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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 763-767 Hicks Street

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP024K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
170057ZSK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			The Red Hook Initiative		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			Jill Eisenhard, Executive Director		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 767 Hicks Street		
CITY New York	STATE NY	ZIP 10271	CITY Brooklyn	STATE NY	ZIP 11231
TELEPHONE (212) 720 3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-858-6782	EMAIL jill@rhicenter.org	

5. *Project Description*

The Applicant, Red Hook Initiative (RHI), at 763-767 Hicks Street in Brooklyn (Block 535, Lots 1 and 3), seeks a special permit pursuant to Zoning Resolution (ZR) 74-921(a) in order to permit a Community Facility Use Group 4A in an M1-1 district (the "proposed action"). The proposed action would bring the current uses and bulk into conformance and compliance with zoning. The proposed action would facilitate the use of the existing mezzanine space at 767 Hicks Street (Lot 1) and facilitate the construction of a new mezzanine at 763 Hicks Street (Lot 3) for services and programs for RHI (the "proposed project"). Additionally, upon approval of the proposed action, the Applicant would expand the 5,379 gross-square-foot (gsf) project site by 605 gsf, resulting in the development of a 5,984-gsf community facility for use by RHI. See EAS Page 9a, "Project Description & Technical Analyses."

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) CD 6	STREET ADDRESS 763-767 Hicks Street
TAX BLOCK(S) AND LOT(S) Block 535, Lots 1 and 3		ZIP CODE 11231
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS On the corner of Hicks Street and West 9th Street.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1		ZONING SECTIONAL MAP NUMBER 16a

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Special Permit pursuant to ZR 74-921(a) in order to permit Community Facility Use Group 4A in an M1-1 district is required. As the proposed development would generate fewer than 15 off-street parking spaces, this parking requirement would be waived pursuant to ZR Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number).

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

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

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

☐ LEGISLATION

☐ RULEMAKING

☐ CONSTRUCTION OF PUBLIC FACILITIES

☐ 384(b)(4) APPROVAL

☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:

☐ POLICY OR PLAN, specify:

☐ FUNDING OF PROGRAMS, specify:

☐ PERMITS, specify:

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

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)

☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

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

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

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

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP

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

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 4,794 sf

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

Roads, buildings, and other paved surfaces (sq. ft.): 4,794 sf

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

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 5,984

NUMBER OF BUILDINGS: 2

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 2,114 sf; 3,870 sf

HEIGHT OF EACH BUILDING (ft.): 21 ft; 24 ft

NUMBER OF STORIES OF EACH BUILDING: 1

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

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

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

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

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

AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)

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

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	0	0	5,984 gsf	0
Type (*e.g.,* retail, office, school)	N/A units	N/A	Community Facility	N/A

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS:

Provide a brief explanation of how these numbers were determined:

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

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

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: It is assumed that commercial office uses, unrelated to RHI, would occupy the space absent the proposed action. RHI would vacate the property allowing for a new tenant to utilize 763 and 767 Hicks Street with as-of-right commercial office use. The No Action scenario assumes that the

overbuilt condition at 767 Hicks Street would be remedied to conform to current regulations by the 2018 build year.

9. *Analysis Year* CEQR Technical Manual Chapter 2

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

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Less than 24 months.

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The project will be built in a single phase, with no ground-up construction.

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

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

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See, Page 9e.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
○ If "yes," complete the Consistency Assessment Form. See, Appendix A.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☐
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒

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

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 650		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 1,294,339		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☐
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality;	☐	☒

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

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
JILL EISENHARDS	9/21/16
SIGNATURE	

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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
Deputy Director, EARD	NYC Department of City Planning
NAME	DATE
Olga Abinader	September 30, 2016

SIGNATURE Olga Abinader

Attachment A: Project Description & Technical Analyses

A. PROJECT DESCRIPTION

The Applicant, Red Hook Initiative (RHI), at 763-767 Hicks Street in Brooklyn (Block 535, Lots 1 and 3), seeks a special permit pursuant to Zoning Resolution (ZR) 74-921(Use Groups 3A and 4A community facilities) in order to permit a Community Facility Use Group 4A in an M1-1 district (the "proposed action"). The proposed action would bring the current uses and bulk into conformance and compliance with zoning. The proposed action would facilitate the use and expansion of the existing mezzanine space at 767 Hicks Street (Lot 1) and facilitate the construction of a new mezzanine at 763 Hicks Street (Lot 3) for community facility Use Group (UG) 4A services and programs for RHI (the "proposed project"). The project site consists of 763 and 767 Hicks Street, with a total current square footage of 5,379 gross-square-feet (gsf).

Additionally, upon approval of the proposed action, the Applicant would expand the 5,379 gsf project site by 605 gsf, resulting in a total of a 5,984 gsf community facility use for RHI.

The Applicant is proposing to build a new 360-square-foot (sf) mezzanine space at 763 Hicks Street. At 767 Hicks Street, the Applicant is proposing to expand the existing 585 sf mezzanine by 245 sf. The total mezzanine space for the proposed project would be 1,190 sf. The increased mezzanine space would meet RHI's need for expansion without modifying the exterior building envelope to the development site; 763 Hicks Street would remain 21 feet tall, and 767 Hicks Street would remain 24 feet tall. The proposed action would facilitate a change in land use from Use Group 6 (office) to Use Group 4A (community facility [non-profit institution without sleeping accommodations]), and thus bring the current use and bulk into conformance and compliance with zoning. Additionally, the Applicant would create doorways between the two buildings for easy access between ground floors and mezzanines.

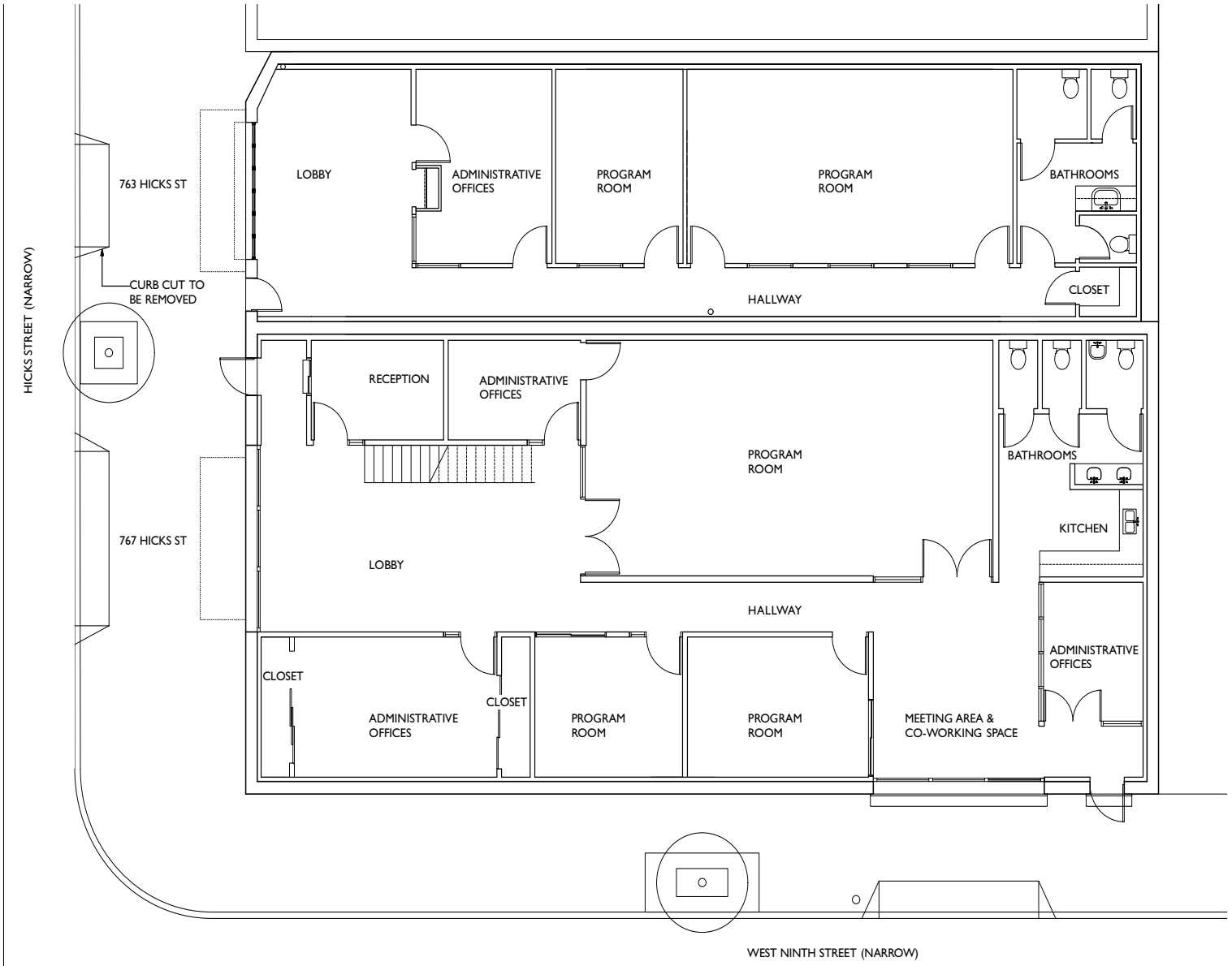
The proposed project would require fewer than 15 off-street parking spaces; this requirement would be waived pursuant to ZR Section 44-23 (Waiver of Requirement for Spaces Below Minimum Number), and an existing curb cut along Hicks Street that leads to a rolling-door entrance would be removed. The Applicant also proposed three new street trees, pursuant to ZR 43-02 (Street Tree Planting in Manufacturing Districts).

The ground floor and mezzanine plans for the existing and proposed conditions are shown in **Figures 1 through 6**.

PROPOSED ACTION

To facilitate the proposed project, a special permit for 763-767 Hicks Street (Block 535, Lots 1 and 3) pursuant to ZR 74-921(a) in order to permit Community Facility Use Group 4A in an M1-1 district is required. As the proposed development would generate fewer than 15 off-street parking spaces, this parking requirement would be waived pursuant to ZR Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number).

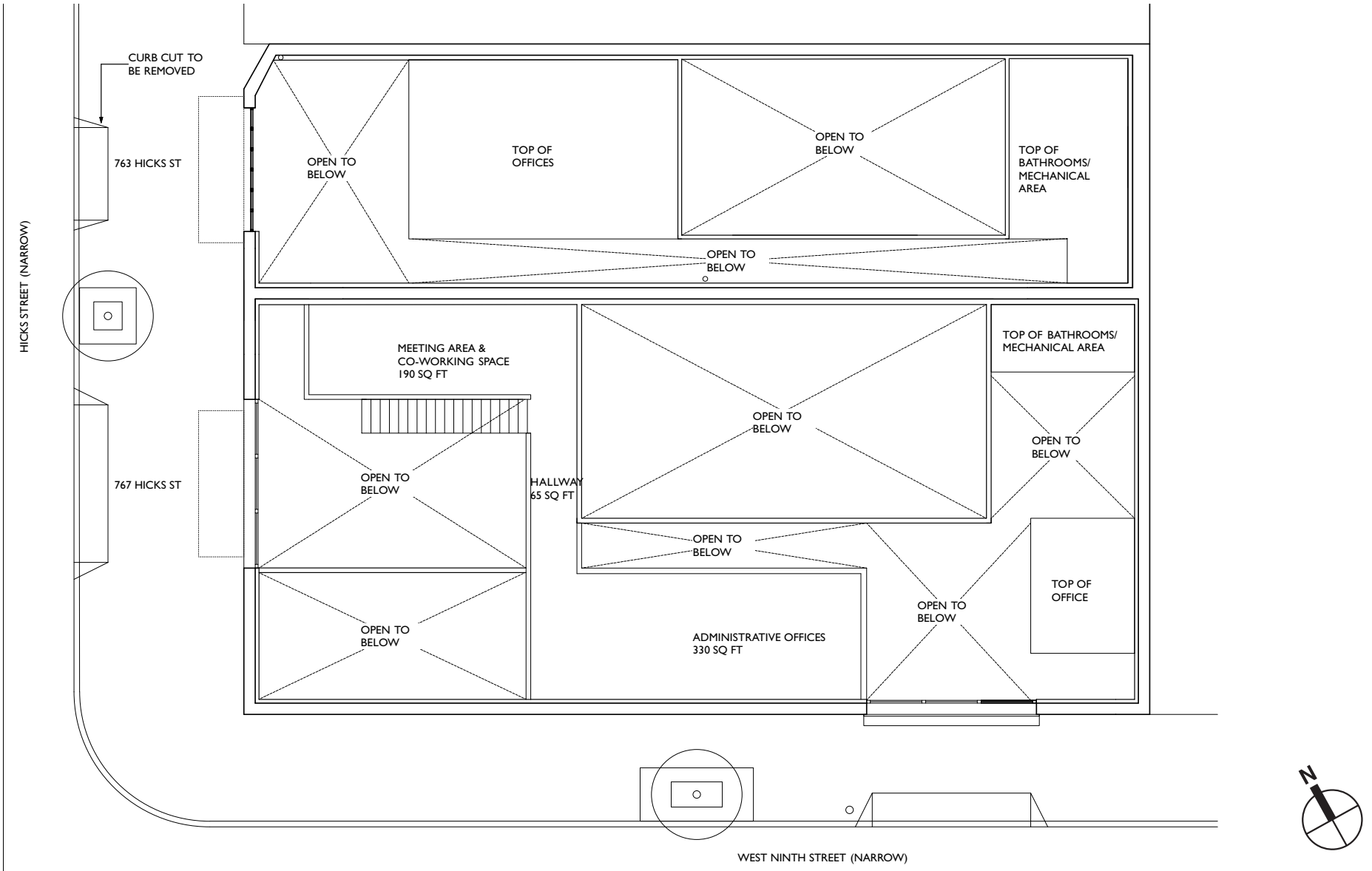
ZR 74-921(a) stipulates modifications for Use Groups 3A and 4A in M1 districts. The City Planning Commission (CPC) may permit uses listed in Use Group 4A (community facility) in M1 and M1-5 districts. The proposed action would allow RHI to function as a non-profit institution without sleeping accommodations as listed in ZR 22-14.



