area on the ground floor and cellar. The second and third floors of the building would contain two dwelling units per floor, for a combined total of 3,036 square feet of residential floor area. No additional development under the Future With-Action Scenario is projected to occur as a result of the proposed action.

## 2.1.2 Zoning

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

### **Existing Conditions**

Zoning designations within and around the study area are depicted in **Figure 6**, while **Table 3** summarizes use, floor area and parking requirements for the zoning districts in the study area.

The project site is located in an R6 zoning district. Residential uses (UGs 1 and 2) as well as community facility uses (UGs 3 and 4) are allowed as-of-right. The built FAR in R6 districts ranges from 0.78 to 2.43 and can reach a maximum of 3.0 with the optional Quality Housing Regulations (QHR). Building heights within R6 districts are governed by sky exposure planes. Parking is required for 70 percent (50 percent for QHR) of all dwelling units. Signage is heavily regulated in R6 zoning districts.

The surrounding areas north, northeast, and east of the project site have C1-3 commercial overlays. In R6 districts, C1-3 commercial overlays allow a maximum FAR of 2.0 and an overlay depth of 150 feet. Typical retail uses in such overlays include those seen in the study area, such as neighborhood grocery stores, restaurants and beauty parlors. These commercial uses are limited to the ground floors.

### **Future No-Action Scenario**

In the future without the proposed action, zoning changes are not expected to occur on the project site or within the surrounding study area. Existing zoning regulations are expected to remain in effect.

**Table 2**

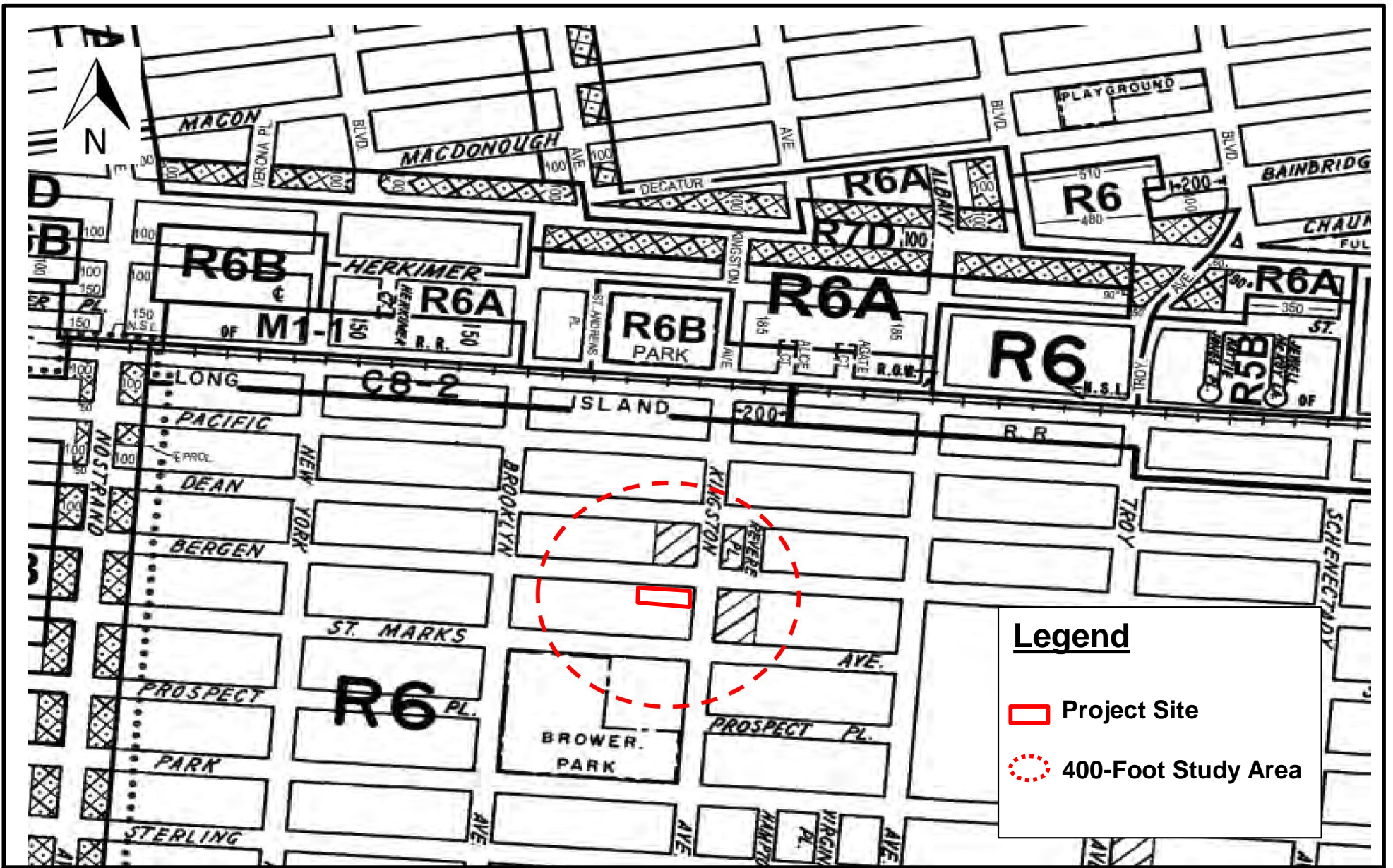
Summary of Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R6	Residential UGs 1-4	0.78 - 2.43 FAR for Residential (3.0 with optional Quality Housing Regulations)	70 percent of dwelling units (waived if 5 or fewer spaces required)

Source: *Zoning Handbook, New York City Department of City Planning, January 2006.*

### **Future With-Action Scenario**

Under the Future With-Action scenario, the Applicant would receive a special permit pursuant to ZR §74-711, which would allow the restoration of a UG 6 commercial use on the ground floor and in the cellar of the subject building. The proposed project involves interior alterations to the existing building, which historically has contained residential and commercial uses.



**Legend**

- Project Site
- 400-Foot Study Area



Environmental Assessment Statement  
 120 Kingston Avenue  
 Brooklyn, NY

Zoning Map  
 Figure 6

### 2.1.3 Public Policy

The project site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The proposed action is also not a large publically sponsored project, and as such, consistency with the City's *PlaNYC 2030* for sustainability is not warranted. In addition, the rezoning area is not located in the Coastal Management Zone; therefore a consistency review is not warranted.

#### ***Crown Heights North Historic District***

The project site is located within the boundaries of the Crown Heights North Historic District (LP-02204). As such, it is subject to the review and approval of the Landmarks Preservation Commission (LPC) for consistency with the architectural and historic character of the district. A full discussion of LPC's review of the project can be found below in Section 2.2, "Historic and Cultural Resources."

#### ***Conclusion***

In conclusion, the analysis demonstrates that the proposed action is not anticipated to result in any significant adverse impacts to land use, zoning, and public policy.

## 2.2 HISTORIC AND CULTURAL RESOURCES

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated.

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

#### ***Architectural Resources***

According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the project site plus an approximately 400-foot radius around the proposed action area.

The site is part of the Crown Heights North Historic District, (**Figure 7a**) which is an S/NR (No. 13NR06488) and LPC (LP-02204) designated historic district. The Crown Heights North Historic District contains more than 450 buildings, dating from the mid-19<sup>th</sup> century to the 1930s. Until the Civil War, large portions of the district were cultivated as farmland. Sold by heirs to the Lefferts estate in 1854, the area developed slowly, first with freestanding houses, and later with speculative row houses centered along Dean Street and Brooklyn Avenue. Though some date from the 1870s and were designed in the neo-Greco style, the great majority were built later in the Queen Anne or Romanesque Revival style. This later stage of development was fueled in part by the Kings County Elevated Railway, which began serving Fulton Street, to the north, in 1888. Many institutional structures are concentrated along Dean Street, including several impressive churches and the former Union League Club. The introduction of the automobile in the early 20<sup>th</sup> century and the opening of the IRT subway along Eastern Parkway in 1920 led to the construction of a group of semi-attached residences with garages, as well as Mediterranean Revival and

Art Deco-style apartment buildings. Little new construction has occurred in Crown Heights North since the 1930s (See **Figure 7b**).

The existing building located at the Proposed Development site is a Renaissance Revival style flats building designed by Axel Hedman, built c. 1900-1902, with a Streamline style storefront added in the mid-twentieth century. The building's style, scale, materials, and details are among the features which contribute to the architectural and historic character of the Crown Heights North Historic District.




The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on April 21, 2016, indicating both their support for the Applicant's proposal and stating that the proposed work would have no effect on significant protected features of the building (see **Appendix B**).

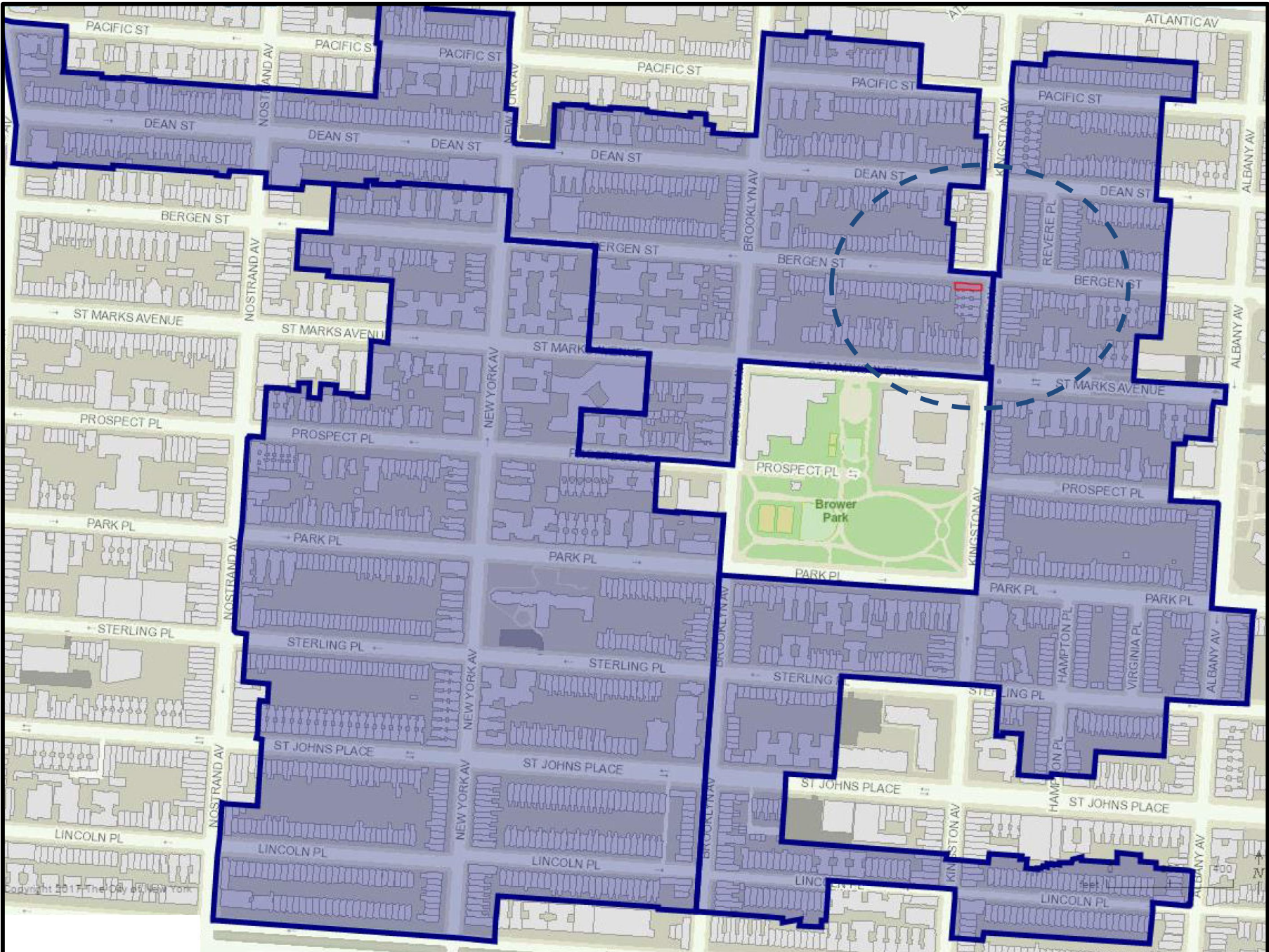
### ***Cultural and Archaeological Resources***

The analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. As there is no in-ground construction planned for the project site that would lead to soil disturbance, significant adverse impacts to archaeological resources are not anticipated. Therefore, an archeological assessment is not warranted for the Proposed Action.

### ***Conclusion***

In conclusion, the analysis demonstrates that the proposed action is not anticipated to result in any significant adverse impacts to Historic and Cultural Resources.

-  Project Site
-  Crowns Heights North Historic District
-  400-Foot Study Area



Environmental Assessment Statement  
 120 Kingston Avenue  
 Brooklyn, NY

Historic Resources Map  
 Figure 7a



Environmental Assessment  
Statement  
120 Kingston Avenue  
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Architectural Photographs

Figure 7b

## 2.3 URBAN DESIGN AND VISUAL RESOURCES

According to the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings.

The *CEQR Technical Manual* notes an urban design assessment considers whether and how a project may change the experience of a pedestrian in the project area. The assessment focuses on the components of a proposed project that may have the potential to alter the arrangement, appearance, and functionality of the built environment. In general, an assessment of urban design is needed when the project may have effects on one or more of the elements that contribute to the pedestrian experience (e.g., streets, buildings, visual resources, open space, natural features, wind, etc.). An urban design analysis is not warranted if a proposed project would be constructed within existing zoning envelopes, and would not result in physical changes beyond the bulk and form permitted "as-of-right" with the zoning district.

As the proposed action would result in the restoration and illumination of accessory signage to the building's exterior, a preliminary analysis was conducted. (See **Figures 8A and 8B**)

### 2.3.1 Preliminary Analysis

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

#### ***Existing Conditions***

The study area is located in the Crown Heights neighborhood of Brooklyn. A photographic key map is provided in the previously presented Figure 3; with ground-level photographs of the projected development site and the immediate surrounding area provided in the previously presented Figure 4. Existing land use immediately surrounding the project site is a mix of multi-family and mixed-use residential buildings. The commercial uses are comprised of local retail such as delis, grocery stores, restaurants, laundromats and beauty parlors, which serve the local community. The prevailing built form of the area is a mix of two- to four-story residential and mix-residential buildings.

