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* 605 Hart Street FRESH Food Store Authorization

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP121K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
N180093ZCK, N180094ZAK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC City Planning Commission			Occam Suy LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin, Director, EARD			Hiram Rothkrug, EPDSCO		
ADDRESS 120 Broadway, 31st floor			ADDRESS 55 Water Mill Road		
CITY New York	STATE NY	ZIP 10271	CITY Great Neck	STATE NY	ZIP 11021
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 718-343-0026	EMAIL hrothkrug@epdsco.com	

5. *Project Description*

The Applicant, Occam Suy LLC, is seeking (1) a Chairperson Certification for a FRESH food store, pursuant to ZR Section 63-30, which would qualify the proposed project for a floor area bonus; and (2) an Authorization to modify the maximum permitted building height, pursuant to ZR Section 63-22. The proposed actions would facilitate a proposal by the Applicant to construct two buildings with a total of 101,531 gsf (76,080 zsf, for an FAR of 4.00). The development would be comprised of (1) a 70-foot-tall, 8-story, 73,761 gsf mixed use building with 56 residential apartments (44 market rate, 11 affordable, and a superintendant's unit) and an 8,527 gsf FRESH food store (with 2,893 gsf of associated commercial space, which would not count as FRESH floor area) and (2) a 27,770 gsf, 59-foot-tall house of worship (Use Group 4). Absent the proposed actions, the development would consist of two buildings totaling 86,276 gsf: the same house of worship and a 54-foot-tall, 6-story, 58,506 gsf mixed use building with 43 apartments (8 of them affordable), and a 7,349 gsf grocery store. The proposed actions would result in an additional 15,255 gsf, 13 residential units (3 of them affordable), 4,071 commercial gsf, and two stories (16'4") in height.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 4	STREET ADDRESS 605 Hart St, and 112-120 Suydam St.
TAX BLOCK(S) AND LOT(S) Block 3217, Lots 10 and 53		ZIP CODE 11221

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS through lot with frontage on Suydam and Hart Streets, between Myrtle Avenue and Central Avenue

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
R6/C2-3 (17,279 sf) and R6 (1,720 sf)	13b

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

***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: building permit from DOB

***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.): 18,999
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 0
Other, describe (sq. ft.): 18,999 construction site

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): 101,531
NUMBER OF BUILDINGS: 2
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 73,761/27,770
HEIGHT OF EACH BUILDING (ft.): 70'/59'
NUMBER OF STORIES OF EACH BUILDING: 8/3

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: 18,999 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 194,004 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 16,209 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.)	62,341	11,420	27,770	0
Type (*e.g.,* retail, office, school)	56 units	FRESH food store	house of worship	

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 43
NUMBER OF ADDITIONAL WORKERS: 12
Provide a brief explanation of how these numbers were determined: The proposed action would result in 13 additional dwelling units, times 3.27 persons per household (average household size in census tract 423) to yield 43 additional residents. It would add 4,071 gsf of retail space, times 3 workers per 1,000 sf, to yield 12 additional workers.

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: a 53'8" tall, 58,506 gsf mixed use building with 43 residential apartments (including 8 affordable units) above a food store, having six stories above grade and a cellar, and a separate 27,770 gsf, 59-foot-tall house of worship.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2020

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

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 the attached.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Child Care Centers:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
○ If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☒
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☐
○ If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☐
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐

	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): 3,900 more than no-action project; 11,911 total		
○ 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): 2,297,570,100 more than no-action project; 17,330,689,700 total		
(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?	☐	☒

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

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Brian Kintish	January 12, 2018

SIGNATURE Brian Kintish

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

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

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

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

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

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

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

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

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

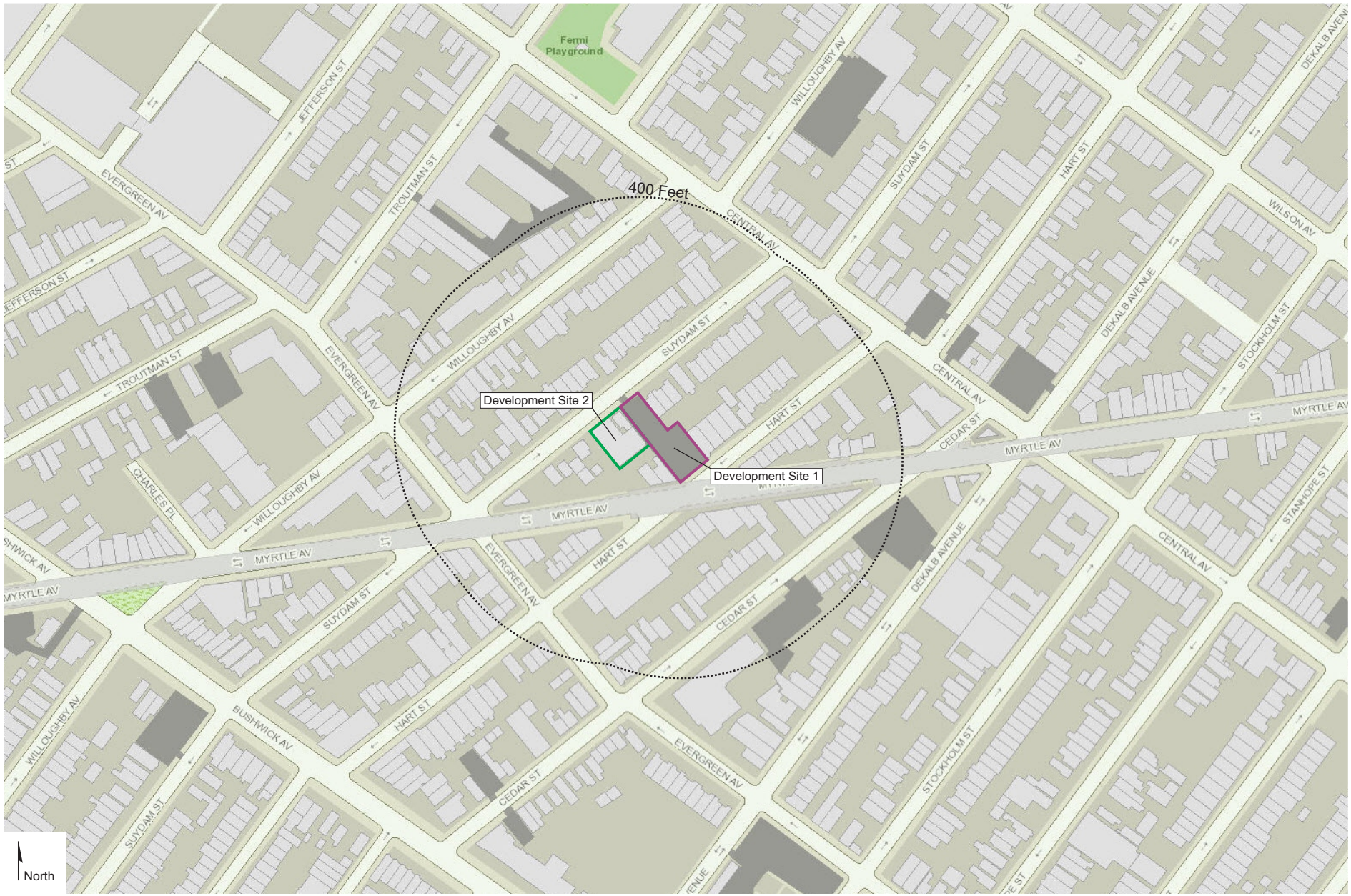
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result.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

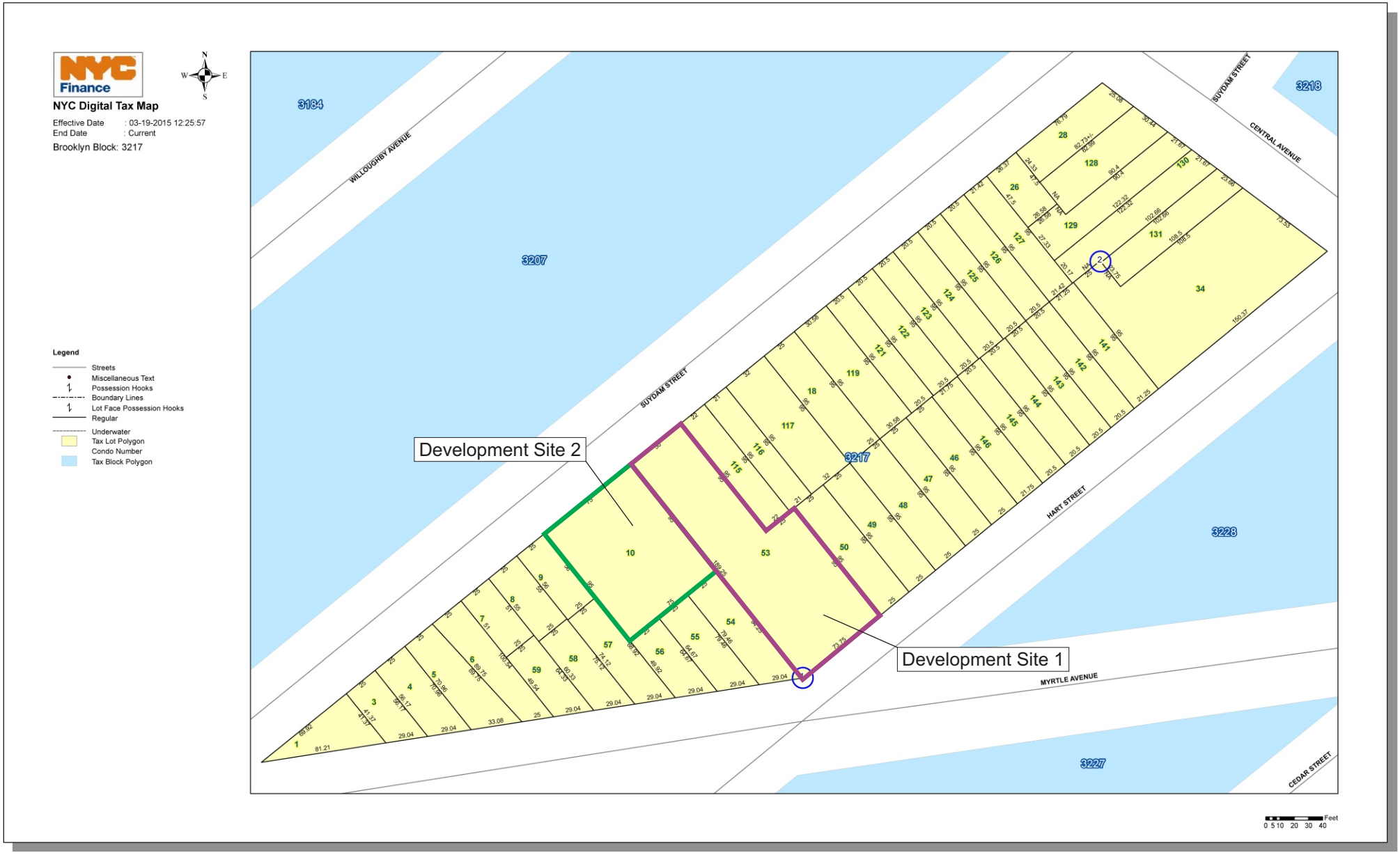
☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the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

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

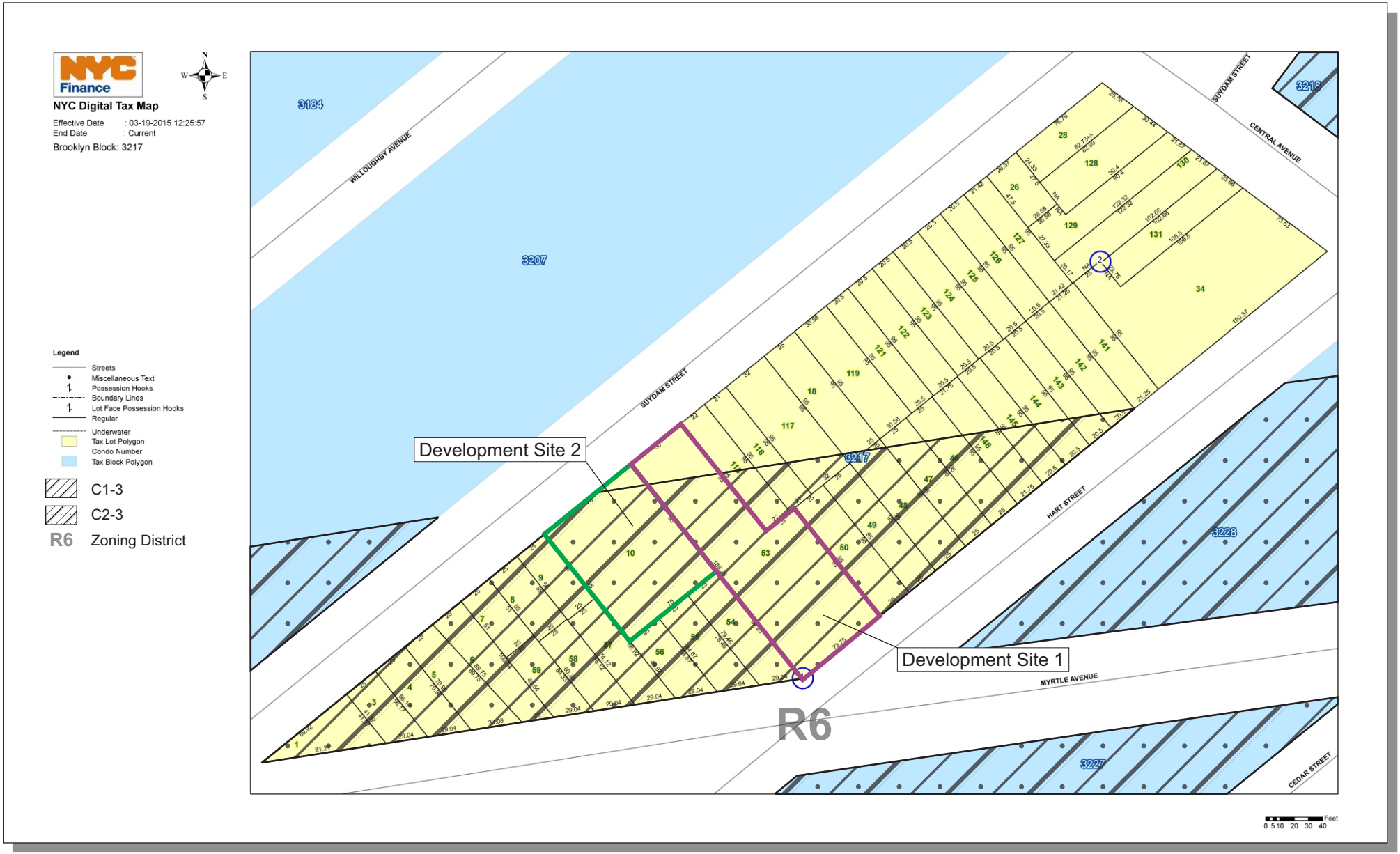
TITLE	LEAD AGENCY
Director, Environmental Review and Assessment Division	New York City Department of City Planning
NAME	DATE
Robert Dobruskin, AICP	1/12/2018
SIGNATURE	
Robert Dobruskin	

Figure 1 - Site Location




NYC Finance
NYC Digital Tax Map
Effective Date : 03-19-2015 12:25:57
End Date : Current
Brooklyn Block: 3217
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Development Site 2
Development Site 1
WILLOUGHBY AVENUE
SUYDAM STREET
CENTRAL AVENUE
HART STREET
MYRTLE AVENUE
CEDAR STREET
3184
3207
3217
3218
3227
3228
Feet
0 5 10 20 30 40


M1-1
R6
400 Feet
Development Site 2
Development Site 1
Legend
C1-3
C2-3
R6 Zoning District
3217 Block Number
53 Lot Number
North
0
200
400
600 Feet


NYC Finance
NYC Digital Tax Map
Effective Date : 03-19-2015 12:25:57
End Date : Current
Brooklyn Block: 3217
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
C1-3
C2-3
R6 Zoning District
Development Site 2
Development Site 1
R6
3184
3207
3217
3218
3227
3228
WILLOUGHBY AVENUE
SUYDAM STREET
CENTRAL AVENUE
HART STREET
MYRTLE AVENUE
CEDAR STREET
Feet
0 5 10 20 30 40

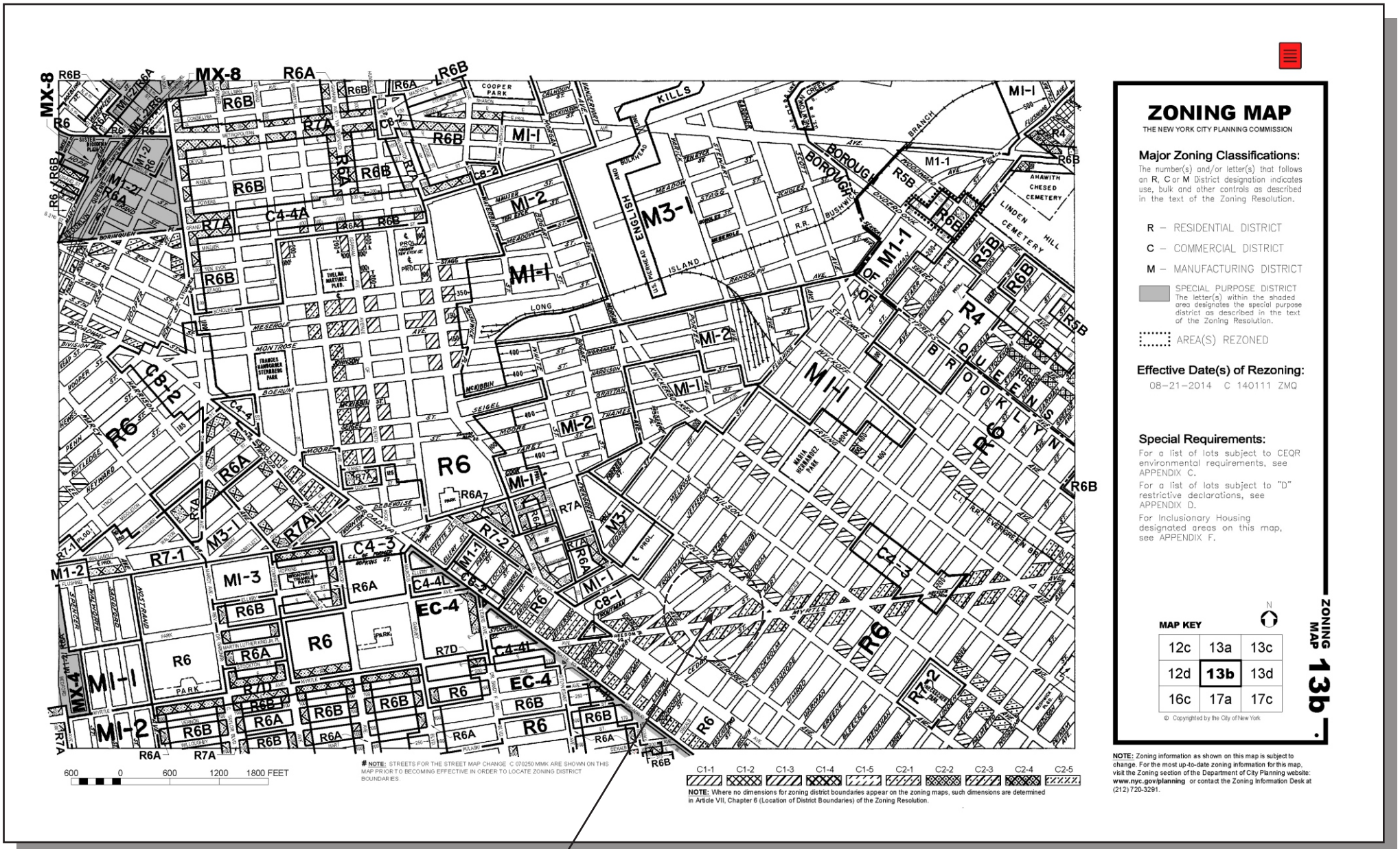
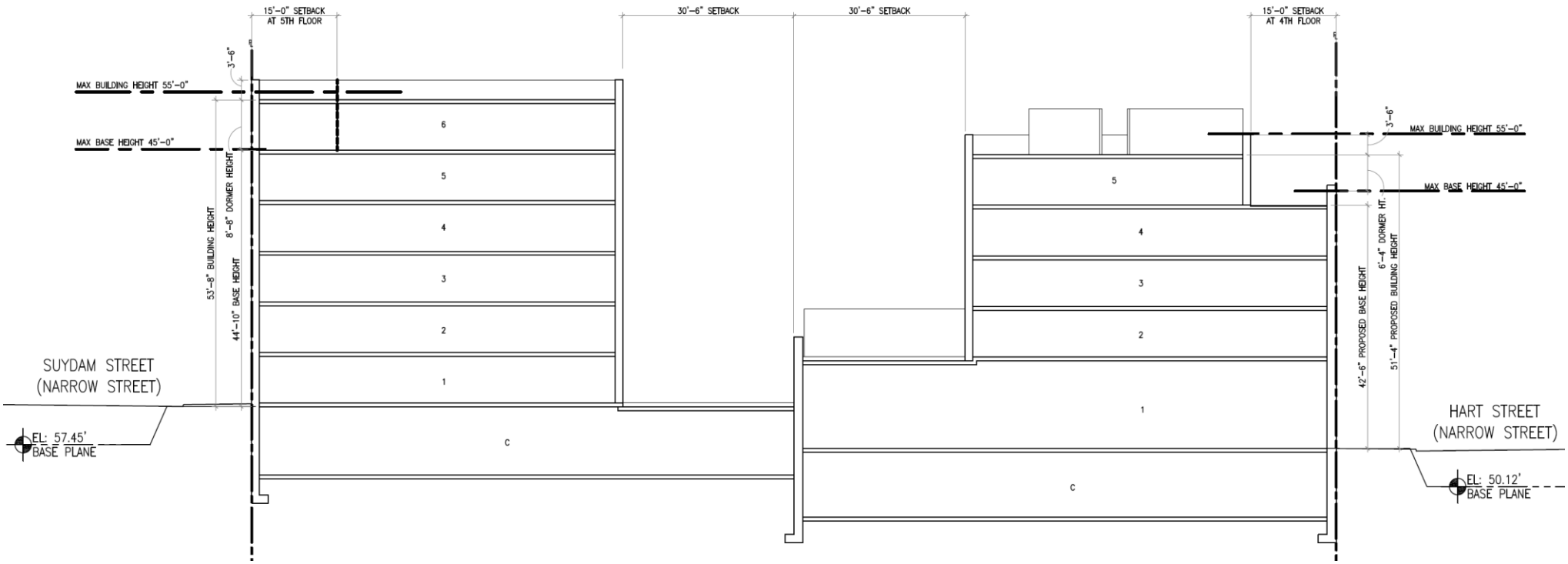

ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION
Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.
R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED
Effective Date(s) of Rezoning:
08–21–2014 C 140111 ZMQ
Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.
MAP KEY
12c 13a 13c
12d 13b 13d
16c 17a 17c
ZONING MAP 13b
© Copyrighted by the City of New York
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.
600 0 600 1200 1800 FEET
NOTE: STREETS FOR THE STREET MAP CHANGE C 070250 MMK ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.
Site