Existing Plan - First Floor

Red Hook Initiative Special Permit

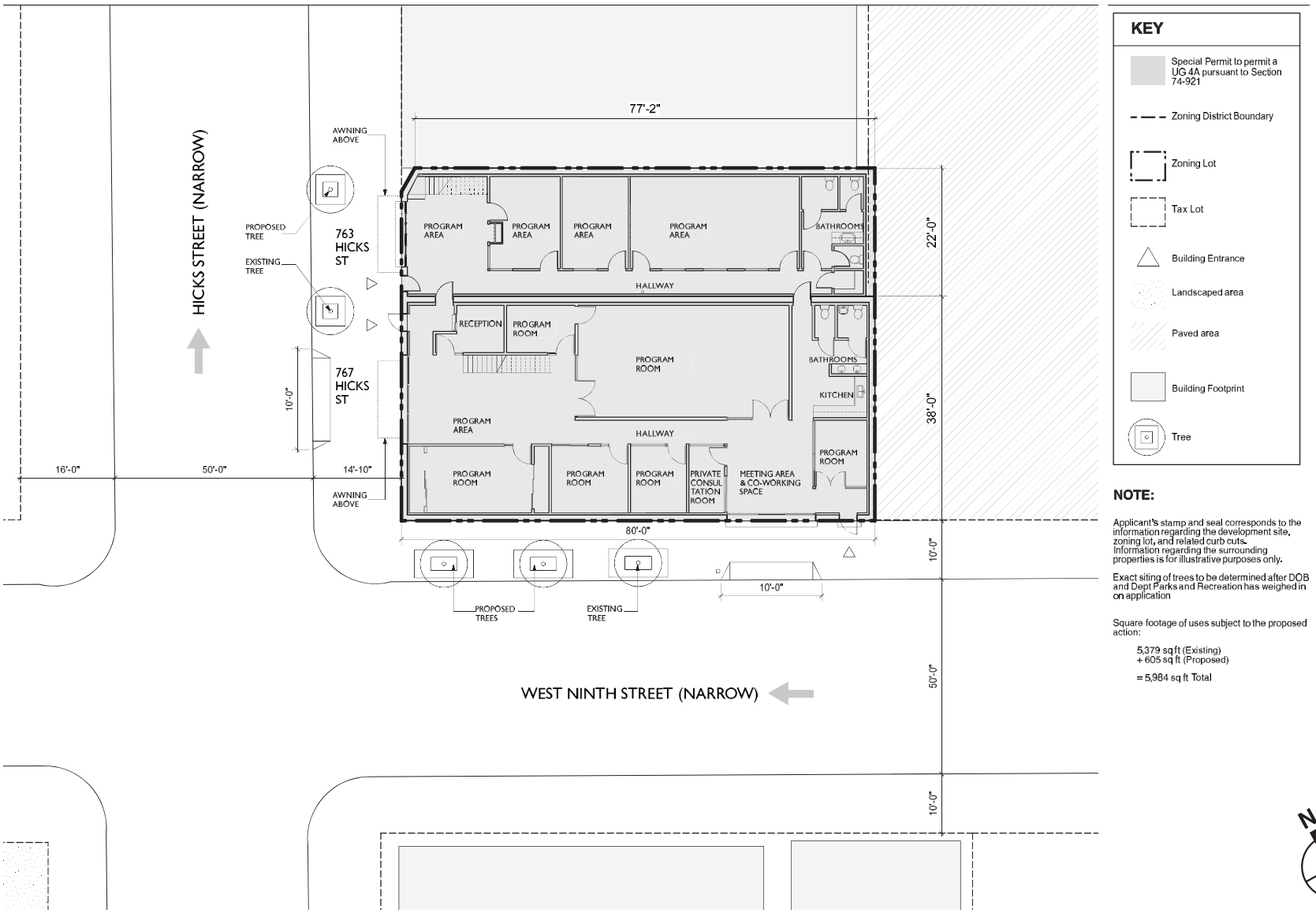
Figure 1



Existing Plan - Mezzanine

Red Hook Initiative Special Permit

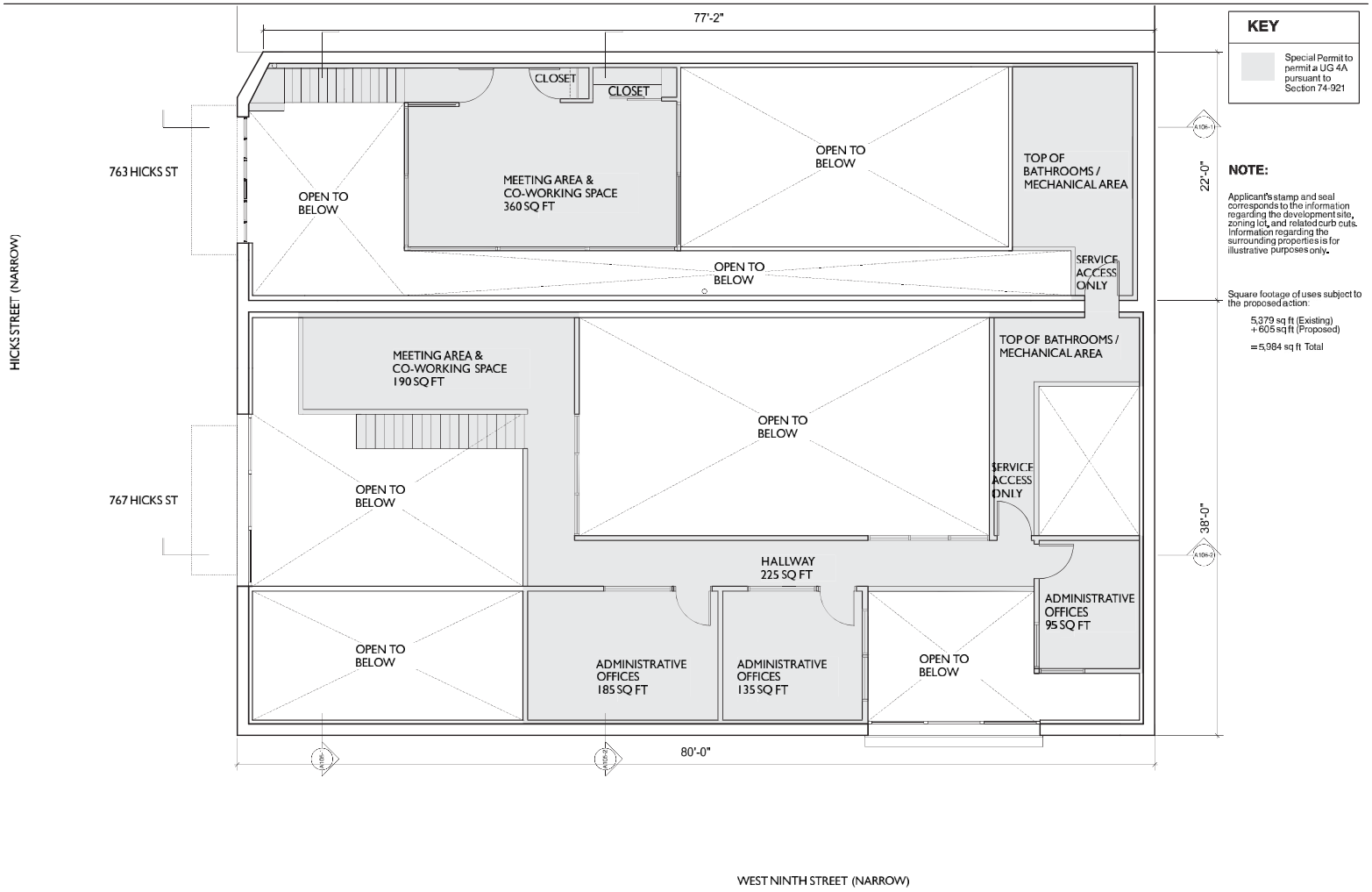
Figure 2



Proposed Plan - First Floor

Red Hook Initiative Special Permit

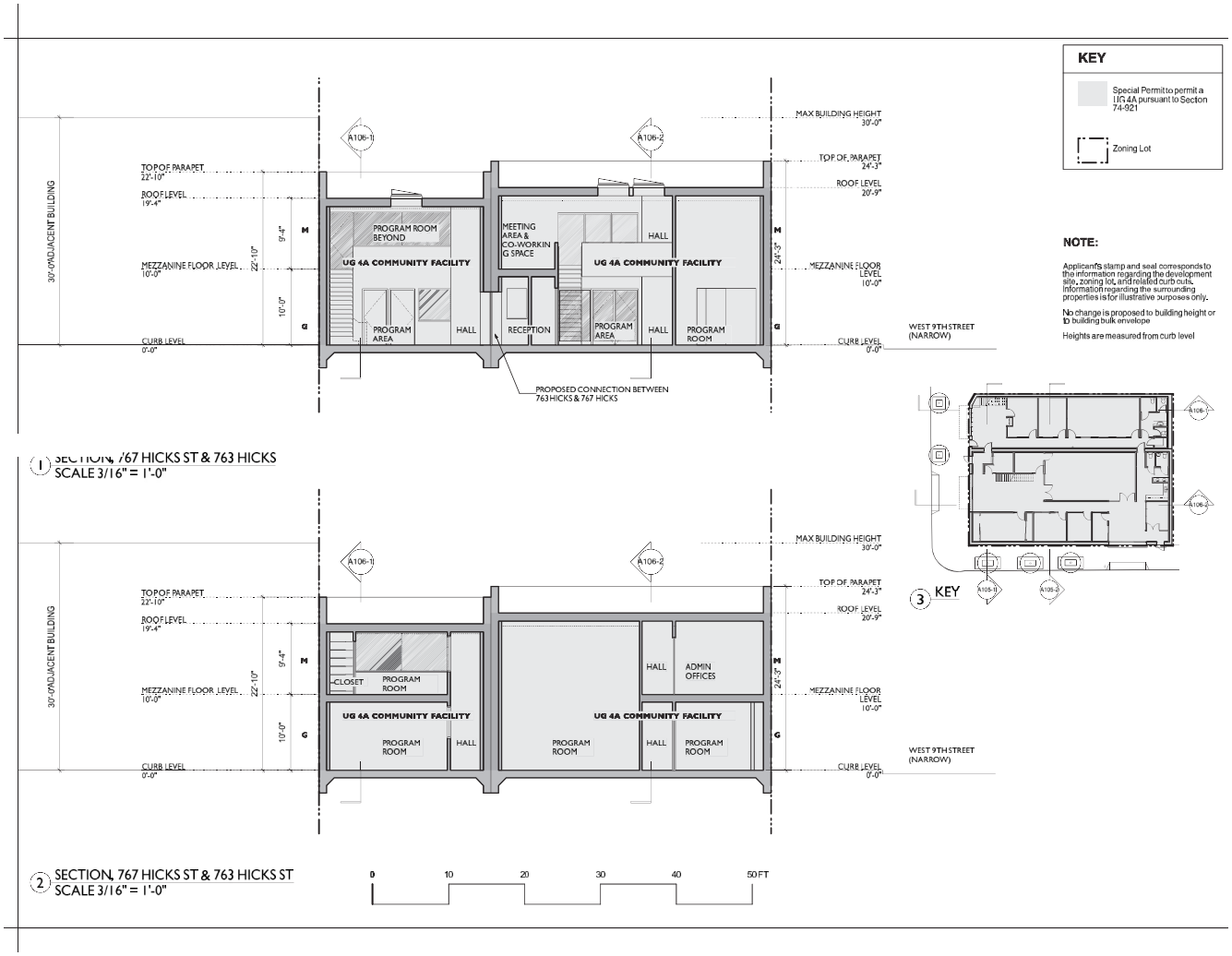
Figure 3



Proposed Plan - Mezzanine

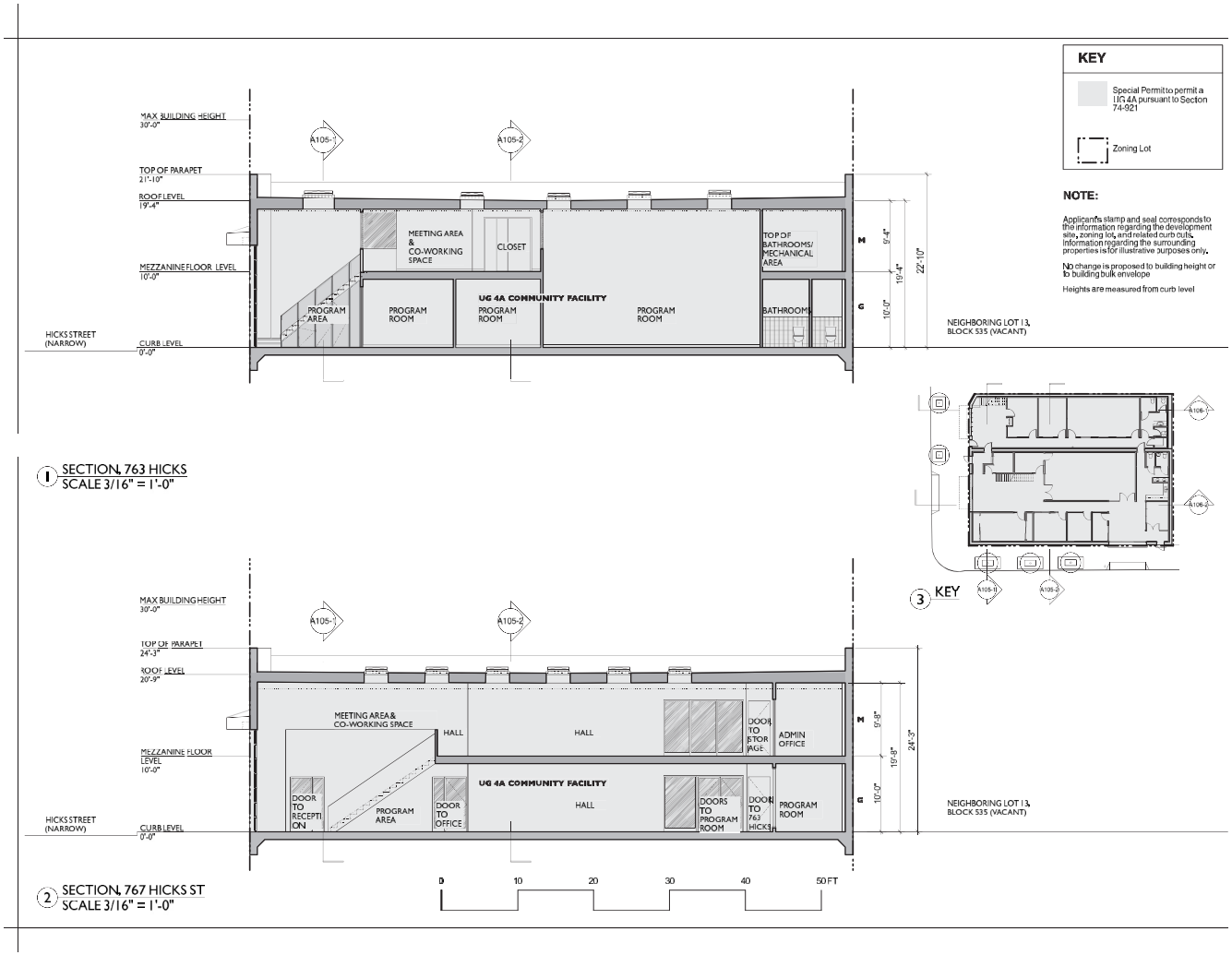
Red Hook Initiative Special Permit

Figure 4



Proposed Sections

Figure 5



Proposed Sections
Figure 6

DESCRIPTION OF THE PROPOSED DEVELOPMENT SITES

The project site is located at 763 and 767 Hicks street in the borough of Brooklyn, on the northeast corner of Hicks Street and West 9th Street (Block 535, Lots 1 and 3). The existing site is currently developed with two one-story brick buildings. The total floor area of the existing buildings on the project site is 5,379 gsf comprised of Use Group 6 (office). The entire block is zoned M1-1, which allows a floor area ratio (FAR) of 1.0 and the following uses: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, and 17. The existing land use on the project site is Use Group 6 (office) and is inconsistent with the existing Certificate of Occupancy. Both buildings on the project site are one story, with brick facades and were warehouses prior to RHI's occupancy in 2009. The 767 Hicks Street building exceeds the permitted FAR for office use because of the 585-square-foot (sf) mezzanine. The mezzanine results in a built FAR of 1.19 on Lot 1 (767 Hicks Street) and an overall FAR of 1.12 on the project site.[1] Therefore, the project site exceeds the permitted M1-1 FAR of 1.00 for Use Group 6 (office) but does not exceed the permitted 2.4 FAR for Use Group 4A (community facility). The proposed action would facilitate a proposal by the Applicant to bring the use and bulk of 763 and 767 Hicks Street into conformance and compliance with zoning; and facilitate the use and expansion of existing and proposed mezzanine space at the project site.

Table A-1
Description of the Proposed Development

Lot	Lot Area (sf)	Existing Mezzanine (sf)	Proposed Mezzanine (sf)
Lot 3 (763 Hicks St)	1,754	0	360
Lot 1 (767 Hicks St)	3,040	585	830
Total	**4,794**	**0**	**1,190**
Source: Super-Interesting! Architecture, 2015.			

PURPOSE AND NEED

The Red Hook Initiative—located in Red Hook, Brooklyn, at 763-767 Hicks Street—is a non-profit community-based organization operating educational programs Monday through Saturday for youth residing in the Red Hook Houses and the surrounding neighborhood. The interior of the space consists of individual offices and meeting rooms where programs are conducted. The 767 Hicks Street building has a licensed capacity of 50 persons, and the 763 Hicks Street building has a licensed capacity of 29 persons. Non-profits that operate as offices under Use Group 6 are permitted to provide after-school programing for children.

The proposed action would allow the Applicant to create an additional 360 sf of floor area in the existing 763 Hicks building and to better utilize and expand upon the existing 585-sf mezzanine in the 767 Hicks Street building, which would include a 245-sf expansion and a use change from storage to community facility. The Applicant has stated that they currently operate in inefficient, cramped conditions, and is proposing the expansion of the Red Hook Initiative to accommodate its growing operational needs. The Applicant believes that the inefficient conditions create obstacles to providing high-quality services to the community. The proposed action would allow RHI to more comfortably accommodate its employees and members. Furthermore, it will allow for multiple programs to run simultaneously within the space, including the expansion of social and emotional member support services. The Applicant has stated that the current facilities are restricted to the point where community members wait outside the buildings as rooms become available for the next scheduled program. Additionally, with the proposed action, RHI could provide private breakout rooms for one-on-one counseling sessions, which is a much-needed

[1] The built FAR of 767 Hicks Street is equal to 1.19 (3,625-sf / 3,040-sf lot area).

service for the community's underserved teens. Finally, the 605 sf expansion of the mezzanine would provide administrators a permanent location for their desks, allowing for the more flexible use of the ground floor for programing.

The requested actions would facilitate RHI's ability to remain a vital part of the community. The Applicant believes that, since RHI's formation in 2002, it has been a successful, stable, and positive force within the Red Hook community and has continued to be so since moving in 2009 to its current location at 767 Hicks Street. As reflected in its record, and the fact that so many of its program participants come from the adjacent Red Hook Houses, the Applicant has stated that RHI's success is critically dependent on its ability to effectively provide services from its current location.