Although they were originally constructed as four buildings known, north to south, as 120, 122, 124, and 126 Kingston Avenue, the southernmost two buildings were combined around 2006 into one building, 124 Kingston Avenue that utilizes the former main entrance of No. 126. All three buildings present a unified façade to Kingston Avenue of light gray brick with banding and simulated quoining in dark brick, identical plastered entrance and first-floor window surrounds, and a common cornice featuring panels, modillions, rosettes, and egg-and-dart moldings. These features carry over to the Bergen Street façade of 120 Kingston Avenue, which has a Streamline-style storefront with a brick bulkhead, a corner entrance with its historic aluminum door, aluminum ribbon windows, colored-glass banding, and historic neon signs with cutout lettering. The main entrance to No. 120, located at the center of the Bergen Street façade, has a historic ribbed aluminum surrounded. Although some of the storefront's features have been damaged, removed, or painted, it remains this group's standout feature.

#### ***Future No-Action Scenario***

Under the Future No-Action Scenario, no significant changes are expected to the subject building or the surrounding area. Absent the proposed action, the applicant would occupy the building with as-of-right residential uses on the second and third stories. As the ground floor may not be occupied with a commercial use, it is assumed that a cultural center or similar community facility use would occupy the



ground floor of the subject building. While no specific plans for such a use have been contemplated, a ground-floor cultural center represents a financially feasible alternative for the applicant under a no-action scenario.

### ***Future With-Action Scenario***

The Proposed Action entails the restoration of a previously extant commercial use on the ground floor and cellar of the existing building located at 120 Kingston Avenue, and restoration of accessory commercial signage. The accessory commercial signage to be restored would consist of a total of 130 square feet of illuminated non-flashing signage, including 28 square feet of illuminated non-flashing signage on Kingston Avenue and 102 square feet of illuminated non-flashing signage on Bergen Street. The signage would project 12 inches past the street line and will be 14 feet above the base plane. Therefore, the proposed action is not expected to result in any significant adverse urban design or visual resource related impacts.

### ***Conclusion***

According to the *CEQR Technical Manual*, if a preliminary assessment determines that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed urban design and visual resources analysis is appropriate. The illuminated signage would enhance the pedestrian experience, and would be consistent with the surrounding context, including commercial and retail uses.

# Illuminated



# Not Illuminated



Environmental Assessment Statement  
120 Kingston Avenue  
Brooklyn, NY

Rendering 1  
Figure 8a

Illuminated



Not Illuminated



Environmental Assessment Statement  
120 Kingston Avenue  
Brooklyn, NY

Rendering 2  
Figure 8b

## 2.4 NOISE

Noise is defined as any unwanted sound, and sound is defined as any air pressure variation that the human ear can detect. Human beings can detect a large range of sound pressures ranging from 20 to 20 million micropascals, but only these 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.

In terms of hearing, humans are less sensitive to low frequencies (<250 Hz) than mid-frequencies (500-1,000 Hz). Humans are most sensitive to frequencies in the 1,000 to 5,000 Hz range. Since ambient noise contains many different frequencies all mixed together, measures of human response to noise assign more weight to frequencies in this range. This is known as the A-weighted sound level.

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed "dB(A)." The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A).

Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling of the noise level.

Given that a lounge may be considered a noise source, an analysis referencing New York City's noise code is provided. Pursuant to Section 24-231 (Commercial Music);

- o Commercial establishments that play music must limit the level of unreasonable or disturbing noise that escapes into the streets or is heard in nearby residences by requiring that sounds levels may not exceed:
  - o 42 decibels as measured from inside nearby residences, AND
  - o 7 decibels over the ambient sound level, as measured on a street or public right-of-way 15 feet or more from the source, between 10:00 pm and 7:00 am
- o Sometimes residents are disturbed by pervasive bass sounds that resonate and can be felt physically by a person.
- o Bass sounds measurements are weighted in the "C" scale and may not exceed 6 dB(C) above the ambient sound if the ambient sound is greater than 62 dB(C).

The proposed project is not expected to result in the above thresholds being exceeded. Additionally, the noise coming from the lounge is expected to be kept at a volume so that it is confined to the lounge itself and does not affect nearby residents or pedestrians on the street. Therefore, in regards to Section 24-231, no significant adverse impacts are anticipated with the proposed project.

Pursuant to Section 24-232 (Allowable decibel levels-octave band measurement):

- No person shall cause or permit a sound source operating in connection with any commercial or business enterprise to exceed the decibel levels in the designated octave bands shown below as measured within a receiving property as specified therein:

<i>Octave Band Frequency (Hz)</i>	<i>Maximum Sound Pressure Levels (dB) as measured within a receiving property as specified below</i>	
	<i>Residential receiving property for mixed use buildings and residential buildings (as measured within any room of the residential portion of the building with windows open, if possible).</i>	<i>Commercial receiving property (as measured within any room containing offices within the building with windows open, if possible).</i>
<i>31.5</i>	<i>70</i>	<i>74</i>
<i>63</i>	<i>61</i>	<i>64</i>
<i>125</i>	<i>53</i>	<i>56</i>
<i>250</i>	<i>46</i>	<i>50</i>
<i>500</i>	<i>40</i>	<i>45</i>
<i>1000</i>	<i>36</i>	<i>41</i>
<i>2000</i>	<i>34</i>	<i>39</i>
<i>4000</i>	<i>33</i>	<i>38</i>
<i>8000</i>	<i>32</i>	<i>37</i>

The proposed project is not expected to result in the exceeding of the above thresholds for maximum sound pressure levels as measured within a receiving property. The noise levels within the lounge are expected to be kept within the confines of the lounge.

The conditions of New York City Noise Code Section 24-231, requiring that sound levels of commercial establishments that play music may not exceed 42 decibels as measured from inside nearby residences, and 7 decibels over the ambient sound level, as measured on a street or public right-of-way 15 feet or more from the source (between 10:00 pm and 7:00 am), would ensure that the Proposed Action would not result in significant adverse noise impacts.

Provisions have been incorporated into the Special Permit site plan in order to ensure that no significant adverse impacts related to noise would occur. To avoid the potential for significant adverse noise impacts, the site plan for the proposal notes that sound attenuation will be provided between the proposed commercial space and the residential floors, with a floor assembly to achieve Sound Transmission Class (STC) 60 or better. The applicant will also provide new exterior walls at the first floor of the building, with sound attenuation that will achieve STC 60 or better at walls and STC 50 or better at glazing. The noise generated by the proposed lounge use at the project site would not exceed the limits set forth in any applicable provision of the New York City Noise Control Code. With these measures in place, the proposed action would not result in any significant adverse impacts related to noise.

### **Conclusion**

In conclusion, the analysis demonstrates that the proposed action is not anticipated to result in any significant adverse impacts in regards to noise generated from the Kingston Lounge.

## **2.5 NEIGHBORHOOD CHARACTER**

As defined by the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. The elements, when applicable, typically include land use, socioeconomic conditions, open space and shadows, historic and cultural resources, urban

design and visual resources, transportation, and noise, as well as any other physical or social characteristics that help to define a community. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining features.

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

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

This chapter reviews the defining features of the neighborhood and examines the proposed action’s potential to affect the neighborhood character of the surrounding study area. The impact analysis of neighborhood character that follows below focuses on changes to the technical areas listed above that exceeded CEQR preliminary screening thresholds that were assessed in this EAS Short Form.

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

### **2.5.1 Existing Conditions**

Existing land use immediately surrounding the project site is a mix of multi-family and mixed-use residential buildings. The commercial uses are comprised of local retail such as delis, grocery stores, restaurants, laundromats and beauty parlors, which serve the local community. The prevailing built form of the area is a mix of two- to four-story residential and mix-residential buildings.

The three buildings located at 120, 122, and 124 Kingston Avenue present a unified façade to Kingston Avenue of light gray brick with banding and simulated quoining in dark brick, identical pilastered entrance and first-floor window surrounds, and a common cornice featuring panels, modillions, rosettes, and egg-and-dart moldings. These features carry over to the Bergen Street façade of 120 Kingston Avenue, which has a Streamline-style storefront with a brick bulkhead, a corner entrance with its historic aluminum door, aluminum ribbon windows, colored-glass banding, and historic neon signs with cutout lettering. The main entrance to No. 120, located at the center of the Bergen Street façade, has a historic ribbed aluminum surround. Although some of the storefront’s features have been damaged, removed, or painted, it remains this group’s standout feature.

### **2.5.2 Future No-Action Scenario**

Under the Future No-Action Scenario, no significant changes are expected to the subject building or the surrounding area. Absent the proposed action, the applicant would occupy the building with as-of-right residential uses on the second and third stories. As the ground floor may not be occupied with a commercial use, it is assumed that a cultural center or similar community facility use would occupy the ground floor and cellar of the subject building. While no specific plans for such a use have been contemplated, a ground-floor cultural center represents a financially feasible alternative for the applicant under a no-action scenario.

### **2.5.3 Future With-Action Scenario**

The Proposed Action entails the restoration of a previously extant commercial use on the ground floor and cellar of the existing building located at 120 Kingston Avenue, and to permit accessory commercial signage. The signage will be designed to replicate the site's previous signage and façade, both of which are contributing features to the building's aesthetic nature. Therefore, the proposed action is not expected to result in any significant adverse impact to any of the elements that comprise neighborhood character.

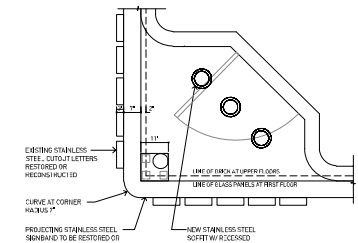
### ***Conclusion***

Of the relevant technical areas specified in the *CEQR Technical Manual* that comprise neighborhood character, the proposed action would not cause significant adverse impacts with regard to any of them. Moderate adverse effects that would potentially impact such a defining feature, either singly or in combination, have also not been identified for more than one technical area. Therefore, as the proposed action would not have a significant adverse neighborhood character impact and would not result in a significant adverse impact to a defining feature of the neighborhood, further analysis is not necessary.

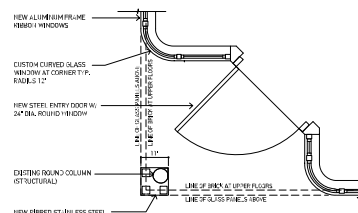
## **APPENDICIES TO SUPPLEMENTAL STUDIES TO THE EAS**



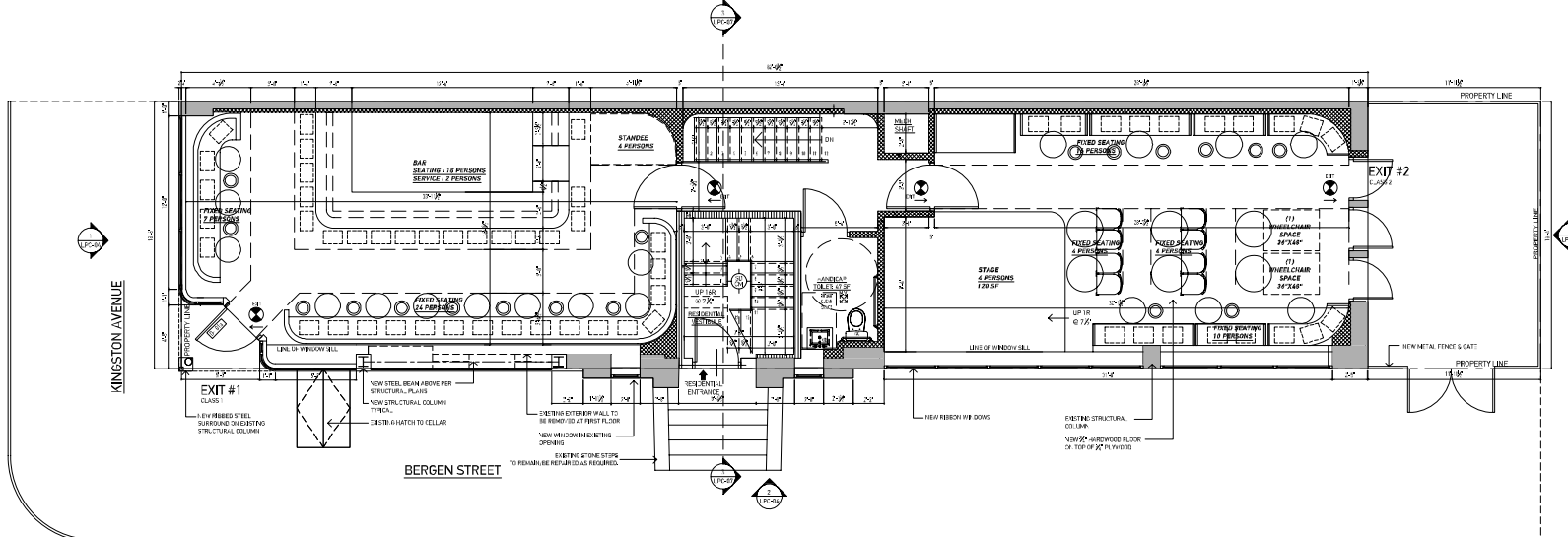
**APPENDIX A**  
**SITE PLANS**



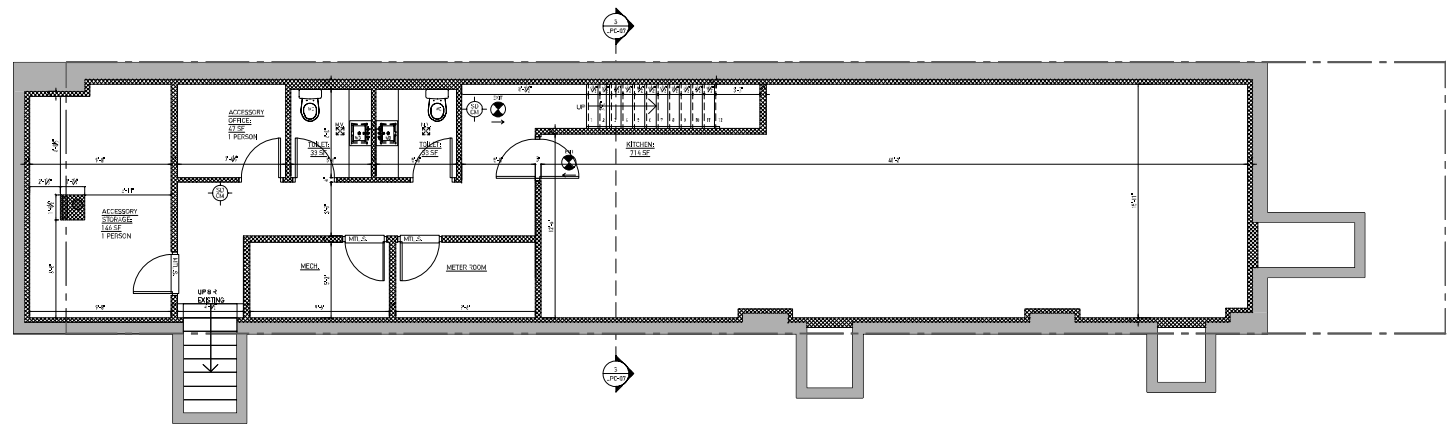
**B** CEILING PLAN AT ENTRY DOOR - DETAIL  
1/2"=1'-0"