Figure 4 - Land Use Map



Development Site 1

Figure 6 - No-Action Plot Plan

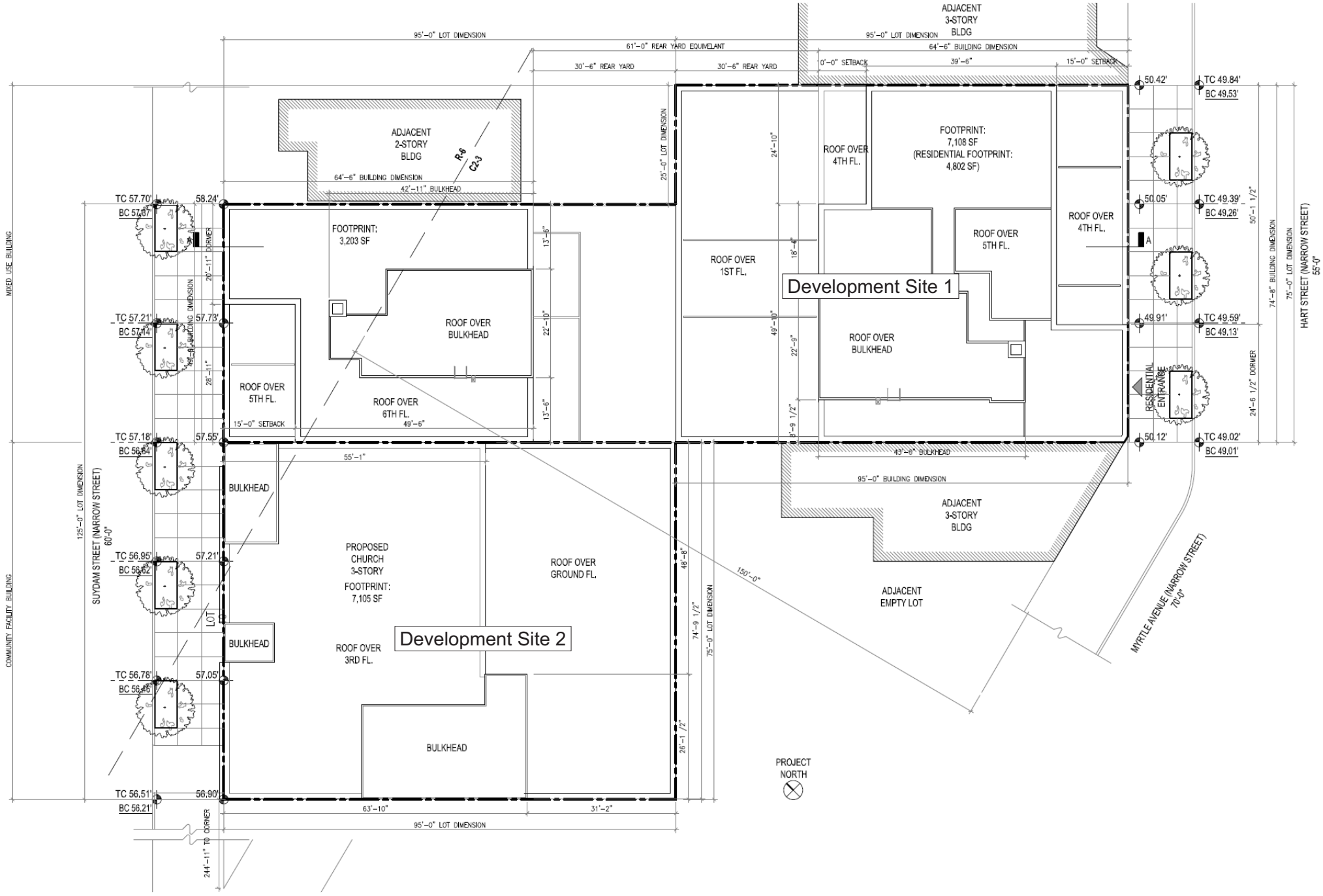
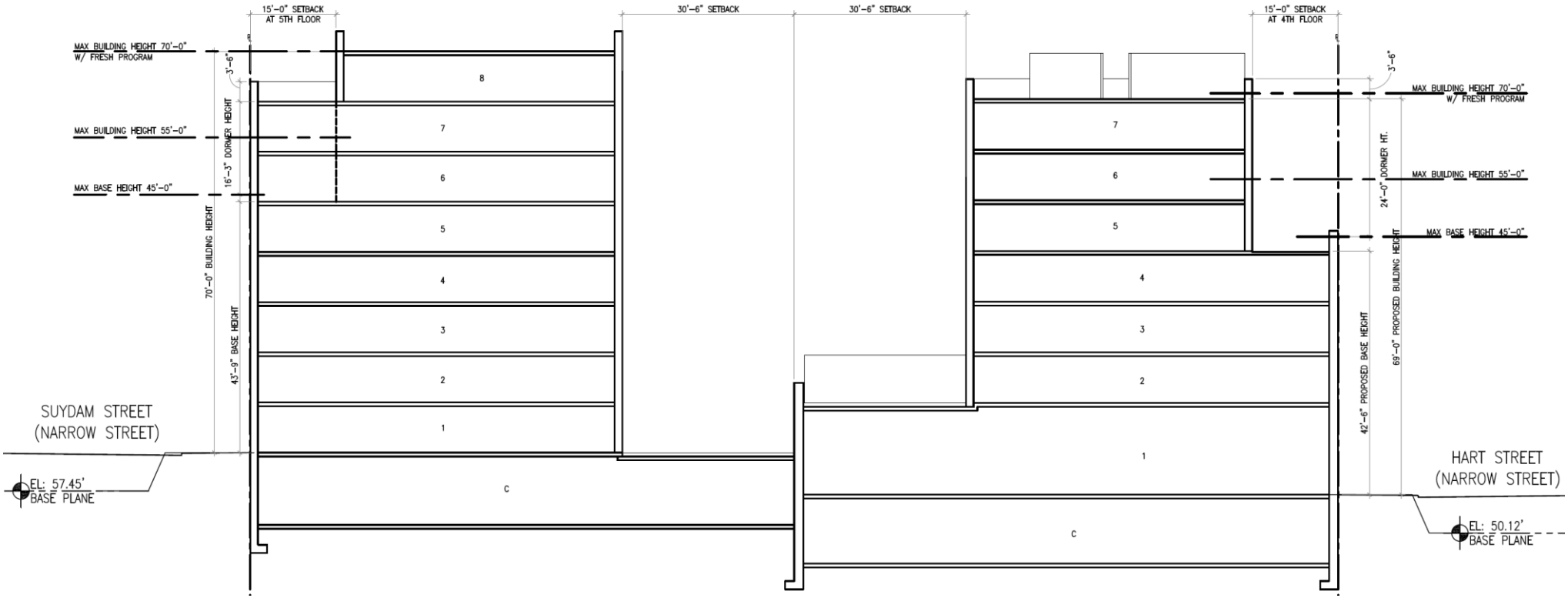
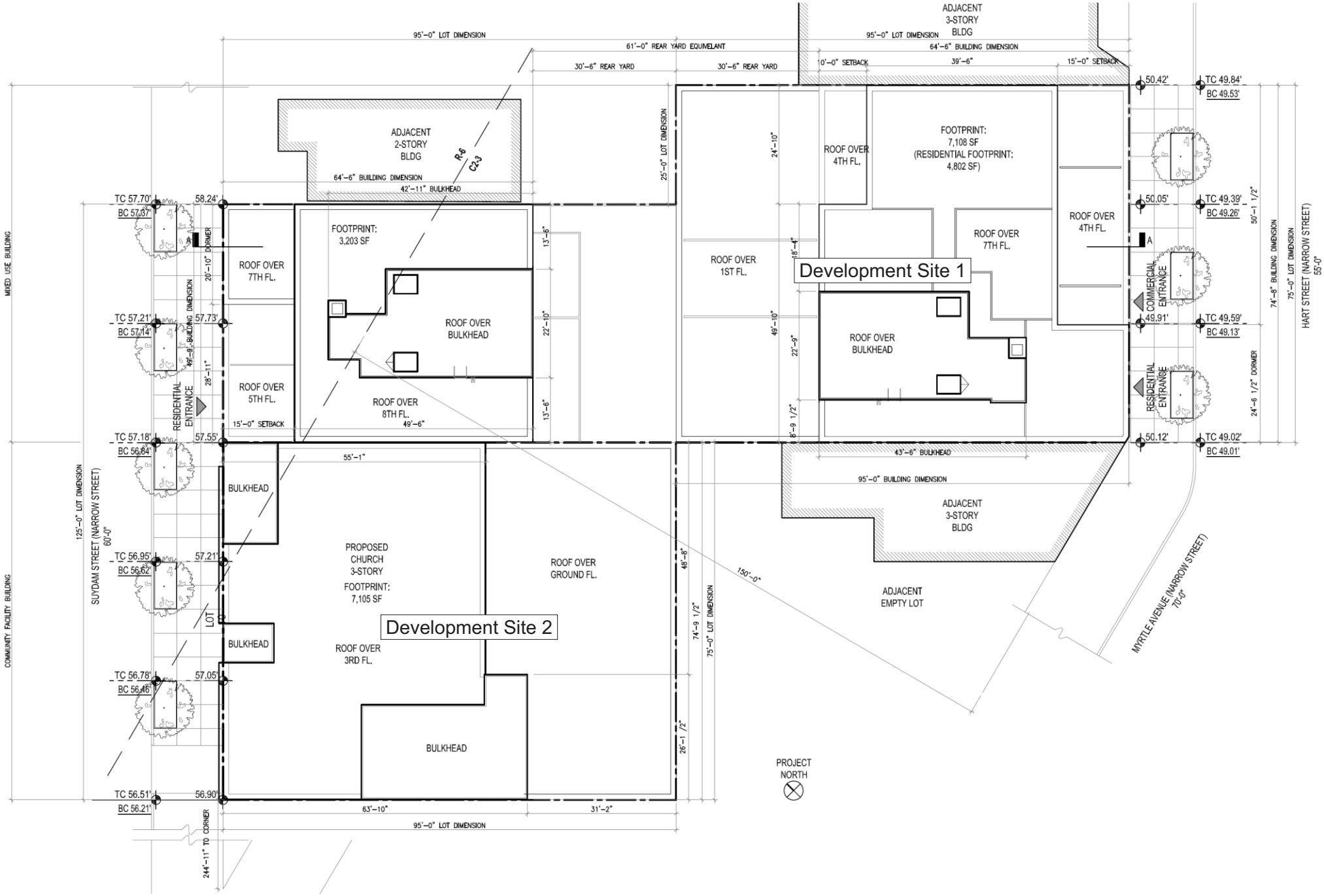


Figure 7 - With-Action Sectional Diagram



Development Site 1

Figure 8 - With-Action Plot Plan



PROPOSED 605 HART ST. FRESH FOOD STORE AUTHORIZATION

PROJECT DESCRIPTION

PROPOSED ACTIONS

The Applicant, Occam Suy LLC, is seeking (1) a Chairperson Certification for a Food Retail Expansion to Support Health (FRESH) food store, pursuant to Zoning Resolution (ZR) Section 63-30, which would qualify the proposed project for a floor area bonus; and (2) an Authorization to modify the maximum permitted building height, pursuant to ZR Section 63-22.

The proposed actions would facilitate a proposal by the Applicant to construct two buildings with a total of 101,531 gross square feet (gsf), including 76,080 square feet of zoning floor area and a floor area ratio (FAR) of 4.00. The development would be comprised of (1) a 70-foot-tall, 73,761 gsf mixed use building with 56 residential apartments (44 market rate, 11 affordable, and a superintendent's unit) and an 8,527 gsf FRESH food store (with 2,893 gsf of associated commercial space, which would not count as FRESH floor area) and (2) a 27,770 gsf, 59-foot-tall house of worship (Use Group 4).

The proposed project would be constructed on Lots 10 and 53 of Brooklyn Block 3217, which is bounded by Suydam Street, Central Avenue, Hart Street, and Myrtle Avenue and is within the Bushwick neighborhood of Brooklyn Community District 4. The two tax lots have been merged to form a single zoning lot. The mixed use building with the FRESH food store would be on Lot 53, and the house of worship would be on Lot 10.

As part of the approval process, a restrictive declaration would be recorded against the property, binding the owner and its successors and assigns to continued use of the space as a FRESH food store.

BACKGROUND

The FRESH text amendment was passed in 2009 by the City Planning Commission (CPC) and the City Council to address the need for FRESH food stores in several New York City neighborhoods, including Brooklyn Community District 4.

ANALYSIS FRAMEWORK

Project Site

The project site consists of two adjacent tax lots, one with the address 114 Suydam Street and the other with the addresses 605 Hart Street and 118 Suydam Street, which are Brooklyn Block 3217, Lots 10 and 53 respectively. The Applicant owns both tax lots, which comprise a single merged zoning lot. The 18,999 square foot site has 73.75 feet of frontage along Hart Street and 125 feet along Suydam Street. The Lot 10 portion of the site consists of a 75-foot-wide and 95-foot-deep interior lot fronting on Suydam Street. Northeast of Lot 10, the Lot 53 portion of the site consists of a 50-foot-wide, 189.25-foot-deep through lot with frontage on Suydam and Hart Streets and, to the northeast, a 23.75-foot-wide, 95-foot-deep interior lot fronting on Hart Street. The site is zoned R6/C2-3 (17,279 sf) and R6 (1,720 sf).

Whether or not the proposed actions are taken, in the future two separate buildings (a house of worship and a larger mixed use building with residential and commercial space) will occupy the project site. The house of worship will be located entirely on Lot 10, and the above-grade portion of the other building will be located entirely on Lot 53. (Its cellar will occupy the entire project site, including both tax lots, and the house of worship will not have a cellar level.) The house of worship is under construction and would not be affected by the proposed actions. The size of the mixed use building and the use of its commercial space will be determined by whether or not the actions are taken.

To distinguish the portions of the project site where development would or would not be affected by the proposed actions, this EAS refers to Lot 53 as "Development Site 1" and to Lot 10 as "Development Site 2."

Existing Conditions

Until recently two church buildings occupied Lot 10, and a surface parking lot occupied Lot 53. The buildings were two stories tall and had a combined floor area of 12,916 sf, and the larger building had a height of 54 feet. The paved, fenced parking lot accommodated approximately 30 vehicles. Now, the buildings have been demolished in anticipation of construction of a new, larger church, and excavation has been completed for the new house of worship and for a new building on the site of the former parking lot.

The Future without the Proposed Action

Without the proposed actions, including the Authorization, which would provide for an increase in permitted building height, the additional floor area resulting from the FRESH food store bonus could not be accommodated within the permitted building envelope. The Applicant has received building permits from the New York City Department of Buildings (DOB) for two buildings that would be constructed on an as-of-right basis on the project site (DOB Job No. 321093598).

Absent the proposed actions, the project site would be redeveloped in accordance with the DOB-approved plans.[1] The development would consist of two buildings totaling 86,276 gsf: a 58,506 gsf mixed use building with 51,157 gsf of UG 2 residential space and 7,349 gsf of UG 6 retail space; and a 27,770 gsf UG 4 community facility building. There would be a total of 63,754 zoning square feet (zsf), for an FAR of 3.36: 35,363 zsf of residential floor area (1.86 FAR); 6,095 zsf of commercial floor area (0.32 FAR); and 22,296 zsf of community facility floor area (1.17 FAR).

The Applicant would construct a 58,506 gsf mixed use building (with 41,458 sf counting for zoning purposes) on Development Site 1 (i.e., Lot 53), portions of which would be one, four, five, and six stories in height. It would contain 6,095 gsf of ground floor retail space, occupied

[1] If the no-action development goes forward, the approved plans would be amended, and the no-action RWCDS incorporates certain known changes. The approved plans are not realistic because they do not provide the 38 accessory off-street parking spaces that would be required for the 11,325 gsf of retail space that the plans show. The retail space would therefore be scaled back to 7,349 gsf, the maximum that could be provided without triggering the need for off-street parking. Also, the mixed use building's cellar and ground floor would be the same size as they would be under with-action conditions, and the with-action square footages of these levels have changed as the planning has moved forward. The building would have a total of 58,506 gsf (41,458 zsf) rather than the 61,322 gsf (41,952 zsf) shown in the approved plans.

by a grocery store, plus 1,254 gsf of associated commercial space in the cellar, and 43 residential apartments. Of the 43 residential units, 34 (80%) would be market rate, 8 (20%) would be affordable to households earning up to 60% of AMI, and one would be a superintendent's unit. No government subsidies or funding would be used for the affordable housing. The building would consist of two sections, one fronting on Hart Street and the other one Suydam Street, with 61 feet of open space (a rear yard equivalent) between them. The two sections of the building would be connected only at the cellar level. The cellar would also extend beneath Development Site 2 (i.e., Lot 10).

The Hart Street section would contain the retail store and 23 housing units in the upper floors. It would be five stories tall, with a height of 51'4" (a 16-foot-tall ground floor and 8'10" upper floors), and with a setback above the fourth floor (at 42'6"). It would have a 7,108 sf footprint (3,203 sf for the residential portion). On the interior lot portion of Lot 53, there would be a 30½ foot rear yard. The building would be constructed to the street line.

The Suydam Street section would be entirely residential, with 20 apartments. It would be six stories tall, with the ground floor the same height as the other floors (8'10"). It would be 53'8" in height, with a setback above the fifth floor (at 44'10"). It would have a footprint of 3,203 sf and would be built to the street line.

Accessory off-street parking is required for 50 percent of the market rate units, and no parking is required for the affordable units, the house of worship, or the commercial space. The development would have 20 accessory off-street parking spaces, located in the cellar. Access to the garage would be via a new curb cut onto Suydam Street.

The second as-of-right building for which a building permit has been issued under DOB Job No. 321093598 is a house of worship that would be constructed on Development Site 2 (the Lot 10 portion of the site). It would be 59 feet tall with three stories and several mezzanines. It would contain 27,770 gsf, of which 22,296 sf would count as zoning floor area.

The Future with the Proposed Action

If the proposed actions are approved, the ZR Section 63-22 Authorization would modify the maximum permitted building height, permitting an increase of up to 15 feet, from 55 feet to 70 feet, and the ZR Section 63-30 Chairperson Certification for a FRESH food store would permit an increase of up to 8,527 sf of residential zoning floor area above the otherwise permitted 2.2 FAR. The Applicant would utilize the Authorization to increase the building height to 70 feet, and this increase in the building envelope would enable the Applicant to utilize 5,461 sf of the available floor area bonus.[2]

The Applicant would construct a 73,761 gsf mixed use building (with 53,689 sf counting for zoning purposes) on Development Site 1 (i.e., Lot 53), portions of which would be one, four,

[2] The limitations imposed by the combination of maximum permitted lot coverage, rear yard and rear yard equivalent requirements, height and setback regulations, and the inclusion of retail space within the mixed use building envelope prevent the full utilization of residential FAR under both no-action and with-action conditions. Under the no-action scenario, the residential FAR would be only 1.86, although the regulations permit 2.20. The increase in building height as a result of the authorization would result in the addition of 12,326 sf of zoning floor area (and 15,255 gsf).

five, seven, and eight stories in height.[3] It would contain an 8,527 FRESH food store (of which 7,364 gsf would count as FRESH retail space), occupying part of the first floor and cellar, plus another 2,893 sf of associated commercial space (which would not count as FRESH food store area), and 56 residential apartments. Of the 56 residential units, 44 (80%) would be market rate, 11 (20%) would be affordable to households earning up to 60% of AMI, and one would be a superintendent's unit. No government subsidies or funding would be used for the affordable housing. The building would consist of two sections, one fronting on Hart Street and the other one Suydam Street, with 61 feet of open space (a rear yard equivalent) between them. The two sections of the building would be connected only at the cellar level.

The Hart Street section would contain the FRESH food store, in a 17-foot-tall ground floor and extending into the cellar, and 33 housing units in the upper floors (each 8'10" tall). It would be seven stories tall, with a height of 70 feet, and with a setback above the fourth floor (at 43'6"). It would have a 7,108 sf footprint (4,802 sf for the residential portion). On the interior lot portion of Lot 53, there would be a 30½ foot rear yard. The building would be constructed to the street line.

The Suydam Street section would be entirely residential, with a lobby and tenant amenities on the ground floor and 22 apartments on the upper floors. It would be eight stories tall, with the ground floor the same height as the other floors (8'9"). It would be 70 feet in height, with a setback above the fifth floor (at 43'9"). It would have a footprint of 3,203 sf and would be built to the street line.

Accessory off-street parking is required for 50 percent of the market rate units, and no parking is required for the affordable units, the house of worship, or the commercial space. The development would have 22 accessory off-street parking spaces, located in the cellar. Access to the garage would be via a new curb cut onto Suydam Street.

As under the no-action scenario, a new house of worship would be constructed on Development Site 2 under the with-action scenario. It would be 59 feet tall with three stories and several mezzanines. It would contain 27,770 gsf, of which 22,296 sf would count as zoning floor area.

A total of 101,531 gsf would be developed on the project site: 62,341 residential gsf, 11,420 commercial gsf, and 27,770 community facility gsf. There would be a total of 76,080 zoning square feet (zsf), for an FAR of 4.00: 47,689 zsf of residential floor area (2.51 FAR); 6,095 zsf of commercial floor area (0.32 FAR); and 22,296 zsf of community facility floor area (1.17 FAR).

At the time of project approvals, a restrictive declaration will be recorded against the property, binding the owner and its successors and assigns to continued use of the space as a FRESH food store.

PURPOSE AND NEED

The proposed project would help satisfy the need for fresh food in the Bushwick community by including a ground floor supermarket that would meet the definition of a FRESH food store outlined in ZR Section 63-01. The proposed supermarket would have 8,527 sf of floor area on the ground floor and in the cellar (including 7,364 sf of retail space) that would satisfy the

[3] As in the no-action condition, the cellar would extend under the Lot 10 portion of the site.

FRESH zoning requirements. It would have a general line of food and non-food products intended for home preparation with 3,690 square feet (50.10% of the FRESH retail space) devoted to food products intended for home preparation, utilization, and consumption. Of this total, 2,215 square feet (30.08% of the FRESH retail area) would be for perishable goods, with 564 square feet designated for the sale of fresh produce.

The inclusion of the FRESH food store would also entitle the project to a residential floor area bonus available pursuant to ZR Section 63-21 (provided that the CPC Chairperson certifies that the project qualifies, based on (a) Applicant-submitted drawings specifying all floor area to be used as a FRESH food store, all floor area resulting from the permitted residential floor area increase, the store sign, and the ground floor street wall; (b) a signed lease or written commitment from the prospective operator of the FRESH food store; and (c) a restrictive declaration binding the owner and its successors and assigns to continued use of the space as a FRESH food store). Furthermore, the FRESH Certification qualifies the project for an increase in permitted building height available through a Section 63-22 Authorization (provided that the CPC makes the following findings: (a) that the modification of the height and setback regulations is necessary to accommodate the store; (b) that the modification will not adversely affect the essential scale and character of the adjacent buildings and any adjacent historic resources; and (c) that the modification will not unduly obstruct adjacent properties' access to light and air). The proposed height increase would enable more of the allowable residential floor area permitted through Section 63-21 to be developed. The increases in residential floor area and building height would facilitate the development of more residential units than would otherwise be possible, and 20% of the units would be affordable to households earning up to 60% of AMI.

REQUIRED APPROVALS

The proposed actions would consist of (1) a Chairperson Certification for a FRESH food store, pursuant to Zoning Resolution (ZR) Section 63-30; and (2) an Authorization to modify the maximum permitted building height, pursuant to ZR Section 63-22.

BUILD YEAR

Based on an estimated 12-month approval process and an 18-month construction period, the Build Year is assumed to be 2020.

PART II: TECHNICAL ANALYSES

INTRODUCTION

Based on the criteria in Part II of the Environmental Assessment Statement Short Form, the following technical areas require further analysis: land use, zoning, and public policy; urban design and visual resources; transportation; air quality; and noise. These analyses, which follow the guidance in the *CEQR Technical Manual*, are presented below. The heading numbers correlate with the relevant chapters of the *CEQR Technical Manual*.

4. LAND USE, ZONING, AND PUBLIC POLICY

Introduction

A land use analysis characterizes the uses and development trends in the area that may be affected by an action and determines whether a proposed project is compatible with those conditions or whether it may adversely affect them. The analysis also considers the proposed project's compliance with, and effect on, the area's zoning and other applicable public policies.

According to the *CEQR Technical Manual*, a preliminary assessment that includes a basic description of existing and future land uses, as well as basic zoning information, is provided for most projects, regardless of their anticipated effects. Regarding public policy, the *CEQR Technical Manual* states, "Large, publicly-sponsored projects are assessed for their consistency with PlaNYC, the City's sustainability plan." An assessment of an action's consistency with the Waterfront Revitalization Program is required if an action would occur within the designated Coastal Zone. Public policy assessments are also appropriate if an action would occur within an area covered by an Urban Renewal Plan or a 197-A Plan. Finally, an assessment is appropriate if a proposed action would directly involve a particular public policy.

Study Area

According to the *CEQR Technical Manual,* the appropriate study area for land use, zoning, and public policy is related to the type and size of the proposed project, as well as the location and context of the area that could be affected by the project. Study area radii vary according to these factors, with suggested study areas ranging from 400 feet for a small project to 0.5 miles for a very large project.

Because of the modest size of the proposed project, the land use and zoning assessment for the proposed action considers a study area extending 400 feet around the proposed rezoning area. As shown in the Land Use Map, the study area extends to Central Avenue, the northwest frontage of Willoughby Avenue, about 30 feet southwest of Willoughby Avenue, and the midblock between Cedar Street and DeKalb Avenue.

Need for a Preliminary Assessment

A land use and zoning assessment is appropriate for the proposed action, which is a zoning authorization for additional building height.

The proposed project is neither large nor publicly sponsored, and the project site is not within the Coastal Zone or an area addressed by a public plan, but it would involve the City's stated policy of encouraging the sale of fresh foods in communities where such foods are not typically available. A public policy assessment is therefore warranted.

Land Use

Existing Conditions on the Project Site

The project site consists of 605 Hart Street and 112-120 Suydam Street, which are Brooklyn Block 3217, Lots 10 and 53. The Applicant owns both tax lots, which comprise a single merged zoning lot. The 18,999 square foot site has 73.75 feet of frontage along Hart Street and 125 feet along Suydam Street. The Lot 10 portion of the site consists of a 75-foot-wide and 95-foot-deep interior lot fronting on Suydam Street. Northeast of Lot 10, the Lot 53 portion of the site consists of a 50-foot-wide, 189.25-foot-deep through lot with frontage on Suydam and Hart Streets and, to the northeast, a 23.75-foot-wide, 95-foot-deep interior lot fronting on Hart Street.

Until recently two church buildings occupied Lot 10, and a surface parking lot occupied Lot 53. The buildings were two stories tall and had a combined floor area of 12,916 sf, and the larger building had a height of 54 feet. The paved, fenced parking lot accommodated approximately 30 vehicles. Now, the buildings have been demolished in anticipation of construction of a new, larger church, and excavation is underway for a new building on the site of the former parking lot.

Existing Conditions in the 400-Foot Study Area

The study area includes portions of nine blocks. Boundaries and land uses are shown in the Land Use Map.

Aside from the project site, Block 3217 (bounded by Myrtle and Central Avenues and by Hart and Suydam Streets) is predominantly residential, with a few commercial uses and a parking lot. On Hart Street, between the project site and Central Avenue, are four three-story, multifamily, walkup residential buildings, followed by eight two-story two-family homes, and a funeral parlor and its adjacent accessory parking lot at the Central Avenue corner.[4] Four two-family homes occupy the Central Avenue midblock. On Suydam Street, from Central Avenue to the project site, are 12 one- and two-story homes and two three-story multifamily residential buildings. Southwest of the project site on Suydam Street are a vacant lot and two three-story residential buildings. Then, on through lots with frontage on both Suydam Street and Myrtle Avenue, are a two-family home, an auto repair shop with parking for a car service, a new four-story building that when occupied will have ten dwelling units over retail and medical office space, a four-story building with two dwelling units over a medical office and a real estate office, and a three-story residential building. On the remainder of the Myrtle Avenue frontage, between the through lots and the project site, are a three-story residential building, two vacant lots, and two three-story mixed use buildings with residences over commercial space.

Proceeding clockwise through the study area, the Hart Street frontage of Block 3228 (bounded by Central and Myrtle Avenues and by Hart and Cedar Streets) has nine two- and three-story residential buildings, a City-owned lot that is leased for parking, a vacant lot, and a parking lot. The Myrtle Avenue frontage has three two- and three-story residential buildings, a three-story building with residences above ground floor commercial space, a vacant lot, and a firehouse.

The study area includes most of the Cedar Street frontage of Block 3232 (bounded by Cedar Street, Myrtle Avenue, DeKalb Avenue, and Evergreen Avenue). The eight-story Buena Vida Continuing Care and Rehabilitation Center and its adjacent parking lot occupy the half of the

[4] Only 7 of the two-family homes are visible from the street. The lot closest to the project site (627 Hart Street) has both a front and a rear building.

block closer to Evergreen Avenue. On the remainder of the block are five one- and two-family homes, a small parking garage, and a Police Department parking lot.

Block 3227 is bounded by Hart Street, Myrtle Avenue, Cedar Street, and Evergreen Avenue. A day care center and its playground, a four-story residential building, and five two-family homes occupy the Hart Street frontage. A two-family home, a laundromat, and eight three-story buildings with residential units above ground floor commercial space occupy the Myrtle Avenue frontage. Seventeen two- to four-story residential buildings and three vacant lots occupy the Cedar Street frontage.[5] On the Evergreen Avenue midblock are a two-family home and a former garage now used for storage.

Block 3216 is a small, triangular block bounded by Hart Street, Myrtle Avenue, and Evergreen Avenue. It contains six three-story multifamily walkup buildings, a two-family home, a two-story residential over commercial building, a three-story residential over commercial building, a parking lot, and a vacant lot.

The study area contains the Evergreen Avenue frontage and adjacent lots on Block 3215 (bounded by Hart and Suydam Streets and Evergreen and Bushwick Avenues). This portion of the block has two- and three-story residential buildings, a two-story residential over commercial building, and a house of worship.

Block 3206 (the small, triangular block bounded by Myrtle, Evergreen, and Willoughby Avenues) has four lots. They contain six-, four-, and three-story residential apartment buildings and a four-story building with residences above ground floor commercial space.

Block 3207 (bounded by Suydam Street and Evergreen, Willoughby, and Central Avenues) is entirely within the study area. Two- to four-story residential buildings occupy most of the block. The only exceptions are the Evergreen Avenue frontage (a storefront house of worship, a tire shop, and an auto repair garage), a small one-story iron works at 97 Suydam Street, a cluster of three vacant one-story industrial buildings at 135-137 Suydam Street, and a vacant lot at the corner of Suydam Street and Central Avenue.