The proposed action would allow for an expansion of the RHI facility by 605-sf and allow for a change in land use from Use Group 6 (office) to Use Group 4A (community facility), thus bringing the current use and bulk of the RHI facility into conformance and compliance with zoning. As Use Group 4A (community facility) is not permitted as-of-right, a special permit is required to allow Use Group 4A (community facility) in and M1-1 zoning district. The Use Group must be considered community facility, in order for RHI to expand to a maximum of 2.4 FAR. It is the Applicant's belief that the proposed action would allow RHI to continue to provide much-needed educational programing to the residents of the Red Hook Houses and surrounding neighborhood.

BUILD YEAR

It is anticipated that the proposed project would be complete by 2018, which would account for a 12 month approval process and an approximately 12 month construction period.

NO ACTION SCENARIO

Absent the proposed action, 763-67 Hicks Street would remedy the overbuilt condition and comply with Use Group 6 (office). It is assumed that commercial office uses, unrelated to RHI, would occupy 763-767 Hicks Street absent the proposed action. RHI would vacate the property allowing for a new tenant to utilize 763-767 Hicks Street with as-of-right commercial office use. In the No Action condition, it is assumed that the 585-sf mezzanine at 767 Hicks Street would be made unavailable, returning the total floor area of 767 Hicks Street to 4,794-sf (1.0 FAR); as such, the overbuilt condition at 767 Hicks Street would be remedied to conform to current regulations by the 2018 build year.

Table A-2
No Action Scenario

Lot	Total GSF	Retail GSF	Office GSF	Community Facility GSF	Residential GSF	# Residential Units	# Public Parking Spaces
Lot 3 (763 Hicks St)	1,754	0	1,754	0	0	0	0
Lot 1 (767 Hicks St)	3,040	0	3,040	0	0	0	0
Total	**4,794**	**0**	**4,794**[1]	**0**	**0**	**0**	**0**
Note: 1. Assumes Use Group 6 (office)							

WITH ACTION SCENARIO

Pursuant to the proposed action, the existing use classification on the development site would change from Use Group 6 (office) to Use Group 4A (community facility [non-profit institution without sleeping accommodations]), allowing the proposed modest increase in floor area to be compliant with the applicable bulk regulations. Under the proposed action, and as reflected in the accompanying proposed plans, applicant RHI would be limited to the proposed maximum

FAR of 1.25 for the project site. It is reasonable to analyze the With Action scenario at 1.25 FAR, as the special permit will only be granted upon approval of the proposed project's plans. ZR 74-921(a) stipulates modifications for Use Groups 3A and 4A in M1 districts; subject to the required findings, the CPC may permit certain Use Group 4A uses in M1 districts. The proposed action, and update to the Certificate of Occupancy to reflect Use Group 4A, would allow RHI to function as a non-profit institution without sleeping accommodations as described in ZR 22-14. 763 and 767 Hicks Street are adequately separated from noise, traffic and other potentially adverse effects of the surrounding M1 district. RHI operations would draw a minimum of vehicular traffic through the local streets, as most of the RHI membership base travels to the center on-foot. Furthermore, the proposed project is a small-sized development with a maximum occupancy at any given time, including staff, will be approximately 50 people. As such, it is not applicable for RHI to provide additional vehicular reservoir space or vehicular entrances and exits. 763 and 767 Hicks Street are located within walking distance to MTA bus and subway services; RHI is also located within walking distance of the Red Hook Houses, where many of the organization's membership base reside. There is no practical possibility of obtaining a site of adequate size and location within residentially zoned areas of the neighborhood, as those sites are occupied by substantial improvements. As the built structures of the proposed development are to remain the same, the proposed development would not impair the essential character of the surrounding area.

The exterior of the built structures on the development site would remain the same; however, the proposed actions would allow the Applicant to create an increase in additional floor area at 763 Hicks Street and better utilize and expand the existing 585-sf mezzanine at 767 Hicks Street to 830-sf, summarized in **Table A-3**. The Applicant intends to complete interior renovations to create doorways between the two buildings to facilitate interior access. The applicant seeks to remove an existing curb cut along Hicks Street, and proposes three new street trees, pursuant to ZR 43-02 (Street Tree Planting in Manufacturing Districts). The proposed work does not include any increase to the existing buildings' exterior envelope. Existing height, setback and lot coverage conditions will remain unchanged; and no new open space or parking spaces are proposed.

The proposed development would alter the existing land uses from commercial office use (UG6) to community facility use (UG 4A).