**A** FLOOR PLAN AT ENTRY DOOR - DETAIL  
1/2"=1'-0"



**2** PROPOSED FIRST FLOOR PLAN  
1/4"=1'-0"



**1** PROPOSED CELLAR FLOOR PLAN  
1/4"=1'-0"

- LEGEND**
- HOURLY LINE
  - ▨ EXIST'G CONCRETE
  - ▨ PROPOSED NEW CONSTRUCTION
  - ▨ PROPOSED 2-OUR INSULATED INTERIOR WALL AT STAIRWELL
  - ▨ PROPOSED GLAZING
  - ⊙ CARBON MONOXIDE SMOKE DETECTOR
  - ⊙ LIFT SERV. GLEAD
  - ⊙ ELEVATION/SECTION INDICATOR
  - INTS

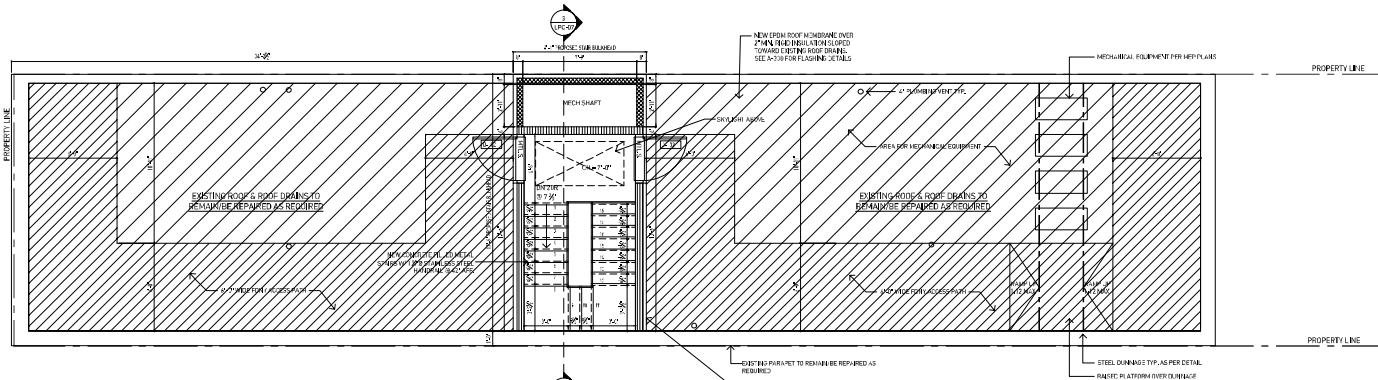
THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

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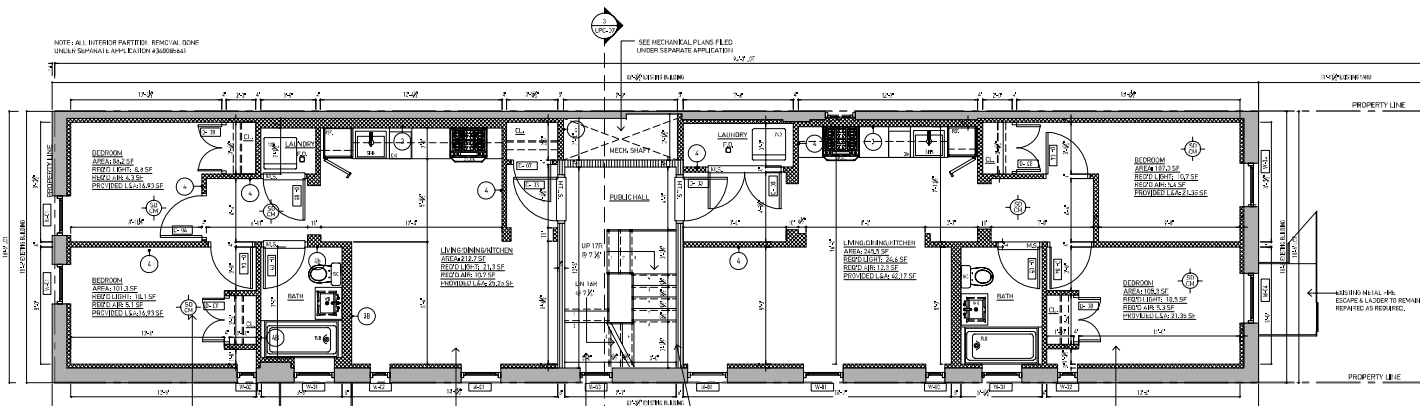
PROPOSED PLANS & DETAILS

LPC-06



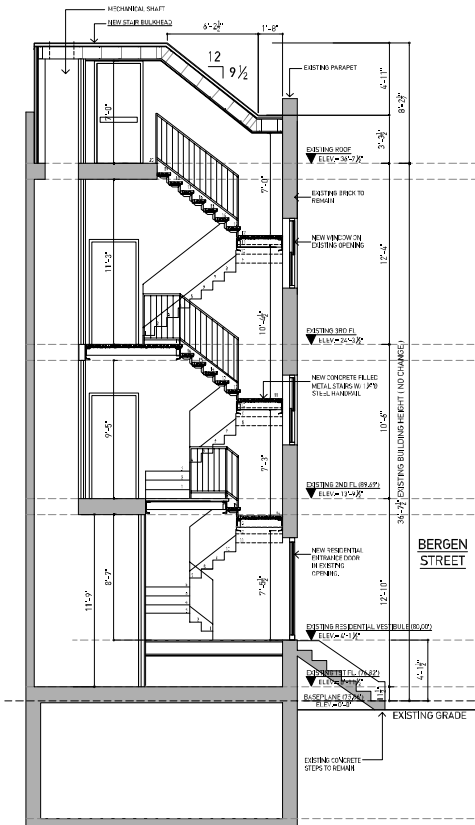
2 PROPOSED ROOF PLAN  
1/4"=1'-0"

- EXISTING ROOF TO BE REPAIRED AS FOLLOWS:
- 1" POLYESTER FIBERGLASS INSULATION
  - 1/2" GELCO G-1011 FR
  - 1/4" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
- NEW ROOF TO BE REPAIRED AS FOLLOWS:
- 1" POLYESTER FIBERGLASS INSULATION
  - 1/2" GELCO G-1011 FR
  - 1/4" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD



1 PROPOSED SECOND & THIRD FLOOR PLAN  
1/4"=1'-0"

- EXISTING ROOF TO BE REPAIRED AS FOLLOWS:
- 1" POLYESTER FIBERGLASS INSULATION
  - 1/2" GELCO G-1011 FR
  - 1/4" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
- NEW ROOF TO BE REPAIRED AS FOLLOWS:
- 1" POLYESTER FIBERGLASS INSULATION
  - 1/2" GELCO G-1011 FR
  - 1/4" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD
  - 1/2" TYP. GYPSON WALL BOARD



3 PROPOSED SECTION  
1/4"=1'-0"

THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213



PROPOSED PLANS & SECTION  
LPC - 07



120 KINGSTON: 1940 TAX PHOTO



120 KINGSTON: 1980 TAX PHOTO



120 KINGSTON: 2013



120 KINGSTON: 1980 TAX PHOTO - CLOSEUP OF STOREFRONT



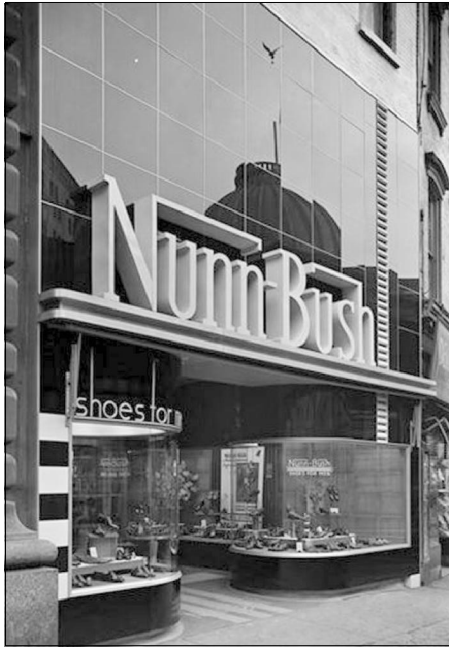
120 KINGSTON: 2013

# THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

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 cdh@arch@gmail.com  
 www.cdahlarch.com

HISTORIC PHOTOS

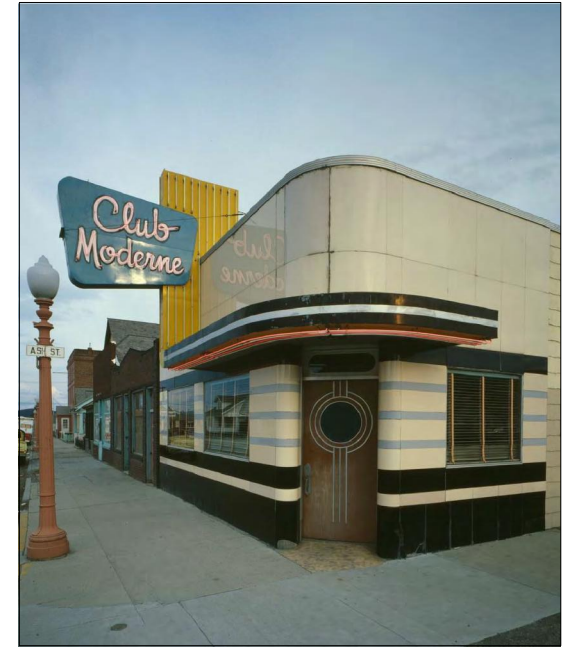
LPC - 01



STREAMLINE STOREFRONT:  
BROOKLYN, NEW YORK



STREAMLINE STOREFRONT:  
NEW KENSINGTON, PENNSYLVANIA



STREAMLINE BUILDING:  
CLUB MODERNE, ANACONDA MONTANA



STREAMLINE STOREFRONT:  
CHICAGO, ILLINOIS



STREAMLINE STOREFRONT:  
LOCATION UNKNOWN

THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

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DIEHL  
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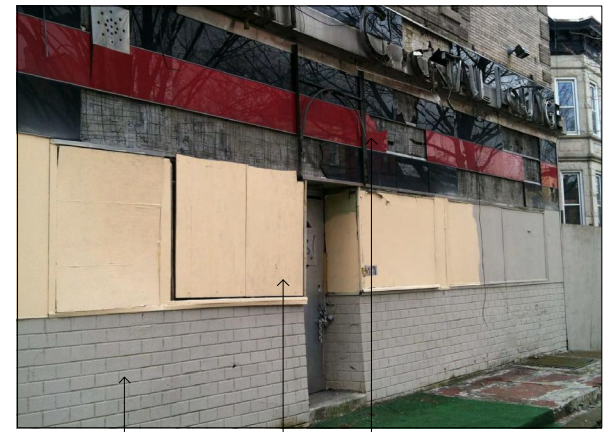
970 Kent Avenue 604  
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cdaharch@gmail.com  
www.cdaharch.com

REFERENCE PHOTOS

LPC - 02



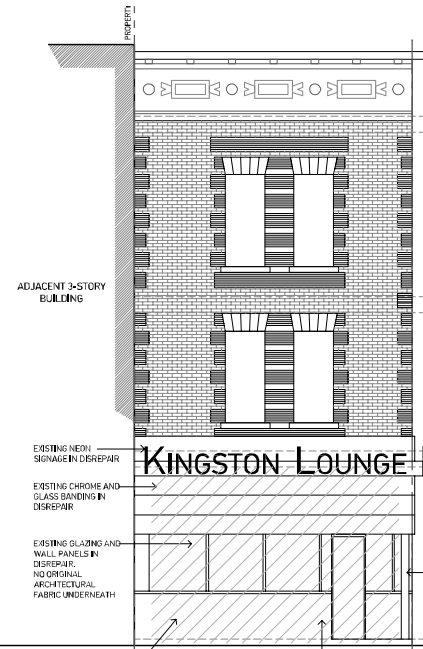
HISTORIC METAL TRIM & RIBBED PANELING AT RESIDENTIAL ENTRANCE



FAUX BRICK FACE ON 2x4 WOOD FRAMING (ROTTING & DETERIORATED)