The final block located partially within the study area is Block 3184 (bounded by Central, Willoughby, and Evergreen Avenues and Troutman Street). The Willoughby Avenue frontage is within the study area. Two- to four-story residential buildings, a three-story building with residences above commercial space, and a construction site occupy the block.

Future Conditions without the Proposed Actions on the Project Site

Absent the proposed actions, the project site would be redeveloped with two buildings totaling 86,276 gsf: a 58,506 gsf mixed use building with 51,157 gsf of UG 2 residential space and 7,349 gsf of UG 6 retail space; and a 27,770 gsf UG 4 community facility building. The Applicant has received building permits from the New York City Department of Buildings for the two as-of-right buildings that would be constructed on the project site.

The Applicant would construct a 58,506 gsf mixed use building (with 41,458 sf counting for zoning purposes) on Development Site 1 (i.e., Lot 53), portions of which would be one, four, five, and six stories in height. It would contain 6,095 gsf of ground floor retail space, occupied

[5] One of the vacant lots also has frontage on Myrtle Avenue.

by a grocery store, plus 1,254 gsf of associated commercial space in the cellar, and 43 residential apartments. Of the 43 residential units, 34 (80%) would be market rate, 8 (20%) would be affordable to households earning up to 60% of AMI, and one would be a superintendent's unit. The building would consist of two sections, one fronting on Hart Street and the other on Suydam Street, with 61 feet of open space (a rear yard equivalent) between them. The two sections of the building would be connected only at the cellar level. The cellar would also extend beneath the Lot 10 portion of the site.

The Hart Street section would contain the retail store and 23 housing units in the upper floors. It would be five stories tall.

The Suydam Street section would be entirely residential, with 20 apartments. It would be six stories tall.

The development would have 20 accessory off-street parking spaces, located in the cellar. Access to the garage would be via a curb cut onto Suydam Street.

A house of worship would be constructed on Development Site 2 (i.e., Lot 10). It would be 59 feet tall with three stories and several mezzanines. It would contain 27,770 gsf, of which 22,296 sf would count as zoning floor area.

Future Conditions without the Proposed Actions in the 400-Foot Study Area

It is expected that two properties within the study area will be redeveloped by the Build Year of 2019. A permit has been issued for construction of a four-story, seven-unit residential building on what is now a vacant lot at the southwest corner of Suydam Street and Central Avenue (Block 3207, Lot 38). Excavation is underway for a four-story, ten-unit residential building to be constructed on the northwest side of Willoughby Avenue between Central and Evergreen Avenues (Block 3184, Lot 51).

Future Conditions with the Proposed Actions

If the proposed actions are approved, the Applicant would construct a 73,761 gsf mixed use building (with 53,689 sf counting for zoning purposes) on the Lot 53 portion of the site, portions of which would be one, four, five, seven, and eight stories in height.[6] It would contain an 8,527 sf FRESH food store, plus 2,893 sf of associated commercial space that would not count as FRESH food store area, and 56 residential apartments. Of the 56 residential units, 44 (80%) would be market rate, 11 (20%) would be affordable to households earning up to 60% of AMI, and one would be a superintendent's unit. The building would consist of two sections, one fronting on Hart Street and the other one Suydam Street, with 61 feet of open space (a rear yard equivalent) between them. The two sections of the building would be connected only at the cellar level.

The Hart Street section would contain the FRESH food store and 33 housing units in the upper floors. It would be seven stories tall.

The Suydam Street section would be entirely residential, with a lobby and tenant amenities on the ground floor and 22 apartments on the upper floors. It would be eight stories tall.

[6] As in the no-action condition, the cellar would extend under the Lot 10 portion of the site.

The development would have 22 accessory off-street parking spaces, located in the cellar. Access to the garage would be via a curb cut onto Suydam Street.

As under the no-action scenario, a new house of worship would be constructed on Development Sie 2 (Lot 10). It would be 59 feet tall with three stories and several mezzanines. It would contain 27,770 gsf, of which 22,296 sf would count as zoning floor area.

A total of 101,531 gsf would be developed on the project site: 62,341 residential gsf, 11,402 commercial gsf, and 27,770 community facility gsf. There would be a total of 76,080 zoning square feet (zsf), for an FAR of 4.00: 47,689 zsf of residential floor area (2.51 FAR); 6,095 zsf of commercial floor area (0.32 FAR); and 22,296 zsf of community facility floor area (1.17 FAR).

At the time of project approvals, a restrictive declaration will be recorded against the property, binding the owner and its successors and assigns to continued use of the space as a FRESH food store.

Assessment

The project site would be redeveloped with the same mix of uses (residential, retail, and house of worship) under future conditions with or without the proposed action. The differences are that under with-action conditions the development would contain 13 more residential units, 11,184 gsf more residential space, and 4,071 gsf more commercial space than under no-action conditions. That would not constitute a significant change in land use. The proposed action would therefore not have a significant adverse land use impact.

Zoning

Existing Conditions

The project site is zoned R6/C2-3 (17,279 sf) and R6 (1,720 sf). That is, the site is entirely within an R6 medium density residential district, and a C2-3 local commercial overlay mapped within part of the R6 district covers most of the site. The small portion of the site that is outside the commercial overlay is along Suydam Street. (See the Zoning Map.)

The R6 district permits all residential and community facility uses. The district does not permit manufacturing uses or, except where a commercial overlay is also mapped, commercial uses. The C2-3 overlay permits many but not all commercial uses.

The maximum permitted floor area ratios (FARs) are 2.00 for commercial use (applicable only to the R6/C2-3 portion of the zoning lot) and 4.80 for community facility use. The maximum permitted residential floor area depends on which set of regulations is used. Under the R6 district's basic regulations, permitted FAR and required open space vary according to "height factor," which is the number obtained by dividing floor area by lot coverage. The maximum on the sliding scale is 2.43, but this is achievable only for buildings of about 13 or 14 stories occupying very small percentages of large lots. Under the optional Quality Housing regulations, for a location on a narrow street (such as Hart or Suydam Street) more than 100 feet from its intersection with a wide street, the maximum residential FAR is 2.20. At such a location on a narrow street, under the Quality Housing regulations, for a residential or partially residential mixed use building, the maximum permitted base height is 45 feet, at which point a 10-foot setback is required, and the maximum permitted building height is 55 feet. For a community facility building or a residential or mixed use building under the basic regulations,

the maximum permitted street wall height is 60 feet or six stories (whichever is less), at which point a 15-foot setback is required, and above that height the building may not penetrate a sky exposure plane that extends upwards and rearwards over the lot from a line 60 feet above the front property line at a ratio of 2.7 vertical feet to each horizontal foot. Accessory off-street parking spaces must be provided for either 70 percent of the residential units (if the basic regulations are used) or 50 percent of the residential units (if the Quality Housing regulations are used), but in either case no parking requirements apply to income-restricted affordable units in a Transit Zone (in which the project site is located). Accessory off-street parking requirements for nonresidential uses depend on the nature of the use.

The R6 district covers the entire study area, and the C2-3 overlay district is mapped along both sides of Myrtle Avenue. A C1-3 commercial overlay district, which permits a narrower set of commercial uses than C2-3, covers the northwest edge of the study area, on the northwest side of Willoughby Avenue near its intersection with Central Avenue.

The Site is within the boundaries of a FRESH food store designated area, a fact that qualifies the development for zoning incentives for the development of a store that meets the definition of a "FRESH food store." The FRESH program requires that a minimum of 6,000 square feet of retail space be dedicated to grocery products, including at least 2,000 square feet dedicated to perishable foods. The incentives include a bonus of an extra foot of residential floor area for every foot of FRESH use up to 20,000 square feet. The FRESH provisions also provide accessory off-street parking requirements that are lower than those for other food stores.

Future Conditions without the Proposed Actions

No zoning map changes are anticipated in the study area.

Future Conditions with the Proposed Actions

The proposed actions would consist of (1) a Chairperson Certification for a FRESH food store, pursuant to ZR Section 63-30, which would qualify the proposed project for a floor area bonus; and (2) an Authorization to modify the maximum permitted building height, pursuant to ZR Section 63-22. The ZR Section 63-22 Authorization would modify the maximum permitted building height, permitting an increase of up to 15 feet, from 55 feet to 70 feet, and the ZR Section 63-30 Chairperson Certification for a FRESH food store would permit an increase of up to 8,527 sf of residential zoning floor area above the otherwise permitted 2.2 FAR. The Applicant would utilize the Authorization to increase the building height by 15 feet, to a height of 70 feet, and this increase in the building envelope would enable the Applicant to utilize 5,461 sf of the available floor area bonus.[7]

The proposed development would otherwise comply with all use, bulk, and parking regulations applicable within the R6/C2-3 and R6 districts. All uses (residences, a FRESH food store, and a house of worship) are permitted as-of-right. The store would be located entirely on the portion of the site zoned R6/C2-3. The development would have an overall FAR of 4.00,

[7] The limitations imposed by the combination of maximum permitted lot coverage, rear yard and rear yard equivalent requirements, height and setback regulations, and the inclusion of retail space within the mixed use building envelope prevent the full utilization of residential FAR under both no-action and with-action conditions. Under the no-action scenario, the residential FAR would be only 1.86, although the regulations permit 2.20. The increase in building height as a result of the authorization would result in the addition of 12,326 sf of zoning floor area (and 15,525 gsf).

which is less than the permitted maximum of 4.80. The commercial FAR (0.32) and community facility FAR (1.17) would also be below the permitted maximums; only the residential FAR of 2.51 would exceed the otherwise permitted maximum of 2.20, as a result of the FRESH provisions. The proposed buildings would comply with yard and lot coverage provisions, and the house of worship would comply with the usually applicable height and setback provisions. The cellar level accessory parking garage would satisfy the accessory off-street parking requirements by providing 22 spaces, equal to 50 percent of the market rate residential units. For the two nonresidential uses being proposed, one parking space must be provided for each 1,000 sf of FRESH food store space, and no accessory off-street parking is required for a house of worship. That results in a requirement for six parking spaces, but the requirement is waived if fewer than 25 spaces would be needed for all commercial and community facility uses.

The proposed modifications to the floor area and height and setback provisions would be within the limits prescribed by the FRESH regulations and would be provided to accommodate a FRESH food store within an area (Brooklyn Community District 4) in which the City has determined that residents have limited access to fresh food. The proposed project would help satisfy the need for fresh food in the Bushwick community by including a ground floor supermarket that would meet the definition of a FRESH food store outlined in ZR Section 63-01. The proposed supermarket would have 8,527 sf of floor area on the ground floor and in the cellar (including 7,364 sf of retail space) that would satisfy the FRESH zoning requirements. It would have a general line of food and non-food products intended for home preparation with 3,690 square feet (50.10% of the FRESH retail space) devoted to food products intended for home preparation, utilization, and consumption. Of this total, 2,215 square feet (30.08% of the FRESH retail area) would be for perishable goods, with 564 square feet designated for the sale of fresh produce. As required by ZR Section 63-30, the Applicant would record a restrictive declaration binding the owner and its successors and assigns to continued use of the space as a FRESH food store.

For these reasons, the proposed action would not have a significant adverse impact related to zoning.

Public Policy

Existing Conditions

The FRESH program was initiated in 2008 by the Department of City Planning in response to a lack of fresh food available in many New York City areas. The program provides a series of zoning and financial incentives to provide the sale of fresh foods under certain guidelines. The goal of the program is to encourage the development and retention of commercial businesses that provide fresh meat, fruit and vegetables. The program offers a set of zoning incentives that provide additional floor area in mixed use buildings and reduce parking regulations for food stores. In addition, the program allows larger grocery stores in manufacturing districts as-of-right. Financial incentives include property tax abatements, sales tax exemptions, and mortgage recording tax deferrals.

Brooklyn Community District 4 is a FRESH food store designated area. The project site therefore qualifies for the above-referenced zoning and financial incentives to provide a FRESH use. To utilize the incentives related to the FRESH program, an applicant must demonstrate that the primary business of the commercial use is associated with the FRESH program, and the

store must provide at least 6,000 square feet towards the use. In addition, a percentage of the ground floor street wall must be glazed and transparent.

Future Conditions without the Proposed Actions

No changes to the public policies applicable to the study area are anticipated.

Future Conditions with the Proposed Actions

The proposed actions would facilitate the development of a FRESH food store at a convenient (transit accessible) location within a FRESH food store designated area. It would therefore be consistent with public policy.

10. URBAN DESIGN AND VISUAL RESOURCES

Introduction

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

1. Projects that permit the modification of yard, height, and setback requirements;

2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project.

A preliminary urban design and visual resources assessment is required because the proposed actions would result in a taller and bulkier building than could otherwise be constructed on the project site. If the proposed actions are approved, the ZR Section 63-22 Authorization would modify the maximum permitted building height, permitting an increase of up to 15 feet, from 55 feet to 70 feet, and the ZR Section 63-30 Chairperson Certification for a FRESH food store would permit an increase of up to 7,364 sf of residential zoning floor area above the otherwise permitted 2.2 FAR. The Applicant would utilize the Authorization to increase the building height to 70 feet, and this increase in the building envelope would enable the Applicant to utilize 5,461 sf of the available floor area bonus.

Pedestrian Wind Conditions

The *CEQR Technical Manual* calls for a separate preliminary assessment to determine whether an analysis of pedestrian wind conditions is appropriate, since the construction of large buildings at locations that experience high wind conditions may result in channelization or downwash effects that could affect pedestrian safety.

The proposed rezoning area is not subject to unusual wind conditions. It is not in an exposed area fronting on the waterfront, and it is not on high ground or on the upper portion of an exposed slope. It is within a fully developed, low lying inland area.

The proposed development would consist of a seven- and eight-story building and a three-story building, both of which would be built to the street line and would span the entire zoning lot. There would therefore not be a freestanding tower that could cause pedestrian level vortex effects.

For these reasons, the proposed actions would not have a significant adverse impact on pedestrian wind conditions, and a detailed wind conditions assessment is not required.

Existing Conditions

<u>Urban Design</u>

The project site consists of 114 Suydam Street and an adjacent lot with the addresses 605 Hart Street and 118 Suydam Street, which are Brooklyn Block 3217, Lots 10 and 53 respectively. The Applicant owns both tax lots, which comprise a single merged zoning lot. The 18,999 square foot site has 73.75 feet of frontage along Hart Street and 125 feet along Suydam Street. The Lot 10 portion of the site (Development Site 2) consists of a 75-foot-wide and 95-foot-deep interior lot fronting on Suydam Street. Northeast of Lot 10, the Lot 53 portion of the site (Development

Site 1) consists of a 50-foot-wide, 189.25-foot-deep through lot with frontage on Suydam and Hart Streets and, to the northeast, a 23.75-foot-wide, 95-foot-deep interior lot fronting on Hart Street.

Until recently two church buildings occupied Lot 10, and a surface parking lot occupied Lot 53. The buildings were two stories tall and had a combined floor area of 12,916 sf, and the larger building had a height of 54 feet. The paved, fenced parking lot accommodated approximately 30 vehicles. Now, the buildings have been demolished in anticipation of construction of a new, larger church, and excavation is underway for a new building on the site of the former parking lot. (See Photos 1, 2, and 3.)

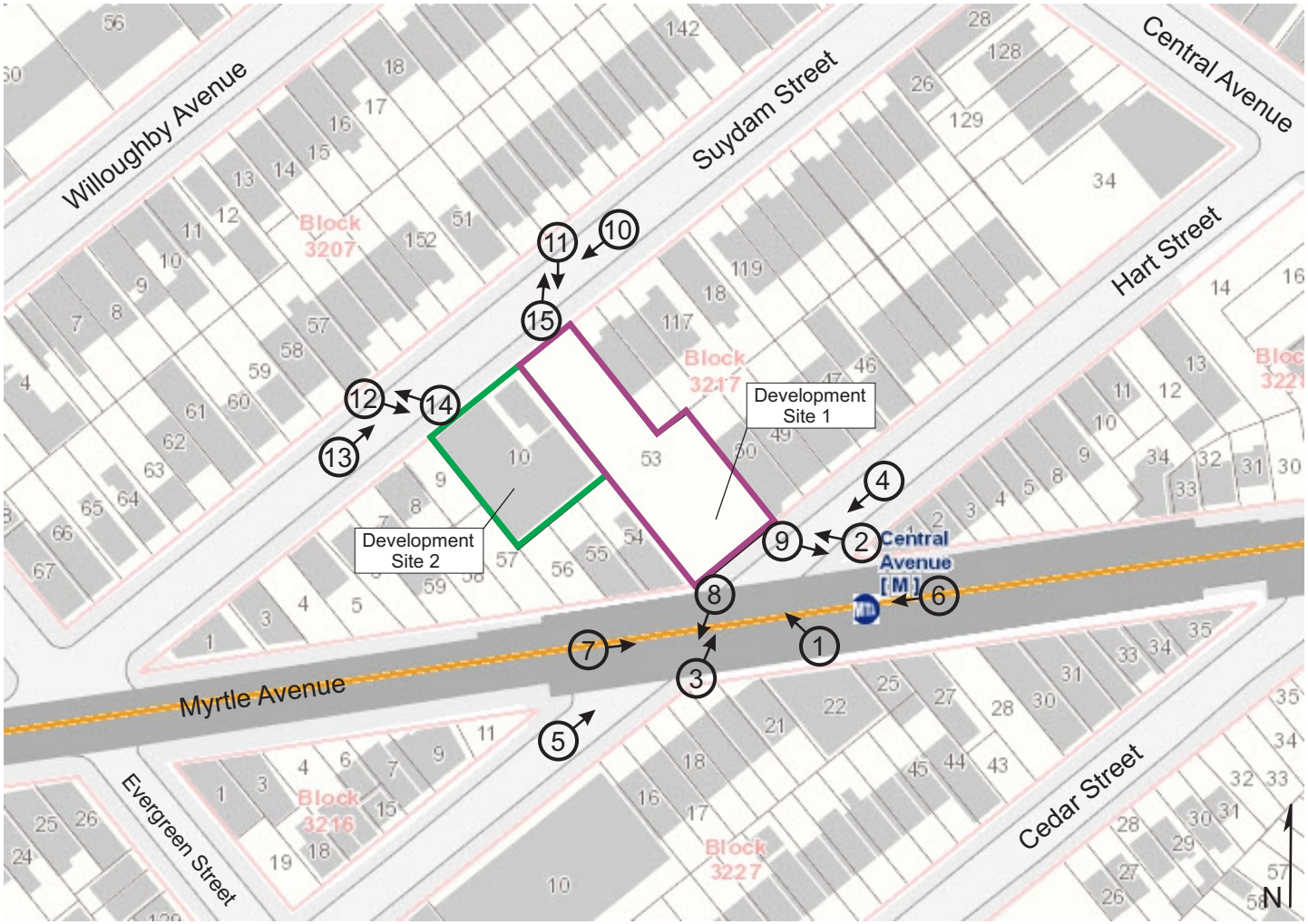
The area surrounding the project site is part of the well developed Bushwick neighborhood. Building types vary, from small one-story light industrial buildings and automotive repair shops to an eight-story institutional building, but residential development is most common. The residential building stock includes mainly three-story multifamily walkups and two-family homes, but with no consistency in style, façade materials, or even scale. An Italianate brick and stone multifamily building with a projecting cornice may abut a small home with aluminum siding; a building constructed to the street line may abut one set back 18 feet from the street line. This is an area characterized by clashes and inconsistencies rather than uniformity. (See Photos 4 through 12.)

In the immediate vicinity of the project site, the hulking presence of the train trestle above Myrtle Avenue is a dominant presence. The tracks, at the third floor level, span the avenue's vehicular lanes and extend over portions of the sidewalks. On the Hart Street side of the project site, the site is directly adjacent to Myrtle Avenue. (See Photos 13 and 14.)

The study area contains no significant natural or topographic features.

Visual Resources

According to the *CEQR Technical Manual*, "A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources." The study area lacks any designated landmark, historic district, or other noteworthy structure. There are no parks, natural resources, or scenic vistas. In short, there are no significant visual resources or view corridors in the vicinity of the project site.


Willoughby Avenue
Suydam Street
Central Avenue
Hart Street
Myrtle Avenue
Evergreen Street
Cedar Street
Central Avenue [M]
Development Site 1
Development Site 2
Block 3207
Block 3217
Block 3216
Block 3227
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
N

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017


Site
Myrtle Avenue
LAUNDROMAT
N

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017


FEDDERS
Suydam Street
N

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

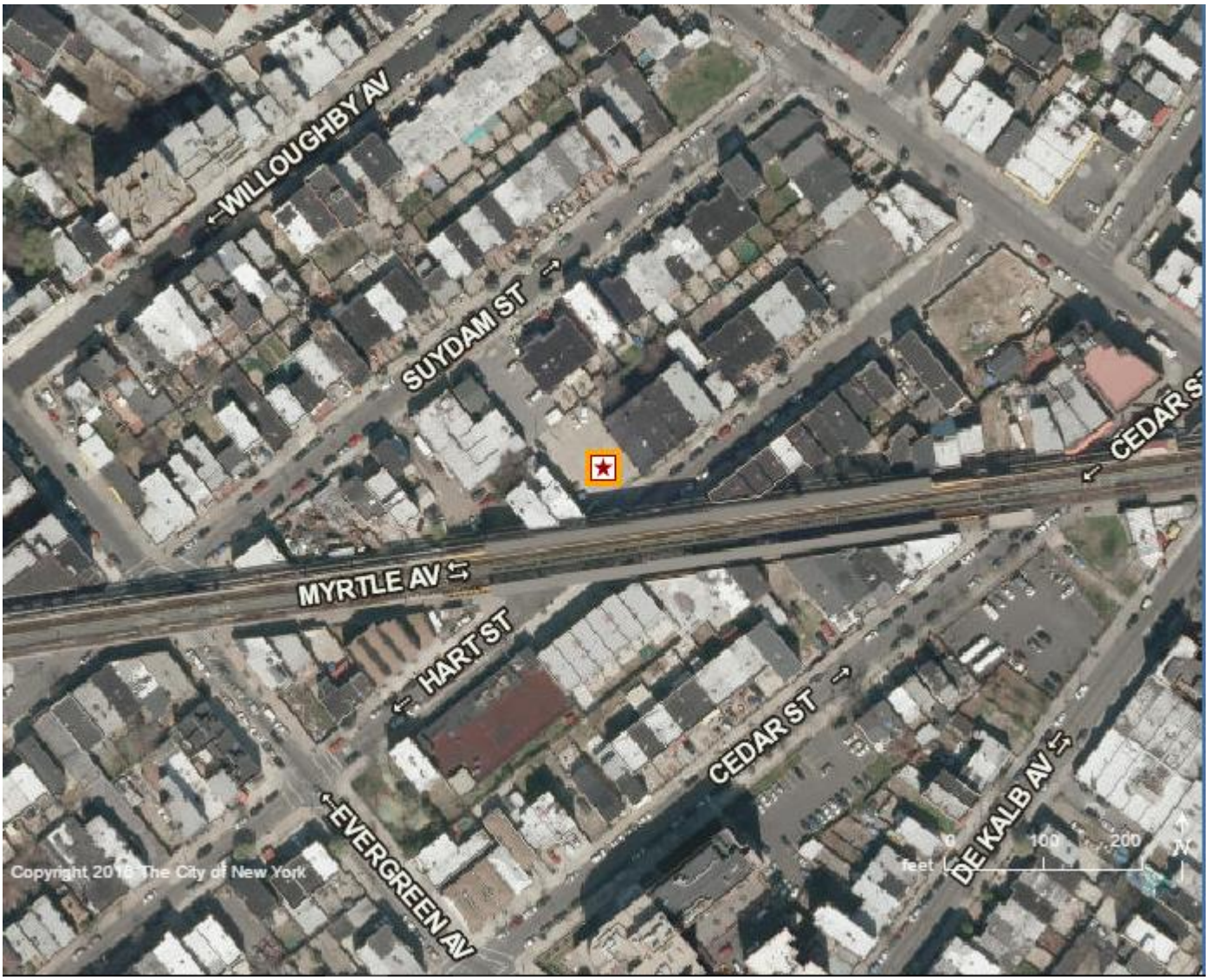
Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Urban Cartographics 421 Seventh Avenue, Suite 1008 New York, NY 10001 718.4275299 admin@urbancartographics.com www.urbancartographics.com

Photographed by: Andrew Martini on September 15, 2017

Aerial Photograph



Future Conditions without the Proposed Actions

The Applicant has received building permits from the New York City Department of Buildings (DOB) for two buildings that would be constructed on an as-of-right basis on the project site (DOB Job No. 321093598). Absent the proposed actions, the project site would be redeveloped in accordance with the DOB-approved plans. The development would consist of two buildings totaling 86,276 gsf: a 58,506 gsf mixed use building with residential apartments and retail space; and a 27,770 gsf house of worship. There would be a total of 63,754 zoning square feet (zsf), for an FAR of 3.36: 35,363 zsf of residential floor area (1.86 FAR); 6,095 zsf of commercial floor area (0.32 FAR); and 22,296 zsf of community facility floor area (1.17 FAR).

The Applicant would construct a 58,506 gsf mixed use building (with 41,454 sf counting for zoning purposes) on Development Site 1, portions of which would be one, four, five, and six stories in height. It would contain 6,095 gsf of ground floor retail space, plus associated commercial space in the cellar, and 43 residential apartments. The building would consist of two sections, one fronting on Hart Street and the other one Suydam Street, with 61 feet of open space between them. The two sections of the building would be connected only at the cellar level. The cellar would also extend beneath the Lot 10 portion of the site.

The Hart Street section would contain the retail store and housing units in the upper floors. It would be five stories tall, with a height of 51'4" (a 16-foot-tall ground floor and 8'10" upper floors). Approximately two-thirds of the 75-foot-long street wall would have a 15-foot setback above the fourth floor (at 42'6"); the section without the setback would be adjacent to Myrtle Avenue. It would have a 7,108 sf footprint. The building would be constructed to the street line.

The Suydam Street section would be entirely residential. It would be six (53'8") stories tall, with the ground floor the same height as the other floors (8'10"). This part of the building would be 50 feet wide, and part of the street wall (29 feet in length) would have a 15-foot setback above the fifth floor (at 44'10"). It would have a footprint of 3,203 sf and would be built to the street line.

The second as-of-right building for which a building permit has been issued under DOB Job No. 321093598 is a house of worship that would be constructed on Development Site 2. It would be 59 feet tall with three stories and several mezzanines.

Nearby (i. e., within 400 feet of the project site), two four-story residential buildings will be constructed, replacing a vacant lot and a small industrial building. They would not alter the urban design context in the vicinity of the project site.

Future Conditions with the Proposed Actions

Development Scenario

If the proposed actions are approved, the ZR Section 63-22 Authorization would modify the permitted building height from a maximum of 55 feet to a maximum of 70 feet, and the ZR Section 63-30 Chairperson Certification for a FRESH food store would permit an increase of up to 7,364 sf of residential zoning floor area above the otherwise permitted 2.2 FAR. The Applicant would utilize the Authorization to increase the building height by 16'4" (to 70 feet), and this increase in the building envelope would enable the Applicant to utilize 5,461 sf of the available floor area bonus.