Table A-3
Description of the Proposed Development

Lot	Existing Mezzanine (sf)	Proposed Mezzanine (sf)	Increment (sf)
Lot 3 (763 Hicks St)	0	360	+360
Lot 1 (767 Hicks St)	585	830	+245
Total	**585**	**1,190**	**+605**
Source: Super-Interesting! Architecture, 2015.			

As mentioned above, it is reasonable to analyze the With Action scenario at 1.25 FAR, and not the maximum allowable FAR of 2.4 for community facilities, as RHI's plans would be subject to approval and considered part of the findings for granting the special permit.

A site plan for the proposed development is provided as **Figure 1**. Additionally, ground and upper floor plans are provided as **Figure 2**. The With Action scenario is summarized in **Table A-4**.

Table A-4
With Action Scenario

Lot	Total GSF	Retail GSF	Office GSF	Community Facility GSF	Residential GSF	# Residential Units	# Public Parking Spaces
Lot 3 (763 Hicks St)	2,114	0	0	2,114	0	0	N/A
Lot 1 (767 Hicks St)	3,870	0	0	3,870	0	0	
Total	**5,984**	**0**	**0**	**5,984**[1]	**0**	**0**	

Note: 1. Assumes Use Group 4A (community facility)

B. TECHNICAL ANALYSES

The proposed action would facilitate the expansion of the existing mezzanine at 767 Hicks Street (Lot 1); the construction of a new mezzanine at 763 Hicks Street (Lot 3); and permit Community Facility Use Group 4A in an M1-1 district. As the proposed project would not require substantial improvements to the existing buildings at 767-763 Hicks Street, nor a substantial change in use, as per *CEQR Technical Manual* guidelines no further analysis is needed in the following technical areas:

- Socioeconomic Conditions
- Community Facilities
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design
- Natural Resources
- Hazardous Materials
- Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Greenhouse Gas Emissions
- Public Health
- Neighborhood Character
- Construction

NEIGHBORHOOD CHARACTER

Although not indicated on Page 7 of the EAS Form, neighborhood character analysis was required as part of the Special Permit text, specifically Finding No. 6, "such facility will not impair the essential character of the surrounding areas." The proposed special permit, if approved, would not affect the number of stories for either of the existing buildings; they both have and would maintain one-story heights. The proposed total FAR, if approved, would be increased modestly from 1.1 to 1.25 FAR.

Both the project's existing and proposed bulk are consistent with that of surrounding and established developments and will thus not impair the essential, established character of the surrounding area. The block on which the project site is located is generally characterized by commercial, automotive and warehouse uses in one- and two-story buildings, and large parcels of vehicle parking/storage. Commercial buildings on the subject block are either one or two stories in height. Block frontages immediately south and west of the subject property are similarly scaled with warehouses, residential and community facility buildings of one and two stories in height. Directly southwest of the subject property is the Red Hook I (East) Houses development, which is a New York City Housing Authority complex characterized by two- and

six- story buildings (27 total) surrounded by a network of open space and oriented across a roughly 27-acre superblock. The superblock area includes one typically-sized city block which includes a range of uses not incorporated into the Red Hook I Houses development, including local services and retail, a supermarket, a charter school and additional residential use.

C. LAND USE, ZONING, AND PUBLIC POLICY

Under *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed project, and determines whether that proposed project is compatible with those conditions or may affect them. The analysis also considers the project's compliance with, and effect on, the area's zoning and other applicable public policies.

The proposed project would facilitate the use and expansion of the existing mezzanine space at 767 Hicks Street (Lot 1) and facilitate the construction of a new mezzanine at 763 Hicks Street (Lot 3) for services and programs for the Red Hook Initiative (RHI). In order to facilitate the proposed actions, a special permit from the New York City Planning Commission (CPC), pursuant to ZR 74-921(a) in order to permit Community Facility Use Group 4A in an M1-1 district is required. As the proposed development would generate fewer than 15 off-street parking spaces, this parking requirement would be waived pursuant to ZR Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number). As described below, this analysis concludes that the proposed action would not result in significant adverse impacts on land use, zoning, or public policy.

The study area for this analysis of land use, zoning, and public policy encompasses the area within 400 feet of the project site, because this is the area in which the proposed project could reasonably be expected to have the greatest effect. As shown on **Figure 7**, the 400-foot study area roughly extends from Nelson Street to the north, Mill Street to the south, Henry Street to the east, and Columbia Street to the west. The project site and the study area are located in the Red Hook neighborhood of Manhattan, and are within the boundaries of Brooklyn Community District 6 (CD6). Sources for this analysis include online resources of the New York City Department of City Planning (DCP) and the New York City Department of Buildings (DOB).

EXISTING CONDITIONS

LAND USE

Project Site

The project site is located at 763-767 Hicks Street in Brooklyn (Block 535, Lots 1 and 3), at the intersection of West 9th Street and Hicks Street (the north side of West 9th Street and the east side of Hicks Street). The site currently contains two single story red brick structures with frontages along Hicks Street.

Study Area

As shown on **Figure 7**, the study area contains a mix of manufacturing, institutional, residential and parking facility use. The Red Hook peninsula is located between the Buttermilk Channel, Gowanus Bay and the Gowanus Canal in South Brooklyn. Historically, Red Hook was largely developed as a maritime and manufacturing hub. Red Hook is also the site of the NYCHA Red Hook Houses, the largest public housing development in Brooklyn, accommodating approximately 6,000 residents. The area has seen substantial new development in the last decade, most notably the IKEA store that opened in 2008 and the Fairway Market that opened in 2006.

Existing Land Use
Figure 7

Red Hook Initative

Immediately to the south of the project site are the Red Hook Houses (East and West), 33 red brick buildings[1] that are home to roughly 6,300 people[2], operated by the New York City Housing Authority ("NYCHA"). Also immediately to the south are residential, commercial and community facility uses, including the Calvary Baptist Church and PAVE Academy charter school. To the immediate north and east of the Project Area is primarily industrial/manufacturing use such as car repair and metal works and a large vacant lot, in addition to a medical supply store. Also to the immediate northeast of the Project Area is P.S. 27 Agnes Y. Humphrey School, which occupies an entire block. To the west of the Project Area is a vacant lot used primarily to store automobiles, and further west are mixed-use and residential buildings.

ZONING

The project site is located in a manufacturing zoning district (M1-1) which extends over the study area between Hicks Street and Henry Street to West 9th Street; a residential district (R5) is also located within the study area. There is a C1-2 commercial overlay mapped in the residential district south of West 9th Street on the block bounded by Mill Street. See **Figure 8** for the zoning districts located within the study area. M1-1 districts are often buffers between heavier industrial districts (M2 or M3 districts) and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities are allowed in M1 districts only by special permit, however houses of worship are allowed as-of-right.

R5 districts allow for housing at a low to medium density. R5 districts allow for a floor area ration (FAR) of 1.25 which typically produces three- and four- story attached houses and small apartment houses. R5 districts have a height limit of 40 feet, with a maximum street wall height of 30 feet, thus providing a transition between lower- and higher-density neighborhoods. These districts are widely mapped in Brooklyn. If a street wall exceeds 30 feet, a setback of 15 feet is required from the street wall of the building; in R5 districts there are a series of zoning regulations for detached houses, semi-detached houses and apartment houses.

C1-2 districts are commercial overlays mapped within residence districts. These districts are typically mapped along street that serve local retail needs, and are found throughout the city's low- to medium-density residential areas. Overlays mapped in an R5 district are allowed an FAR of 1.0 and typically consist of neighborhood grocery stores, restaurants and/or beauty salons.

Table C-1, below, summarizes the zoning districts located within the study area, and **Figure 8** shows their locations.

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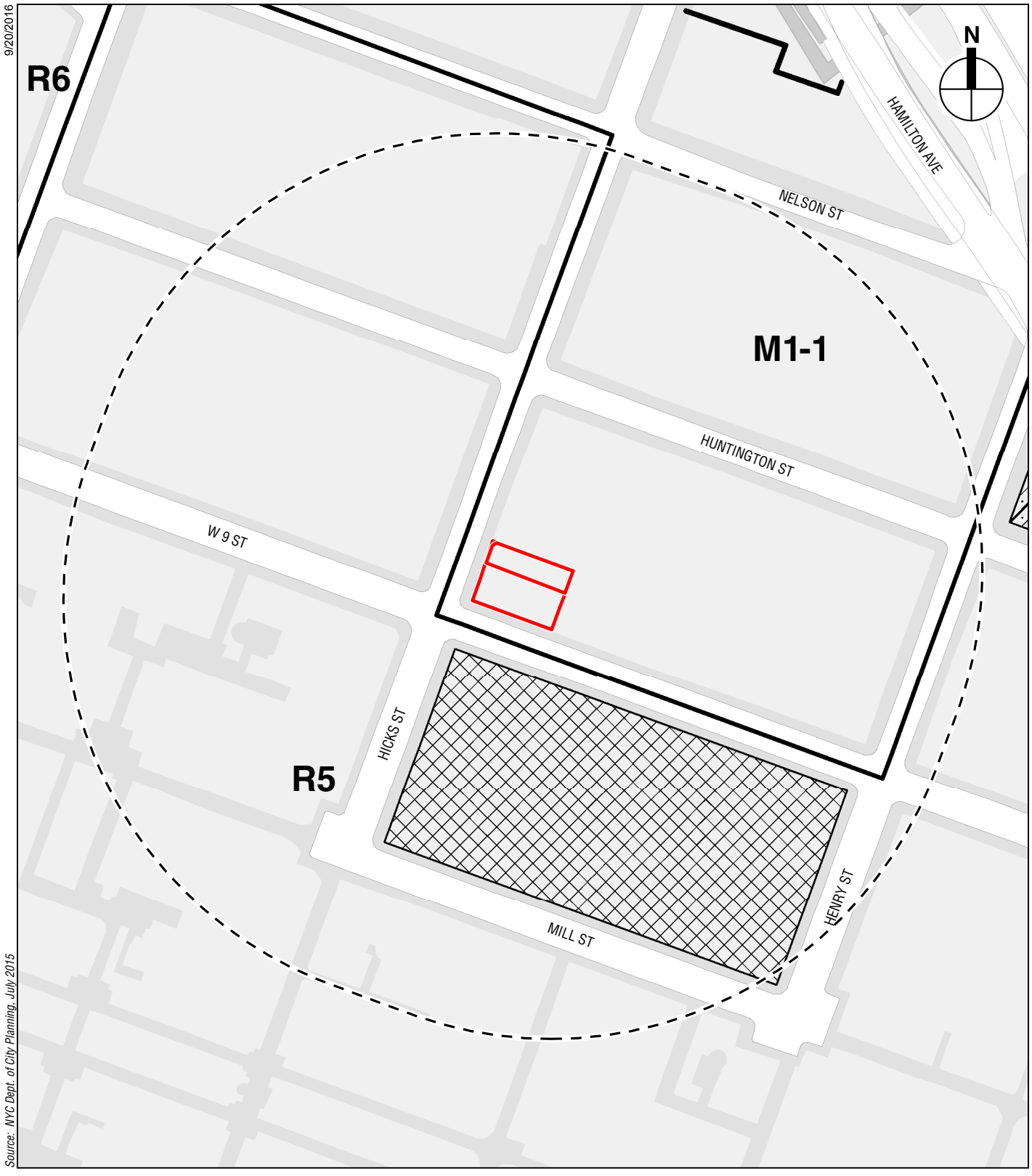
[1] The figure cited here reflects an aggregated count of the adjacent Red Hook Houses East and Red Hook Houses West developments. Each building shown in the New York City Housing Authority ("NYCHA") development maps that are labeled with an individual number was counted separately. Counts are based on maps retrieved at the NYCHA Web site as of March 30, 2016, from the following URL: <<www1.nyc.gov/site/nycha/about/developments/brooklyn.page>>.

[2] The aggregate population figure cited here reflects the (rounded) sum of the Red Hook Houses East and Red Hook Houses West developments, as shown in the current "Development Data Book", retrieved at the NYCHA Web site as of March 30, 2016, from the following URL:
<< http://www1.nyc.gov/assets/nycha/downloads/pdf/pdb2015.pdf>>.



Red Hook Initiative

Existing Zoning
Figure 8

Table C-1
Zoning Districts in the Study Area

Zoning District	Maximum FAR[1]	Uses/Zone Type
Residential Districts		
R5	1.25	Medium density residential district, with zoning regulations for height, setback and street wall measurements.
Commercial Districts		
C1-2	1.0	Commercial overlay for medium density residential neighborhoods.
Manufacturing Districts		
M1-1	1.0[2]	Light manufacturing and most commercial uses, strict manufacturing performance standards; limited community facility uses, residential uses not permitted.