EXISTING WINDOWS REMOVED

ART DECO GLASS ON PLASTER & METAL MESH ON 2x4 WOOD FRAMING



ADJACENT 3-STORY BUILDING

EXISTING NEON SIGNAGE IN DISREPAIR

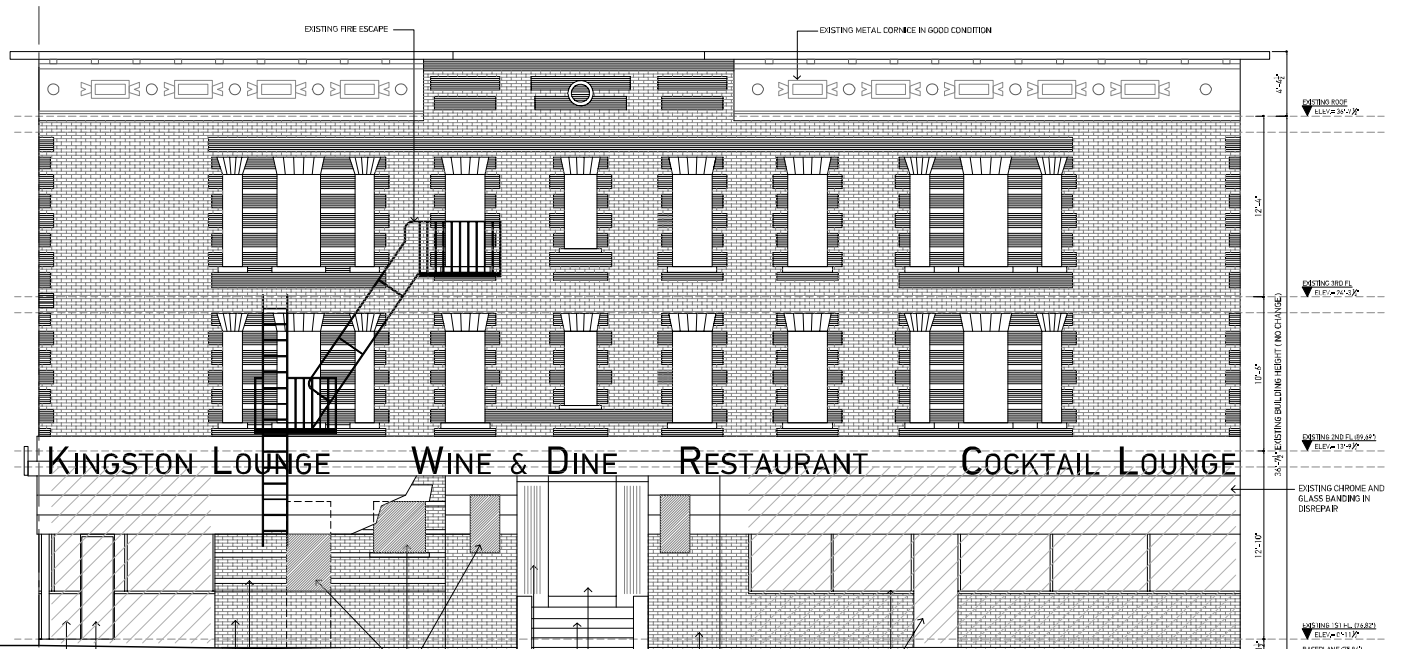
EXISTING CHROME AND GLASS BANDING IN DISREPAIR

EXISTING GLAZING AND WALL PANELS IN DISREPAIR, NO ORIGINAL ARCHITECTURAL FABRIC UNDERNEATH

EXISTING ROUND COLUMN (STRUCTURAL)

NOTE: HATCHED AREAS TO BE DEMOLISHED. EXTERIOR WALL OF ROTTED 2x4 FRAMING TO BE REPLACED WITH STEEL STUD WALL ASSEMBLY PER DETAIL. EXISTING PIGMENTED GLASS PANELS TO BE SALVAGED AND REUSED

1 KINGSTON AVENUE ELEVATION - EXISTING  
1/8"=1'-0"



EXISTING FIRE ESCAPE

EXISTING METAL CORNICE IN GOOD CONDITION

EXISTING ROOF  
ELEV: 30'-0"

EXISTING LEVEL  
ELEV: 28'-0"

EXISTING AND FL. 09.045  
ELEV: 13'-0"

EXISTING CHROME AND GLASS BANDING IN DISREPAIR

EXISTING 51.50.045  
ELEV: 13'-0"

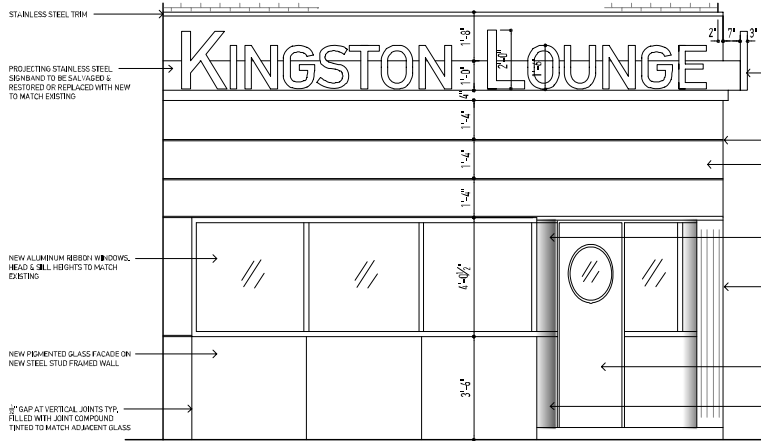
EXISTING GRADE

2 BERGEN STREET ELEVATION - EXISTING  
1/8"=1'-0"

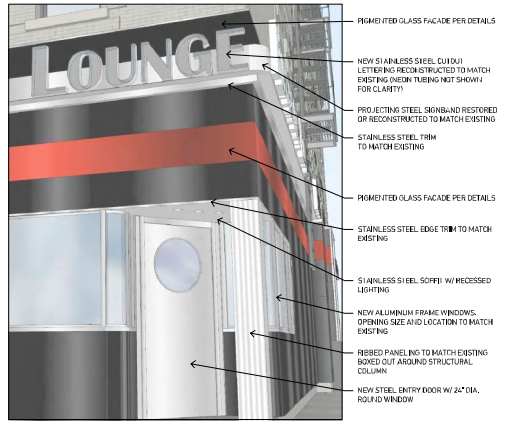
# THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

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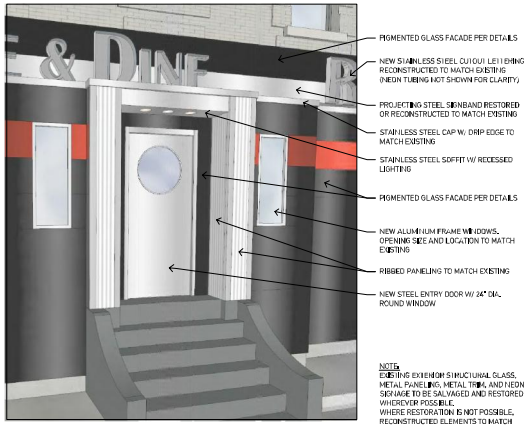
EXISTING ELEVATION  
**LPC - 03**



3 KINGSTON AVE STOREFRONT - PROPOSED  
1/2"=1'-0"

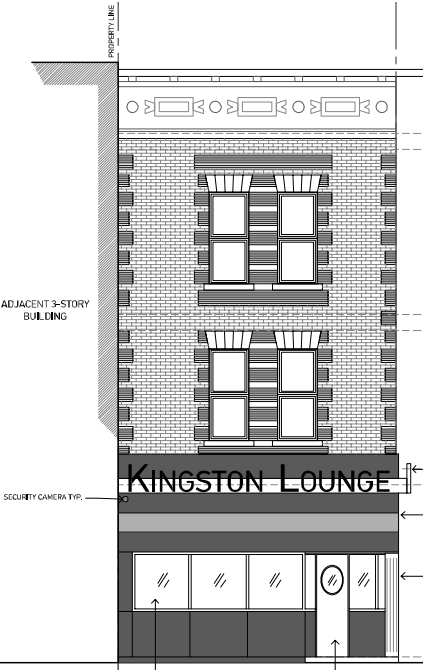


4 RESTAURANT ENTRY - DETAIL  
NTS



5 RESIDENTIAL ENTRY - DETAIL  
NTS

NOTE:  
EXISTING EXTERIOR STRUCTURAL GLASS, METAL PANELING, METAL TRIM, AND IRON SKINBOARD TO BE SALVAGED AND RESTORED WHEREVER POSSIBLE. WHERE RESTORATION IS NOT POSSIBLE, RECONSTRUCTED ELEMENTS TO MATCH DIMENSIONS, MATERIALS, AND INSTALLATION OF EXISTING LOCAL.



1 KINGSTON AVENUE ELEVATION - PROPOSED  
1/4"=1'-0"

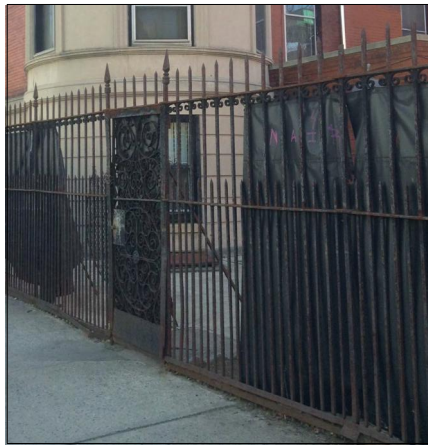
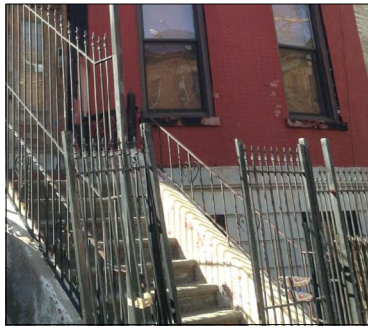


2 BERGEN STREET ELEVATION - PROPOSED  
1/4"=1'-0"

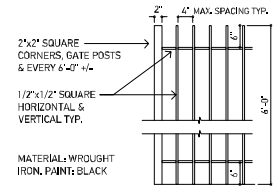
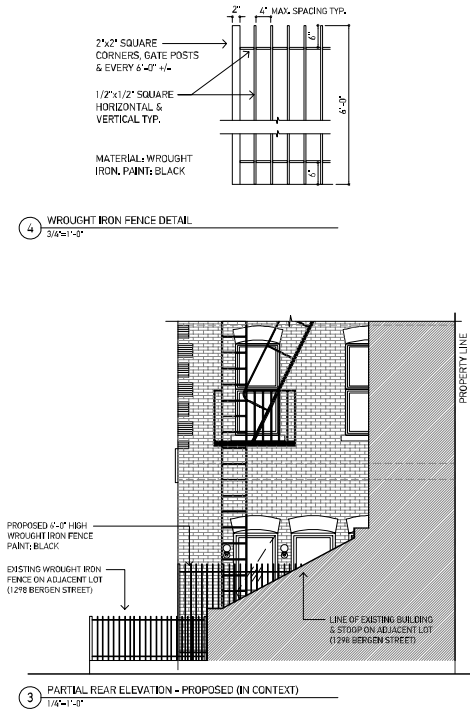
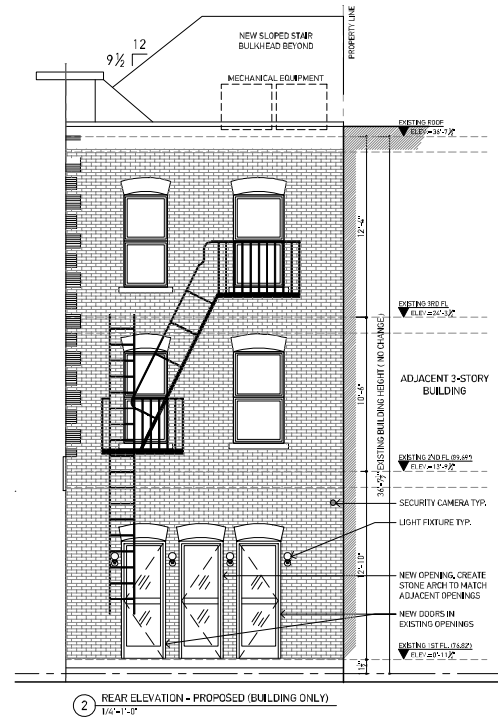
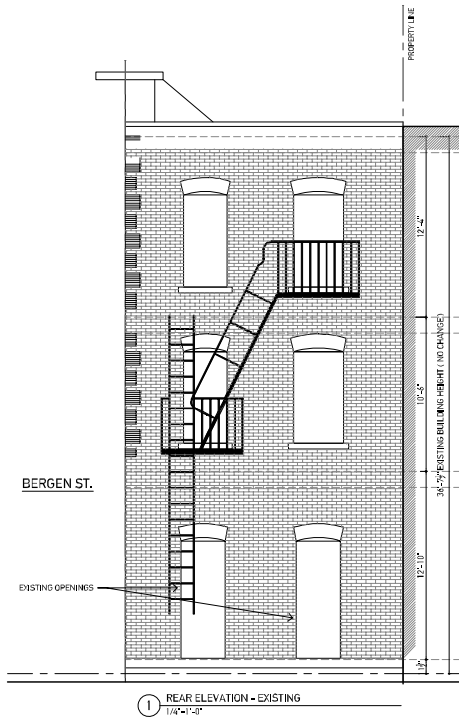
THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

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PROPOSED ELEVATION  
LPC - 04  
10-07-2015



5 SAMPLE PHOTOS - FENCES IN NEIGHBORHOOD



THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

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REAR ELEVATION  
 LPC - 05





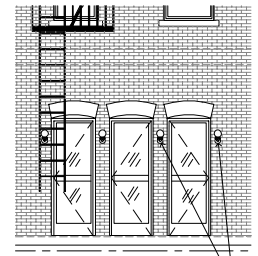
1 120 KINGSTON AVENUE - LOCATION MAP - VISIBILITY OF STAIR BULKHEAD  
NTS



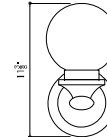
KINGSTON AVENUE ELEVATION (PARTIAL)  
NO VISIBLE LIGHT FIXTURES



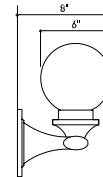
BERGEN STREET ELEVATION (PARTIAL)  
NO VISIBLE LIGHT FIXTURES



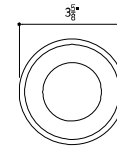
REAR ELEVATION (PARTIAL)  
LIGHT FIXTURE LOCATION - 4 WALL SCONCES



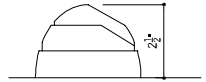
FRONT VIEW



SIDE VIEW



FRONT VIEW



SIDE VIEW



LIGHT FIXTURE TO BE "FITBOK SINGLE SCONCE" OUTDOOR WALL SCONCE OR EQUIVALENT, 40 WATT FIXTURE, DIMENSIONS AS SHOWN. FINISH: OIL RUBBED BRONZE, SHADE: 6" ROUND CLASSIC OPAL. FIXTURE LOCATIONS AS SHOWN ON ELEVATION DETAILS. NUMBER OF FIXTURES PROPOSED = 2 (BERGEN ST) + 4 (REAR) = 6 TOTAL. ELECTRICAL WIRING TO BE RUN INSIDE THE BUILDING WALLS. NO WIRE RUNS OR CONDUIT VISIBLE ON EXTERIOR OF BUILDING.