The Applicant would construct a 73,761 gsf mixed use building (with 53,784 sf counting for zoning purposes) on the Lot 53 portion of the site, portions of which would be one, four, five, seven, and eight stories in height. It would contain an 8,527 sf FRESH food store, occupying part of the first floor and cellar, plus another 2,893 sf of associated commercial space (which would not count as FRESH food store area), and 56 residential apartments. The building would consist of two sections, one fronting on Hart Street and the other one Suydam Street, with 61 feet of open space between them. The two sections of the building would be connected only at the cellar level.

The Hart Street section would contain the FRESH food store, in a 17-foot-tall ground floor, and housing units in the upper floors (each 8'10" tall). It would be seven stories tall, with a height of 70 feet. Approximately two-thirds of the 75-foot-long street wall would have a 15-foot setback above the fourth floor (at 43'6"); the section without the setback would be adjacent to Myrtle Avenue. This part of the building would have a 7,108 sf footprint (4,802 sf for the residential portion). The building would be constructed to the street line.

The Suydam Street section would be entirely residential. It would be eight stories tall, with the ground floor the same height as the other floors (8'9"). It would be 70 feet in height, with part of the street wall (29 feet in length) setting back above the fifth floor (at 43'9"), and the remainder (21 feet in length) setting back above the seventh floor (at 61'3"). It would have a footprint of 3,203 sf and would be built to the street line.

As under the no-action scenario, a new house of worship would be constructed on Development Site 2 under the with-action scenario. It would be 59 feet tall with three stories and several mezzanines.

A total of 101,531 gsf would be developed on the project site: 62,341 residential gsf, 11,420 commercial gsf, and 27,770 community facility gsf. There would be a total of 76,080 zoning square feet (zsf), for an FAR of 4.00: 47,689 zsf of residential floor area (2.51 FAR); 6,095 zsf of commercial floor area (0.32 FAR); and 22,296 zsf of community facility floor area (1.17 FAR).

In summary, the project site would be redeveloped, as it would under no-action conditions, with a residential and retail building Lot 53, with two building segments fronting on Hart Street and Suydam Street, and a house of worship on Lot 10 fronting on Suydam Street. The house of worship would be the same as under no-action conditions, but the residential and retail building would be larger. It would contain 15,525 gsf more space than under no-action condition. Both building segments would be two stories taller; the segment fronting on Hart Street would be 18'8" taller, and the segment fronting on Suydam Street would be 16'4" taller. The street walls, however, would be much more similar to those under no-action conditions. Two-thirds of the street wall along Hart Street would be just one foot taller (43'6"), and only a third would be 18'8" taller; the majority of the street wall along Suydam Street would be 1'1" lower (43'9" rather than 44'10"), and the remainder would be 7'7" taller (61'3" rather than 53'8"). The table below compares the project site development characteristics under existing, future no-action, and future with-action conditions. The table presents the building heights of both segments of the mixed use building.

Comparison of Existing, No-Action, and With-Action Conditions

Item	Existing Conditions	No-Action Conditions	With-Action Conditions
Development Scenario	Construction site	Residential with ground floor retail; separate house of worship	Residential with ground floor retail; separate house of worship
Gross/(Net) Bldg. Floor Area	No building area	86,276 gsf/(63,754 zsf, 3.36 FAR)	101,531 gsf/(76,080 zsf, 4.00 FAR)
Lot Coverage*	N/A	92%/ (65%)	92% / (65%)
Building Height	N/A	5, 6 and 3 stories (51'4", 53'8", 59')	7, 8, and 3 stories (70', 70', 59')

*The higher percentage includes all lot area covered by any portion of a building; the lower percentage includes only the residential portion of the mixed use building and the portion of the house of worship more than 23 feet in height.

Urban Design

Although the proposed mixed use building would be taller than its neighbors (as can be seen from the accompanying perspective drawings, which show the existing streetscapes along Suydam and Hart Streets and the same views with the new building's massing superimposed) and one of the tallest in the vicinity of the site, the existing building heights are not consistent, and the site is not a sensitive location regarding building heights. Also, 15-foot-deep setbacks along most of the street facades would substantially reduce the visual impact of the building's overall height. Indeed, most of the street wall along Hart Street would be the same height as the adjacent row of buildings. Furthermore, the building that would be constructed under no-action conditions would also be taller than its neighbors, as will the house of worship that will be constructed whether or not the proposed actions are taken; and for the most part the street wall heights would be the same or slightly lower under with-action conditions. As the perspective drawings show, the additional height and mass resulting from the proposed actions would not significantly alter the visual impact of the new development. Finally, the tallest portion of the proposed street walls – the only portion without a setback – would be adjacent to Myrtle Avenue and the elevated train trestle, where the issue of building height is even less sensitive.

The proposed action would not affect the topography, street system, block forms, or building arrangements within the area including and surrounding the proposed rezoning area.

In summary, the proposed action would not result in a significant adverse urban design impact, and further analysis is not warranted.

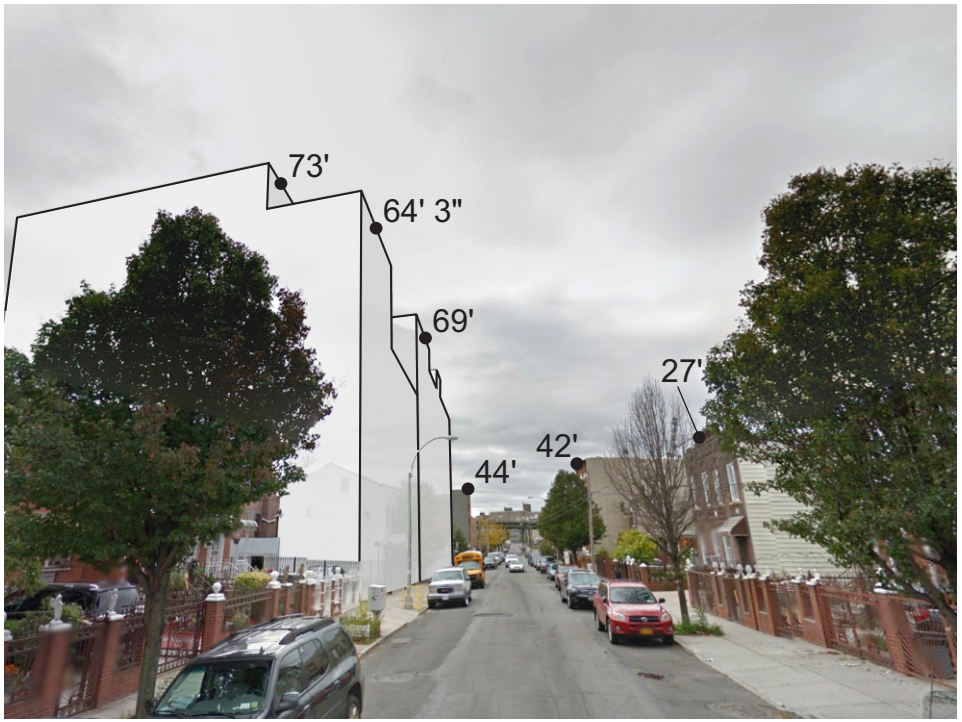
Visual Resources

No visual resources have been identified in the vicinity of the project site, so the proposed action would not result in a significant adverse impact to visual resources.

Suydam Street facing southwest (Site at left)

No-Action Scenario

Suydam Street facing southwest (Site at left)

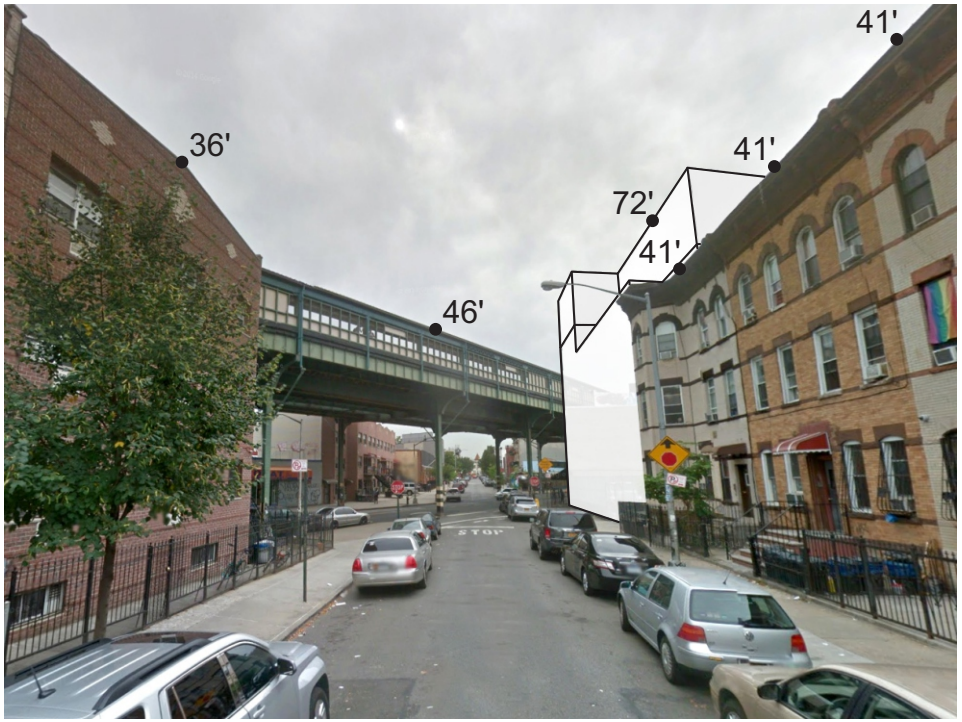


With-Action Scenario

Hart Street facing southwest (Site at right)

No-Action Scenario

Hart Street facing southwest (Site at right)



With-Action Scenario

16. TRANSPORTATION

Introduction

In order to determine the potential for the proposed action to result in significant adverse transportation impacts, a trip generation screening analysis was performed pursuant to the methodologies identified in the *CEQR Technical Manual*.

The Applicant is seeking (1) a Chairperson Certification for a Food Retail Expansion to Support Health (FRESH) food store, pursuant to Zoning Resolution (ZR) Section 63-30, which would qualify the proposed project for a floor area bonus; and (2) an Authorization to modify the maximum permitted building height, pursuant to ZR Section 63-22. The Applicant will redevelop the project site (Block 3217, Lots 10 and 53, in the Bushwick neighborhood of Brooklyn), whether or not the proposed actions are taken, with a house of worship on Lot 10 and a mixed commercial and residential building with an accessory parking garage on Lot 53, but the mixed-use building would be larger if the proposed actions are taken. The differences between the with-action and no-action scenarios consist of 13 dwelling units and 4,071 gsf of commercial space.

Trip Generation

A preliminary Level 1 trip generation was performed for 13 residential apartments and 4,071 gsf of FRESH supermarket space. Analysis was performed for four peak travel hours: the weekday morning, midday, and late afternoon peak hours and the Saturday midday peak hour. The person trip generation assumptions and truck trip assumptions were from Table 16-2 of the *CEQR Technical Manual*. The modal split and vehicle occupancy assumptions were those used for the East New York Rezoning Proposal FEIS (CEQR # DCP102K) completed in February 2016. The assumptions are shown in Table 16-1.

The results are shown in Tables 16-2 through 16-4. Table 16-2 calculates the number of person trips to or from the site during each of the four peak hours and the breakdown by principal travel mode (car, taxi, subway, bus, or walking). Table 16-3 translates the number of person trips by car and taxi into the number of added vehicle trips (by dividing the number of persons traveling by vehicle by the average number of persons traveling together in a vehicle, and in the case of taxis doubling that number because, for every taxi trip residents or shoppers make to or from the site, the cab driver makes two trips (one to the site and the other from the site)). Table 16-3 also calculates the number of truck trips to or from the site during each peak hour and adds the truck, taxi, and car trips to determine the number of vehicle trips per hour. Table 16-4 summarizes the total number of predicted peak hour person and vehicle trips that would result from the proposed action.

As Table 16-4 shows, the proposed action would add a maximum of ten vehicle trips during any peak hour (during the weekday late afternoon and Saturday midday hours). The proposed action would add a maximum of ten subway trips and five bus trips (also during the weekday late afternoon hour and the Saturday midday hours. The proposed action would add a maximum of 71 purely pedestrian trips per hour, but other trips include walks between the site and the train or bus stop or a parking space. The proposed action would generate a maximum of 95 person trips, all of which could potentially include a pedestrian element, within any peak hour (during the Saturday midday peak hour).

The number of action -generated trips would not equal or exceed the CEQR thresholds of 200 trip ends for transit and pedestrians and 50 vehicle trip ends during any peak hour. No further transportation analysis would be warranted.

Conclusion

The proposed action would not result in 50 or more vehicle trips, 200 or more transit trips, or 200 or more pedestrian trips during any single hour. A significant adverse transportation impact is not anticipated.

Table 16-1: Trip Generation Assumptions

	Sources	Residential (Per Unit)	Supermarket (Per 1,000 SF)
Daily Person Trips	(1)		
Weekday		8.075	175
Saturday		9.6	231
Temporal Distribution	(1)		
Weekday: AM peak hour		10%	5%
Weekday: midday peak hour		5%	6%
Weekday: PM peak hour		11%	10%
Saturday: midday peak hour		8%	9%
Modal Split	(2)		
Car		30.7%	4.0%
Taxi		9.0%	3.0%
Subway		54.3%	5.0%
Bus		8.9%	5.0%
Walk		5.2%	83.0%
Vehicle Occupancy	(2)		
Car			
AM and PM hours		1.065	1.65
Midday hours		1.49	1.65
Taxi		1.30	1.30
Daily Truck Trips	(1)		
Weekday		0.06	0.35
Saturday		0.02	0.04
Temporal Distribution	(1)		
Weekday: AM peak hour		12%	8%
Weekday: midday peak hour		9%	11%
Weekday: PM peak hour		2%	2%
Saturday: midday peak hour		9%	11%

Sources

(1) 2014 CEQR Technical Manual, Table 16-2

(2) East New York Rezoning Proposal FEIS, Table 13-8
(CEQR # DCP102K,February 2016)

Table 16-2: Person Trips

	Residential	Supermarket	Total
Dwelling units/ thousands of SF	13	4.071	
Daily Person Trips			
Weekday	105	712	817
Saturday	125	940	1,065
Temporal Distribution			
Weekday: AM peak hour	10	36	46
Weekday: midday peak hour	5	43	48
Weekday: PM peak hour	12	71	83
Saturday: midday peak hour	10	85	95
Trips by Travel Mode			
Weekday AM peak hour			
Car	3	1	5
Taxi	1	1	2
Subway	6	2	7
Bus	1	2	3
Walk	1	30	30
Weekday midday peak hour			
Car	2	2	3
Taxi	0	1	2
Subway	3	2	5
Bus	0	2	3
Walk	0	35	36
Weekday PM peak hour			
Car	4	3	6
Taxi	1	2	3
Subway	6	4	10
Bus	1	4	5
Walk	1	59	60
Saturday midday peak hour			
Car	3	3	6
Taxi	1	3	3
Subway	5	4	10
Bus	1	4	5
Walk	1	70	71

Note: For presentation purposes, each computed value has been rounded to the nearest whole number. Because the actual rather than the rounded values are used in the computation of totals, and the computed total is then itself rounded, the resulting number may not appear to be the sum of the constituent values.

Table 16-3: Vehicle Trips

	Residential	Supermarket	Total
Weekday AM Peak Hour			
Car trips (1)	3	1	4
Taxi trips (2)	1	1	3
Truck trips	0	0	0
Total	4	2	7
Weekday Midday Peak Hour			
Car trips	1	1	2
Taxi trips	1	1	2
Truck trips	0	0	0
Total	2	2	4
Weekday PM Peak Hour			
Car trips	3	2	5
Taxi trips	2	3	5
Truck trips	0	0	0
Total	5	5	10
Saturday Midday Peak Hour			
Car trips	3	2	5
Taxi trips	1	4	5
Truck trips	0	0	0
Total	4	6	10

Notes

(1) Car trips equal person trips by car divided by vehicle occupancy.

(2) Because each trip by taxi means both a trip to the site and a trip from the site, the number of trips is doubled.

Table 16-4: Total Peak Hour Person and Vehicle Trips

	Weekday			Saturday
	AM	Midday	PM	Midday
Person Trips				
By car	5	3	6	6
By taxi	2	2	3	3
By subway	7	5	10	10
By bus	3	3	5	5
On foot	30	36	60	71
Total	46	48	83	95
Vehicle Trips	7	4	10	10

Note: Apparent discrepancies are due to rounding differences, as explained in the note to Table 16-2.

17. AIR QUALITY

Introduction

Ambient air quality describes pollutant levels in the surrounding environment to which the public has access. To assess potential health hazards due to ambient air quality, the impact of air pollutants emitted by motor vehicles (mobile source) and by fixed facilities (stationary source) are analyzed, where the effects of both the proposed project on ambient air quality and the ambient air quality effect on the proposed project are considered. The analysis framework, as mandated by the State Environmental Review Act, follows the 2014 *CEQR Technical Manual*. This section assesses the following:

- The potential for changes in vehicular travel associated with proposed development activities to result in significant mobile source (vehicular related) air quality impacts.
- The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses.
- The potential for air toxic emissions released from existing industrial facilities to significantly impact the proposed development within 400 feet of the proposed development.
- The potential for significant air quality impacts from the emissions of existing HVAC systems with a 20 or more million Btu per hour (MMBtu/hr) design capacity to significantly impact the proposed development within 400 feet of the proposed development.
- The potential for significant air quality impacts from the emissions of facilities that require Prevention of Significant Deterioration permits (Title V), and facilities which require a state facility permit to significantly impact the proposed development within 1,000 feet of the proposed development.

Air Pollutants and Applicable Standards and Guidelines

National Air Quality Standards

The U.S. Environmental Protection Agency (EPA) has identified six pollutants, known as criteria pollutants which are being of concern nationwide, and established threshold concentration based upon adverse effect on human health. The six pollutants and their characteristics are:

- Carbon Monoxide (CO) is mainly produced by motor vehicles from the incomplete combustion of gasoline. The impact of CO on the ambient air is analyzed next to roadways, intersections, parking lots, and parking garages vents as these locations are the most affected.
- Nitrogen Dioxide (NO_2) is a main concern related to the burning of natural gas. Emitted NOx from the burning of fossil fuel gradually convert to NO_2 in a chemical reaction that is effected by ozone concentration and the presence of sunlight. In a micro scale analysis, buildings HVAC systems are analyzed for NO_2 impact.
- Ozone (O_3) is formed by chemical reaction between hydrocarbons and nitrogen oxides and its impact is analyzed on a regional scale by monitoring stations.

- Lead (Pb) in the ambient air is monitored on a regional level. In a project scale analysis, impact due to Lead concentration levels are analyzed if a new source, such as lead smelters, is introduced into the environment or if a project is located next to a lead emitter.
- Particulate Matter emissions are associated with both stationary sources and mobile sources. Two sizes of particulate matters are analyzed: Inhalable Particles (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$), where the subscript number refers to the diameter of the particulate matter in micrometers.
- Sulfur Dioxide (SO_2) emission is principally associated with stationary sources that burn oil or coal.

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA, and New York State has adopted the NAAQS as the State ambient air quality standards. The relevant standards together with their health-related averaging periods are presented in Table 17-1.

Table 17-1. National AND New York States Ambient Air Quality

Pollutant	Averaging Period	National and State Standards
NO_2	Maximum 1-Hour Concentration	0.10 ppm (188 µg/m^3)
	Annual Arithmetic Average	0.053 ppm (100 µg/m^3)
$PM_{2.5}$	24-Hour Concentration	35 µg/m^3
	Average of 3 Consecutive Annual Means	12 µg/m^3

<u>NO_2 NAAQS</u>

Nitrogen oxide (NO_x) emissions from gas combustion consist predominantly of nitric oxide (NO) at the source. The NO_x in these emissions are then gradually converted to NO_2, which is the pollutant of concern, in the atmosphere (in the presence of ozone and sunlight as these emissions travel downwind of a source).

The 1-hour NO_2 NAAQS standard of 0.100 ppm (188 ug/m^3) is the 3-year average of the 98th percentile of daily maximum 1-hour average concentrations in a year. For determining compliance with this standard, the EPA has developed a modeling approach for estimating 1-hour NO_2 concentrations that is comprised of 3 tiers: Tier 1, the most conservative approach, assumes a full (100%) conversion of NO_x to NO_2; Tier 2 applies a conservative ambient NOx/NO_2 ratio of 80% to the NO_x estimated concentrations; and Tier 3, which is the most precise approach, employs AERMOD's PVMRM module. The PVMRM accounts for the chemical transformation of NO emitted from the stack to NO_2 within the source plume using hourly ozone background concentrations. When Tier 3 is utilized, AERMOD generates 8th highest daily maximum 1-hour NO_2 concentrations or total 1-hour NO_2 concentrations if hourly NO_2 background concentrations are added within the model.

Per the *CEQR TECHNICAL MANUAL*, a Tier 1 approach is initially applied, followed by a Tier 2 application of NOx/NO_2 ratio of 80% to the NOx modeled concentration to determine whether violation of the NAAQS is likely to occur. A less conservative Tier 3 approach is then applied if exceedances of the 1-hour NO_2 NAAQS were estimated.

The annual NO_2 standard is 0.053 ppm (100 ug/m^3). In order to conservatively estimate annual NO_2 impacts, a NO_2 to NOx ratio of 0.75 percent, which is recommended by the NYCDEP for an annual NO_2 analysis, was applied.

New York State Standards

As mentioned, New York State has adopted the national standard, NAAQS. In addition, the New York State Department of Environmental Conservation (NYSDEC) has established guidelines for maximum allowable concentration of "noncriteria pollutants," which are potentially toxic or carcinogenic pollutants. The maximum allowable guidelines set a maximum 1-hour and annual averaging time concentrations and are published in the DAR-1 AGC/SGC Table, where AGC/SGC refers to Annual and Short-term Guideline Concentrations. The most recent DAR-1 guidelines were created on July 14, 2016.

NYSDEC also regulates pollutants that produce discomfort due to odors, where significant discomfort is evaluated on quantity, characteristic or duration.

NYC Interim Guidelines

In addition to the NAAQS, the *CEQR Technical Manual* requires that projects subject to CEQR apply a $PM_{2.5}$ significant impact criteria (based on concentration increments). These criteria are called *de minimis* and they are more stringent than the NAAQS and the state standards as the criteria set a maximum increase of pollutant concentration that is below the national standard. If the estimated impacts of a proposed project are less than the *de minimis* criteria, the impacts are not considered to be significant. As outlined in the *CEQR TECHNICAL MANUAL*, $PM_{2.5}$ significant impacts are evaluated as follow:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or
- Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 µg/m^3 at any receptor location for stationary sources.

Background Concentrations

Determination of significant impact criteria is evaluated by adding the background concentrations at the nearest NYSDEC monitoring station to the concentrations of criteria pollutants in the ambient air of the project area.

Background concentrations of relevant criteria pollutants were obtained from the NYSDEC's annual report for 2015 at the IS 52 and the Botanical Garden monitoring stations.

Table 17-2. Background Concentration at the Queens College and JHS 126 Monitoring Stations (NYSDEC 2015 Report)

Pollutant	Averaging Period	Background Concentration	Monitoring Station
NO_2	Maximum 1-Hour Concentration	113.2 µg/m^3	Queens College
	Annual Arithmetic Average	40.8 µg/m^3	
$PM_{2.5}$	24-Hour Concentration	23.0 µg/m^3	JHS 126
	Average of 3 Consecutive Annual Means	9.1 µg/m^3	

The *de minimis* criteria for $PM_{2.5}$ was evaluated as described in the NYC Interim Guidelines and the concentration increment are presented below:

- 24-hour $PM_{2.5}$ 6.0 $\mu g/m^3$
- Annual $PM_{2.5}$ 0.3 $\mu g/m^3$

Mobile Source Analysis

The assessment includes an analysis of the potential impact of vehicular emissions associated with the proposed actions because the actions would increase the number of residential units in the project site development, thus generating additional local traffic. Relative to future no-action conditions, the with-action development would have 13 more residential units and 4,071 gsf more commercial space. The amount of community facility space would be the same under with-action and no-action conditions. The trip generation analysis performed in Section 16 Transportation determined that the additional residential units and commercial space would result in a maximum of ten additional vehicular trips during any single hour. The analysis showed that the additional peak hour traffic would consist of cars and taxis and no trucks; the additional residential units and commercial space would generate only two truck trips per day.

According to the *CEQR Technical Manual,* in this part of New York City, actions generating fewer than 170 new vehicular trips in any given hour are not expected to have significant adverse air quality impact, and a detailed analysis, using MOVES2014 and CAL3QHC/R, is required if more than 170 additional vehicular trips are predicted in any given hour.

Because ten vehicular trips are below the CEQR threshold of 170 trips, no detailed air quality analysis is required, and no significant mobile source air quality impacts are expected as a result of the proposed project.

HVAC Analysis

Per the *CEQR Technical Manual*, the HVAC analysis considers the potential for emissions from the HVAC systems of the proposed development to significantly impact existing land uses within 400 feet of the project site (a project-on-existing-uses analysis) and the potential for emissions from proposed or projected developments to significantly impact each other (a project-on-project analysis).

Development Components

The project site development would include a 74,241 gsf mixed residential and commercial building, which would be larger and taller under with-action conditions, and an adjacent 27,770 gsf house of worship, which would be the same under with-action and no-action conditions.[8] The house of worship (114 Suydam Street) would front on Suydam Street, would be built to the street line, and would be 59 feet tall. The mixed use building would consist of two segments, one fronting on Suydam Street (118 Suydam Street) and the other fronting on Hart Street (605 Hart Street), separated by a 61-foot-deep courtyard. The mixed use building would have a single boiler and a single exhaust vent on the Suydam Street building segment. The two

[8] Since this analysis was performed, architectural revisions have reduced the size of the proposed mixed use building to 73,761 gsf.

building segments would both be built to the street line and would both have roof heights of 70 feet above base elevation. The project site consists of two tax lots: Lot 10, on which the house of worship is being built; and Lot 53, on which the larger building will be built. For purposes of this analysis, Lot 53 is also identified as Development Site 1, and Lot 10 as Development Site 2. The two lots have been merged to form a single zoning lot.

Screening Analysis

Impacts from boiler emissions are a function of fuel type, stack height, the distance from the stack to the nearest receptor (building), and the fuel consumption rate, where the fuel consumption rate is determined from the building floor area. As outlined in the *CEQR Technical Manual*, the analysis considers receptor buildings that are of similar or greater height than the source (a building stack).

As explained above, the larger mixed use building would occupy Development Site 1 (Lot 53), which is a through lot fronting on both Hart and Suydam Streets. The site's topography is uneven, and ground level at the Suydam Street side of the property is at a higher elevation than it is at the Hart Street side. Per the building architect, the building would have a single boiler and a single exhaust vent on the Suydam Street building segment, and the building segment facing Suydam Street is 7.33 feet higher than the building segment facing Hart Street due to a grade difference. The roof of the Suydam Street building segment, where the mixed use building's exhaust stack would be located, would therefore be 7.33 feet higher than that of the building segment facing Hart Street. Therefore, with an (E) designation in place to specify the stack location, no adverse air quality impact is expected, and no analysis is warranted.