Notes:

1. FAR is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 sf with a FAR of 1 has an allowable building area of 10,000 sf. The same lot with an FAR of 10 has an allowable building area of 100,000 sf.

2. 1.0 FAR for manufacturing and commercial uses; 2.4 FAR for certain community facility uses.

Source: *New York City Zoning Resolution*.

PUBLIC POLICY

Southwest Brooklyn Industrial Business Zone ("IBZ")

In early 2006, the City created 16 Industrial Business Zones (IBZ) across the City where expanded business services are available for industrial and manufacturing business. Although much of the existing manufacturing districts in the greater Red Hook neighborhood are mapped within the Southwest Brooklyn IBZ, the project site and study area are outside of the IBZ boundary.

Red Hook: A Plan for Community Regeneration

In 1996, the City Council adopted a 197-a plan, *Red Hook: A Plan For Community Regeneration*, pursuant to an application by Brooklyn Community Board 6 and review and approval by the City Planning Commission; the project site and study area are within the boundaries of the area covered by the 197-a plan.

The proposed project is consistent with the 197-a plan, as the proposed project would promote opportunities for Red Hook's residents, by providing improved social services and youth services.

Waterfront Revitalization Program (WRP)

New York City's WRP is the City's principal Coastal Zone management tool and establishes a broad range of public policies for the City's coastal areas. The guiding principle of the WRP is to maximize the benefits derived from economic development, environmental conservation, and public use of the waterfront, while minimizing the conflicts among these objectives. A local waterfront revitalization program, such as New York City's, is subject to approval by the New York State Department of State with the concurrence of the United States Department of

Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act and the Federal Coastal Zone Management Act. The WRP was originally adopted by the City of New York in 1982, revised in 2002, and is recently updated in 2016. The revisions were reviewed by the New York State Department of State and are were approved in February of 2016.

All proposed actions subject to CEQR, the Uniform Land Use Review Procedure (ULURP), or other local, state, or federal agency discretionary actions that are situated within New York City's designated Coastal Zone boundary must be reviewed and assessed for their consistency with the WRP. The project site is located within the boundaries of the Coastal Zone, which extends north and south of the project site to Hamilton Avenue; therefore, an assessment of the proposed project's consistency with applicable WRP policies is warranted, and is provided below.

PlaNYC/OneNYC

In 2007, the Bloomberg administration released *PlaNYC: A Greener, Greater New York*, a comprehensive plan for a sustainable and resilient New York City. The 2007 plan, and 2013 update, includes policies to address three key challenges the City is expected to face over the next 20 years: population growth, aging infrastructure, and global climate change. Elements of the plan are organized into six categories—land, water, transportation, energy, air quality, and climate change—with corresponding goals and objectives for each. In 2015, *One New York: The Plan for a Strong and Just City* (OneNYC) was released by the de Blasio administration, building upon the sustainability goals established by PlaNYC. OneNYC includes updates on the progress towards the 2011 sustainability initiatives and 2013 resiliency initiatives, with additional goals and new initiatives under the organization of four visions: growth, equity, resiliency, and sustainability. Following the guidelines of the *CEQR Technical Manual*, a detailed assessment of consistency with PlaNYC/OneNYC's sustainability goals is only required for large publicly sponsored projects.

THE FUTURE WITHOUT THE PROPOSED PROJECT

LAND USE

Project Site

As described on Page 1a, "Project Description," absent the proposed action (the No Action scenario) it is assumed that commercial office uses (UG 6 office), unrelated to RHI would occupy 763 and 767 Hicks Street. RHI would vacate the property allowing for a new tenant to utilize the property with conforming, as-of-right commercial office use. In the No Action condition, it is assumed that the 585-sf mezzanine at 767 Hicks Street would be made unavailable, returning the total floor area of 767 Hicks Street to 4,794-sf (1.0 FAR); as such, the overbuilt condition at 767 Hicks Street would be remedied to conform to current allowable floor are regulations for commercial use in M1-1 districts by the 2018 build year.

Study Area

There is one project currently planned or under construction within the 400-foot study area that is expected to be completed by 2018. The project is located at 28 Huntington Street, and spans two lots on block 534 (lots 17 and 20). The project is a four-story, three-unit mixed-use building. This project generally reflects the ongoing trend of residential and commercial redevelopment in the Red Hook neighborhood of Brooklyn.

ZONING

No changes to zoning regulations on the project site or in the study area are expected to be enacted by 2018. Zoning is expected to remain a mix of light manufacturing and residential districts with a mapped commercial overlay.

PUBLIC POLICY

Waterfront Revitalization Program

In October, 2013, the New York City Council approved revisions to the local WRP recommended by DCP. The revisions include incorporation of climate change and sea level rise considerations to increase the resiliency of the waterfront area, promotion of waterfront industrial development and both commercial and recreational water-borne activities, increased restoration of ecologically significant areas, and design best practices for waterfront open spaces. In addition, as part of the WRP revisions, the Coastal Zone boundary would be extended further inland in many locations to reflect alterations to FEMA flood zone maps. The 2013 revisions to the WRP were further approved by the New York State Department of State in February 2016. Federal concurrence was issued by the U.S. Department of Commerce in June of this year. The revisions to the WRP should be used for all local and state consistency reviews.

No other changes affecting public policies applicable to the project site and the study area are anticipated by 2018.

THE FUTURE WITH THE PROPOSED PROJECT

LAND USE

Project Site

As described on Page 1a, "Project Description" the proposed project would facilitate the use and expansion of the existing mezzanine space at 767 Hicks Street (Lot 1) and facilitate the construction of a new mezzanine at 763 Hicks Street (Lot 3) for services and programs for the RHI. In order to facilitate the proposed actions, a special permit for 763-767 Hicks Street (Block 535, Lots 1 and 3) pursuant to ZR Section 74-921(a) in order to permit Community Facility Use Group 4A in an M1-1 district is required. The proposed development would require fewer than 15 off-street parking spaces; therefore, a Waiver of Requirements for Spaces Below Minimum Number pursuant to ZR Section 44-23 is being sought. Additionally, upon approval of the proposed action, the Applicant would expand the 5,379 gsf project site by 605 gsf, resulting in the development of a 5,984 gsf community facility for use by RHI.

The proposed action would facilitate the construction and modification of the mezzanine space in the existing buildings at 763-767 Hicks Street, and would not result in any new development or alterations to existing buildings on other sites within the study area. Therefore, the proposed project would be consistent with existing land uses in the study area and would not result in any significant adverse land use impacts.

ZONING

The proposed action would only apply to the project site to facilitate the construction and modification of the mezzanine space at the project site, 763-767 Hicks Street. A special permit for 763-767 Hicks Street pursuant to ZR 74-921(a) would be requested in order to permit Community Facility Use Group 4A in the M1-1 district. The special permit would be granted upon approval of the proposed project's site plans; the proposed project would not to exceed an FAR of 1.25.

ZR 74-921(a) stipulates modifications for Use Groups 3A and 4A in M1 districts. The City Planning Commission (CPC) may permit uses listed in Use Group 4A (community facility) in M1 and M1-5 districts. The proposed action would allow RHI to function as a non-profit institution without sleeping accommodations as listed in ZR 22-14.

The special permit pursuant to ZR 74-921(a) would allow for the proposed action, upon CPC making the following findings:

- An adequate separation from noise, traffic, and other adverse effects of the surrounding non-residential districts is achieved through the use of sound-attenuating exterior wall and window construction or by the provision of adequate open areas along the lot lines of the zoning lot.
- Such facility is so located as to draw a minimum of vehicular traffic to and through local streets and that such uses will not produce traffic congestion or other adverse effects that interfere with the appropriate use of land in the district or in adjacent district;
- Where applicable, adequate reservoir space at the vehicular entrances and exits are provided to prevent congestion;
- In selecting the site, due consideration has been given to the proximity and adequacy of bus and rapid transit facilities;
- For a Use Group 4A use, within the neighborhood primarily to be served by the community facility, there is no practical possibility of obtaining a site of adequate size located in a district where it is permitted as-of-right because appropriate sites in such districts are occupied by substantial improvements; and
- Such facility will not impair the essential character of the surrounding area.

As a threshold condition for request of a Special Permit pursuant to ZR Section 74-921, the subject property must be located within 400 feet of a zoning district in which Use Group 4A is permitted as-of-right. As shown on the Land Use and Zoning Map submitted in connection with this application, the project site, located at 763 and 767 Hicks Street (Brooklyn, Block 535, Lots 1 and 3), is less than 400 feet from an R5 district, and Use Group 4A is a permitted use in R5 districts. Thus the threshold condition for review of this request is satisfied.

The proposed actions are unique to the project site and more specifically would impact only the interior spaces of the existing buildings. They would have no effect on the exterior bulk, height and setback conditions of the existing structures. Thus the proposed actions would not affect zoning regulations applicable to the study area and would not result in any significant adverse zoning impacts. The proposed actions would satisfy the threshold condition for a Special Permit (pursuant to ZR 74-921).

PUBLIC POLICY

The proposed project would not result in any changes to public policies affecting the project site or the study area. As described below, the proposed project would be consistent with the Waterfront Revitalization Program (WRP), and would not result in any significant adverse impacts to public policy governing the project site or the study area.

WATERFRONT REVITALIZATION PROGRAM

In accordance with the City's WRP and the federal Coastal Zone Management Act, the proposed project was reviewed for its consistency with the City's WRP policies, and this section summarizes the WRP consistency assessment.

The WRP is the City's principal coastal zone management tool. As originally adopted in 1982 and subsequently revised, it establishes the City's policies for development and use of the waterfront. All proposed actions subject to CEQR, the Uniform Land Use Review Procedure (ULURP), or other local, state, or federal agency discretionary actions that are situated within New York City's designated Coastal Zone boundary must be reviewed and assessed for their consistency with the WRP.

As described above, the project site is located within the Coastal Zone. Therefore, an evaluation of the proposed project's consistency with WRP policies was undertaken (see **Appendix A** for the WRP Consistency Assessment Form [CAF]). Additional information for several WRP policies, as identified by policy questions answered as "promote" or "hindered" in the CAF, is provided below.

CONSISTENCY OF THE PROPOSED PROJECT WITH WATERFRONT REVITALIZATION PROGRAM POLICIES

Policy 6: *Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.*

> *Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.*
>
> The proposed project is located within the 500-year floodplain (Zone X), meaning there is a 0.2% annual chance of flooding on the project site. Under Policy 6, the primary goal for projects in coastal areas is to reduce risks posed by current and future coastal hazards, particular major storms that are likely to increase due to climate change and sea level rise. The proposed project would facilitate the use and expansion of the existing mezzanine at 767 Hicks Street and the construction of a new mezzanine at 763 Hicks Street, which would require interior modification to the existing structures. No new buildings would be constructed. The interior changes are proposed to better serve the proposed community facility use. The proposed project would not require any *substantial improvements* to the existing structures. Furthermore, measures have been taken to protect 763 and 767 Hicks Street from flood damage. These measures include the use of waterproof cement-board at ground level at 763 Hicks Street, and the elevation of mechanical equipment to the mezzanine level at 763 and 767 Hicks Street. Therefore, the proposed project would meet the requirements of applicable regulations intended to reduce risks of damage from current and future coastal hazards, and would be consistent with Policy 6.

D. AIR QUALITY

INTRODUCTION

An air quality analysis was prepared in order to examine potential environmental impacts associated with the proposed project. The proposed project would not significantly alter traffic conditions. Therefore, there is no potential for mobile-source impacts from the proposed project, and a quantified assessment of mobile-source emissions is not warranted. An air quality analysis was performed to examine the effects of air emission sources created by the combustion of fuel for the heating and hot water system of the proposed development, and the potential effects of stationary source emissions from existing nearby industrial facilities on the proposed project.

METHODOLOGY FOR REDICTING POLLUTANT CONCENTRATIONS

HVAC SCREENING ANALYSIS

To assess air quality impacts associated with emissions from the project's heating and hot water systems, referred to as heating, ventilation and air conditioning (HVAC) systems, a screening analysis was performed using the methodology described in the *CEQR Technical Manual*. This methodology determines the threshold of development size below which the action would not have a significant impact. The screening procedures utilize information regarding the type of fuel to be burned, the maximum development size and the HVAC exhaust stack height, to evaluate whether or not a significant impact is possible. Based on the distance from the development to the nearest building of similar or greater height, if the maximum development size is greater than the threshold size in the *CEQR Technical Manual*, then there is the potential for significant air quality impacts and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis and no further study is required.

INDUSTRIAL SOURCE ANALYSIS

Potential air quality impacts from existing industrial operations in the surrounding area were analyzed. Industrial air pollutant emission sources within 400 feet of the rezoning area boundaries were considered for inclusion in the air quality impact analysis, as recommended in the 2014 *CEQR Technical Manual*.