2 EXTERIOR LIGHTING SPECIFICATION  
NTS

SECURITY CAMERA TO BE "2400D CHD" INFRARED OUTDOOR CAMERA OR EQUIVALENT DIMENSIONS AS SHOWN. WIRING COLOR: BLACK. CAMERA LOCATIONS AS SHOWN ON ELEVATIONS LPC-03 & LPC-04. NUMBER OF CAMERAS PROPOSED = 1 (KINGSTON AVE) + 3 (BERGEN ST) + 1 (REAR) = 5 TOTAL. DATA AND ELECTRICAL WIRING TO CAMERAS TO BE RUN INSIDE THE BUILDING WALLS. NO WIRE RUNS OR CONDUIT VISIBLE ON EXTERIOR OF BUILDING.

3 SECURITY CAMERA SPECIFICATION  
NTS

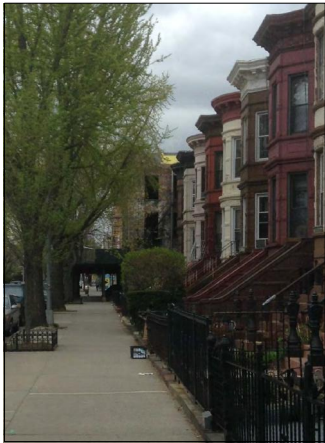


PHOTO A

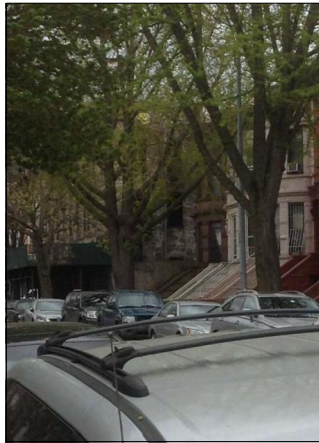


PHOTO B



PHOTO C



PHOTO D



PHOTO E



PHOTO F

# THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

**CDA** CHARLES DIEHL ARCHITECT<sup>PC</sup>

970 Kent Avenue 604  
Brooklyn, NY 11205  
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cdahl@architect.com  
www.cdahlarch.com

STAIR BULKHEAD  
LIGHTING | SECURITY CAMERAS

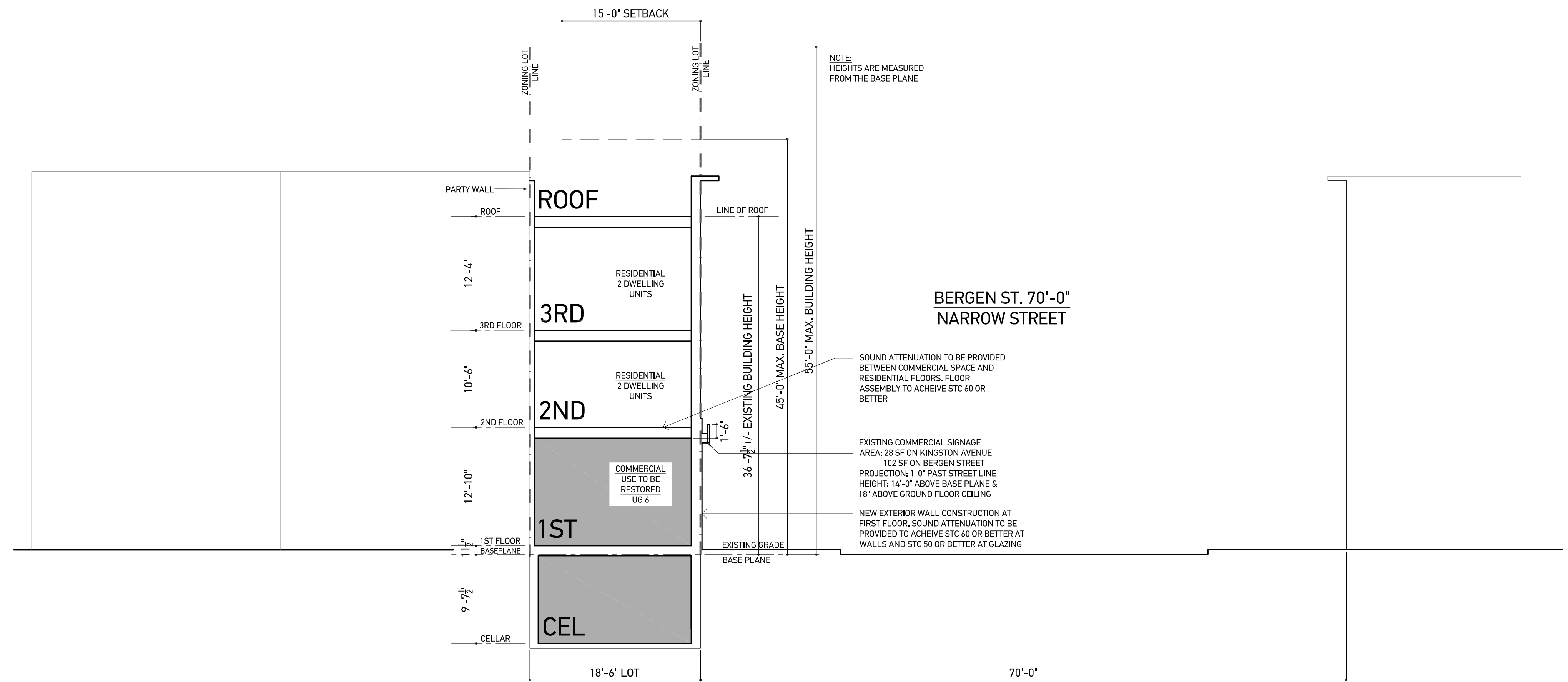
LPC - 09

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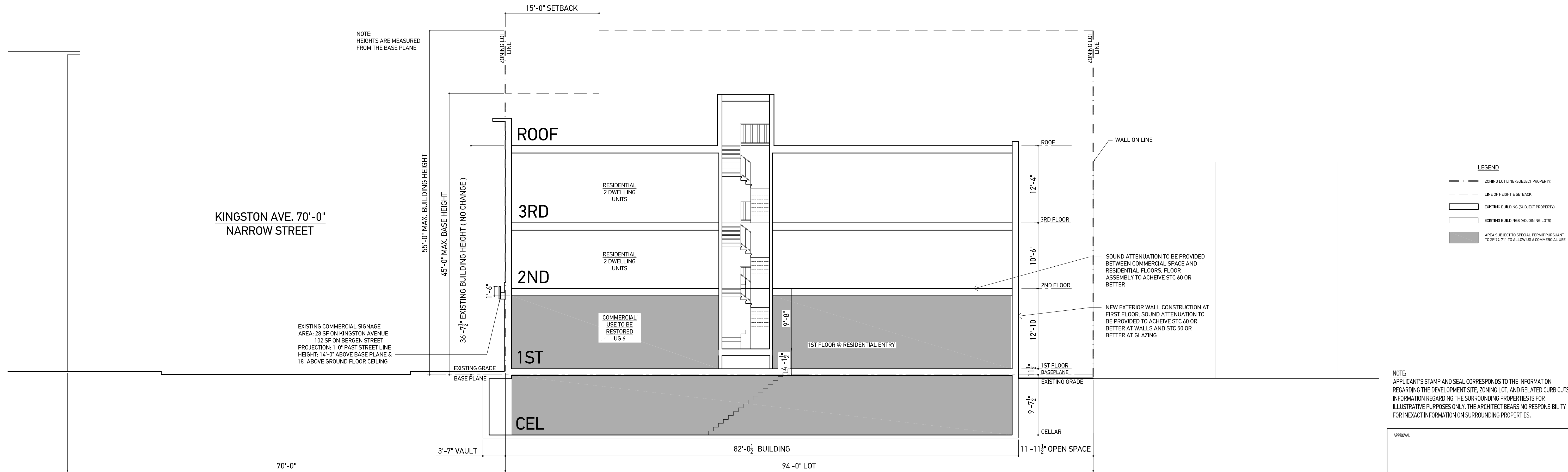
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 www.cziehlarch.com



**1** CROSS SECTION  
 1/8"=1'-0"



**2** LONGITUDINAL SECTION  
 1/8"=1'-0"

**CIVIL ENGINEERING**

---

**ELECTRICAL ENGINEERING**

---

**MECHANICAL ENGINEERING**

---

ISSUE	DATE	REMARKS
1	07/01/16	DCP SUBMISSION FOR 74-711
2	08/21/16	REVISION REQUESTED BY DCP
3	11/06/16	REVISION REQUESTED BY DCP
4	03/17/17	REVISION REQUESTED BY DCP
5	04/28/17	SOUND ATTENUATION NOTES ADDED

**PROJECT**  
 PROPOSED RESTORATION AT:  
 120 KINGSTON AVENUE  
 BROOKLYN, NY 11213

BLOCK: 1222  
 LOT: 40

**OWNER**  
 120 KINGSTON LLC  
 10 MILLTOWN COURT  
 UNION, NJ 07083

**TITLE**  
 SECTIONS

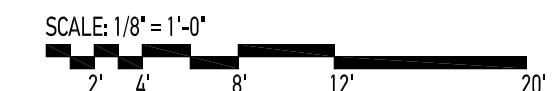


**JOB 1302 DWG 07**  
 OF 8

CHECKED BY: CHARLES DIEHL  
 SCALE: AS NOTED  
 DATE: 06-21-2016  
 DRAWING BY: SHYSELKA

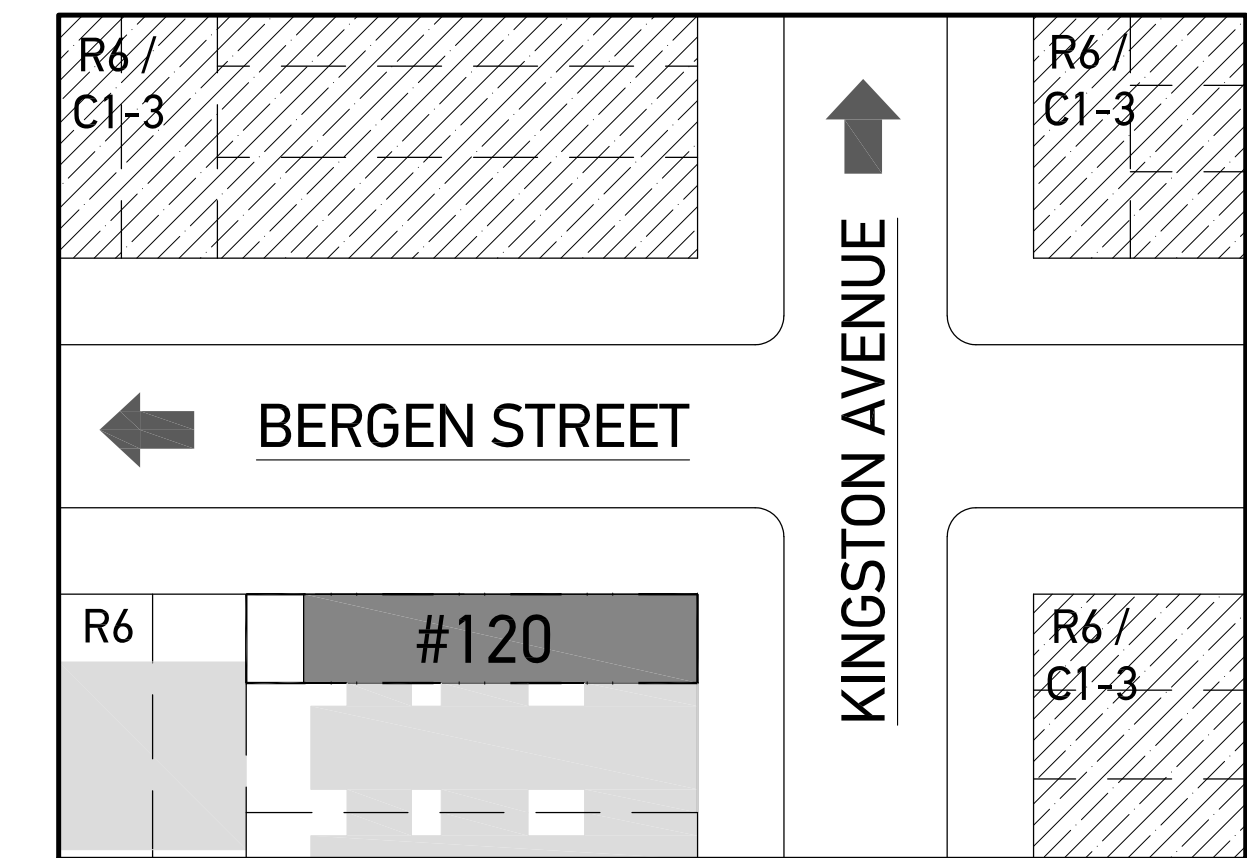
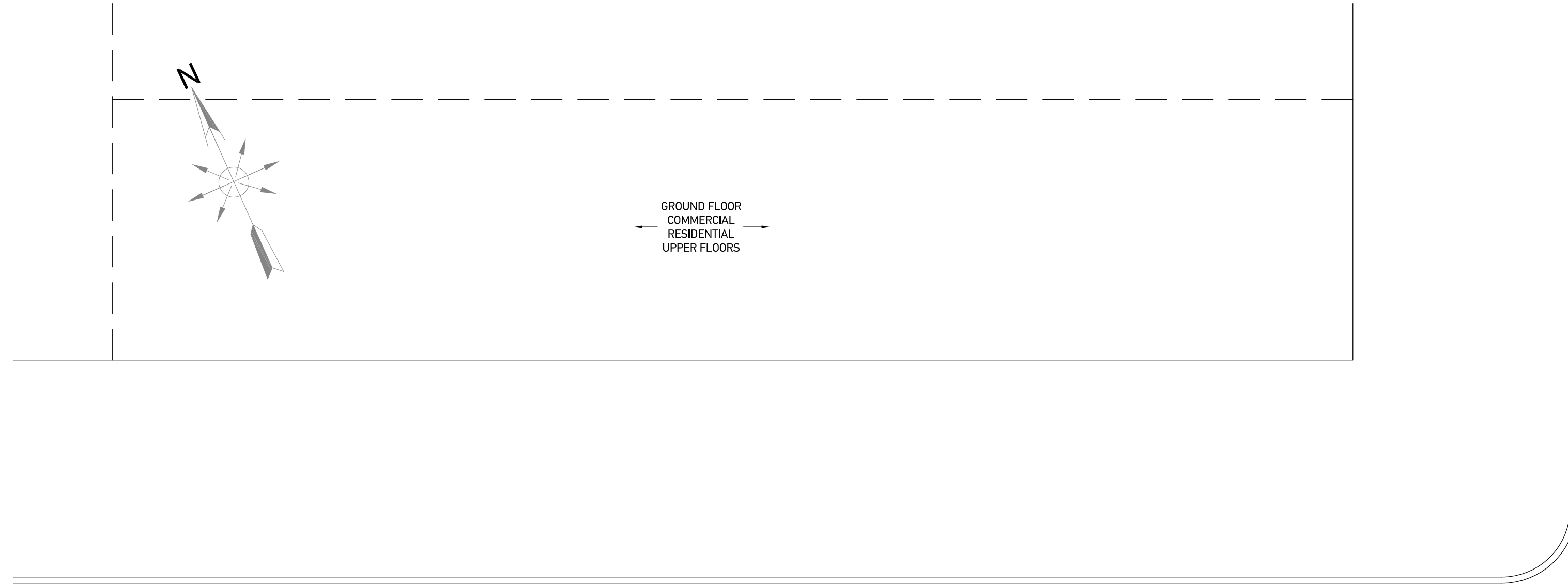
**DCP - 07**