Figure 17-1 shows a section diagram of the proposed Development Site 1 building, and Figure 17-2 shows the development within the context of the existing streets.

Figure 17-1. Section Diagram of the Proposed Mixed Use Building
(Hart Street on the Right and Suydam Street on the Left)

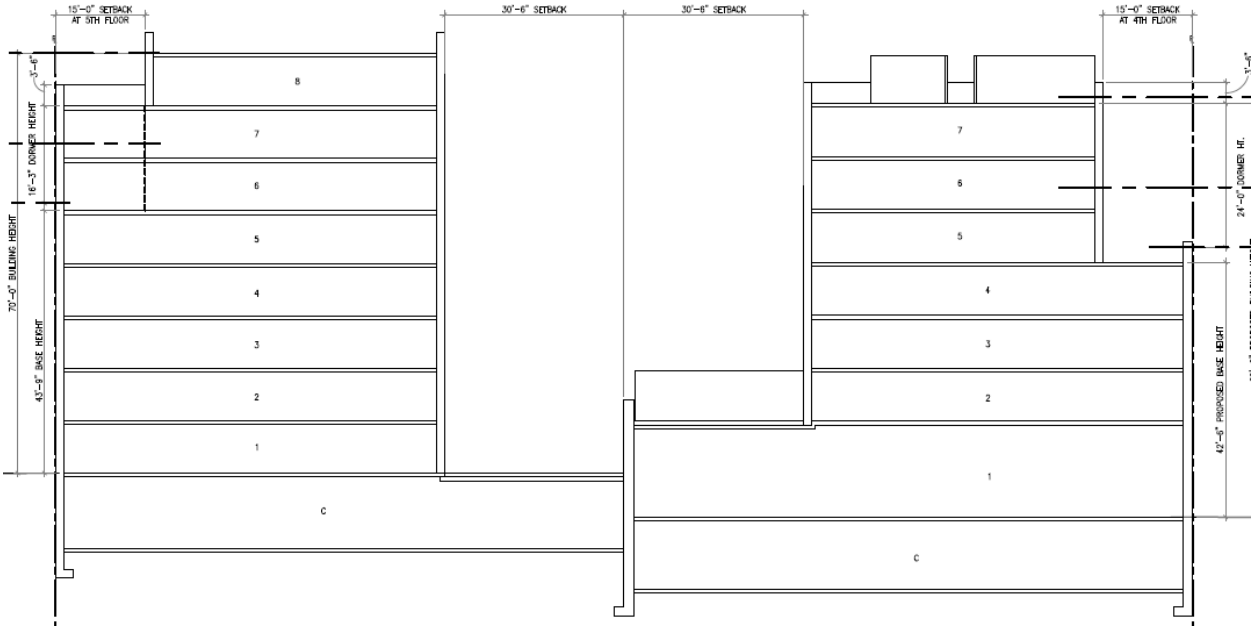
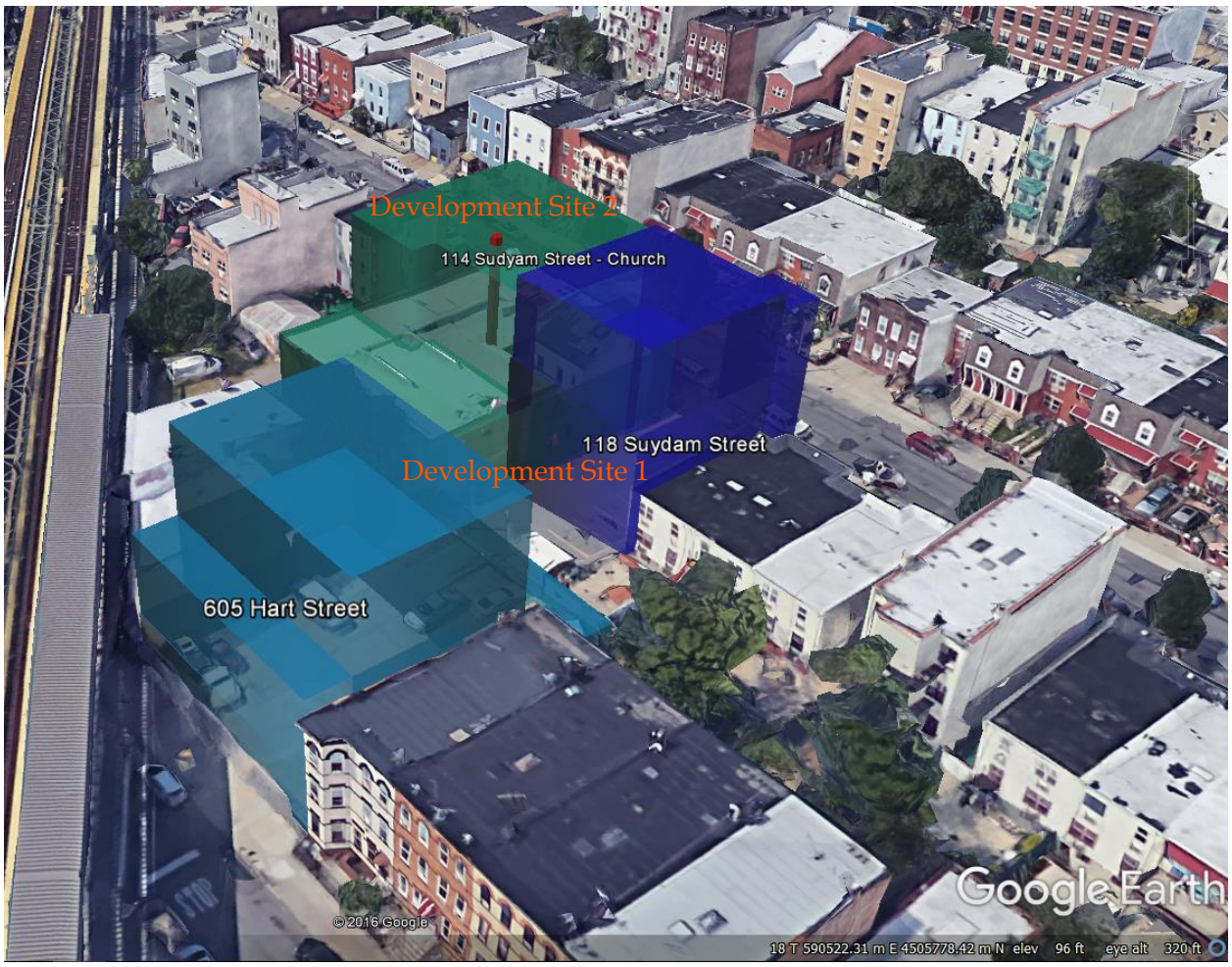


Figure 17-2. Proposed Development within Street Context
(Plotted in Google Earth)



Based on CEQR recommendations, a preliminary screening analysis is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system boiler emissions can be significant. This CEQR screening procedure is applicable to buildings that are at least 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

The Suydam Street side of Development Site 1 abuts Development Site 2, and both developments would span the widths of their lots. The two buildings would therefore be adjacent, so the screening analysis is not applicable, and a detailed dispersion analysis is required to estimate the impact of the Development Site 2 building's exhaust on the Development Site 1 building.

Per the *CEQR Technical Manual*, the total square footage of the proposed project was used in the analysis and the CEQR Stationary Source nomograph depicted on Figure 17-3 of the *CEQR Technical Manual* for a 30-foot stack height was applied (as the 30 feet curve height is closest to but not higher than the proposed stack height, as the CEQR screening procedure requires). This

nomograph depicts the size of the development versus distance below which the potential impact can occur, and provides a conservative estimate of the threshold distance.

If the actual distance between a stack and the affected building is greater than the threshold distance for a building size, then that building passes the screening analysis (and no significant impact is predicted). However, if the actual distance is less than the threshold distance for a building, then there is a potential for a significant impact and a detailed analysis would be required.

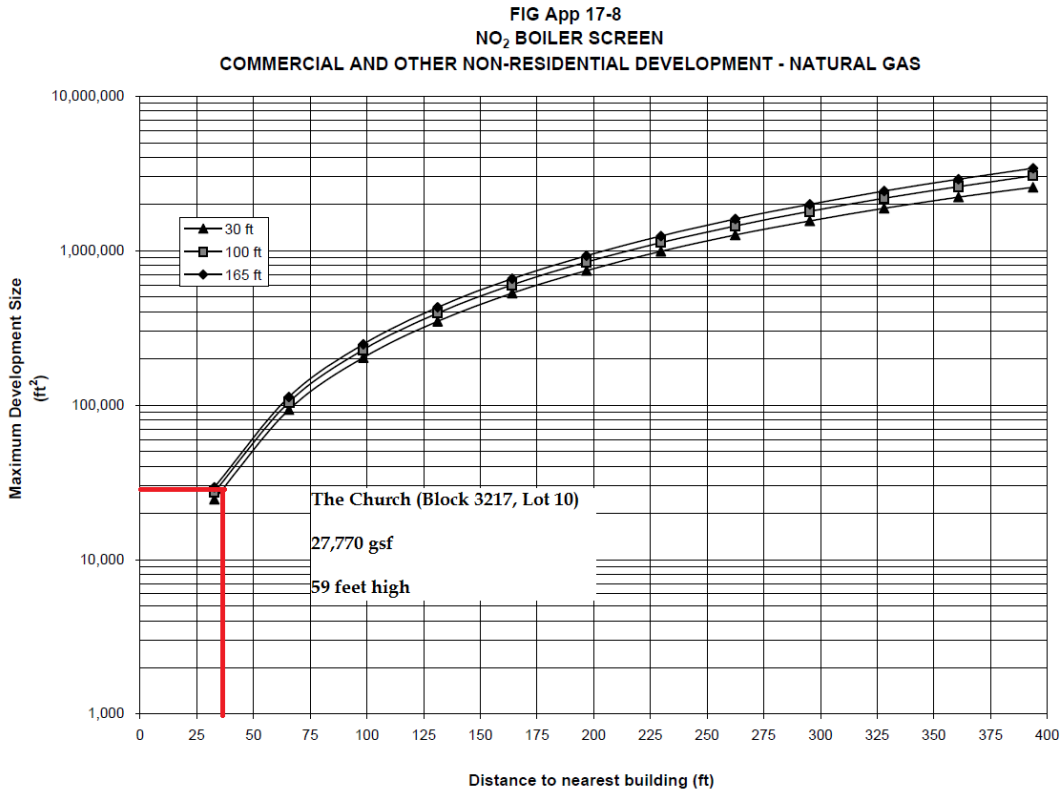
Screening analysis is only applicable to a single smokestack. However, for the purpose of a cumulative analysis, emissions from multiple stacks could be combined in a single stack situated as close as possible to the receiving building. As such, the following screening analyses were conducted:

1. The Development Site 2 development's impact on existing and planned land uses that are at least 59 feet high.

2. The cumulative impact of the proposed project on existing land uses that are at least 70 feet high.

Figure 17-3 depicts the screening analysis of the Development Site 2 development on existing and planned land uses.

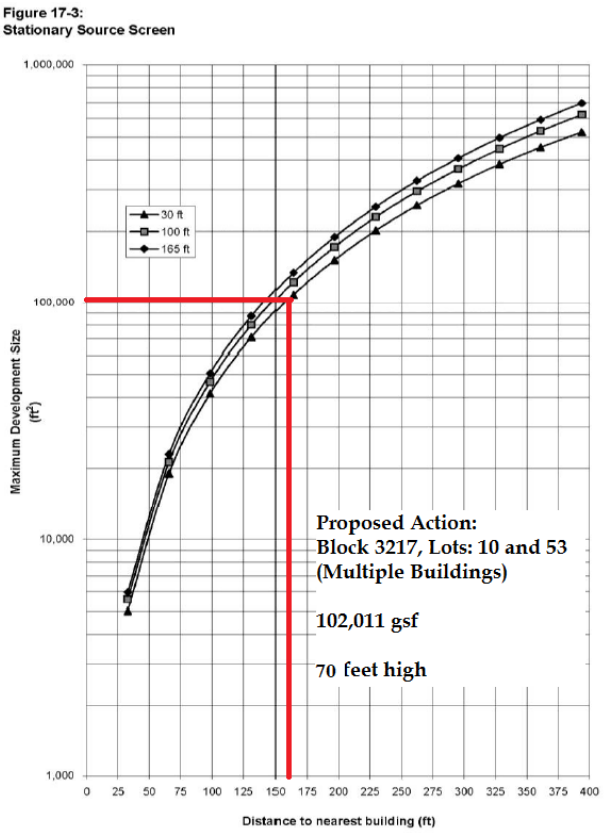
Figure 17-3. The Lot 10 Development Minimum Distance - HVAC Screen Natural gas Nomograph



The Figure 17-3 screening analysis nomograph shows that a detailed analysis would be required for any existing or planned land uses that is 59 feet or higher and at a distance of no more than 38 feet from Development Site 2. A review of existing land uses showed that the nearest existing building similar to or greater in height is the 6-story building located at 950 Willoughby Avenue (Block 3206, Lot 1), which is 339 feet from Development Site 2.

Figure 17-4 depict the screening analysis of the proposed project on existing land uses.

Figure 17-4. The Proposed Project Minimum Distance - HVAC Screen All Fuels Nomograph.



The screening analysis nomograph shows that a detailed analysis would be required for any existing land uses that is 70 feet or higher and at a distance of no more than 160 feet from the project site.

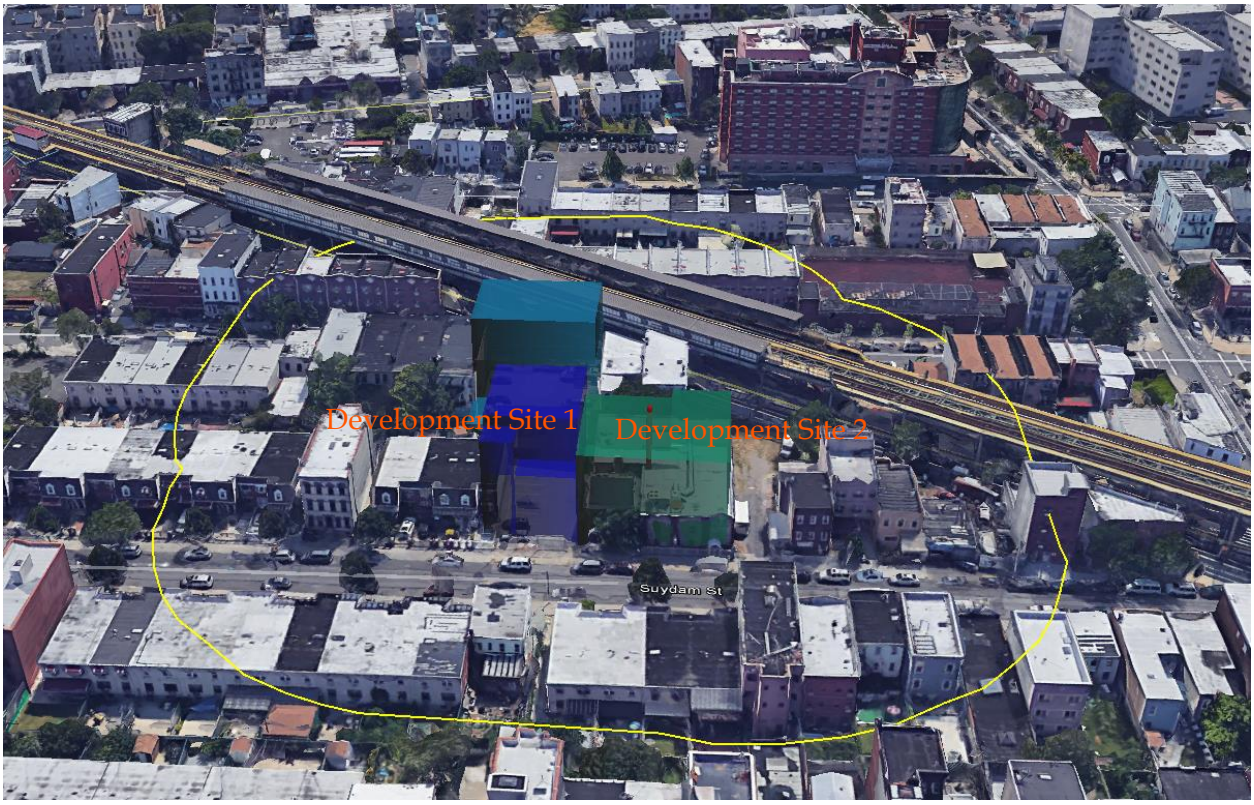
A review of existing land uses showed that there is no building similar to or greater in height within 160 feet of the project site. The highest building within 160 feet is the 4-story residential building at 98 Suydam Street (Block 3217, Lot 3), which is 40 feet high per the New York City Department of Buildings database.

Table 17-4 shows the buildings' heights and the screening analyses results, where "Use AERMOD" indicate that a detailed analysis using AERMOD dispersion analysis is required. Figure 17-5 shows the area within 160 feet of the project site.

Table 17-4. Screening Analysis Results.

Project Component	Lot	Building Height (ft.)	Heated Area (sq. ft.)	Screen Distance (ft.)	Receptor Building	Receiving Building Distance (ft.)	Pass/ Fail
House of Worship	10	59	27,770	N.A.	Lot 53 Development	0	Use AERMOD
				38	Existing > 59 ft. high (Block 3206, Lot 1)	339 ft.	Screens Out
Both Buildings	10, 53	70	102,011	160	Existing > 70 ft. high	No Result Within 400 ft.	Screens Out

Figure 17-5. The Area within 160 Feet of the Project Site.



As presented in Table 17-4, the emissions from the proposed project's HVAC systems would not significantly impact any of the existing land uses. However, the screening analysis could not

be used to assess the impact of the Development Site 2 building's exhaust on the Development Site 1 building, and therefore a detailed analysis was conducted.

Detailed Analysis

A dispersion modeling analyses was conducted to estimate impacts from the stack emission of the Development Site 2 development on the Development Site 1 development using the latest version of EPA's AERMOD dispersion model version 16216r. In accordance with CEQR guidance, these analyses were conducted assuming stack tip downwash, urban dispersion surface roughness length of 1.0 meter, elimination of calms, and with and without downwash effect on plume dispersion. AERMOD's Tier 3 module was utilized for the 1-hour NO_2 analysis to account for the NOx to NO_2 conversion.

Per the building architect, the buildings have different base elevations. Development Site 1 has a base elevation of 50.12 feet at Hart Street and a base elevation of 57.45 feet at Suydam Street, and Development Site 2 has a base elevation of 57.32 feet. As such, the buildings' inputs in AERMOD specified these base elevations. In addition, the receptors at the receiving buildings specified these base elevations as discussed in the HVAC Stack and Receptor Locations section.

Emission rates were estimated as follows:

- The Development Site 2 building is expected to be heated by natural gas, emission rates of NOx and $PM_{2.5}$ were calculated based on annual natural gas usage corresponding to the gross floor area of the buildings, EPA AP-42 emission factors for natural gas combustion in small boilers, and gross heating values of natural gas (1,020 Btu per million cubic feet).
- $PM_{2.5}$ emissions from natural gas combustion accounted for both filterable and condensable particulate matter.
- The natural gas fuel usage factor of 45.2 cubic foot per square foot per year was used to estimate annual natural gas usage for non-residential use per *CEQR TM Appendix* Table C25. Natural gas Consumption and Conditional Energy Intensity by Census Region for Non-Mall Building, 2003.

Table 17-5 shows the Development Site 2 development NO_2 and $PM_{2.5}$ emission rates, both short-term and annual. The diameter of the stack and the exhaust's exit velocity were estimated based on values obtained from the NYCDEP "CA Permit" database for the corresponding boiler sizes (i.e., rated heat input or million Btu per hour). Boiler sizes were estimated based on the assumption that all fuel was consumed during the 100 day (or 2,400 hour) heating season. The stack exit temperature was assumed to be 300^{o}F (423^{o}K), which is appropriate for boilers.

Table 17-5. Estimated Short-term and Annual Emission Rates of the Development Site 2 Development.

	Floor Area	NO_2 Emission factor (2) g/sec		$PM_{2.5}$ Emission factor (1) g/sec	
	ft²	1-hour	Annual	24-hour	Annual
Site 2 Development	27,770	6.59E-03	1.81E-03	5.01E-04	1.37E-04

Notes:

1. $PM_{2.5}$ emission factor for natural gas combustion of 7.6 lb/106 cubic feet included filterable and condensable particulate matter, filterable $PM_{2.5}$=1.9 lb/100 cubic feet and condensable PM2.5=5.7 lb/106 cubic feet (AP-42, Table 1.4-2).
2. NOx emission factor for natural gas of 100 lb/100 cubic feet for uncontrolled boilers with <100MMBtu/hr (AP-42, Table 1.4-1).
3. Boiler size was estimated based on a fuel consumption rate of 1,020 Btu/ft3 and the assumption that all fuel is consumed in a 100 day (2,400 hours) heating season using the following equation: MMBtu/hr = X ft3/yr / 2,400hrs/yr * 1020 Btu/ft3/106 MMBtu/Btu.

All analyses were conducted using the latest five consecutive years of meteorological data (2012-2016). Surface data was obtained from La Guardia Airport and upper air data was obtained from Brookhaven station, New York. Data was processed by Lakes Environmental Software, Inc. using the current EPA AERMET version (14134) and EPA procedures. These meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period.

Meteorological data were combined to develop a 5-year set of meteorological conditions, which was used for the AERMOD modeling runs and Anemometer height of 9.4 meters was specified per Lakes Environmental Software Inc.

Per Lakes Environmental Inc., $PM_{2.5}$ special procedure which is incorporated into AERMOD calculates concentrations at each receptor for each year modeled, averages those concentrations across the number of years of data, and then selects the highest values across all receptors of the 5-year averaged highest values.

The hourly NO_2 and hourly ozone background concentrations were procured from the NYSDEC Queens College monitoring station for 5 consecutive years (2012-2016).

The NO_2 hourly background concentration was added as a source in AERMOD. This produces three outputs: (1) the individual impact of the building stack's emission; (2) the individual impact of the background concentration; and (3) the combined impact of both the building stack's emission and the background concentration at corresponding hours.

AERMOD calculates concentrations according to the dispersion option, pollutant and averaging time, and output specified in the model, where the model is capable of handling multiple sources in a single run. As such, each pollutant was modeled separately and two stacks, one for the short-term and the other for annual averaging times were created. Each stack was placed in a different source group and AERMOD outputs concentration for each group is read from the Results Summary file or for the short term as follows:

$PM_{2.5}$: The Summary of Maximum 1st-Highest 24-Hr Results Averaged Over 5 years; Group ID 24Hour.

NO_2: The Summary of Maximum 8th-Highest Max Daily 1-Hr Results Averaged Over 5 years; Group ID 1_Hour.

In addition, all models specified elevated terrain, and the default urban roughness coefficient of 1.0 meter with a population of 2,000,000. The other parameters of each pollutant corresponding to the scenario modeled were:

1-hour NO_2: NAAQS option enabled, Tier 3 conversion method and 8th highest value output. The stack's equilibrium ratio and in-stack ratio were set to 0.3 and 0.5 respectively.

Annual NO_2: NO_2 pollutant selected and Report Maximum Annual Average for Each Met Year enabled.

24-hour $PM_{2.5}$ NAAQS: Based on a multi-year average of ranked maximum daily values enabled and 1st highest value output.

Annual $PM_{2.5}$: $PM_{2.5}$ pollutant selected and Report Maximum Annual Average for Each Met Year enabled.

The models were run with the calculated emission rates and the Building Profile Input Program (BPIP) was run with the downwash effect enabled.

The New York City Building Code (Building Code) requires that a rooftop stack should be at least 10 feet away from the edge of the roof and at least 3 feet higher than the roofline. As such, the HVAC stack on the Development Site 2 development was located on the building's highest tier, 10 feet from the edge of the roof, and as close as possible to the receiving building. If the modeled pollutant concentration exceeded the significant impact criteria, the stack distance from the receiving building was increased in 5-foot increments, until the dispersion model showed no significant impact.

Receptors on the receiving building—both segments of the Lot 53 development—were placed at 10-foot increments, 6 feet above each floor level including the ground floor level, and 6 feet above all terraces; overall, 339 receptors were created.

In addition, groups were created for receptors at each floor of each building segment, and the terrain elevation of each group was specified.

Results of the project-on-project HVAC NO_2 and $PM_{2.5}$ analyses are shown in Table 17-6, where the modeled maximum concentrations were at the 8th floor level at a height of 67.3 feet above grade and without building wake effect.

Table 17-6. The Dispersion Analysis Results for the Development Site 2 Development Emissions Impact on Development Site 1 Development.

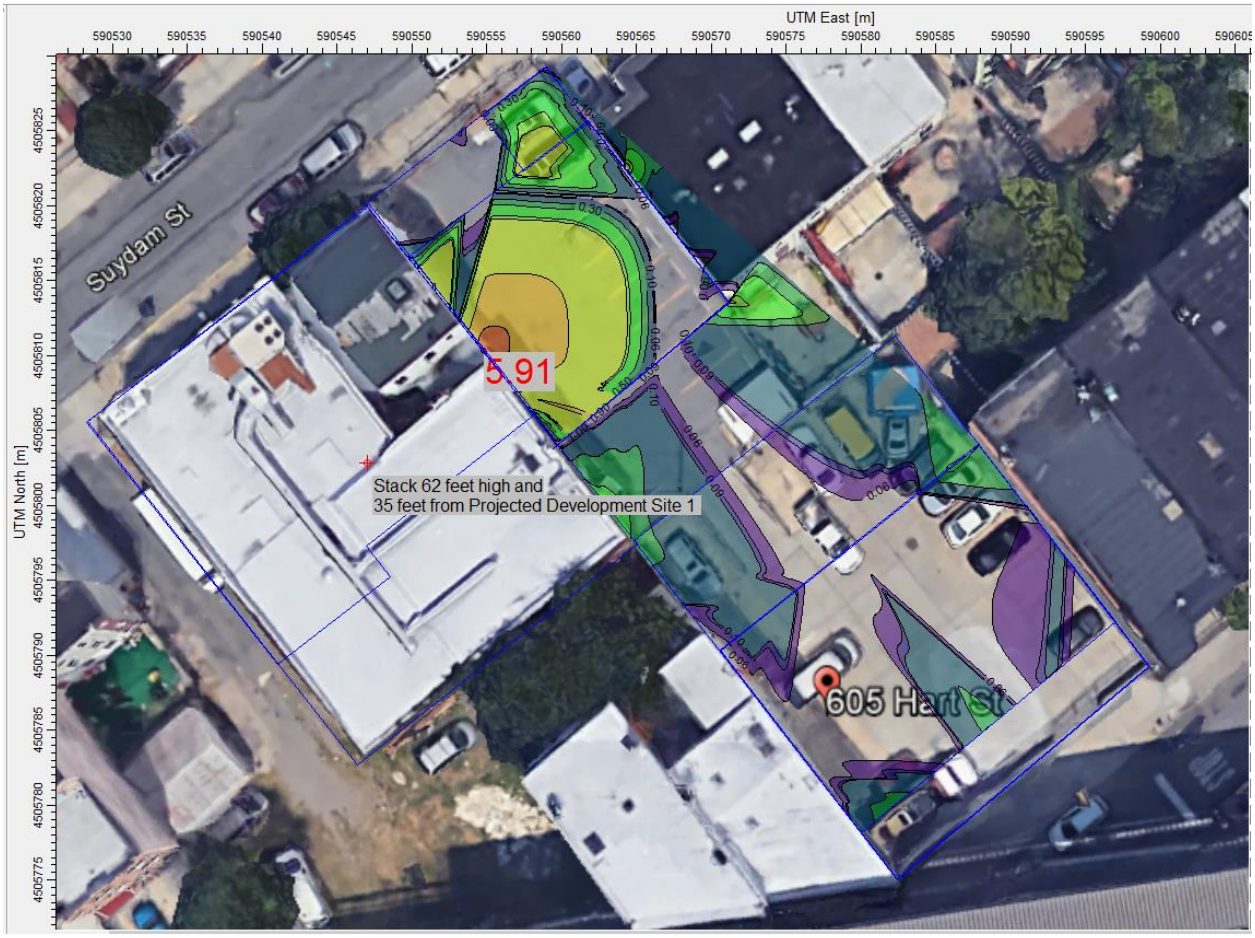
Project Site	Receptor Site	24-hr $PM_{2.5}$	Annual $PM_{2.5}$ Impact	1-hr NO_2 Impact (1)	Annual NO_2 Impact (1)
		µg/m³	µg/m³	µg/m³	µg/m³
2 (Lot 10)	1 (Lot 53)	5.91	0.20	122.4	43.1
Threshold Criteria µg/m³		**6.0**	**0.3**	**188**	**100**

The results are compared with the 24-hour/annual $PM_{2.5}$ significant impact criteria, and the 1-hour/annual NO_2 NAAQS.