Based on a land use survey, potential industrial sources were identified. Permit information was obtained from the New York City Department of Environmental Protection (DEP) to obtain available certificates of operation for manufacturing or industrial emissions. The results of the industrial source survey and permit search identified two permitted facilities within 400 feet of the proposed rezoning area, and one automotive repair shop that potentially has air toxics emissions from spray coating operations.

Screening

After compiling the information on permitted facilities with manufacturing or process operations in the study area, maximum potential pollutant concentrations from different sources, at various distances from the site, were estimated based on the reference values found in Table 17-3 in the 2014 *CEQR Technical Manual*. The database provides factors for estimating maximum concentrations based on emissions levels at the source, which were derived from generic AERMOD dispersion modeling for the New York City area. Impact distances selected for each source were the minimum distances between the project site and the source site. Predicted worst-case impacts on the proposed project were compared with the short-term guideline concentrations (SGCs) and annual guideline concentrations (AGCs) recommended in NYSDEC's *DAR-1 AGC/SGC Tables*.[1] These guideline concentrations present the airborne concentrations, which are applied as a screening threshold to determine whether future occupants in the development parcels could be significantly impacted from nearby sources of air pollution.

Dispersion Models

Air quality impacts from the potential automotive spray coating emissions on receptors at the project site were evaluated using the EPA approved AERSCREEN model. The AERSCREEN model predicts worst-case one-hour average concentrations downwind from a point, area, or volume source. AERSCREEN generates application-specific worst-case meteorology using

[1] NYSDEC Division of Air Resources, Bureau of Stationary Sources, August 2016.

representative minimum and maximum ambient air temperatures, and site-specific surface characteristics such as albedo, Bowen ratio, and surface roughness length.[1]

The AERSCREEN model was run with and without downwash, as per the *CEQR Technical Manual* recommendation. The model was run using urban diffusion coefficients which are representative of land-use in the area. Other model options were selected based on EPA guidance.

Receptor information provides the distance from the source, terrain height, and height above ground for selected locations. The minimum distance from the source to the closest receptor on the project site, approximately 60 feet, was used as the screening distance. Emission rates and stack parameters were obtained from data for a representative automotive spray coating operation, and were input into the AERSCREEN model. The analysis conservatively assumed no emission controls, and did not account for an 11-foot tall wall which would further disperse emissions from the automotive repair shop.

Given the locations of the industrial sources relative to the project site, any potential cumulative impacts of the emissions would be negligible and would not result in any significant adverse air quality impact. Therefore, a cumulative was not required.

PROBABLE IMPACTS OF THE PROPOSED PROJECT

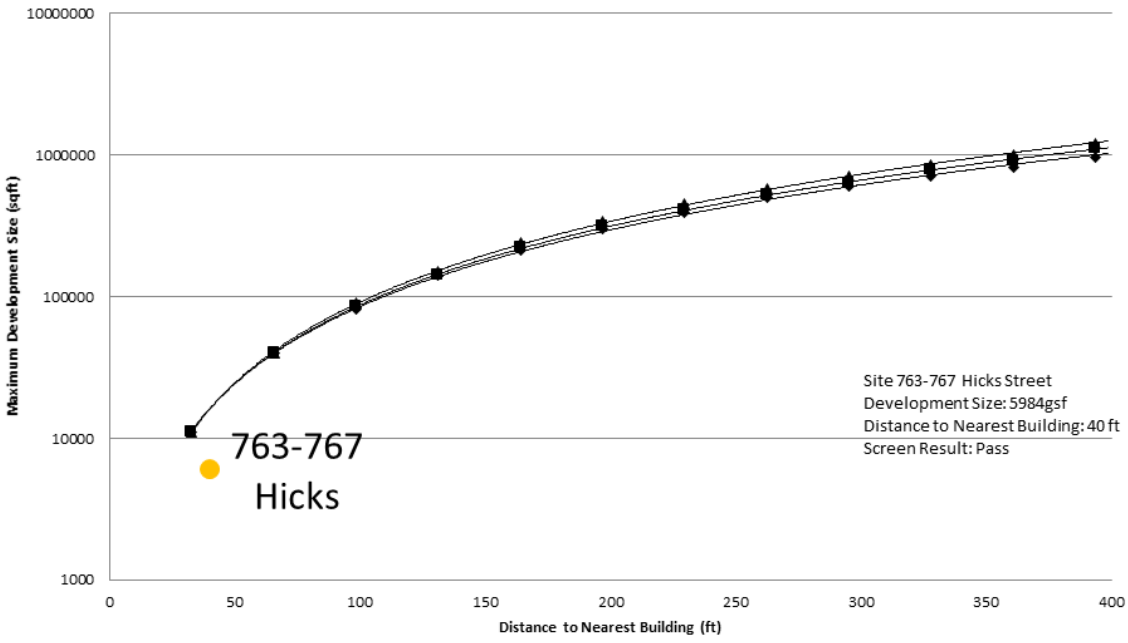
HVAC SCREENING ANALYSIS

The primary stationary source of air pollutants associated with the proposed project would be emissions from the combustion of No. 2 fuel oil by the HVAC equipment. The primary pollutant of concern when burning No. 2 fuel oil is sulfur dioxide (SO_2). The screening methodology presented in the *CEQR Technical Manual* was utilized for the analysis. The development size used in the air quality analysis was approximately 6,000 gross square feet with an assumed stack height of three feet above the building (27 feet).

The closest building of similar or greater height found in the project study area was determined to be at a distance of 40 feet from the project site. From this information, it was determined that the proposed project would not result in any significant stationary source air quality impacts from the combustion of No. 2 fuel oil, because at this distance, the project would be below the maximum permitted size derived from Figure 17-5 of the *CEQR Technical Manua*l, see **Figure 9**. Therefore, no significant impacts from the proposed project's HVAC emissions are expected.

[1] The albedo is the fraction of the total incident solar radiation reflected by the ground surface. The Bowen ratio is the ratio of the sensible heat flux to the latent (evaporative) heat flux. The surface roughness length is related to the height of obstacles to the wind flow and represents the height at which the mean horizontal wind speed is zero based on a logarithmic profile.

Figure 9
Sulphur Dioxide Boiler Screen for Residential Development



Sources: Department of City Planning, September 2016.

INDUSTRIAL SOURCE ANALYSIS

As discussed above, a study was conducted to identify manufacturing and industrial uses within the 400-foot study area. Three sources were identified within 400 feet of the rezoning area in the Build scenario, consisting of two permitted sources associated with ship maintenance and repair, and a potential automotive paint spraying operation.

The procedure used to estimate the pollutant concentrations from facilities with industrial emissions is based on information contained in the certificates to operate obtained from DEP or in the case of the automotive spray coating operation from conservative emissions estimates of a similar representative operation. . The information describes potential contaminants emitted by the permitted processes, hours per day, and days per year in which there may be emissions (which is related to the hours of business operation), and the characteristics of the emission exhaust systems (temperature, exhaust velocity, height, and dimensions of exhaust).

Table D-1 presents the maximum impacts on the project site. The table also lists the SGC and AGC for each toxic air pollutant. The results of the industrial source analysis demonstrate that there would be no predicted significant adverse air quality impacts on the proposed project from existing industries in the area.

Table D-1
Maximum Predicted Impacts from Industrial Sources

Potential Contaminants	Estimated Short-term Impact (µg/m^3)	SGC[a] (µg/m^3)	Estimated Long-term Impact (µg/m^3)	AGC[a] (µg/m^3)
Acetone	286.9	180,000	3.28	30,000
Aliphatic Hydrocarbon	66.7	-----	0.76	3,200
Aromatic Petroleum distillates	33.4	-----	0.38	100
Butane	33.4	238,000	0.38	0.00
Ethanol	73.4	-----	0.84	45,000
Ethyl 3-Ethoxyproprioanate	13.3	140	0.15	64
Ethylbenzene	60.1	-----	0.69	1,000
Methyl Ethyl Ketone	33.4	13,000	0.38	5,000
N-Butyl Acetate	33.4	95,000	0.38	17,000
Propane	200.2	-----	2.29	43,000
Stoddard Solvents	53.4	-----	0.61	900
Toluene	66.7	37,000	0.76	5,000
Xylene	73.4	22,000	0.84	100
Iron Oxide Vapors	0.24	-----	0.0024	12.0
Zinc Oxide Vapors	0.24	380	0.0024	4.8
PM2.5	20	35.0	2.29	12.0

Notes:
[a] DEC DAR-1 (Air Guide-1) AGC/SGC Tables, August, 2016.
AGC-Annual Guideline Concentrations.
SGC-Short-term Guideline Concentrations.

E. NOISE

INTRODUCTION

The number of vehicle trips generated by the proposed project is lower than the threshold that would require any detailed analysis. Consequently, it is not expected that the proposed project would generate sufficient traffic to have the potential to cause a significant noise impact (i.e., it would not result in a doubling of noise passenger car equivalents [Noise PCEs] which would be necessary to cause a 3 dBA increase in noise levels). However, the effect of ambient noise at the project site was considered in order to address CEQR noise exposure guidelines.

ACOUSTICS FUNDAMENTALS

Sound is a fluctuation in air pressure. Sound pressure levels are measured in units called "decibels" ("dB"). The particular character of the sound that we hear (a whistle compared with a French horn, for example) is determined by the speed, or "frequency," at which the air pressure fluctuates, or "oscillates." Frequency defines the oscillation of sound pressure in terms of cycles per second. One cycle per second is known as 1 Hertz ("Hz"). People can hear over a relatively limited range of sound frequencies, generally between 20 Hz and 20,000 Hz, and the human ear does not perceive all frequencies equally well. High frequencies (e.g., a whistle) are more easily discernable and therefore more intrusive than many of the lower frequencies (e.g., the lower notes on the French horn).

"A"-WEIGHTED SOUND LEVEL (DBA)

In order to establish a uniform noise measurement that simulates people's perception of loudness and annoyance, the decibel measurement is weighted to account for those frequencies most audible to the human ear. This is known as the A-weighted sound level, or "dBA," and it is the descriptor of noise levels most often used for community noise. As shown in **Table E-1**, the threshold of human hearing is defined as 0 dBA; quiet conditions (as in a library, for example) are approximately 40 dBA; levels between 50 dBA and 70 dBA define the range of noise levels generated by normal daily activity; levels above 70 dBA would be considered noisy, and then loud, intrusive, and deafening as the scale approaches 130 dBA.

In considering these values, it is important to note that the dBA scale is logarithmic, meaning that each increase of 10 dBA describes a doubling of perceived loudness. Thus, the background noise in an office, at 50 dBA, is perceived as twice as loud as a library at 40 dBA. For most people to perceive an increase in noise, it must be at least 3 dBA. At 5 dBA, the change will be readily noticeable.

Table E-1
Common Noise Levels

Sound Source	(dBA)
Military jet, air raid siren	130
Amplified rock music	110
Jet takeoff at 500 meters	100
Freight train at 30 meters	95
Train horn at 30 meters	90
Heavy truck at 15 meters	80–90
Busy city street, loud shout	80
Busy traffic intersection	70–80
Highway traffic at 15 meters, train	70
Predominantly industrial area	60
Light car traffic at 15 meters, city or commercial areas, or residential areas close to industry	50–60
Background noise in an office	50
Suburban areas with medium-density transportation	40–50
Public library	40
Soft whisper at 5 meters	30
Threshold of hearing	0

Note: A 10 dBA increase in level appears to double the loudness, and a 10 dBA decrease halves the apparent loudness.
Sources: Cowan, James P. *Handbook of Environmental Acoustics,* Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

SOUND LEVEL DESCRIPTORS

Because the sound pressure level unit of dBA describes a noise level at just one moment and few noises are constant, other ways of describing noise that fluctuates over extended periods have been developed. One way is to describe the fluctuating sound heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level," L_{eq}, can be computed. L_{eq} is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by $L_{eq(1)}$, or 24 hours, denoted by $L_{eq(24)}$), conveys the same sound energy as the actual time-varying sound. Statistical sound level descriptors such as L_1, L_{10}, L_{50}, L_{90}, and L_x, are used to indicate noise levels that are exceeded 1, 10, 50, 90, and x percent of the time, respectively.

The relationship between L_{eq} and levels of exceedance is worth noting. Because L_{eq} is defined in energy rather than straight numerical terms, it is not simply related to the levels of exceedance. If the noise fluctuates little, L_{eq} will approximate L_{50} or the median level. If the noise fluctuates broadly, the L_{eq} will be approximately equal to the L_{10} value. If extreme fluctuations are present, the L_{eq} will exceed L_{90} or the background level by 10 or more decibels. Thus the relationship between L_{eq} and the levels of exceedance will depend on the character of the noise. In community noise measurements, it has been observed that the L_{eq} is generally between L_{10} and L_{50}.