B-SCAN JOB STICKERS



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. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

APPROVAL



2 LOCATION PLAN  
NTS

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CIVIL ENGINEERING

ELECTRICAL ENGINEERING

MECHANICAL ENGINEERING

ISSUE	DATE	REMARKS
1	07/01/16	DCP SUBMISSION FOR 74-711
2	08/31/16	REVISION REQUESTED BY DCP
3	11/04/16	REVISION REQUESTED BY DCP
4	03/17/17	REVISION REQUESTED BY DCP
5	04/28/17	SOUND ATTENUATION NOTES ADDED

PROJECT	
PROPOSED RESTORATION AT: 120 KINGSTON AVENUE BROOKLYN, NY 11213	BLOCK: 1222 LOT: 40

OWNER  
120 KINGSTON LLC  
10 MILL TOWN COURT  
UNION, NJ 07083

TITLE  
GROUND FLOOR PLAN



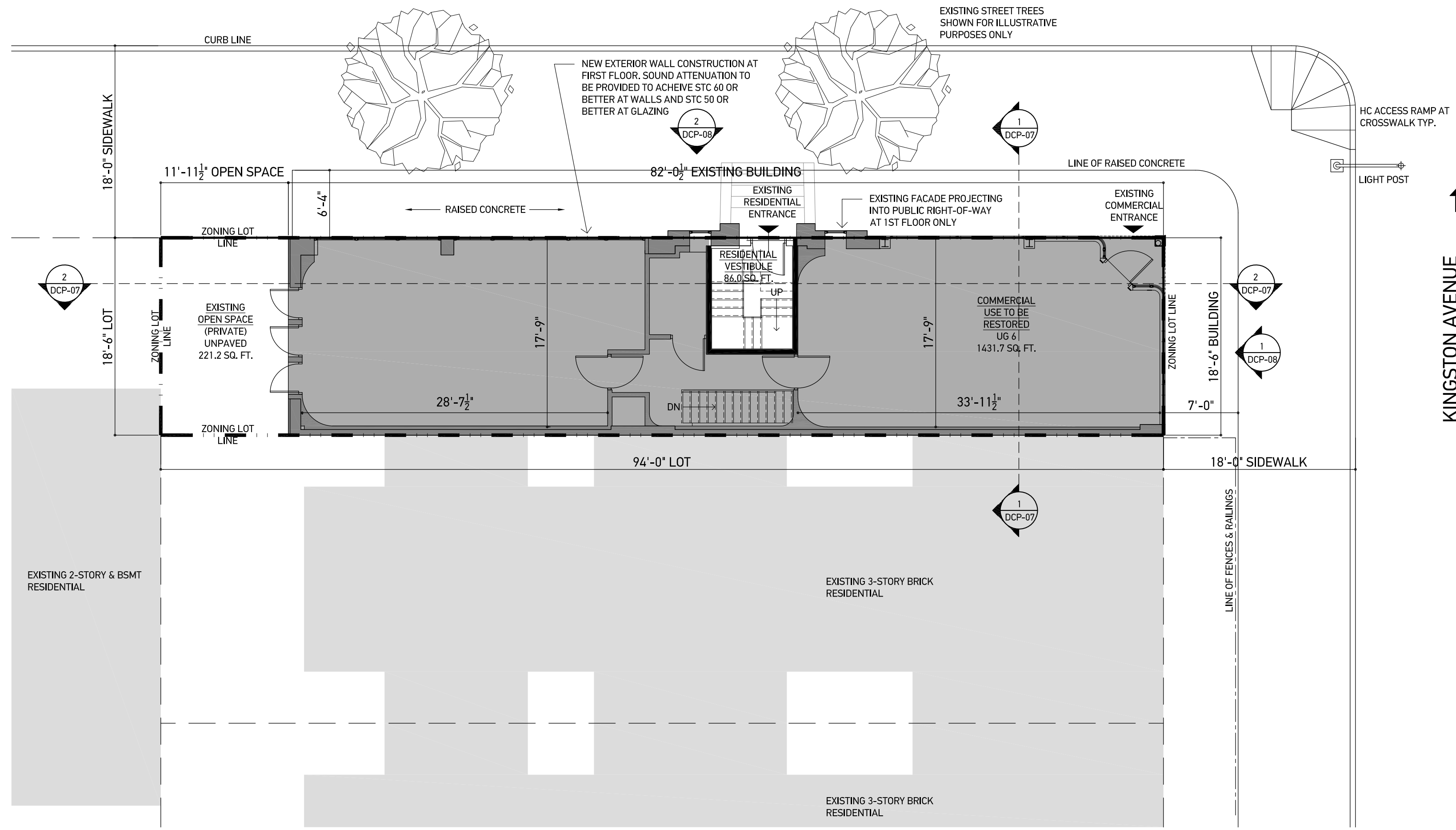
JOB 1302 DWG 03 OF 8

CHECKED BY	CHARLES DIEHL
SCALE	AS NOTED
DATE	04-21-2016
DRAWING BY	SKYSELKA

DWG #  
**DCP - 03**

B-SCAN JOB STICKERS

BERGEN STREET  
NARROW STREET  
70'-0"



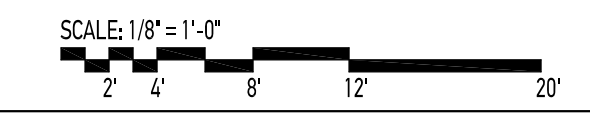
1 GROUND FLOOR PLAN  
1/8"=1'-0"

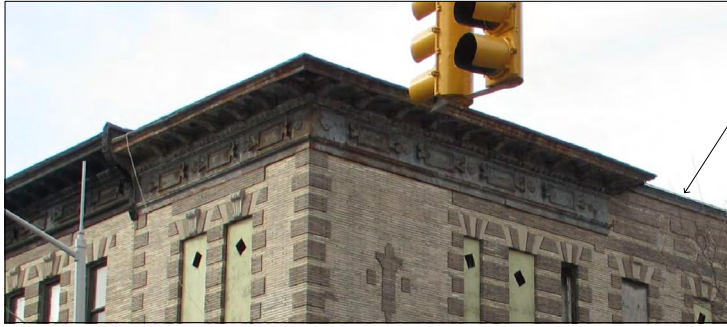
**LEGEND**

- DEVELOPMENT SITE (BUILDING)
- - - ZONING LOT LINE (SUBJECT PROPERTY)
- - - LOT LINE (ADJOINING LOTS)
- ▒ EXISTING BUILDING (SUBJECT PROPERTY)
- ▒ EXISTING BUILDINGS (ADJOINING LOTS)
- ▒ INTERIOR PARTITION WALL SEPARATING USES
- ▒ GLAZING / STOREFRONT TO BE RESTORED
- ▲ BUILDING ENTRANCE
- ◀ TRAFFIC DIRECTION
- ▨ COMMERCIAL OVERLAY
- ⬆ ELEVATION / SECTION INDICATOR
- Ⓞ LIGHT POST
- ▒ AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR 74-711 TO ALLOW UG & COMMERCIAL USE

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.

APPROVAL





REFERENCE PHOTOS - CORNICE



PRESSED METAL COPING, CONTINUING LINE OF CROWN MOLD OF CORNICE

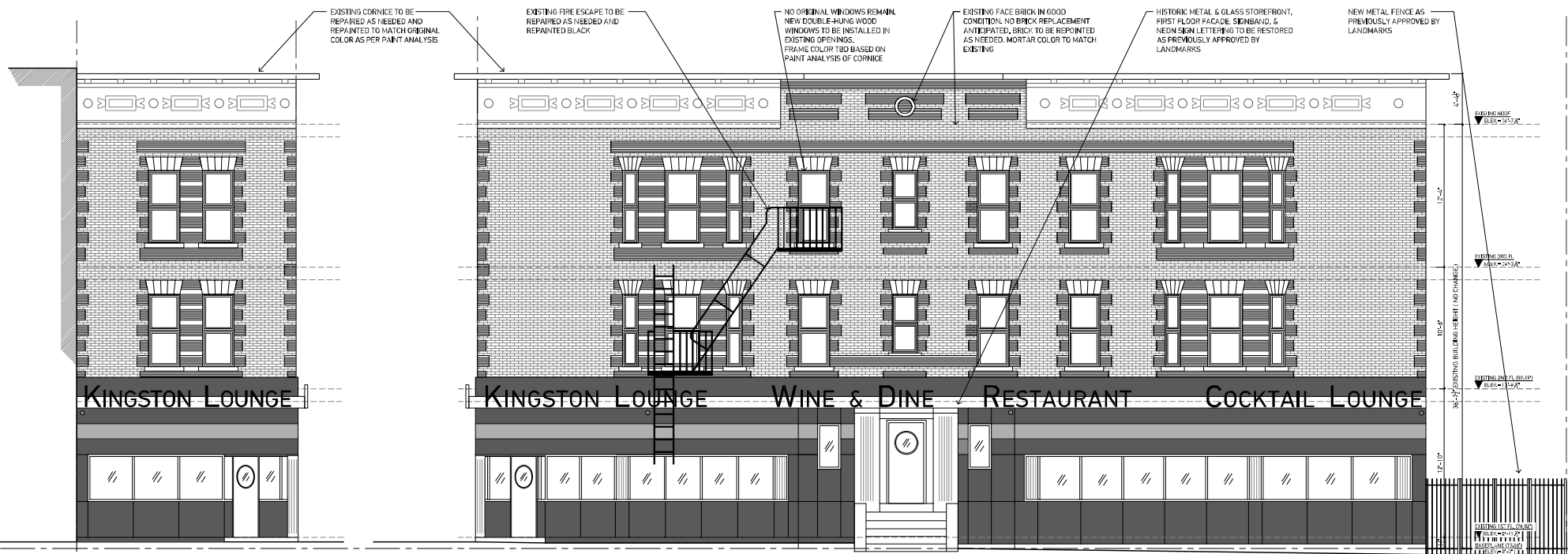
NO ORIGINAL WINDOWS OR BRICK MOLDS REMAIN, ROUGH OPENINGS ONLY

FALSE OCULUS (BRICK)

MODILIONS & MOLDINGS WRAP AROUND EDGES AT BREAK IN CORNICE



NOTE: BREAK IN CORNICE, METAL COPING AT BREAK ASSUMED TO BE HISTORIC, TO BE CONFIRMED BY INDEPENDENT HISTORIC CONSULTANT



1 KINGSTON AVENUE ELEVATION - PROPOSED  
1/4"=1'-0"

2 BERGEN STREET ELEVATION - PROPOSED  
1/4"=1'-0"

# THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213

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PROPOSED RESTORATION  
**LPC-12**

**MASONRY CLEANING:**

1. EXISTING BRICK TO BE CLEANED WITH LOW-PRESSURE WATER WASH NOT EXCEEDING 500 PSI WITH BRISTLE (NOT METAL) BRUSH
2. NO CHEMICALS OR ABRASIVE METHODS TO BE USED

**BRICK REPLACEMENT:**

1. MISSING, DAMAGED, OR IMPROPERLY PATCHED BRICK TO BE REPLACED WITH BRICK THAT MATCHES ORIGINAL IN COLOR, TEXTURE, SIZE, AND COURSING
2. BRICK SAMPLES AND PHOTOGRAPHS OF ORIGINAL TO BE APPROVED BY ARCHITECT AND LANDMARKS STAFF BEFORE COMMENCEMENT OF WORK

**MORTAR REPOINTING NOTES:**

1. MORTAR JOINTS MUST BE SCRAPPED OUT BY HAND, NOT WITH ELECTRIC TOOLS.
2. SPECIAL CARE MUST BE TAKEN NOT TO DAMAGE THE EXISTING BRICKS OR ENLARGE THE SPACES BETWEEN THEM.
3. THE JOINTS MUST BE WET BEFORE REPOINTING AND THE MORTAR PRESSED WELL BACK INTO THE JOINT.