The $PM_{2.5}$ impacts are less than the significant impact criteria for $PM_{2.5}$ of 6.0 µg/m³ and 0.3 µg/m³, respectively, and both the 1-hour and annual NO_2 concentrations estimated are less than the 1-hour and annual NO_2 NAAQS of 188 µg/m³and 100 µg/m³, respectively.

Figure 17-6 shows a screen shot of the AERMOD's $PM_{2.5}$ 24-hour dispersion analysis where the stack is located 35 feet from the Suydam Street segment of the receptor building. The maximum impact predicted is 5 feet above the stack and at the receptor closest to the stack.

Figure 17-6. A Screen Shot of AERMOD $PM_{2.5}$, No Downwash Effect, Model.



The results of the dispersion analysis show that with (E) designations in place, the emissions from the Development Site 2 development (the house of worship) would not significantly impact the Development Site 1 development (the residential and commercial building).

(E) Designation

To avoid any potential impacts associated with air quality, an (E) designation for air quality (E-462) would be placed on the project site. Although the site consists of a single merged zoning lot, it consists of two tax lots; the house of worship will occupy the Lot 10 portion of the site (aka Development Site 2), and the mixed use building would occupy the Lot 53 portion (aka Development Site 1). The (E) designation would provide restrictions applicable to both development sites. The The text of E-462 regarding air quality is as follows:

> Block 3217, Lot 53 (Projected Development Site 1):
>
> Any new residential or commercial development on Block 3217, Lot 53, must ensure that the boiler stack is located at the highest tier and at the building segment fronting on Suydam Street, or at a minimum of 73 feet above grade, and at least 135 feet from the lot line facing Hart Street to avoid any potential significant adverse air quality impacts.
>
> Block 3217, Lot 10 (Projected Development Site 2):
>
> To avoid any potential adverse air quality impacts, any new community facility development on the Block 3217, Lot 10 must exclusively use natural gas as the type of fuel for its heating, ventilating, air conditioning (HVAC) and hot water systems to avoid any potential significant adverse air quality impacts. The boiler stack shall be located at the highest tier, or at a minimum of 62 feet above grade, at least 35 feet from the lot line facing Lot 53.

Industrial, Major, and Large Sources and Odor Producing Facilities

As outlined in the *CEQR Technical Manual*, actions that would introduce new uses near industrial sources, major sources, large sources, or odor producing facilities may result in potentially significant adverse air quality impacts. The analysis considers industrial sources within 400 feet of the project site and major sources, large sources, and odor producing facilities within 1,000 feet of the project site. These sources are categorized as follows:

> Industrial sources are identified as commercial, industrial, or processing facilities that are likely to have NYC operational permits.
>
> Major emission sources are identified as those sources located at Title V facilities that require Prevention of Significant Deterioration permits. In addition, and as outlined in the *CEQR Technical Manual*, HVAC systems with a 20 or more million Btu per hour (MMBtu/hr) design capacity are considered major sources.
>
> Large emission sources are identified as sources located at facilities which require a State facility permit, such as solid waste or medical waste incinerators, co-generation facilities, and asphalt and concrete plants, or power generating plants.
>
> Odor producing facilities are operations that have the potential to cause discomfort, such as: solid waste management facilities, water pollution control plants (*i.e.*, sewage treatment plants), and incinerators.

Information regarding potential emissions of toxic air pollutants from existing industrial sources, major and large sources, and odor producing facilities were developed using the following methodology:

ZoLa was used to identify all industrial facilities with potential air toxic emissions located within 400 feet of the project site;

New York City's Open Accessible Space Information System Cooperative (OASIS), Google Street View, on-line searches, and land surveys were used to identify and categorize facilities;

A search was performed to identify permits listed in the EPA Envirofacts database in this study area;

The New York City Department of Environmental Protection (DEP) online Clean Air Tracking System (CATS) was consulted to determine whether air emissions permits had been issued for any of the 4 lots with nonresidential uses; and

The NYSDEC Air Permit database was consulted to determine whether air emissions permits had been issued for any of the premises identified in the land survey study.

Ten lots within 400 feet of the site were identified as nonresidential uses, and a search of NYCDEP CATS showed that none of these have operational permits. The land survey results are shown in Table 17-7. No industrial sources that are likely to have NYCDEP operational permits were identified in the land survey, and no active operational permits were identified in the NYCDEP database. Therefore, no significant toxic air quality impacts are expected as a result of industrial sources.

Table 17-7. Land Survey Results of Industrial Sources within 400 Feet of the Project Site

Block	Lot	Address	Use	CATS Database	Land Survey Result
3184	17	110 Troutman Street	Industrial/Manufacturing	NO RECORD	Bushwick Community Darkroom
	18	112 Troutman Street	Industrial/Manufacturing	CANCELLED – CB199001	Warehouse
	51	1009 Willoughby Avenue	Industrial/Manufacturing	NO RECORD	Wnidows Auto Repair
3206	16	212 Evergreen Avenue	Mixed Residential and Commercial Buildings	NO RECORD	Residential
3207	39	135 Suydam Street	Industrial/Manufacturing	NO RECORD	Warehouse
	61	97 Suydam Street	Industrial/Manufacturing	NO RECORD	M & O Steel Corp.
	67	85 Suydam Street	Commercial and Office	NO RECORD	Musico Tire Shop
3217	34	176 Central Avenue	Commercial and Office	NO RECORD	Ponce Funeral Home
3227	4	209 Evergreen Avenue	Industrial/Manufacturing	NO RECORD	Vacant (Previously Nachos Autobody Shop)
	22	1248 Myrtle Avenue	Commercial and Office	NO RECORD	Laundromat

A search of the EPA Envirofacts database identified Morton Paper Corp. at 105 Evergreen Avenue as a possible large emission source. The land use survey, augmented with an online search, showed that the premises function as a warehouse for B&H Photo. In addition, no large emission sources that require a state facility permit were identified in the study, and no odor producing facility was identified within 1,000 feet of the project site. As such, no analysis is warranted.

Conclusion

Emissions from project-related vehicle trips would not cause significant adverse air quality impacts to receptors at the local or neighborhood scale. No existing large or major emission sources are located within 1,000 feet of the project site; therefore, the proposed actions would not cause a significant adverse air quality impact by introducing new residential units at a location subjected to emissions from such sources. No significant adverse air quality impacts are anticipated from air toxics or from odor producing facilities. Emissions from the proposed development's heating, ventilation, and air conditioning systems (HVACs) would not adversely affect existing buildings in the vicinity of the project site, and, with the (E) designation in place, would not have significant adverse project-on-project impacts. In summary, the proposed actions would not result in a significant adverse air quality impact.

18. NOISE

Introduction

The purpose of a noise assessment under CEQR is to determine whether an action would (1) raise noise levels significantly at existing or anticipated sensitive noise receptors (such as residences or schools) or (2) introduce new sensitive uses (such residential buildings or schools) at locations subject to unacceptably high ambient noise levels.

The assessment is concerned with both mobile and stationary noise sources. Mobile sources are those that move in relation to a noise-sensitive receptor. They include automobiles, buses, trucks, aircraft, and trains. Stationary sources of noise do not move in relation to a noise-sensitive receptor. Typical stationary noise sources of concern include machinery or mechanical equipment associated with industrial and manufacturing operations; building heating, ventilating, and air conditioning (HVAC) systems; speakers for public address and concert systems; playground noise; and spectators at concerts or sporting events. An action could raise noise levels either by introducing new stationary noise sources (such as outdoor playgrounds or rooftop air conditioning compressors) or by increasing mobile source noise (generally by generating additional traffic). Similarly, an action could introduce new residences or other sensitive receptors that would be subject to noise from either stationary or mobile sources.

The proposed actions would consist of (1) a Chairperson Certification for a FRESH food store, pursuant to Zoning Resolution (ZR) Section 63-30; and (2) an Authorization to modify the maximum permitted building height, pursuant to ZR Section 63-22. The proposed actions would facilitate a proposal by the Applicant to construct a mixed use building with 56 residential apartments above an 8,527 sf supermarket and a separate house of worship. The Applicant will redevelop the site with these uses whether or not the proposed actions are approved, but the mixed use building would be larger and would contain more residential units as a result of the proposed action. The proposed action would thus result in new development, which could potentially generate either stationary or mobile source noise, and that would include noise-sensitive residences.

Noise Fundamentals

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

Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans don't perceive a 10 dBA increase as 10 times louder; they perceive it as twice as loud. The following is typical of human response to relative changes in noise level:

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

The sound pressure level (SPL) that humans experience typically varies from moment to moment. Therefore, a variety of descriptors are used to evaluate environmental noise levels over time. Some typical descriptors are defined below:

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

- L_{max} is the highest SPL measured during a given period of time. It is useful in evaluating L_{eq}s for time periods that have an especially wide range of noise levels. Similarly, L_{min} is the lowest SPL measured during a given period of time.

- L_{10} is the SPL exceeded 10 percent of the time. Similar descriptors are the L_{50}, L_{01}, and L_{90}.

- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

- L_{dn} is the day-night equivalent sound level. It is similar to a 24-hour L_{eq}, but with 10 dBA added to SPL measurements between 10 pm and 7 am to reflect the greater intrusiveness of noise experienced during these hours. L_{dn} is also termed DNL.

For mobile source noise from vehicular traffic, passenger car equivalents (PCEs) are the number of autos that would generate the same noise level as the observed vehicular mix of autos, medium trucks, and heavy trucks. PCEs are useful for comparing the effects of traffic noise on different roadways or for different future scenarios. The *CEQR Technical Manual* uses the following formulas for converting motor vehicles into PCEs:

- auto and light trucks = 1 passenger car;
- medium trucks = 13 passenger cars;
- heavy trucks = 47 passenger cars; and
- buses = 18 passenger cars.

Impact Determination and Noise Standards and Guidelines

In 1983 the New York City Department of Environmental Protection (DEP) adopted the City Environmental Protection Order-City Environmental Quality Review (CEQR) noise standards for exterior noise levels. These standards are the basis for classifying noise exposure into four categories based on the L_{10}: Acceptable, Marginally Acceptable, Marginally Unacceptable, and Clearly Unacceptable, as shown in *CEQR Technical Manual* Table 19-2, which is reproduced below.

CEQR Noise Exposure Guidelines for use in City Environmental Impact Review[1]

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1.Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	$L_{dn} \leq 60$ dBA		$L_{dn} \leq 60$ dBA		$L_{dn} \leq 60$ dBA		$L_{dn} \leq 75$ dBA
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 65$ dBA		$65 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
3. Residence, residential hotel or motel	7 am to 10 pm	$L_{10} \leq 65$dBA		$65 < L_{10} \leq 70$dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
	10 pm to 7 am	$L_{10} \leq 55$dBA		$55 < L_{10} \leq 70$dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
4. School, museum, library, court house of worship, transient hotel or motel, public meeting room, auditorium, out-patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM- 10 PM)		Same as Residential Day (7 AM –10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM –10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Notes:

(i) In addition, any new activity shall not increase the ambient noise level by 3 dBA or more;

1 Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.

2 Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.

3 One may use the FAA-approved L_{dn} contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.

4 External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).

Source: New York City Department of Environmental Protection (adopted policy 1983).

For noise increases caused by project-induced traffic, or for stationary noise sources introduced by the proposed action, if the no-action levels are less than 60 dBA $L_{eq(1)}$ and the analysis period is not at nighttime, an increase of 5 dBA $L_{eq(1)}$ or more in the future with the project would be considered a significant impact. In order for the 5 dBA threshold to be valid, the resultant action condition noise level would have to be equal to or less than 65 dBA. If the no-action noise level is equal to or greater than 62 dBA $L_{eq(1)}$, or if the analysis period is a nighttime analysis period, the incremental significant impact threshold would be 3 dBA $L_{eq(1)}$. If the no-action noise level is 61 dBA $L_{eq(1)}$, the maximum incremental increase would be 4 dBA, since an increase higher than this would result in a noise level higher than the 65 dBA $L_{eq(1)}$ threshold and be considered significant.

If the proposed project would introduce a sensitive receptor, with-action L_{10} noise levels would be compared with the values contained in the Noise Exposure Guidelines. If these noise levels

would exceed the Marginally Acceptable levels, a significant impact would occur unless the building design as proposed provides a composite building attenuation that would be sufficient to reduce these levels to an acceptable interior noise level. These values are shown in *CEQR Technical Manual* Table 19-3, which is reproduced below.

Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise level with proposed project	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
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)

Note: [A] The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of 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

Potential for Additional Stationary Source Noise

The proposed actions would result in the construction of 13 additional residential units. Unlike playgrounds, outdoor truck loading docks, loudspeaker systems, car washes, stationary diesel engines, or similar uses, residences are not substantial stationary noise sources. All rooftop mechanical equipment, including air conditioner compressors, would be enclosed and would comply with New York City Noise Code requirements, which limit noise levels generated by such equipment to 65 dBA during the daytime (7AM to 10 PM) and 55 dBA during the nighttime. The proposed actions would therefore not have the potential to cause a significant adverse stationary source noise impact.

Potential for Additional Mobile Source Noise

The anticipated action-induced development is below the CEQR threshold for a traffic impact assessment. It can therefore be assumed that the additional traffic volumes would be too low to cause a 3 dBA increase in $L_{eq(1)}$ noise levels, which would require a doubling of PCE traffic volumes along an adjacent street. The proposed actions would therefore not have the potential to cause a significant adverse mobile source noise impact.

Potential for Existing Noise Levels to Adversely Affect New Residents

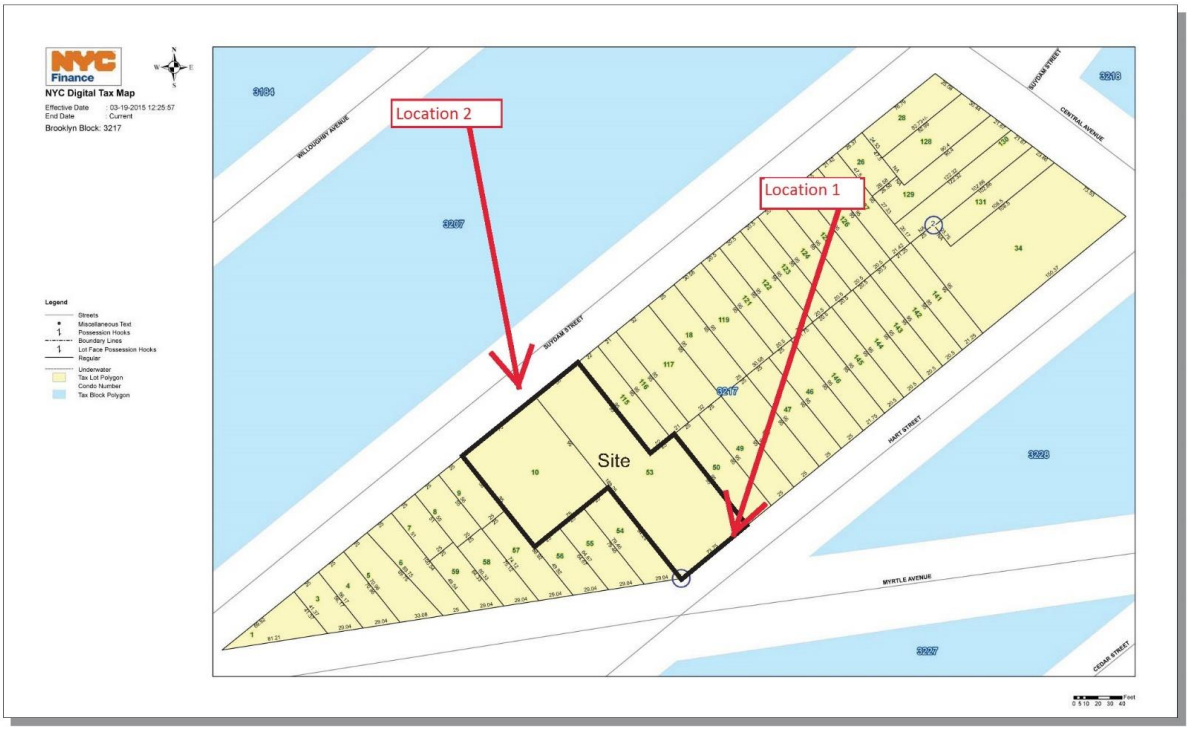
Equity Environmental Engineering conducted noise monitoring to determine the existing ambient noise levels affecting the project site. Because the predominant noise sources in the vicinity of the project site are subway system trains on the trestle above Myrtle Avenue and vehicular traffic predominantly along Myrtle Avenue, Equity Environmental decided to conduct the noise monitoring during peak weekday travel periods, 7:00 – 9:00 am, 12:00 - 1:00 pm, and 5:00 - 6:00 pm. The initial decision was to conduct the readings at one location, the Hart Street sidewalk adjacent to the project site. That location was chosen because the two streets on which the project site fronts, Hart and Suydam Streets, are both local residential streets, but the

Hart Street side of the site is directly adjacent to Myrtle Avenue, a busier street carrying commercial traffic and supporting the elevated subway trestle. Initial readings were taken at this location on Tuesday, June 7, 2016. Pursuant to *CEQR Technical Manual* methodology, readings were conducted for a one-hour period during each peak period.

Two issues prompted Equity Environmental to conduct a second set of noise measurements. Because of delays in reaching the site, the first one-hour morning monitoring session extended beyond the end of the peak rush hour travel period. Also, it was determined that the Central Avenue Station on Myrtle Avenue is located directly above Hart Street, possibly reducing rail noise at this location. There was a concern that rail noise might actually be greater at the Suydam Street side of the site, which is exposed to the sound of Manhattan-bound trains as they accelerate after leaving the station. Noise monitoring was therefore conducted on Wednesday, June 28, 2017, on the Hart Street and Suydam Street sidewalks adjacent to the project site. The map below shows the two locations.

Noise Monitoring Locations

605 Hart Street, Brooklyn — Figure 2 - Tax Map



Urban Cartographics

Noise monitoring was conducted using a Type 1 Casella CEL-633 sound meter with wind screen (on the first day of monitoring) and a Type 2 Larson-Davis LxT2 sound meter with wind screen (on the second day). The monitor was placed on a tripod at a height of approximately three feet above the sidewalk, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session. On both days the weather was sunny and dry throughout the day and wind speeds were moderate throughout the day. Neighboring properties were not a significant source of ambient noise. Traffic volumes and vehicle classification were documented during the noise monitoring.

Based on the noise measurements taken at the project site, the predominant source of noise on the Hart Street frontage is vehicular and rail traffic, while the predominant source of noise on the Suydam Street frontage is vehicular traffic. The noise monitoring results and the traffic counts are presented in the tables below.

Noise Levels at the Hart Street Frontage

	Tuesday, June 7, 2016 (Midday & PM) Wednesday, June 28, 2017 (AM)		
	7:30 AM – 8:30 AM	12:00 PM – 1:01 PM	5:00 PM – 6:00 PM
L_{max}	92.8	90.9	92.8
L_{10}	**78.9**	74.0	77.5
L_{eq}	77.0	74.2	76.4
L_{50}	66.9	66.0	66.5
L_{90}	57.9	58.5	60.0
L_{min}	51.6	51.8	54.4

Noise Levels at the Suydam Street Frontage

	Wednesday, June 28, 2017		
	7:43 AM – 8:43 AM	12:01 PM – 1:01 PM	4:31 PM – 5:31 PM
L_{max}	78.8	80.2	86.7
L_{10}	65.0	63.5	**65.5**
L_{eq}	66.8	61.7	63.5
L_{50}	55.5	56.5	57.0
L_{90}	49.5	53.0	52.5
L_{min}	44.7	50.0	49.5

Traffic Volumes and Vehicle Classifications at the Hart Street Location

	Morning	Midday	Evening
Car/ Taxi	10	17	29
Van/ Light Truck/SUV	12	24	27
Heavy Truck	2	1	3
Bus	0	0	0
Train	0	15	18
Motorcycle	22	0	0

Traffic Volumes and Vehicle Classifications at the Suydam Street Location

	Morning	Midday	Evening
Car/ Taxi	26	31	35
Van/ Light Truck/SUV	62	45	73
Heavy Truck	2	4	1
Bus	1	0	1
Train	21	12	19

The highest recorded L_{10} at the Hart Street frontage was 78.9 dBA during the morning period, and the highest recorded L_{10} at the Suydam Street frontage was 65.5 dBA during the evening period According to the noise exposure guidelines in *CEQR Technical Manual* Table 19-2, those readings place the site's Hart Street frontage in the Marginally Unacceptable Category (between 70 and 80 dBA) and the site's Suydam Street frontage in the Marginally Acceptable Category (between 65 and 70 dBA).

Because a predominant source of noise is train traffic on the elevated subway system trestle, additional analysis was performed to determine the highest noise levels that would affect upper floor facades. Because the analysis was performed in November 2017, during an eight-month closing of the adjacent section of the M subway line (Phase II of the Myrtle Avenue Viaduct reconstruction), elevated noise readings from another location were used. The measurements were taken at a rooftop location facing the elevated subway trestle along Boston Road in the West Farms neighborhood of the Bronx. The equipment was mounted on the roof of a two-story hotel adjacent to a future development site. Because the rooftop was approximately level with the trestle and the distance between the hotel and the tracks was approximately the same as the closest distance between the project site and the Myrtle Avenue trestle, the results of the noise readings are considered comparable to the highest rail noise levels to which the proposed development would be subjected.

Monitoring was conducted for 24 hours, from 6:02 PM on Tuesday, June 23, 2015, to 6:02 PM on Wednesday, June 24, 2015. The sound meter used for the noise monitoring was a Casella CEL-633C conforming to ANSI S1.4 Type 1, and a CEL251 Class 1 microphone was used. The time response of the sound level was set to "slow." The weather was dry with moderate wind

speeds. The highest hourly L_{10} noise level was 79.5 dB(A). (A report of the noise monitoring, with a table of all hourly noise levels, is appended to this EAS.)

The 79.5 dB(A) measurement was applied to the project site using *CEQR Technical Manual* Equation 19-3. The results are shown in the table below.

Calculated Rail Noise at the Project Site

Equation 19-3 Lp1 = Lp2 – 20*log(d1/d2) where:		
Lp1 is sound pressure level at the receptor		
Lp2 is sound pressure level at the reference location		
d1 is the distance from the source to the receptor		
d2 is the distance at which the source sound level data is known		
West Farms Monitoring Location	Hart Street frontage	Suydam Street frontage
Distance from tracks (d2)	Distance from tracks (d1)	Distance from tracks (d1)
20 feet	20 feet	335 feet
Measured Peak noise level (Lp2)	Calculated Peak noise level (Lp1)	Calculated Peak noise level (Lp1)
79.5 dB(A) L_{10}	79.5 dB(A) L_{10}	55.0197

The maximum L_{10} noise level for the Hart Street façade would be 79.5 dB(A), which is higher than the maximum street level reading of 78.9 but is also within the Marginally Unacceptable Category. The maximum for the Suydam Street façade would be 55.0 dB(A), which is lower than the maximum street level reading of 65.5, a result that is consistent with the observation that the predominant noise source at that location is vehicular traffic rather than rail traffic.

Window-wall noise attenuation would therefore be required for all windows on the proposed building's Hart Street facade to ensure an acceptable indoor noise level. Based on Table 19-3 of the *CEQR Technical Manual*, the required Outdoor Indoor Transmission Class (OITC) attenuation values to achieve acceptable interior noise levels along the Hart Street frontage are 35 dBA for the residential portion of the building and 30 dBA for the commercial component. Provision of this level of window-wall attenuation would ensure that no adverse impacts related to noise occur.

(E) Designation

To avoid any potential impacts associated with noise, an (E) designation (E-462) for noise would be placed on the project site. The text of the (E) designation is as follows:

Block 3217, Lot 53 (Projected Development Site 1):

In order to ensure an acceptable interior noise environment, future residential or commercial development on Block 3217, Lot 53, must provide a closed window condition with a minimum of 35 dBA window/wall attenuation, and future commercial uses must provide a closed window condition with a minimum of 30 dBA window/wall

attenuation, on all façades in order to maintain an interior noise level of 45 dBA for residential uses or 50 dBA for commercial uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, air conditioning.