For purposes of the proposed project, the L_{10} descriptor has been selected as the noise descriptor to be used in this noise impact evaluation. The 1-hour L_{10} is the noise descriptor used in the *CEQR Technical Manual* noise exposure guidelines for City environmental impact review classification.

NOISE STANDARDS AND CRITERIA

NEW YORK CEQR NOISE CRITERIA

The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise level (see **Table E-2**). Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for community facility uses and are determined based on exterior $L_{10(1)}$ noise levels.

Table E-2
Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise Level With Proposed Action	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation[A]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)$[B] dB(A)

Notes:
[A] The above composite window-wall attenuation values are for community facility development. Retail uses would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[B] Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dBA.
Source: New York City Department of Environmental Protection.

EXISTING NOISE LEVELS

The Oxford Nursing Home EAS (CEQR#: 15DCP193K) included a noise assessment at a site near the location of the proposed project. The Oxford Nursing Home EAS noise analysis included noise receptor sites in Red Hook including on King Street, Conover Street, and Sullivan Street. The Oxford Nursing Home EAS Noise Analysis included 20-minute noise level measurements at each noise receptor site during each of the weekday AM (8-9 AM), midday (12-1 PM), and PM (5-6PM) peak hours. Noise exposure at the site of the proposed project was assumed to be comparable to the measured noise levels presented in the Oxford Nursing Home EAS in **Table I-5**. The maximum measured $L_{10(1)}$ noise level was 70.1 dBA.

NOISE ATTENUATION MEASURES

As shown in **Table E-2**, the New York City *CEQR Technical Manual* has set noise attenuation quantities for buildings based on exterior $L_{10(1)}$ noise levels in order to maintain interior noise levels of 45 dBA or lower for community facility uses. The results of the building attenuation analysis are summarized in in **Table E-3**.

Table E-3
CEQR Building Attenuation Requirements in dBA

Estimated Maximum L_{10}	Attenuation Required[1]
70.1	28

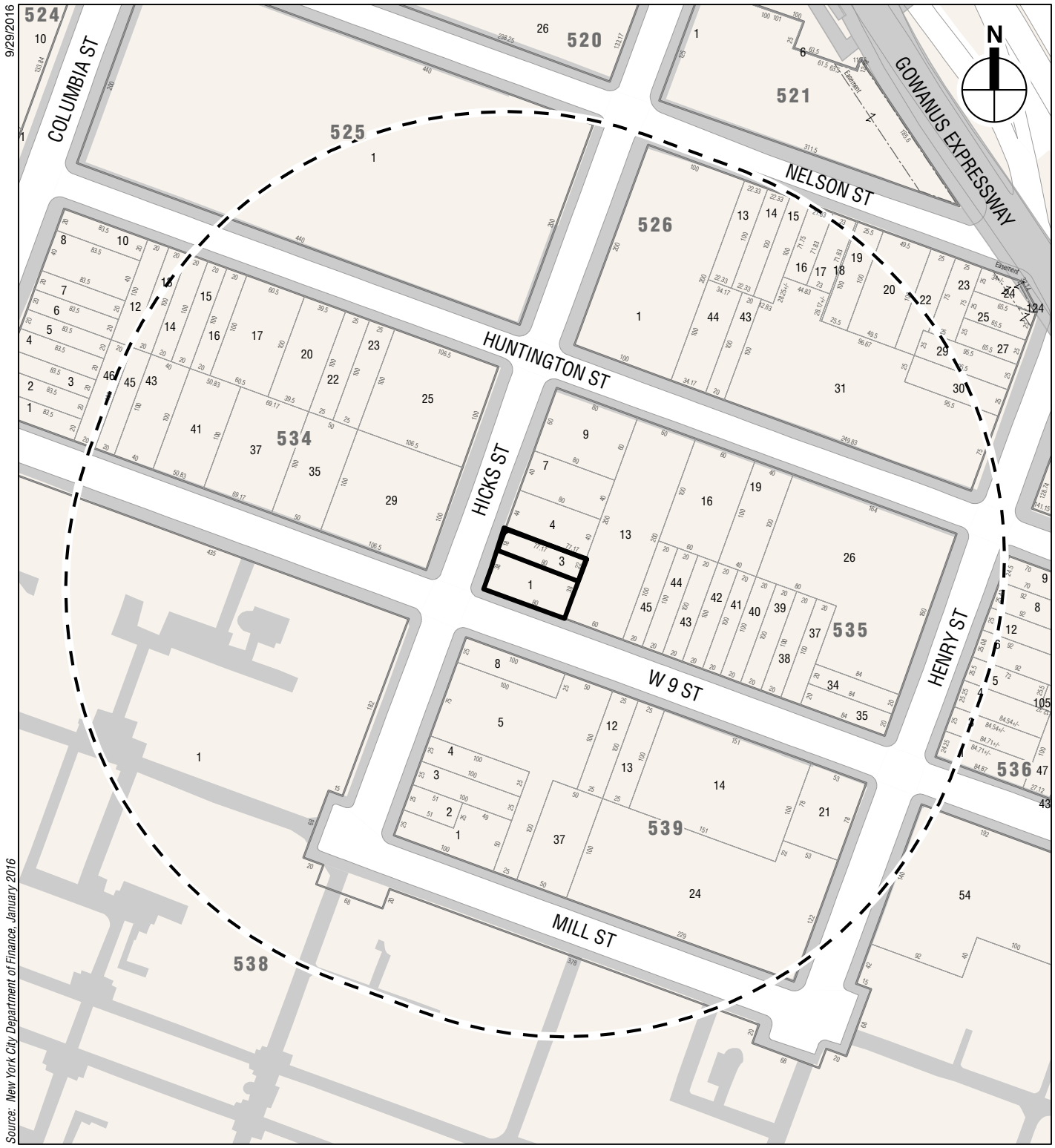
Notes: [1.] Attenuation values are shown for community facility uses; administrative/office uses would require 5 dBA less attenuation. Storage, corridor, stairwell, lobby and other non-noise-sensitive uses would not require any specific level of attenuation.

The building in which the proposed project is located includes a brick masonry façade with a roll-up door constructed using 1/4-inch laminated glass as well as an alternate means of ventilation. The building façade, including these elements, would be expected to provide a

sufficient composite Outdoor-Indoor Transmission Class[1] ("OITC") to result in acceptable interior noise levels, as shown in **Table E-3**. Additionally, the building includes a means of alternate ventilation, allowing for the maintenance of a closed-window condition. With these design measures, the building in which the proposed project is expected to provide acceptable interior noise levels according to *CEQR Technical Manual* noise exposure guidelines.

✷

[1] The attenuation of a composite structure is a function of the attenuation provided by each of its component parts, and how much of the area is made up of each part. A building façade generally consists of wall, glazing, and any vents or louvers associated with building mechanical systems. The OITC classification is defined by the American Society of Testing and Materials ("ASTM") E1332-10 and is used in the acoustical design of building façades.



Project Site
Study Area (400-foot boundary)
16124 Tax Block Boundary
Tax Lot Boundary

33 Tax Lot Number
~~33~~ Condo Tax Lot Number
C: 40 Condo Flag/Condo Number
Easement Other Tax Boundary
Possession Hooks

0 200 FEET

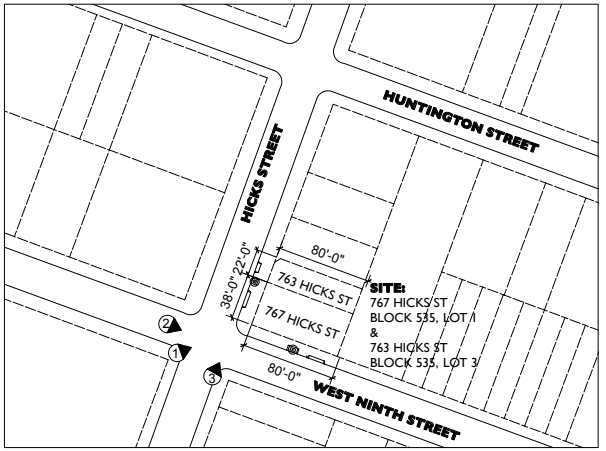
Red Hook Initiative

Tax Map
Figure 10

1 VIEW FROM WEST 9TH & HICKS FACING BLOCK 535, JULY 1, 2015
NOT TO SCALE

2 VIEW FROM WEST 9TH & HICKS ST SOUTHEAST UP WEST 9TH ST, JULY 1, 2015
NOT TO SCALE

3 VIEW FROM WEST 9TH & HICKS ST NORTHEAST UP HICKS ST, JULY 1, 2015
NOT TO SCALE



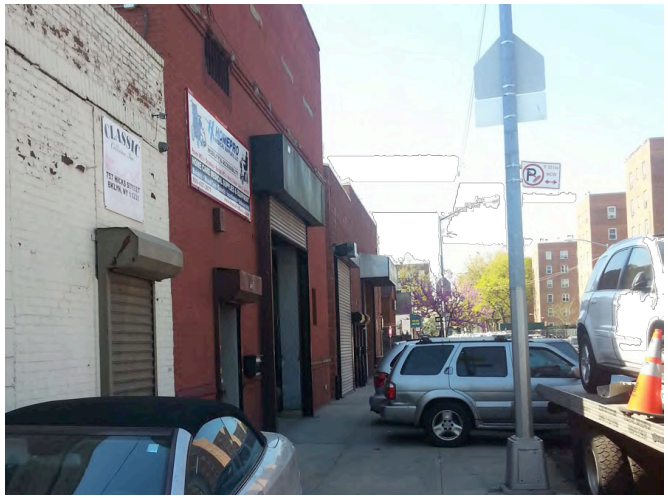
4 KEY PLAN
NOT TO SCALE

NORTH

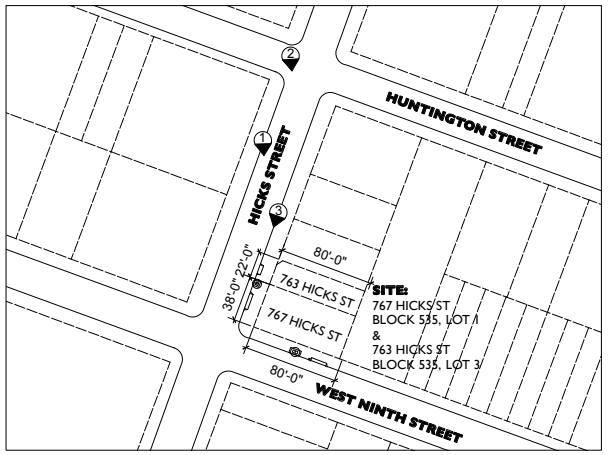
Photographs of Existing Condition
Figure 11

1 VIEW FROM HICKS ST SOUTHWEST FACING BLOCK 535, JULY 1, 2015
NOT TO SCALE

2 VIEW FROM HUNTINGTON ST & HICKS ST SOUTHWEST DOWN HICKS ST, JULY 1, 2015
NOT TO SCALE



3 VIEW FROM HICKS ST SOUTHWEST TO BLOCK 535, JULY 1, 2015
NOT TO SCALE



4 KEY PLAN
NOT TO SCALE

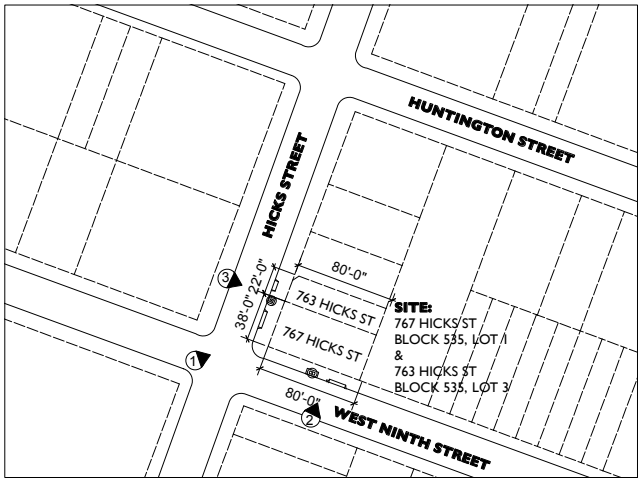
NORTH

Photograph of Existing Condition
Figure 12

1 VIEW FROM HICKS ST SOUTHWEST FACING BLOCK 535, JULY 1, 2015
NOT TO SCALE

2 VIEW FROM WEST 9TH ST TO SOUTH FACADE OF 767 HICKS ST, JULY 1, 2015
NOT TO SCALE

3 VIEW FROM HICKS ST TO WEST FACADES OF 767 HICKS & 763 HICKS ST, JULY 1, 2015
NOT TO SCALE



4 KEY PLAN
NOT TO SCALE

NORTH

Photograph of Existing Condition

Appendix A: Waterfront Revitalization Program Consistency Analysis Form

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Red Hook Initiative, Inc.