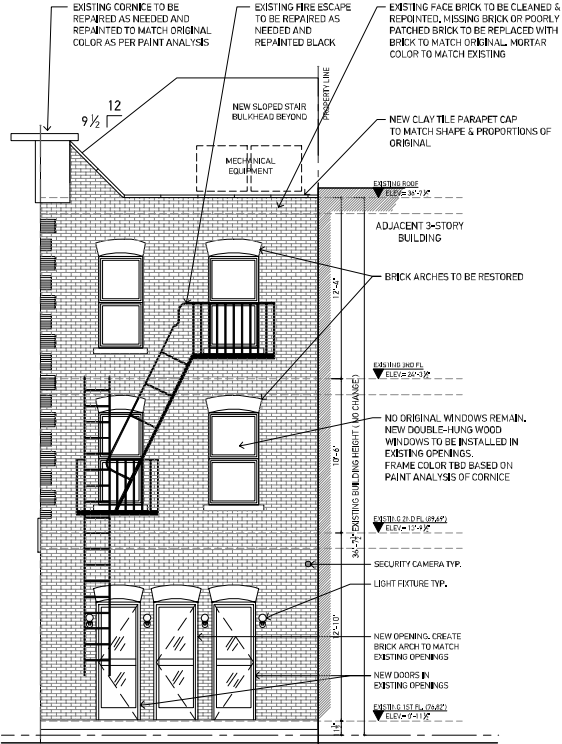
**MORTAR MATCHING:**

1. NEW MORTAR MUST MATCH COLOR, TEXTURE, AND HARDNESS OF ORIGINAL MORTAR AS WELL AS THE PROFILE OF THE FINISHED MORTAR JOINT.
2. FINISHED MORTAR SHOULD BE TOOLED SO THAT THE MORTAR IS SLIGHTLY RECESSED BEHIND THE BRICK SURFACE.
3. ANY PREVIOUS REPOINTING THAT INVOLVED THE USE OF THE WRONG COLOR OR PROFILE SHOULD BE REMOVED WITH CARE AND REPLACED WITH CORRECT MORTAR
4. MORTAR MIX: LIME & PORTLAND CEMENT SHOULD BE MIXED WITH SAND IN A PROPORTION THAT RESULTS IN A MORTAR SOFTER THAN THE MASONRY.

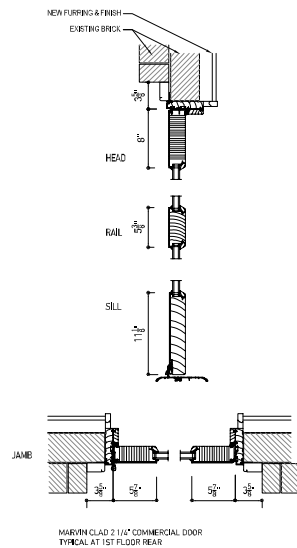


CHIMNEY HAS BEEN REMOVED  
CLAY TILE PARAPET CAP HAS BEEN REMOVED

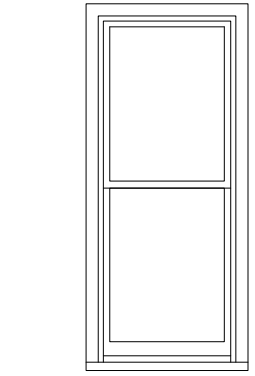
REFERENCE PHOTO - COPING AT REAR  
PHOTO DATED 2013



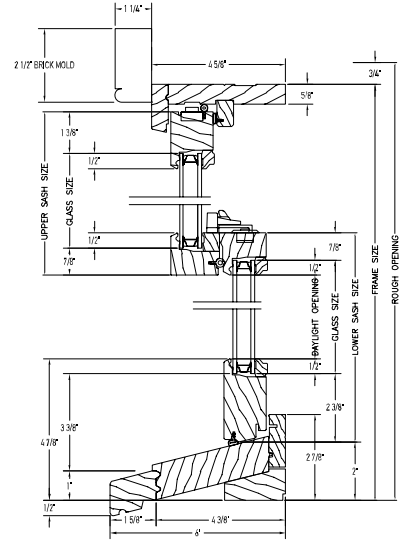
1 REAR ELEVATION - PROPOSED RESTORATION  
1/4" = 1'-0"



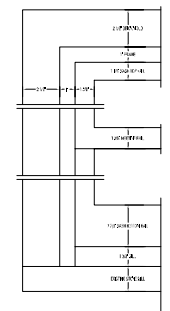
2 DOOR SECTIONS - DOORS AT REAR  
1 1/2" = 1'-0"



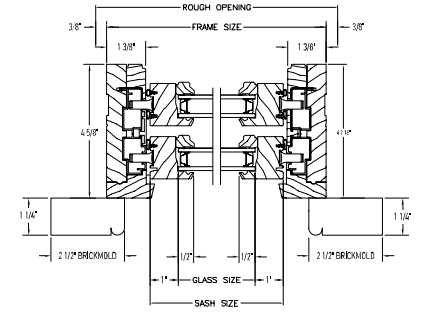
5 TYPICAL RESIDENTIAL DOUBLE-HUNG WOOD WINDOW  
NTS



3 DOUBLE HUNG WOOD WINDOW - VERTICAL SECTION  
6" = 1'-0"



6 DOUBLE HUNG WOOD WINDOW - ELEVATION DETAIL  
3" = 1'-0"



4 DOUBLE HUNG WOOD WINDOW - HORIZONTAL SECTION  
6" = 1'-0"

THE KINGSTON LOUNGE - 120 KINGSTON AVENUE, BROOKLYN NY 11213



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SECTIONS / DETAILS

LPC - 13

**APPENDIX B**  
**AGENCY CORRESPONDENCE**

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 16DCP183K

**Project:**

**Address:** 120 KINGSTON AVENUE, **BBL:** 3012220040

**Date Received:** 9/23/2016

---

**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

**Comments:**

The LPC is in receipt of the EAS of August, 2016. The text is acceptable with the following changes.

Page 18: Amend as follows: ~~The project site is not a designated local or S/NR historic resource or property, however,~~ The site is part of the Crown Heights North Historic District, which is an S/NR (No. 13NR06488) and LPC (LP-02204) designated historic district.

*Gina Santucci*

9/27/2016

---

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 31809\_FSO\_DNP\_09272016.doc



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



April 21, 2016

ISSUED TO:

**Carl Weisbrod**  
**City Planning Commission**  
**120 Broadway, 31st floor**  
**New York, NY 10271**

Re: LPC - 181149  
 MOU 18-4923  
 120 KINGSTON AVENUE  
HISTORIC DISTRICT  
 CROWN HEIGHTS NORTH  
 Borough of Brooklyn  
 Block/Lot: 1222 / 40

At the Public Meeting of March 22, 2016, following the Public Meeting and the Public Hearing of the same date, the Landmarks Preservation Commission ("LPC") voted to issue a report to the City Planning Commission ("CPC") in support of an application for the issuance of a Special Permit, pursuant to Section 74-711 of the Zoning Resolution to permit the Modification of Use and Bulk at the building located at 120 Kingston Avenue, Block 1222, Lot 40, as put forward in your application completed on February 25, 2016. The Designated Building is a Renaissance Revival style flats building designed by Axel Hedman and built c. 1900-1902 with a Streamlined style storefront added in the mid 20th century; and the building's style, scale, materials, and details are among the features which contribute to the special architectural and historic character of the Crown Heights North Historic District.

In voting to issue the report, the LPC found that the applicant has agreed to undertake work to restore the Designated Building and bring it up to a sound, first class condition; that the applicant has agreed to establish and maintain a program for continuing maintenance to ensure that the Designated Building is maintained in a sound, first-class condition; and that a restrictive Declaration ("Declaration") will be filed against the property which will bind the applicants and all heirs, successors and assigns to maintain the continuing maintenance program in perpetuity.

Specifically, at the Public Meeting of October 20, 2015, following the Public Meeting and the Public Hearing of July 14, 2015, the Commission approved a proposal for exterior work throughout the first floor level of the



eastern (Kingston Avenue) and northern (Bergen Street) facades, including replacing existing infill and modifying masonry openings by removing existing plywood panels, remnants of storefront framing, and faux brick cladding, throughout both facades, and a limited section of historic brickwork and limestone bandcourses at the eastern end of the northern facade, and installing metal framed ribbon windows, with vertical bands of ribbed metalwork, above black glass cladding; replacing the existing deteriorated historic metal framed neon signage letters ("Kingston Lounge Wine & Dine Restaurant Cocktail Lounge") with matching metal framed neon letters or, if neon letters are not allowed by the Department of Buildings regulations, with back-lit metal letters; restoring the existing metal sign panel or replacing it in-kind if needed; and restoring the existing black and red glass horizontal bands beneath the sign panel, including replacing missing and damaged units with new glass panels, as well as installing ribbed metal cladding at the existing corner pier; replacing the deteriorated historic corner metal entrance door, featuring a circular window, and the modern hollow metal door at the central residential entrance at the northern facade with metal doors, featuring a circular window and matching the historic door in design; replacing masonry infill at two window openings, flanking the central residential entrance with single-light fixed metal windows; installing two (2) single-light metal doors within two (2) existing unsealed openings at the western (rear) facade; creating one (1) masonry opening at the western facade by removing plain brickwork and installing a single-light metal door and a segmental arch brick lintel; installing four (4) light fixtures at the western facade and five (5) cameras, including one (1) at the western facade, three (3) at the northern facade, and one (1) at the eastern facade; replacing the existing wood fencing at the perimeter of the rear yard with a 6' high black painted metal picket fence and gate; and constructing a stucco-clad stair bulkhead at the roof.

The applicant also agreed to perform restorative work throughout the building, as described in Certificate of No Effect 18-4921 (LPC 18-1150), issued April 21, 2016, including restorative work throughout the eastern (Kingston Avenue), northern (Bergen Street), and western (rear) facades, and the stoop, including replacing damaged brickwork at select locations throughout all facades with new brickwork; removing modern light fixtures, conduit, and junction boxes throughout all facades, as well as a modern metal leader at the western facade, and patching the holes left by their removal with new brickwork; repointing throughout all facades; reconstructing the brick arch lintels throughout the western facade in their historic locations; replacing modern brickwork at the western parapet with new brickwork, matching the historic conditions; installing terracotta copings at the western parapet, matching the missing historic copings; replacing modern stucco patches at select locations at the second floor level with brickwork, matching the historic conditions; repairing damaged bluestone sills at the western facade with a patching compound ("Heritage Granite & Bluestone Repair Mortar GB15," or equivalent); replacing missing scrolled limestone keystones at three select locations at the third floor level of the northern facade with three (3) cast stone scrolled keystones; cleaning the masonry throughout all facades with low pressure water rinses; removing the paint from the stoop with a light detergent and low pressure water rinse; replacing the modern brick clad step at the entrance at the top of the stoop with a cast stone step, replicating the appearance of the historic brownstone step; resurfacing the brownstone stoop, as needed, with a cementitious stucco mix, matching the historic brownstone in appearance; replacing damaged metalwork at select locations at the cornice, a decorative metal hood at the second floor level of the northern facade, and the fire escapes with new metalwork; and scraping and repainting the cornice a light beige ("Benjamin Moore OC-10 White Sand," or equivalent) and the fire escapes a gray brown ("Benjamin Moore 1553 Equestrian Gray," or equivalent), as well as replacing plywood infill at the second and third floor levels at all facades with light beige ("Benjamin Moore OC-10 White Sand," or equivalent) painted wood one-over-one, double-hung windows, including four (4) at the western facade, four (4) at the eastern facade, and twenty (20) at the northern facade.

In reaching a decision to grant a Certificate of Appropriateness, the Commission reviewed the proposed work

and found that although the historic design for the areas beneath the display windows are not definitively known, the proposed black glass cladding will be in keeping with the remaining historic cladding materials above and consistent with the overall design of the historic storefront; that the proposed horizontal banding of the black glass cladding and clear glass windows, the ornamental use of vertical bands of ribbed metalwork, and the smooth, reflective finishes of the materials will be well integrated into an overall design and feature characteristics and details in keeping with the Streamline style; that the proposed illuminated signage will closely replicate the design and character of the historic signage and will incorporate neon, matching the historic signage, if allowable by code requirements, or back-lit signage to recall the historic signage if the neon is not permissible by code; that the placement, size and quantity of the signage will remain compatible with the overall design and style of the storefront and building base; that recladding the historic masonry surrounding the residential entrance, which predates the mid 20th century storefront, will help maintain the unity of the Streamline design at the building base and will not eliminate any historic fabric; that the limited removal of brickwork and stone band courses for the expansion of the display windows and modifications to the rear façade will not eliminate any significant architectural features; that the replacement of the existing colored glass and metal banding, faux brick cladding, neon sign letters, and metal framing and doors are warranted by their deteriorated conditions; that drawings and photographs of the historic conditions of the mid-20th-century alterations, prior to the 1980s, have not been found, therefore, replacing missing and later added elements with new components, which recall its Streamline style, will be supportive of the historic character of the storefront and building; that the existing faux brick cladding is not a significant architectural feature or well integrated into the mid-20th-century design, therefore, its removal, without replacement, where historic brickwork remains, and its replacement with alternative cladding, which is well related to the styles of the storefront or building, will be supportive of the historic character of the storefront and building; that the replacement residential door will be well-integrated into the proposed Streamline design of the ground floor and will not eliminate a significant architectural feature of the building; that the new masonry opening, doors, light fixtures and security camera at the rear façade and the cameras at the Bergen and Kingston Street façades will be simply designed and well scaled to their locations, with the cameras painted to blend with their context and placed at a distance from each other, thereby helping this work to remain a discreet and compatible presence at the building; that the new rear yard fence will be simply designed and consistent with fencing throughout the historic district in terms of its placement, size, material, details, and finish; and that the rooftop bulkhead will be compatible with the building in terms of its size, simple design, material, and neutral finish, and will only be seen from public thoroughfares at a distance a few incidental views. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the restorative work approved pursuant to LPC 18-1150 will restore missing architectural details and return the building closer to its historic appearance; that the exterior façade work will reinforce the architectural and historic character of the building and the historic district; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building, in a sound, first-class condition; and that the owners of the designated building, have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, which will bind all heirs, successors and assigns, and which will be recorded at the Kings County Registrar's Office.