Block 3217, Lot 10 (Projected Development Site 2):

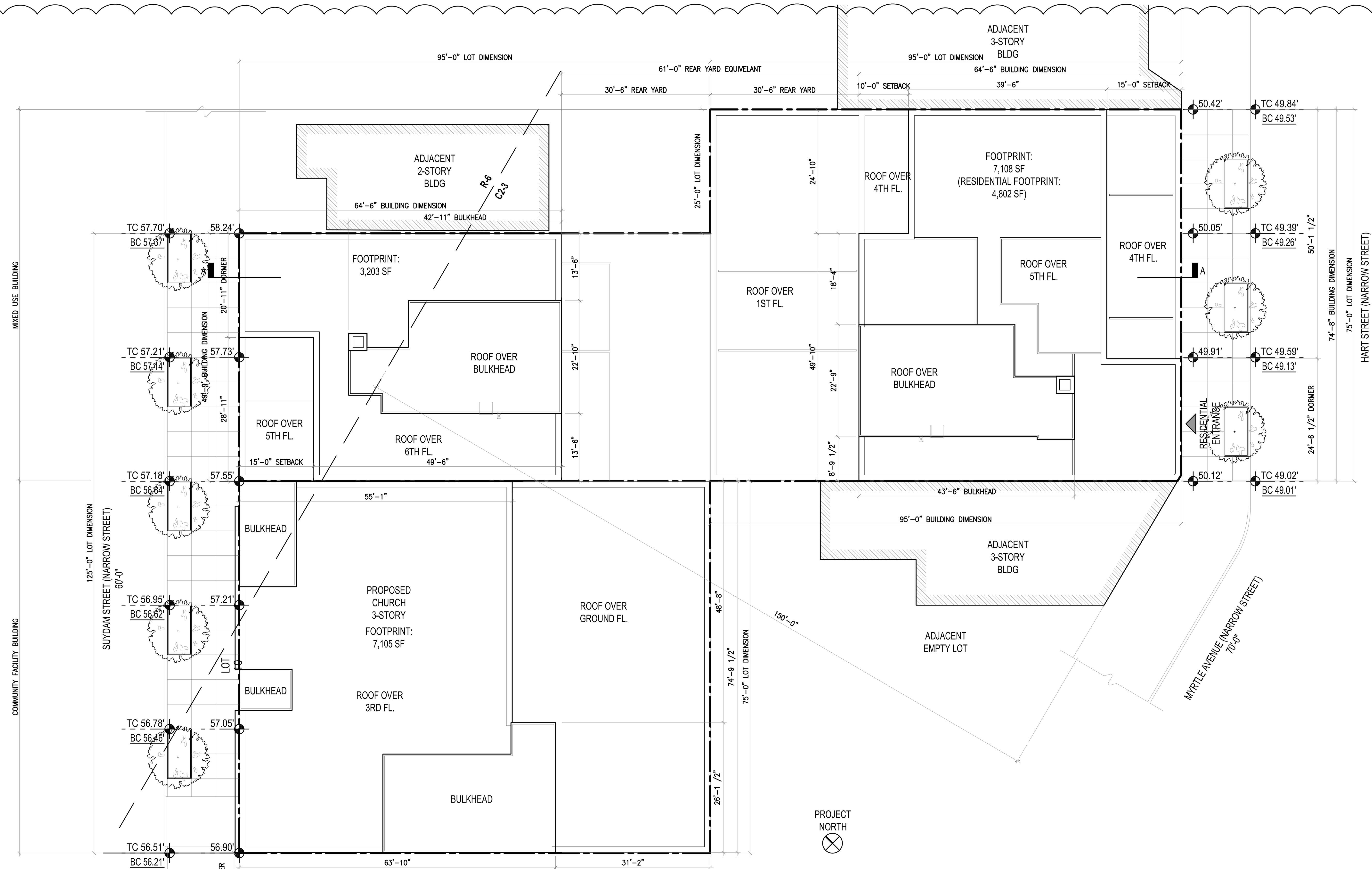
In order to ensure an acceptable interior noise environment, future community facility development on Block 3217, Lot 10, must provide a closed window condition with a minimum of 35 dBA window/wall attenuation on all façades in order to maintain an interior noise level of 45 dBA for community facility uses. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation include, but are not limited to, air conditioning.

Conclusion

With the (E) designation in place, the proposed actions would not result in a significant adverse noise impact.

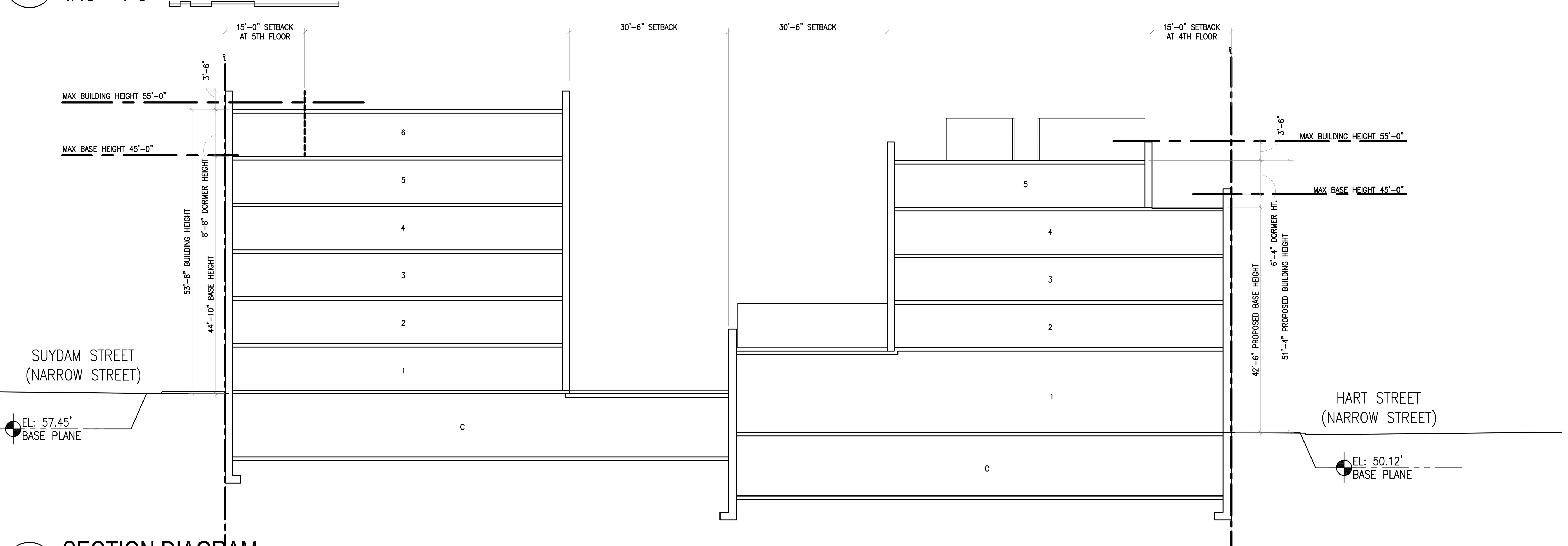
Appendix

605 Hart Street
No-Action Plans



LOT COVERAGE CALCULATION:	
LOT AREA:	18,999.52 SF
PROPOSED RESIDENTIAL BLDG:	3,203 SF FOOTPRINT
PROPOSED RESIDENTIAL BLDG:	4,802 SF FOOTPRINT
PROPOSED COMM. FACILITY:	4,345 SF FOOTPRINT
TOTAL 12,350 / 18,999.52 =	12,350 SF FOOTPRINT 65.0% LOT COVERAGE

1 PLOT PLAN
1/16" = 1'-0" 0 8' 16' 32'



2 SECTION DIAGRAM
1/16" = 1'-0" 0 8' 16' 32'

ZONING CALCULATIONS:

	Address:	605 HART STREET AND 118 SUYDAM STREET	
	Block	3217	
	Lot	10, 53	
	Zoning District	R6, C2-3	
	Map	13b	
	Lot Area	18,999.52 sf	
		R6 Portion of lot	1,720.04 sf
		C2-3 Portion of lot	17,279.48 sf
			18,999.52 sf
	Inclusionary Housing	Optional	
	Special Purpose	No	

76-131 District boundary 150 feet from street
32-00 **Proposed Uses:** **Residential** **UG 1, 2**; **Comm Facility** **UG 3, 4**; **Commercial** **UG 5-9, 14**

FAR
35-10 Max. Residential FAR: **2.2**
23-145 2.2 X 18,999.52 = 41,799

33-121 Max. Commercial FAR: 2.00 for commercial only
2.00 x 17,279 sf = 34,558 sf
33-121 Max. Comm. Fac. FAR: 4.80 for CF or both CF and Commercial
4.80 x 18,999.52 = 91,198 sf

Proposed Residential Floor Area and FAR 35,952 1.89 **FAR**
Proposed Commercial Floor Area and FAR 6,000 0.32 **FAR**
Proposed Community facility Floor Area and FAR 21,771 1.15 **FAR**
Proposed Floor Area and FAR **63,723** **3.35 FAR**

35-24 Height and Setback: For Mixed Use Building
Min. Base height 30 ft
Max. Base height 45 ft
Max. Bldg. Height 55 ft
Setback from Narrow Street: 15 ft
Proposed Base HT: 44'-10"
Proposed Building HT: 53'-8" **at Suydam Street**
Proposed Base HT: 42'-6"
Proposed Building HT: 51'-4" **at Hart Street**

24-522 Height and Setback: For Community Facility Building
33-431 Max. Base height 60 ft
Max. Bldg. Height SEP 2.7 :1
Setback from Narrow Street: 20 ft
Proposed Base HT: 57'-2 1/4"
Proposed Building HT: 57'-2 1/4"

24-165 Lot Coverage
Where different lot coverages apply to zoning lots containing residential and CF, the higher coverage shall be applied…
Max. Lot Coverage 65%
12,350 sf footprint max footprint permitted
Proposed Footprint: 12,349 sf
Proposed Lot Cov. 65.00%

35-50 Required Yards: For Mixed Use Building
35-51 Front Yard: None Req'd
35-52 Side Yard: None Req'd
23-47 Rear Yard: 30ft
23-532(a) RYE: 60ft
Proposed Rear Yard: 30'-6"
Proposed Rear Yard Equivalent: 61'-0"

33-20 Required Yards: For Community Facility Building
Front Yard: None Req'd
33-25 Side Yard: None Req'd
33-26 Rear Yard: 20ft
33-23 Permitted Obstuctions in Required Rear Yards
Any building or portion of building used for any other use other than residences….
and provided that the height of such building shall not exceed one story nor 23 feet above curb level…
Proposed Rear Yard: 31'-2"

35-40 Density Control / Max. Dwelling Units
23-20 41,799 680 61
Proposed No. of Dwelling Units 43

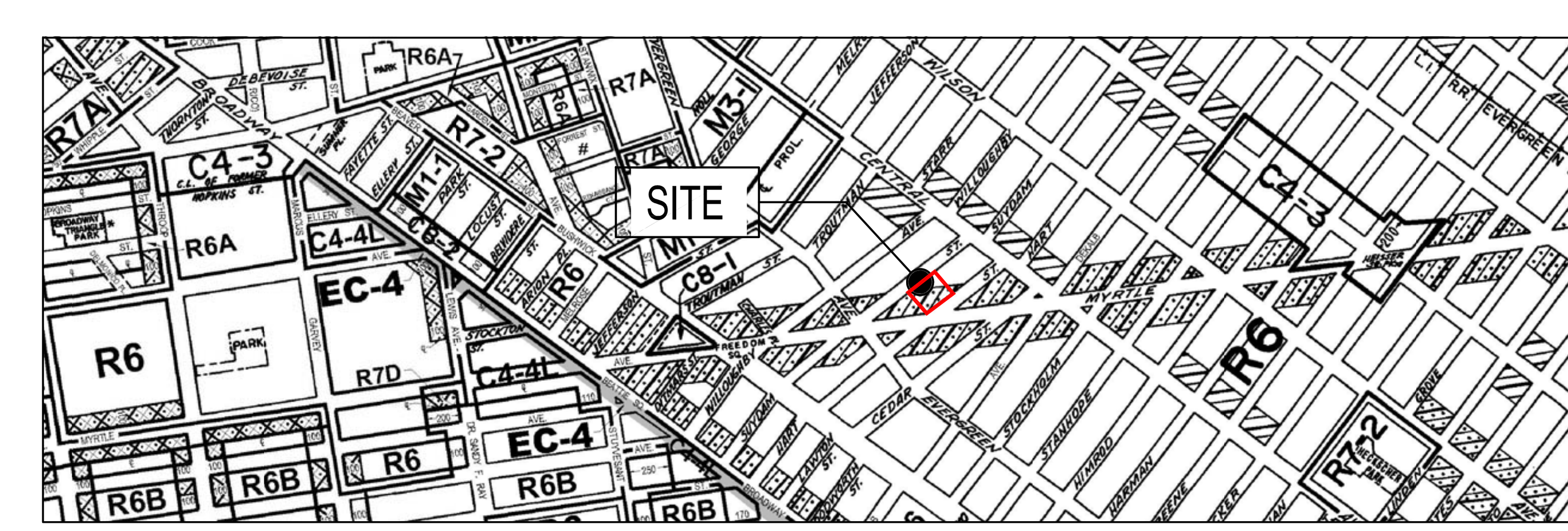
36-20 Parking:
36-33 50% of Quality Housing units require parking
25-23 39% for Publicy Assisted Housing
49 x .39 = 19.11 or **20 spaces**
36-361 5 spaces waived as of right in R6 district
36-21 Houses of worship do not require parking in C2 districts mapped within R6.
Food stores with 2,000 sf or more with a PRC-A require 1 space per 300 sf
6,000 / 300 = 25 spaces
36-231 Parking requirement shall not apply to commercial uses if the total number or spaces is 25 or less
Proposed Parking: 22 spaces

36-711 Bicycle Parking:
50% of dwelling units require bicycle parking spaces
43 x .5 = 21.5 or 22 spaces
Houses of worship do not require bicycle parking
Proposed Parking: 25 spaces

28-00 Quality Housing Requirements
23-011 In R6 districts, the bulk regulations applicable to Quality Housing may be applied..
26-41 Street Trees: 1 Tree every 25' of street frontage
Street Frontage
Suydam Street 125'-0" 5 trees required
Hart Street 75'-0" 3 trees required
8 Street trees required / 8 Street trees proposed

28-21 Min. FA for DU: 400 SF
28-23 Refuse Storage & Disposal: 12 SF of each refuse disposal room can be from FA
28-31 Required Recreation Space: 3.3% of Res. FA
41,450.75 x 3.3%= **1367.87** sf required

1,060 sf provided at rear yard
900 sf provide as interior amenity
1,960 sf provided



ST-1 REQUIREMENTS AS PER ZR 33-03/26-41	
-THE TOTAL ZONING LOT STREET FRONTAGE	200'-0"
-THE THE NUMBER OF TREES REQUIRED FOR THE COMPLETE ZONING LOT STREET FRONTAGE	8 TREES
- THE NUMBER OF TREES EXISTING ON ZONING LOT	O TREES
- THE NUMBER OF NEW TREES ADDED	8 TREES
- THE NUMBER OF TREES TO BE PLANTED IN A DIFFERENT LOCATION	0 TREE

605 HART 118 SUYDAM STREET
BROOKLYN , NEW YORK

ARCHITECT
RKTB
Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

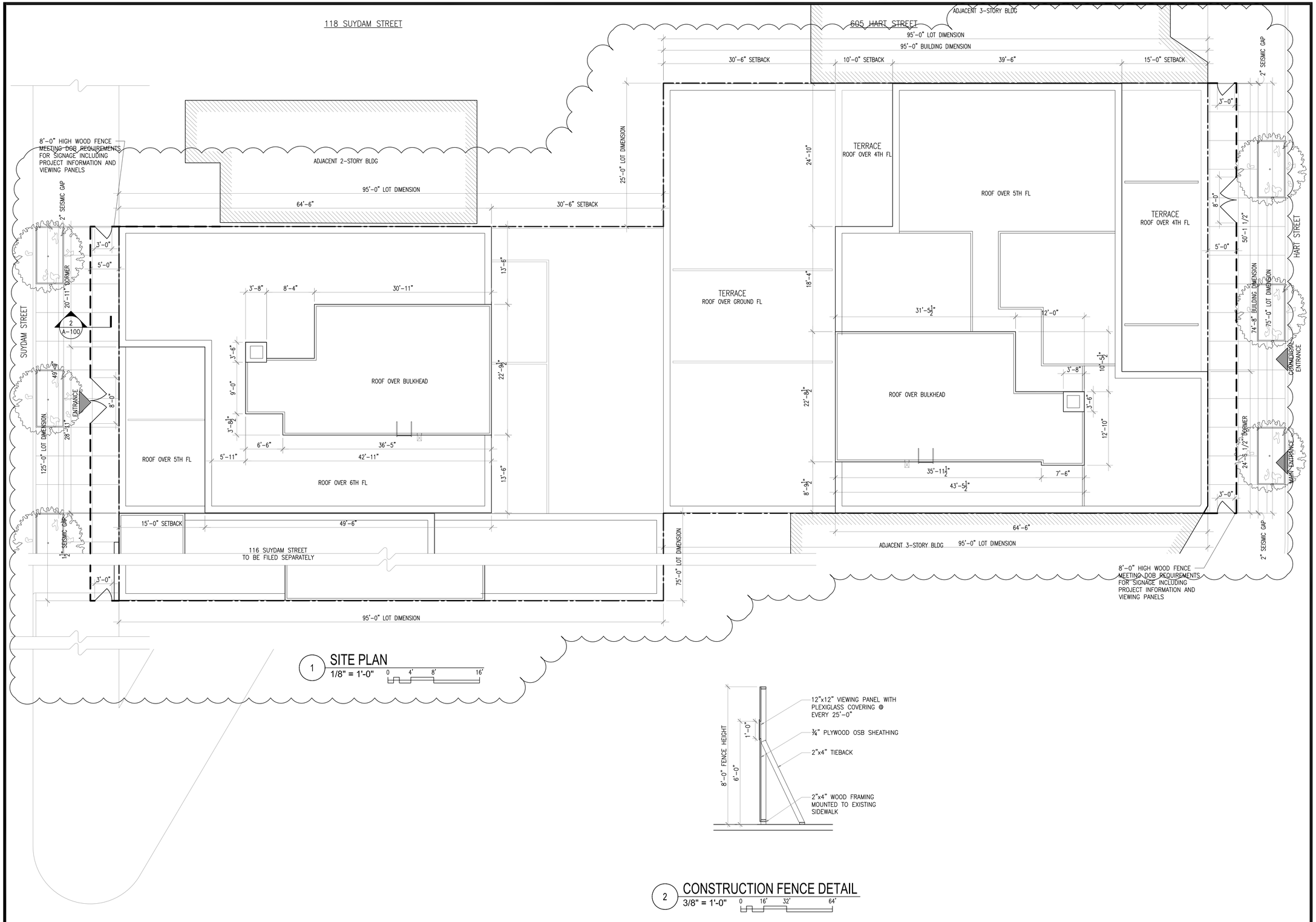
CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE SITE PLAN, ZONING DIAGRAM, MAP & SPREADSHEET

FILING	ZONING	R6
BIS	DISTRICT	C2–3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	Z001.01
	PAGES 10	OF 121



1 SITE PLAN
1/8" = 1'-0"

2 CONSTRUCTION FENCE DETAIL
3/8" = 1'-0"

605 HART 118 SUYDAM STREET

BROOKLYN , NEW YORK

ARCHITECT
RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

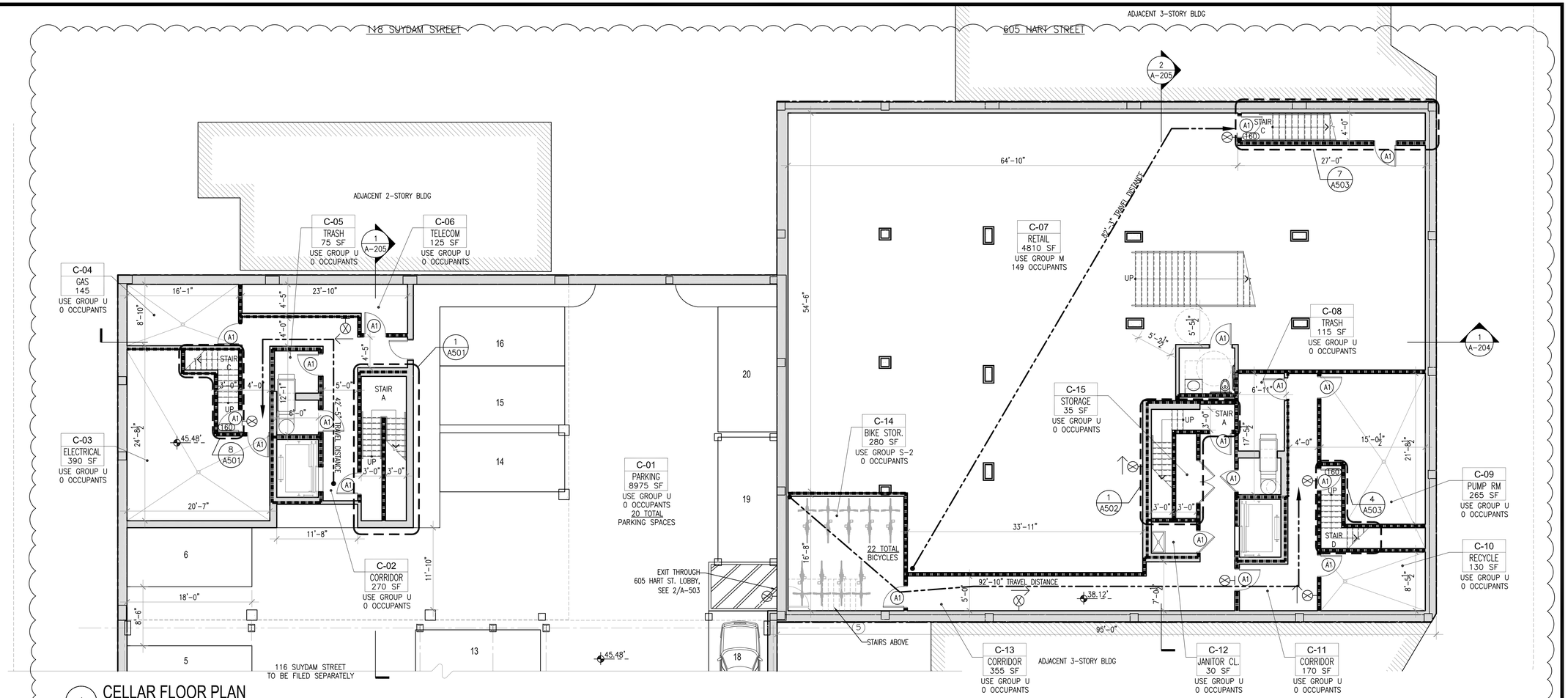
CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT: 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE: SITE PLAN

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-100.01
	PAGES 13	OF 121



1 CELLAR FLOOR PLAN

1/8" = 1'-0"

CELLAR FLOOR ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
C-01	PARKING	U	8975 SF	0 SF	0
C-02	CORRDIOR	U	270 SF	0 SF	0
C-03	ELECTRICAL ROOM	U	390 SF	0 SF	0
C-04	GAS ROOM	U	145 SF	0 SF	0
C-05	TRASH COMPACTOR ROOM	U	75 SF	0 SF	0
C-06	TELECOM ROOM	U	125 SF	0 SF	0
	TOTAL OCCUPANCY:				**0**
	TOTAL EXIT CAPACITY:				**120**
C-07	RETAIL	M	4810 SF	30 SF	149
C-08	TRASH ROOM	U	115 SF	0 SF	0
C-09	PUMP ROOM	U	265 SF	0 SF	0
C-10	RECYCLE ROOM	U	130 SF	0 SF	0
C-11	CORRIDOR	U	170 SF	0 SF	0
C-12	JANITOR'S CLOSET	U	30 SF	0 SF	0
C-13	CORRIDOR	U	355 SF	0 SF	0
C-14	BIKE STORAGE	S-2	280 SF	0 SF	0
C-15	STORAGE	U	35 SF	0 SF	0
	TOTAL OCCUPANCY:				**149**
	TOTAL EXIT CAPACITY:				**240**

STAIR CAPACITY TABLE: 118 SUYDAM ST - CELLAR FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	–	–	–	–
B	–	–	–	–
C	36"	0.3	120	120
TOTAL STAIR CAPACITY				**120**

CORRIDOR CAPACITY TABLE: 118 SUYDAM ST - CELLAR FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
48"	0.2	240	240
TOTAL CORRIDOR CAPACITY			**240**

DOOR CAPACITY TABLE: 118 SUYDAM ST - CELLAR FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

EXIT NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	–	–	–	–
B	–	–	–	–
C	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**160**

STAIR CAPACITY TABLE: 605 HART ST - CELLAR FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	–	–	–	–
B	–	–	–	–
C	48"	0.3	160	160
D	36"	0.3	120	120
E	54"	0.3	180	180
TOTAL STAIR CAPACITY				**460**

CORRIDOR CAPACITY TABLE: 605 HART ST - CELLAR FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
48"	0.2	240	240
TOTAL CORRIDOR CAPACITY			**240**

DOOR CAPACITY TABLE: 605 HART ST - CELLAR FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

EXIT NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	–	–	–	–
B	–	–	–	–
C	36" (32 clear)	0.2	160	160
D	36" (32 clear)	0.2	160	160
E	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**480**

MAXIMUM TRAVEL DISTANCE
IN ACCORDANCE WITH TABLE 1015.1 NYC BUILDING CODE 2014

OCCUPANCY GROUP	DISTANCE
R2	200'

SMOKE/ CARBON MONOXIDE DETECTOR NOTES
1. DWELLING SHALL BE PROVIDED WITH COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS AS PER LOCAL LAW 7/2004.
2. DWELLING SHALL BE PROVIDED WITH AUDIBLE AND VISIBLE TYPE SMOKE DETECTORS. REFER TO NOTE #17 UNDER LOCAL LAW 58/87 NOTES.
3. SMOKE DETECTORS TO BE IONIZATION TYPE AS PER NYC BUILDING CODE.
4. COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS MUST BE INSTALLED WITHIN FIFTEEN FEET (15'-0") OF THE ENTRANCE OF ALL SLEEPING ROOMS.
5. SMOKE DETECTORS SHALL BE HARD WIRED AND MAY BE WALL OR CEILING MOUNTED AS PER N.F.P.A. #74-1980 AND LOCAL LAW 62/81.
6. CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14.