Name of Applicant Representative: Arthur Huh

Address: 767 Hicks Street, Brooklyn NY, 11231

Telephone: (212) 592 1428 Email: ahuh@herrick.com

Project site owner (if different than above): Dikeman Street Realty Co.

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant, Red Hook Initiative (RHI), at 763-767 Hicks Street in Brooklyn (Block 535, Lots 1 and 3), seeks a special permit pursuant to Zoning Resolution (ZR) 74-921(a) in order to permit a Community Facility Use Group 4A in an M1-1 district (the "proposed action"). The Red Hook Initiative—located in Red Hook, Brooklyn—is a non-profit community-based organization operating educational programs Monday through Saturday for youth residing in the Red Hook Houses and the surrounding neighborhood. The proposed action would bring the current uses and bulk into conformance and compliance with zoning. The proposed action would facilitate the use of the existing mezzanine space at 767 Hicks Street (Lot 1) and facilitate the construction of a new mezzanine at 763 Hicks Street (Lot 3) for services and programs for RHI (the "proposed project"). The proposed project requires minor interior modification to two existing structures located within the coastal zone; no new buildings would be constructed. The interior changes are proposed to better serve the proposed community facility use. All other infrastructure is sufficient to support the proposed community facility use. Upon approval of the proposed action, the Applicant would expand the 5,379 gross-square-foot (gsf) project site by 605 gsf, resulting in the development of a 5,984-gsf community facility for use by RHI.

2. Purpose of activity

The interior of the RHI space consists of individual offices and meeting rooms where programs are conducted. The 767 Hicks Street building has a licensed capacity of 50 persons, and the 763 Hicks Street building has a licensed capacity of 29 persons. Non-profits that operate as offices under Use Group 6 are permitted to provide after-school programing for children. The proposed action would allow the Applicant to create an additional 360 sf of floor area in the existing 763 Hicks building and to better utilize and expand upon the existing 585-sf mezzanine in the 767 Hicks Street building, which would include a 245-sf expansion and a use change from storage to community facility. The Applicant, who currently operates in inefficient, cramped conditions, is proposing this development to accommodate its growing operational needs. The Applicant has found that the inefficient conditions create obstacles to providing high-quality services to the surrounding community. The proposed action would allow RHI to more comfortably accommodate its employees and members. Furthermore, it will allow for multiple programs to run simultaneously within the space, including the expansion of social and emotional member support services. The current facilities are so restricted that community members wait outside the buildings as rooms transition to the next program on their schedule, and space is made available indoors. Additionally, with the proposed action, RHI could provide private breakout rooms for one-on-one counseling sessions, which is a much-needed service for the community's underserved teens. Finally, the 605-sf expansion of the mezzanines would provide administrators a permanent location for their desks, allowing for the more flexible use of the ground floor for programing.

C. PROJECT LOCATION

Borough: Brooklyn Tax Block/Lot(s): Block 535, Lots 1 and 3

Street Address: 763-767 Hicks Street

Name of water body (if located on the waterfront): N/A

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☐ Zoning Map Amendment
- ☐ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☑ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☑ other) Expiration Date: N/A
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1.	Does the project require a waterfront site?	☐ Yes	☑ No
2.	Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?	☐ Yes	☑ No
3.	Is the project located on publicly owned land or receiving public assistance?	☐ Yes	☑ No
4.	Is the project located within a FEMA 1% annual chance floodplain? *(6.2)*	☐ Yes	☑ No
5.	Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)*	☑ Yes	☐ No
6.	Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).*	☐ Yes	☑ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☐ Priority Martine Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☐	☐	☑
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☐	☐	☑
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☐	☐	☑
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☐	☐	☑

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☑
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☑
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☑
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☑
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☑
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☑
4.8	Maintain and protect living aquatic resources.	☐	☐	☑

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☑
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☑
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☑
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☑
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☐	☐	☑
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☑
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☑
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☑
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☑
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☑
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☑
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☑
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☑
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☑
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☑
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Arthur Huh

Address: Herrick, Feinstein LLP, 2 Park Avenue, New York, NY 10016

Telephone: 212-592-1428 Email: ahuh@herrick.com

Applicant/Agent's Signature: 

Date: August 11, 2016

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3525
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
(518) 474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☑ Copy of original signed NYC Consistency Assessment Form
- ☑ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☑ Environmental Review documents
- ☑ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.

Appendix B: Acoustical Specification Excerpt for Glass in Building Façade

bp – GLASS GARAGE DOORS & ENTRY SYSTEMS

A Product of Bryce Parker Company, Inc.
9412 GIDLEY ST. - TEMPLE CITY, CA 91780
Toll Free: (877) 442-1716 - FAX (626) 579-5320 – WEB: GlassGarageDoors.com

ARCHITECTURAL SPECIFICATIONS

bp - ALUMINUM & GLASS SECTIONAL OVERHEAD DOORS
Manufactured for Shipment across the entire USA
Factory Direct Installations throughout CA, AZ, NV, and Optional In All Other States

MANUFACTURER: Aluminum & Glass Sectional Overhead Doors: Full Vision Type or Obscured Vision Type
Manufactured by **bp - Glass Garage Doors** in Temple City, CA - Toll Free (877) 442-1716
An established manufacturer with 55 years experience specializing in Sectional Glass Doors.

GENERAL INFO.: **Models**: **BP- 350** (4 ft.-12ft. wide x 12 ft. high or 350 lbs max.)
BP- 450 HD (12 ft.-18 ft. wide x 14 ft. high or 700 lbs max.)
BP- 550 SHD (18 ft.-24 ft. wide x 16 ft. high or 1600 lbs max.)

METAL / FRAMES: All sections are constructed of **bp** - extruded aluminum alloy. The tensile strength is a minimum of 38 ksi, and approximately double the strength of standard 6063-T5 aluminum alloy.
All rails are heat treated to maximum hardness as per Aluminum Association Standards.
Model BP- 350: has a minimum wall thickness of .080 inches.
Model BP- 450 HD: has a minimum continuous wall thickness of .105 inches.
Model BP- 550 SHD: has a minimum continuous wall thickness of .188 inches
at key structural load points, an imbedded concealed stiffening strut at .135 inches,
and Auxiliary concealed stiffening struts at .250 inches for doors 17 ft. - 24 ft. wide.

STILES AND RAILS: **Model BP- 350:** Top rails, bottom rails, and end stiles are 3-1/4" wide.
Model BP- 450 HD: Top & Bottom rails are 5-3/8" wide and end stiles are 3-1/4" wide
Model BP- 550 SHD: Top & Bottom rails are 7-3/8" wide and end stiles are 3-1/4" wide
Horizontal meeting rails have a combined width of 2-3/4".
Vertical intermediate center mullions are 1-1/2" wide.
Zinc-plated 5/16" thru-bolts, nuts, and washers are used to rigidly secure all stiles and rails.

FINISH: All rails are standard clear anodized at least 4 mill thick for a permanent luster finish.
Powder coated frame colors must be chosen from the RAL European color standard. (Optional)
(Kynar paints and custom coatings will be considered & approved on an individual basis only)

DOOR THICKNESS: 1-3/4" thick.

JOINTS: All joints are mitered to form a tight and smooth fit with the door rails.

COUNTER BALANCE: Galvanized torsion springs, head-plates, and center spring supports are mounted on a continuous galvanized torsion bar and calculated to exact weight and travel of each door.
Cable drums are of die cast aluminum and are paired for the track type specified.
Lift cables are of high tension galvanized aviation type. (1/8", 3/16", or 1/4" as required by weight)
Stainless Steel springs, and related hardware can be substituted in lieu of galvanized (Optional)

TRACK: 2 inch x 15ga. galvanized continuous angle mounted (15 inch or 20 in. radius x 600lb max.)
3 inch x 12ga. galvanized continuous angle mounted (15 inch radius x 1200lb max.)
3 inch x 12ga. Stainless Steel continuous angle mounted (15 inch radius x 1400lb max) (Optional)
All tracks are tapered to insure a weather-tight fit when in the closed position.
(See "Track Selection Guide" for headroom requirements on drawing 5 of 5 to specify track type)

HINGES: **bp** - Stainless Steel 12ga. universal and offset type, are graduated at each section to insure weather tight fit. **bp** – Stainless Steel hinges do not require lubrication. (Standard)

bp – GLASS GARAGE DOORS & ENTRY SYSTEMS

A Product of Bryce Parker Company, Inc.

9412 GIDLEY ST. - TEMPLE CITY, CA 91780

Toll Free: (877) 442-1716 - FAX (626) 579-5320 – WEB: GlassGarageDoors.com

ROLLERS: 2 inch **bp** - Stainless Steel, polymer coated tire, sealed, 500 lb, precision bearing, roller (Standard)

3 inch **bp** - Stainless Steel, polymer coated tire, sealed, 700 lb, precision bearing, roller (Optional)

bp – Stainless Steel sealed rollers do not require lubrication. (Standard)

WEATHER-STRIP: A Santoprene gasket is applied at the factory the full length of the bottom section and at each end of the top rail where contact is made with the bumper spring.

bp - Architectural perimeter weather-stripping is made of a three-part extruded aluminum and Santoprene system, which conceals the fasteners with a snap cover. The **bp** – Architectural Perimeter Weather Stripping can be exterior or interior mounted for a clean Architectural finish.

OPERATORS: Manual chain-hoists are compatible with standard, roof pitch, high-lift, and full vertical lift tracks. Electric operation must be specified with the following: Push button station, BEST Core Key Switch, and/or remote control operation. Auto reversing safety sensors are required for residential use and optional for most commercial applications. Operator specifications are per **bp** – **Glass Garage Doors** factory recommendations; based on weight, height, track type, and as required per code. (Note: Low headroom & Zero-clearance track must be electronically operated for safety)

GLAZING: Glass, aluminum, or specialty panels ranging from: 1/16” – 1/2” / 1.5mm – 12.7mm thickness are encased in vinyl moldings, held in place by aluminum snap-in beads, and are designed to be easily removed and replaced in case of glass or panel breakage.

GLASS SPECIFICATIONS: Glass type must be specified with the following: Transparent or obscured frosted, tempered, laminated safety glass, or insulated glass (IG), and clear or color tinted hues.

Tempered Glass meets the quality and strength requirements of ASTM C 1036 and ASTM 1048 for condition A, Quality q3, and Kind FT (Full Tempered). Tempered glass also meets the safety criteria of CPSC 16 CFR 1201 Categories 1 & 2, ANSI Z97.1, and qualifies as the glazing material for use in hazardous locations.

Laminated Safety Glass (0.030 PVB or thicker interlayer with two lites of glass) also meets the safety criteria CPSC 16 CFR 1201 Categories 1 & 2, ANSI Z97.1, and ASTM C 1172 Standard Specifications for Laminated Architectural Flat Glass. 1/4" laminated glass has an STC of 35.

Insulated Glass Units - IG Units supplied are listed as having CBA Certified Products through IGCC (Insulating Glass Certification Council), as tested in accordance with ASTM E2190 Standards. Insulating glass will consist of two lites of glass separated by a dehydrated airspace and dual-sealed with a polyisobutylene primary sealant, and a silicone secondary sealant**.**

OPTIONAL: 1/8” - 1/4” custom glass panels, 1/2” IG Units, ½” Insulated Aluminum panels, 1/16” - 1/4” aluminum or specialty panels, ventilation louvers, interior-mounted security bars, Tapered bottom sections (for use when floor is out of square or sloping), custom panel locations, widths, and varying sections heights within the same door can also be accommodated to meet custom designs.

Florida Building Code Compliant options include: Miami-Dade NOA 10-0802.02, FL13380. (+65.0 / -65.0 PSF Small and Large Missile Impact Rated)

Products that are required to comply with Miami-Dade County Building Code Compliance Office and the Florida Building Code are approved by Architectural Testing, Inc. for Quality Assurance.

Certified Products Options include:

NFRC400 / ASTM E283 Air leakage resistance

NFRC100 Thermal Ratings for U-factor, SHGC, and VT (IG units only)

NFRC Certified Products participate in a Quality Control & Testing Certification Program by the American Architectural Manufacturers Association (AAMA).

bp – Glass Garage Doors may help a project achieve third-party certifications such as USGBC LEED.

VIEW GLASS PANEL OPTIONS & ADDITIONAL INFORMATION ON THE WEB: www.GlassGarageDoors.com