The Declaration requires the Declarant to hire a qualified preservation professional, whose credentials are to be approved by LPC, to undertake comprehensive inspections every five years of the Designated Building's exterior and such portions of the interior which, if not properly maintained, would cause the Designated

Building to deteriorate. The Declarant is required to perform all work identified in the resulting professional reports as being necessary to maintain the Designated Building in sound, first-class condition within stated time periods.

The staff of the Commission is available to assist you with these matters. Please direct inquiries to Abbie Hurlbut.



Meenakshi Srinivasan

Chair

cc: Bernadette Artus, Deputy Director of Preservation/LPC; Sona Conti, Charles Diehl Architect



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF NO EFFECT

<b>ISSUE DATE:</b> 04/21/16	<b>EXPIRATION DATE:</b> 4/21/2020	<b>DOCKET #:</b> 181150	<b>CNE #:</b> CNE 18-4921
<b>ADDRESS:</b> 120 KINGSTON AVENUE HISTORIC DISTRICT CROWN HEIGHTS NORTH		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 1222 / 40

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Danny Branover, Member**  
**120 Kingston, LLC**  
**10 Milltown Court**  
**Union, NJ 07083**

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on April 21, 2016.

The approved work consists of restorative work throughout the eastern (Kingston Avenue), northern (Bergen Street), and western (rear) facades, and the stoop, including replacing damaged brickwork at select locations throughout all facades with new brickwork; removing modern light fixtures, conduit, and junction boxes throughout all facades, as well as a modern metal leader at the western facade, and patching the holes left by their removal with new brickwork; repointing throughout all facades; reconstructing the brick arch lintels throughout the western facade in their historic locations; replacing modern brickwork at the western parapet with new brickwork, matching the historic conditions; installing terracotta copings at the western parapet, matching the missing historic copings; replacing modern stucco patches at select locations at the second floor level with brickwork, matching the historic conditions; repairing damaged bluestone sills at the western facade with a patching compound ("Heritage Granite & Bluestone Repair Mortar GB15," or equivalent); replacing missing scrolled limestone keystones at three select locations at the third floor level of the northern facade with three (3) cast stone scrolled keystones; cleaning the masonry throughout all facades with low pressure water rinses; removing the paint from the stoop with a light detergent and low pressure water rinse; replacing the modern brick clad step at the entrance at the top of the stoop with a cast stone step, replicating the appearance of the historic brownstone step; resurfacing the brownstone stoop, as needed, with a cementitious stucco mix, matching the historic brownstone in appearance; replacing damaged metalwork at

select locations at the cornice, a decorative metal hood at the second floor level of the northern facade, and the fire escapes with new metalwork; and scraping and repainting the cornice a light beige ("Benjamin Moore OC-10 White Sand," or equivalent) and the fire escapes a gray brown ("Benjamin Moore 1553 Equestrian Gray," or equivalent), as well as replacing plywood infill at the second and third floor levels at all facades with light beige ("Benjamin Moore OC 10 White Sand," or equivalent) painted wood one-over-one, double-hung windows, including four (4) at the western facade, four (4) at the eastern facade, and twenty (20) at the northern facade, as described in an e-mail dated April 20, 2016 and prepared by Sona Kyselica Conti and a mortar analysis, dated March 2, 2016 and prepared by Arbogast-Moffit Architectural Conservation Services, and shown in existing conditions photographs, an existing conditions assessment, dated (received) March 31, 2016 and prepared by Charles Diehl Architect, and drawings A-001.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-200.00, A-201.00, A-202.00, A-203.00, A-300.00, A-400.00, A-401.00, and A-402.00, dated (revised) March 21, 2016 and prepared by Charles Diehl, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Crown Heights North Historic District describes 120 Kingston Street (aka 1300-1308 Bergen Street) as a Renaissance Revival style flats building, designed by Axel Hedman and built circa 1900-1902, with a Streamlined style storefront added in the mid 20th century; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission finds that the work is restorative in nature; that none of the work will result in the loss of, or damage to, a significant architectural feature of the building; that the replacement brickwork will match the historic brickwork in terms of coursing, material, dimensions, texture, details, and finishes; that the repointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of color, texture, and tooling; that the proposed brick arches will be reconstructed to match their historic condition in terms of placement, materials, dimensions, design, profiles, and details; that the proposed terracotta copings will match the historic copings in terms of placement, material, dimensions, details, and finishes; that the proposed patching compound will be compatible with the masonry in terms of composition as determined by the historic mortar analysis with an allowance for minor adjustments to maintain a compatible relationship with the historic masonry, if needed; that, in accordance with the provisions set forth by the Rules of the City of New York (R.C.N.Y.), Title 63, Section 2-17, the restoration of the brick arches, terracotta copings, and keystones will not cause the removal of significant historic fabric that may have been added over time, which is evidence of the history and development of the building; that the authenticity of the basis of the restoration is documented by photographic and physical evidence on the building; that the cleaning of and removal of paint from masonry will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; that the replacement cast stone will match the historic masonry in terms of placement, dimensions, texture, profiles, details, and finish; that, in accordance with the provisions set forth by the R.C.N.Y., Title 63, Section 2-14, the original texture, color, profiles, and details of the brownstone will be replicated; that the damaged stone will be cut back to sound stone and the new surface will be keyed in to the sound stone and built up in successive layers using a cementitious mix, with the top layer tinted and finished to match the original sandstone texture and color; that the replacement metalwork will match the historic metalwork in terms of placement, material, dimensions, texture, details, and finish; that scraping and repainting the existing metalwork will help to preserve these features in their historic locations and protect them from further deterioration due to corrosion; that the proposed finishes of the metalwork will match the historic finishes, as determined by a paint analysis performed at the building; that, in accordance with the provisions set forth by the R.C.N.Y., Title 63, Section 3-04, the replacement windows will match the historic windows in terms of configuration, operation, details, materials, and finish; and that the cumulative effect of the proposed work will help return the building closer to its historic appearance. Based on these findings, the

Commission determined the work to be appropriate to the building and the historic district. The work, therefore, is approved.


PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brickwork, repointing, terracotta units, cast stone units, brownstone resurfacing, bluestone patching, masonry cleaning, and paint removal prior to the commencement of work. Please contact Abbie Hurlbut once samples are available for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

Please also note: This permit is being issued in conjunction with Certificate of Appropriateness 18-4922 (LPC 18-3243), issued April 21, 2016, approving the replacement of infill, cladding, and signage; creating and modifying masonry openings; installing light fixtures, cameras, a fence, and a gate; and constructing a rooftop bulkhead.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.



Meenakshi Srinivasan

Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Sona Conti, Charles Diehl Architect

cc: Bernadette Artus, Deputy Director of Preservation/LPC;



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 04/21/16	<b>EXPIRATION DATE:</b> 10/20/2021	<b>DOCKET #:</b> 183243	<b>COFA #:</b> COFA 18-4922
<b>ADDRESS:</b> 120 KINGSTON AVENUE <u>HISTORIC DISTRICT</u> CROWN HEIGHTS NORTH		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 1222 / 40

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Danny Branover**  
**120 Kingston LLC**  
**10 Milltown Court**  
**Union, NJ 07083**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 20, 2015 following the Public Hearing of July 14, 2015, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on June 11, 2015, and as you were informed in Status Update Letter 17-7970 (LPC 16-5101), issued on October 20, 2015.

The proposal, as approved, consists of exterior work throughout the first floor level of the eastern (Kingston Avenue) and northern (Bergen Street) facades, including replacing existing infill and modifying masonry openings by removing existing plywood panels, remnants of storefront framing, and faux brick cladding, throughout both facades, and a limited section of historic brickwork and limestone bandcourses at the eastern end of the northern façade, and installing metal framed ribbon windows, with vertical bands of ribbed metalwork, above black glass cladding; replacing the existing deteriorated historic metal framed neon signage letters ("Kingston Lounge Wine & Dine Restaurant Cocktail Lounge") with matching metal framed neon letters or, if neon letters are not allowed by the Department of Buildings regulations, with back-lit metal letters; restoring the existing metal sign panel or replacing it in-kind if needed; and restoring the existing black and red glass horizontal bands beneath the sign panel, including replacing missing and damaged units with new glass panels, as well as installing ribbed metal cladding at the existing corner pier; replacing the deteriorated historic corner metal entrance door, featuring a circular window, and the modern hollow metal door at the central residential entrance at the northern façade with metal doors, featuring a circular window and matching the historic door in design; replacing masonry infill at two window openings,

flanking the central residential entrance with single-light fixed metal windows; installing two (2) single-light metal doors within two (2) existing unsealed openings at the western (rear) facade; creating one (1) masonry opening at the western facade by removing plain brickwork and installing a single-light metal door and a segmental arch brick lintel; installing four (4) light fixtures at the western facade and five (5) cameras, including one (1) at the western facade, three (3) at the northern facade, and one (1) at the eastern facade; replacing the existing wood fencing at the perimeter of the rear yard with a 6' high black painted metal picket fence and gate; and constructing a stucco-clad stair bulkhead at the roof.

The proposal, as initially presented, included a different design throughout the first floor level at the eastern and northern facades, featuring a sign panel, with cut-out illuminated letters; a curved metal framed glass door and sidelight at the center entrance; metal cladding beneath the ribbon windows; restored masonry and new windows within existing masonry openings at the eastern end and center of the northern facade; paired paneled doors at the residential entrance; and cast stone cladding with punched masonry openings at the western end of the northern facade.

The approved work was shown on a digital presentation of 11 slides, labeled "The Kingston Lounge-120 Kingston Avenue, Brooklyn, NY 11213" and dated October 7, 2015, and the initial proposal was shown on 11 presentation boards labeled LPC-01, LPC-02, LPC-03, LPC-04, LPC-05, LPC-06, LPC-07, LPC-08, LPC-09, LPC-10, and LPC-11, dated June 23, 2015, all consisting of drawings, photographs, and rendering, all prepared by Charles Diehl Architect LLC and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Crown Heights North Historic District describes 120 Kingston Street (aka 1300-1308 Bergen Street) as a Renaissance Revival style flats building, designed by Axel Hedman and built circa 1900-1902, with a Streamlined style storefront added in the mid 20th century; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that although the historic design for the areas beneath the display windows are not definitively known, the proposed black glass cladding will be in keeping with the remaining historic cladding materials above and consistent with the overall design of the historic storefront; that the proposed horizontal banding of the black glass cladding and clear glass windows, the ornamental use of vertical bands of ribbed metalwork, and the smooth, reflective finishes of the materials will be well integrated into an overall design and feature characteristics and details in keeping with the Streamline style; that the proposed illuminated signage will closely replicate the design and character of the historic signage and will incorporate neon, matching the historic signage, if allowable by code requirements, or back-lit signage to recall the historic signage if the neon is not permissible by code; that the placement, size and quantity of the signage will remain compatible with the overall design and style of the storefront and building base; that re-cladding the historic masonry surrounding the residential entrance, which predates the mid 20th century storefront, will help maintain the unity of the Streamline design at the building base and will not eliminate any historic fabric; that the limited removal of brickwork and stone band courses for the expansion of the display windows and modifications to the rear facade will not eliminate any significant architectural features; that the replacement of the existing colored glass and metal banding, faux brick cladding, neon sign letters, and metal framing and doors are warranted by their deteriorated conditions; that drawings and photographs of the historic conditions of the mid-20th-century alterations, prior to the 1980s, have not been found, therefore, replacing missing and later added elements with new components, which recall its Streamline style, will be supportive of the historic character of the storefront and building; that the existing faux brick cladding is not a significant architectural feature or well integrated into the mid-20th-century design, therefore, its removal, without replacement, where historic brickwork remains, and its replacement with alternative cladding, which is well related to the styles of the storefront or building, will be



supportive of the historic character of the storefront and building; that the replacement residential door will be well-integrated into the proposed Streamline design of the ground floor and will not eliminate a significant architectural feature of the building; that the new masonry opening, doors, light fixtures and security camera at the rear façade and the cameras at the Bergen and Kingston Street façades will be simply designed and well scaled to their locations, with the cameras painted to blend with their context and placed at a distance from each other, thereby helping this work to remain a discreet and compatible presence at the building; that the new rear yard fence will be simply designed and consistent with fencing throughout the historic district in terms of its placement, size, material, details, and finish; and that the rooftop bulkhead will be compatible with the building in terms of its size, simple design, material, and neutral finish, and will only be seen from public thoroughfares at a distance at few incidental views. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final Department of Buildings filing drawings showing the approved design.

Subsequently, on March 15, 2016, the Landmarks Preservation Commission received final drawings A-001.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-200.00, A-201.00, A-202.00, A-203.00, A-300.00, A-400.00, A-401.00, and A-402.00, dated (revised) March 21, 2016 and prepared by Charles Diehl, RA, all submitted as components of the application.

Accordingly, staff reviewed the drawings and noted that they include confirmation that the replacement signage will be neon, matching the historic signage in terms of type of light fixture, as well as additions to the proposed scope of work including interior alterations throughout the basement through third floors, including the construction of non-bearing partitions and finishes.

With regard to the additions to the proposal, the Commission finds that none of the additional work will affect any significant architectural features of the building; and that the proposal approved by the Commission has been maintained and that the changes required by the Commission have been included. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-4922 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of glass cladding prior to the commencement of work. Please contact Abbie Hurlbut once samples are available for review.

Please also note: This permit is being issued in conjunction with Certificate of No Effect 18-4921 (LPC 18-1150), issued on April 21, 2016, approving restorative work and window installations, which are shown on the approved drawings.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or

amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.



Meenakshi Srinivasan  
Chair

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Sona Conti, Charles Diehl Architect LLC

cc: Bernadette Artus, Deputy Director of Preservation/LPC





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