LEGEND

ONE (1) HOUR FIRE RATING	
TWO (2) HOUR FIRE RATING	
THREE (3) HOUR FIRE RATING	
EXIT SIGN	
SMOKE & CARBON MONOXIDE DETECTOR	

PROJECT NORTH

605 HART 118 SUYDAM STREET
BROOKLYN , NEW YORK

ARCHITECT
RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

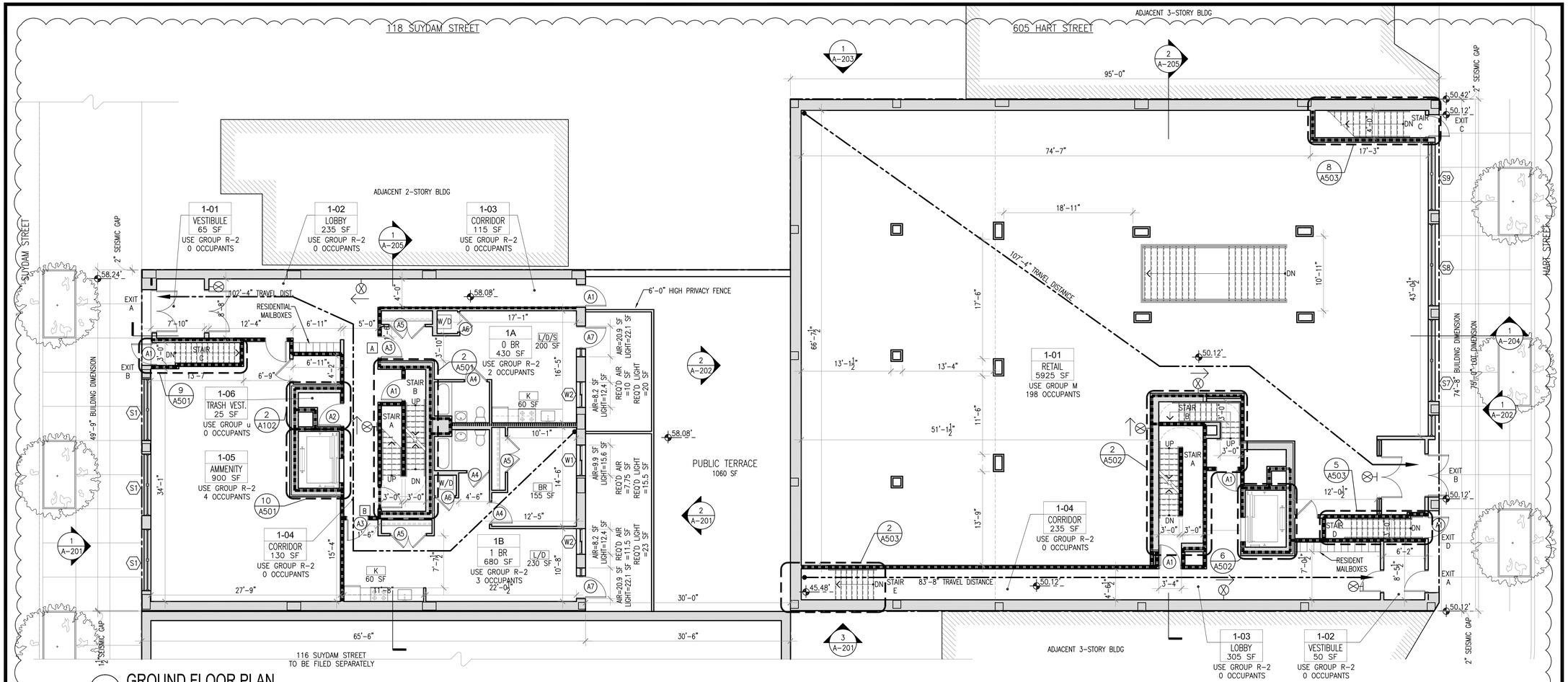
CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

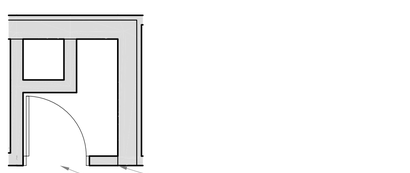
PROJECT: 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE: CELLAR FLOOR PLAN

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-101.01
	PAGES 14	OF 121



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



2 TRASH VESTIBULE (1st-6th FLOORS)
1/4" = 1'-0"

118 SUYDAM ST - GROUND FLOOR ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
1A	UNIT 1A	R-2	430 SF	200 SF	2
1B	UNIT 1B	R-2	680 SF	200 SF	3
1-01	VESTIBULE	R-2	65 SF	0 SF	0
1-02	LOBBY	R-2	235 SF	0 SF	0
1-03	CORRIDOR	R-2	115 SF	0 SF	0
1-04	CORRIDOR	R-2	130 SF	0 SF	0
1-05	AMMENITY	R-2	900 SF	200 SF	4
1-06	TRASH VESTIBULE	U	25 SF	0 SF	0
	TOTAL OCCUPANCY:				**9**
	TOTAL EXIT CAPACITY:				**-**

STAIR CAPACITY TABLE: 118 SUYDAM ST - GROUND FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–
TOTAL STAIR CAPACITY				**-**

CORRIDOR CAPACITY TABLE: 118 SUYDAM ST - GROUND FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
60"	0.2	300	300
TOTAL CORRIDOR CAPACITY			**300**

DOOR CAPACITY TABLE: 118 SUYDAM ST - GROUND FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**320**

605 HART ST - GROUND FLOOR ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
1-01	RETAIL	M	5925 SF	30 SF	198
1-02	VESTIBULE	R	50 SF	0 SF	0
1-03	LOBBY	R	305 SF	0 SF	0
1-04	CORRIDOR	R	235 SF	0 SF	0
	TOTAL OCCUPANCY:				**198**
	TOTAL EXIT CAPACITY:				**270**

STAIR CAPACITY TABLE: 605 HART ST - GROUND FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	–	–	–	–
B	–	–	–	–
C	–	–	–	–
D	–	–	–	–
E	–	–	–	–
TOTAL STAIR CAPACITY				**-**

CORRIDOR CAPACITY TABLE: 605 HART ST - GROUND FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
54"	0.2	270	270
TOTAL CORRIDOR CAPACITY			**270**

DOOR CAPACITY TABLE: 605 HART ST - GROUND FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

EXIT NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	72" (68 clear)	0.2	340	340
C	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**660**

MAXIMUM TRAVEL DISTANCE
IN ACCORDANCE WITH TABLE 1015.1 NYC BUILDING CODE 2014

OCCUPANCY GROUP	DISTANCE
R2	200'

SMOKE/ CARBON MONOXIDE DETECTOR NOTES
1. DWELLING SHALL BE PROVIDED WITH COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS AS PER LOCAL LAW 7/2004.
2. DWELLING SHALL BE PROVIDED WITH AUDIBLE AND VISIBLE TYPE SMOKE DETECTORS. REFER TO NOTE #17 UNDER LOCAL LAW 58/87 NOTES.
3. SMOKE DETECTORS TO BE IONIZATION TYPE AS PER NYC BUILDING CODE.
4. COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS MUST BE INSTALLED WITHIN FIFTEEN FEET (15'-0") OF THE ENTRANCE OF ALL SLEEPING ROOMS.
5. SMOKE DETECTORS SHALL BE HARD WIRED AND MAY BE WALL OR CEILING MOUNTED AS PER N.F.P.A. #74-1980 AND LOCAL LAW 62/81.
6. CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14.

LEGEND

ONE (1) HOUR FIRE RATING	
TWO (2) HOUR FIRE RATING	
THREE (3) HOUR FIRE RATING	
EXIT SIGN	X
SMOKE & CARBON MONOXIDE DETECTOR	SD

PROJECT NORTH

605 HART 118 SUYDAM STREET
BROOKLYN , NEW YORK

ARCHITECT
RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

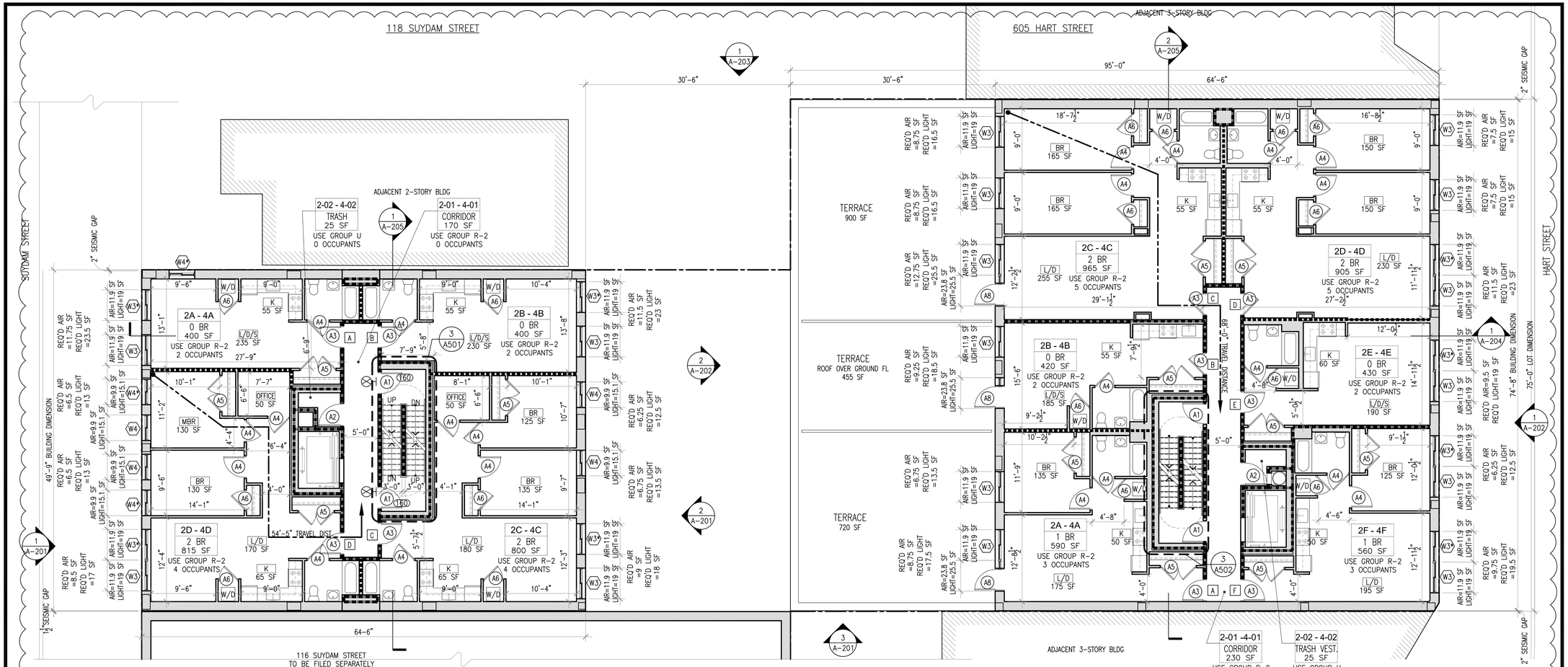
CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT: 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE: GROUND FLOOR PLAN

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-102.01
	PAGES	15 OF 121



1 SECOND THRU FOURTH FLOOR PLAN

1/8" = 1'-0"

118 SUYDAM ST - SECOND THRU FOURTH FLOOR ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
2A–4A	UNIT 2A–4A	R–2	400 SF	200 SF	2
2B–4B	UNIT 2B–4B	R–2	400 SF	200 SF	2
2C–4C	UNIT 2C–4C	R–2	800 SF	200 SF	4
2D–4D	UNIT 2D–4D	R–2	815 SF	200 SF	4
2–01 – 4–01	CORRIDOR	R–2	170 SF	0 SF	0
2–02 – 4–02	TRASH VESTIBULE	U	25 SF	0 SF	0
	TOTAL OCCUPANCY:				**12**
	TOTAL EXIT CAPACITY:				**240**

STAIR CAPACITY TABLE: 118 SUYDAM ST - SECOND THRU FOURTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	36"	0.3	120	120
B	36"	0.3	120	120
TOTAL STAIR CAPACITY				**240**

CORRIDOR CAPACITY TABLE: 118 SUYDAM ST - SECOND THRU FOURTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
60"	0.2	300	300
TOTAL CORRIDOR CAPACITY			**300**

DOOR CAPACITY TABLE: 118 SUYDAM ST - SECOND THRU FOURTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**320**

605 HART ST - SECOND THRU FOURTH FLOOR ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
2A–4A	UNIT 2A–4A	R–2	590 SF	200 SF	3
2B–4B	UNIT 2B–4B	R–2	420 SF	200 SF	2
2C–4C	UNIT 2C–4C	R–2	965 SF	200 SF	5
2D–4D	UNIT 2D–4D	R–2	905 SF	200 SF	5
2E–4E	UNIT 2E–4E	R–2	430 SF	200 SF	2
2F–4F	UNIT 2F–4F	R–2	560 SF	200 SF	3
2–01 – 4–01	CORRIDOR	R–2	230 SF	0 SF	0
2–02 – 4–02	TRASH VESTIBULE	U	25 SF	0 SF	0
	TOTAL OCCUPANCY:				**20**
	TOTAL EXIT CAPACITY:				**240**

STAIR CAPACITY TABLE: 605 HART ST - SECOND THRU FOURTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	36"	0.3	120	120
B	36"	0.3	120	120
TOTAL STAIR CAPACITY				**240**

CORRIDOR CAPACITY TABLE: 605 HART ST - SECOND THRU FOURTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
60"	0.2	300	300
TOTAL CORRIDOR CAPACITY			**300**

DOOR CAPACITY TABLE: 605 HART ST - SECOND THRU FOURTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**320**

MAXIMUM TRAVEL DISTANCE
IN ACCORDANCE WITH TABLE 1015.1 NYC BUILDING CODE 2014

OCCUPANCY GROUP	DISTANCE
R2	200'

SMOKE/ CARBON MONOXIDE DETECTOR NOTES

1. DWELLING SHALL BE PROVIDED WITH COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS AS PER LOCAL LAW 7/2004.
2. DWELLING SHALL BE PROVIDED WITH AUDIBLE AND VISIBLE TYPE SMOKE DETECTORS. REFER TO NOTE #17 UNDER LOCAL LAW 58/87 NOTES.
3. SMOKE DETECTORS TO BE IONIZATION TYPE AS PER NYC BUILDING CODE.
4. COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS MUST BE INSTALLED WITHIN FIFTEEN FEET (15'–0") OF THE ENTRANCE OF ALL SLEEPING ROOMS.
5. SMOKE DETECTORS SHALL BE HARD WIRED AND MAY BE WALL OR CEILING MOUNTED AS PER N.F.P.A. #74–1980 AND LOCAL LAW 62/81.
6. CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND COMPLY WITH RS 17–13 AND INSTALLED IN ACCORDANCE WITH RS 17–14.

LEGEND

ONE (1) HOUR FIRE RATING	
TWO (2) HOUR FIRE RATING	
THREE (3) HOUR FIRE RATING	
EXIT SIGN	
SMOKE & CARBON MONOXIDE DETECTOR	

PROJECT NORTH

605 HART 118 SUYDAM STREET

BROOKLYN , NEW YORK

ARCHITECT
RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

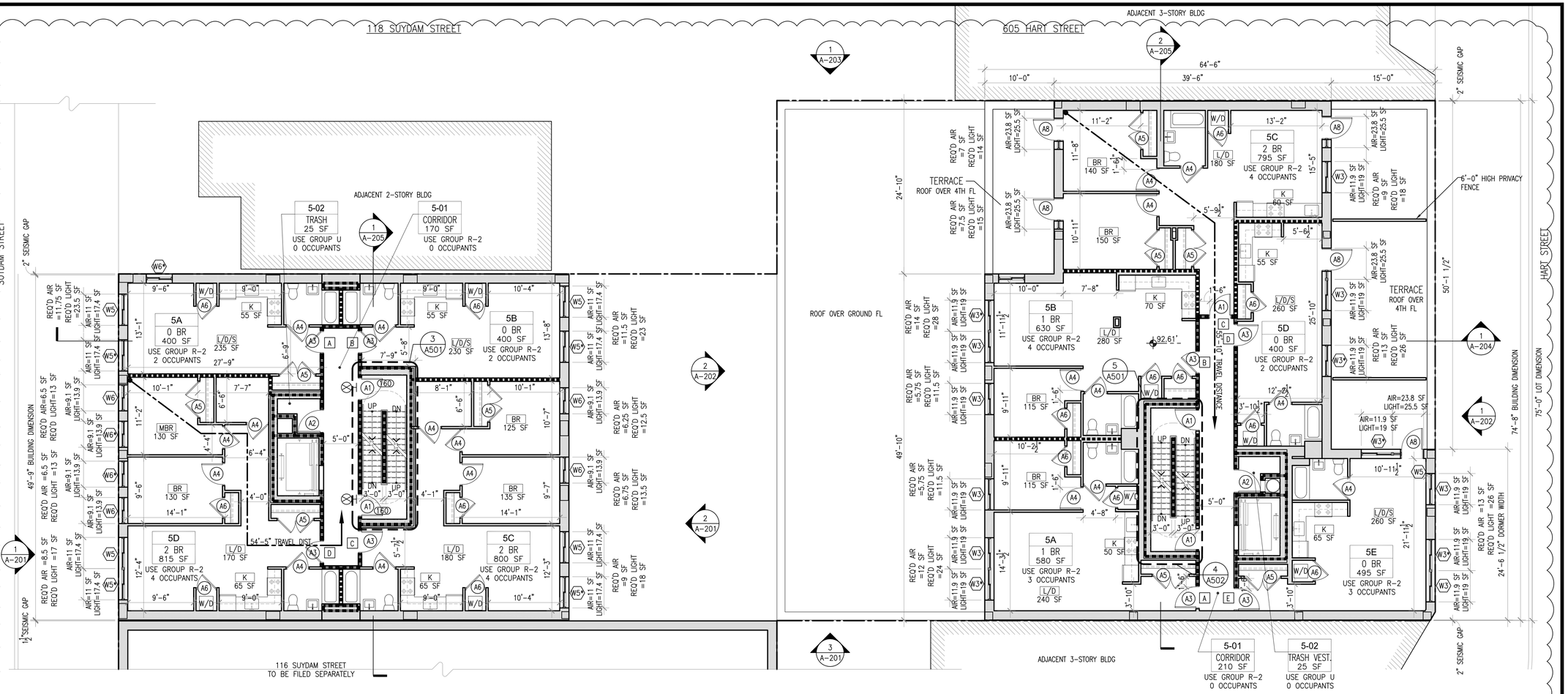
CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT: 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE: SECOND FLOOR THRU FOURTH FLOOR PLAN

FILING	ZONING	R6
BIS	DISTRICT	C2–3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-103.01
	PAGES	16 OF 121



1 FIFTH FLOOR PLAN
1/8" = 1'-0" 0 4' 8' 16'

118 SUYDAM ST - FIFTH FLOOR ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
5A	UNIT 5A	R-2	400 SF	200 SF	2
5B	UNIT 5B	R-2	400 SF	200 SF	2
5C	UNIT 5C	R-2	800 SF	200 SF	4
5D	UNIT 5D	R-2	815 SF	200 SF	4
5-01	CORRIDOR	R-2	170 SF	0 SF	0
5-02	TRASH VESTIBULE	U	25 SF	0 SF	0
	TOTAL OCCUPANCY:				**12**
	TOTAL EXIT CAPACITY:				**240**

STAIR CAPACITY TABLE: 118 SUYDAM ST - FIFTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	36"	0.3	120	120
B	36"	0.3	120	120
TOTAL STAIR CAPACITY				**240**

CORRIDOR CAPACITY TABLE: 118 SUYDAM ST - FIFTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
60"	0.2	300	300
TOTAL CORRIDOR CAPACITY			**300**

DOOR CAPACITY TABLE: 118 SUYDAM ST - FIFTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**320**

605 HART ST - FIFTH FLOOR ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
5A	UNIT 5A	R-2	580 SF	200 SF	3
5B	UNIT 5B	R-2	630 SF	200 SF	4
5C	UNIT 5C	R-2	795 SF	200 SF	4
5D	UNIT 5D	R-2	400 SF	200 SF	2
5E	UNIT 5E	R-2	495 SF	200 SF	3
5-01	CORRIDOR	R-2	210 SF	0 SF	0
5-02	TRASH VESTIBULE	U	25 SF	0 SF	0
	TOTAL OCCUPANCY:				**16**
	TOTAL EXIT CAPACITY:				**240**

STAIR CAPACITY TABLE: 605 HART ST - FIFTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	36"	0.3	120	120
B	36"	0.3	120	120
TOTAL STAIR CAPACITY				**240**

CORRIDOR CAPACITY TABLE: 605 HART ST - FIFTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
60"	0.2	300	300
TOTAL CORRIDOR CAPACITY			**300**

DOOR CAPACITY TABLE: 605 HART ST - FIFTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**320**

MAXIMUM TRAVEL DISTANCE
IN ACCORDANCE WITH TABLE 1015.1 NYC BUILDING CODE 2014

OCCUPANCY GROUP	DISTANCE
R2	200'

SMOKE/ CARBON MONOXIDE DETECTOR NOTES
1. DWELLING SHALL BE PROVIDED WITH COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS AS PER LOCAL LAW 7/2004.
2. DWELLING SHALL BE PROVIDED WITH AUDIBLE AND VISIBLE TYPE SMOKE DETECTORS. REFER TO NOTE #17 UNDER LOCAL LAW 58/87 NOTES.
3. SMOKE DETECTORS TO BE IONIZATION TYPE AS PER NYC BUILDING CODE.
4. COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS MUST BE INSTALLED WITHIN FIFTEEN FEET (15'-0") OF THE ENTRANCE OF ALL SLEEPING ROOMS.
5. SMOKE DETECTORS SHALL BE HARD WIRED AND MAY BE WALL OR CEILING MOUNTED AS PER N.F.P.A. #74-1980 AND LOCAL LAW 62/81.
6. CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14.

LEGEND

ONE (1) HOUR FIRE RATING	
TWO (2) HOUR FIRE RATING	
THREE (3) HOUR FIRE RATING	
EXIT SIGN	X
SMOKE & CARBON MONOXIDE DETECTOR	CO SD

PROJECT NORTH

605 HART 118 SUYDAM STREET

BROOKLYN , NEW YORK

ARCHITECT
RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

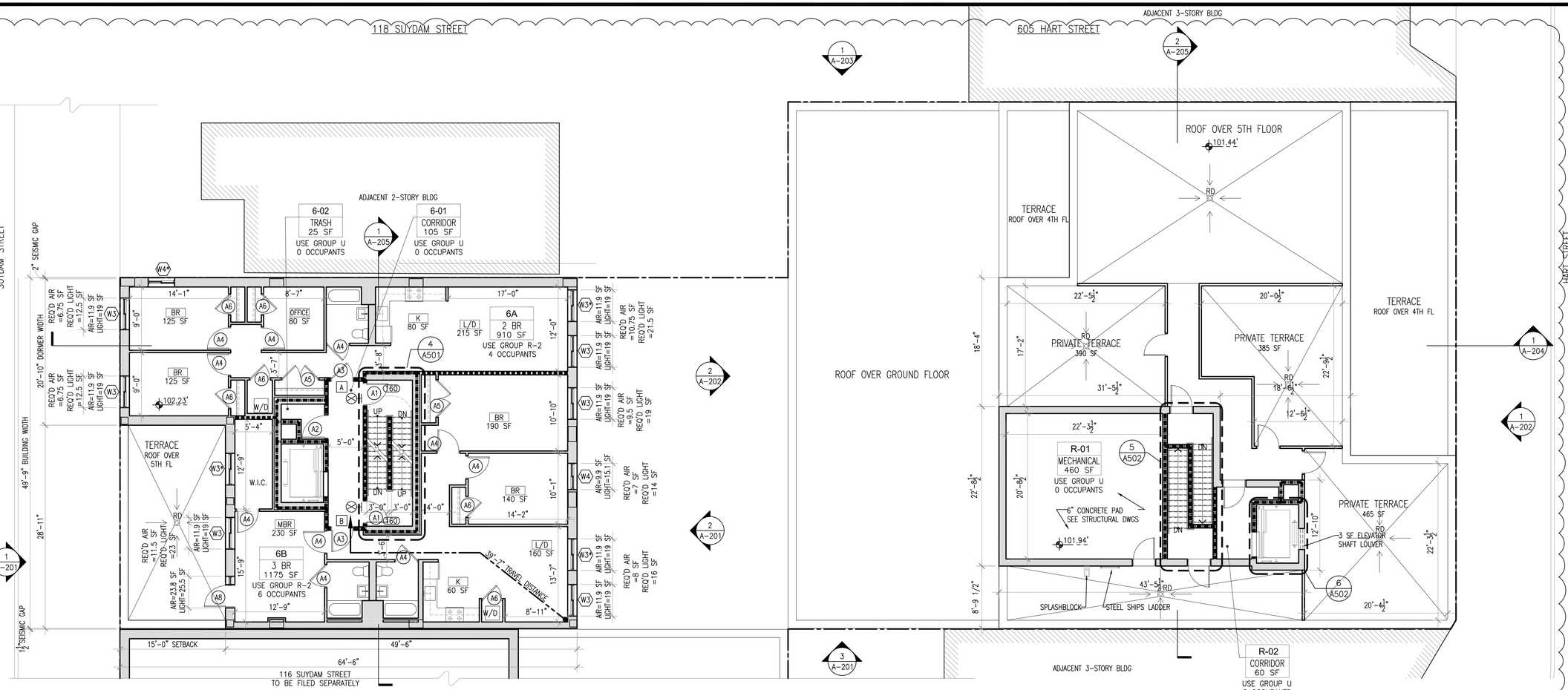
DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE

FIFTH FLOOR PLAN

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-104.01
	PAGES 17	OF 121



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

118 SUYDAM ST - SIXTH FLOOR ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
6A	UNIT 6A	R-2	910 SF	200 SF	4
6B	UNIT 6B	R-2	1175 SF	200 SF	6
6-01	CORRIDOR	R-2	105 SF	0 SF	0
6-02	TRASH VESTIBULE	U	25 SF	0 SF	0
	TOTAL OCCUPANCY:				**10**
	TOTAL EXIT CAPACITY:				**240**

STAIR CAPACITY TABLE: 118 SUYDAM ST - SIXTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	36"	0.3	120	120
B	36"	0.3	120	120
TOTAL STAIR CAPACITY				**240**

CORRIDOR CAPACITY TABLE: 118 SUYDAM ST - SIXTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
60"	0.2	300	300
TOTAL CORRIDOR CAPACITY			**300**

DOOR CAPACITY TABLE: 118 SUYDAM ST - SIXTH FLOOR
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**320**

ROOF ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
R-01	MECHANICAL ROOM	U	460 SF	0 SF	0
R-02	MECHANICAL CORRIDOR	U	60 SF	0 SF	0
	TOTAL OCCUPANCY:				**0**
	TOTAL EXIT CAPACITY:				**240**

STAIR CAPACITY TABLE: ROOF
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	36"	0.3	120	120
B	36"	0.3	120	120
TOTAL STAIR CAPACITY				**240**

CORRIDOR CAPACITY TABLE: ROOF
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
–	–	–	–
TOTAL CORRIDOR CAPACITY			**-**

DOOR CAPACITY TABLE: ROOF
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**320**

MAXIMUM TRAVEL DISTANCE
IN ACCORDANCE WITH TABLE 1015.1 NYC BUILDING CODE 2014

OCCUPANCY GROUP	DISTANCE
R2	200'

SMOKE/ CARBON MONOXIDE DETECTOR NOTES
1. DWELLING SHALL BE PROVIDED WITH COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS AS PER LOCAL LAW 7/2004.
2. DWELLING SHALL BE PROVIDED WITH AUDIBLE AND VISIBLE TYPE SMOKE DETECTORS. REFER TO NOTE #17 UNDER LOCAL LAW 58/87 NOTES.
3. SMOKE DETECTORS TO BE IONIZATION TYPE AS PER NYC BUILDING CODE.
4. COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS MUST BE INSTALLED WITHIN FIFTEEN FEET (15'-0") OF THE ENTRANCE OF ALL SLEEPING ROOMS.
5. SMOKE DETECTORS SHALL BE HARD WIRED AND MAY BE WALL OR CEILING MOUNTED AS PER N.F.P.A. #74-1980 AND LOCAL LAW 62/81.
6. CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14.

LEGEND

ONE (1) HOUR FIRE RATING	
TWO (2) HOUR FIRE RATING	
THREE (3) HOUR FIRE RATING	
EXIT SIGN	
SMOKE & CARBON MONOXIDE DETECTOR	

PROJECT NORTH

605 HART 118 SUYDAM STREET
BROOKLYN , NEW YORK

ARCHITECT
RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

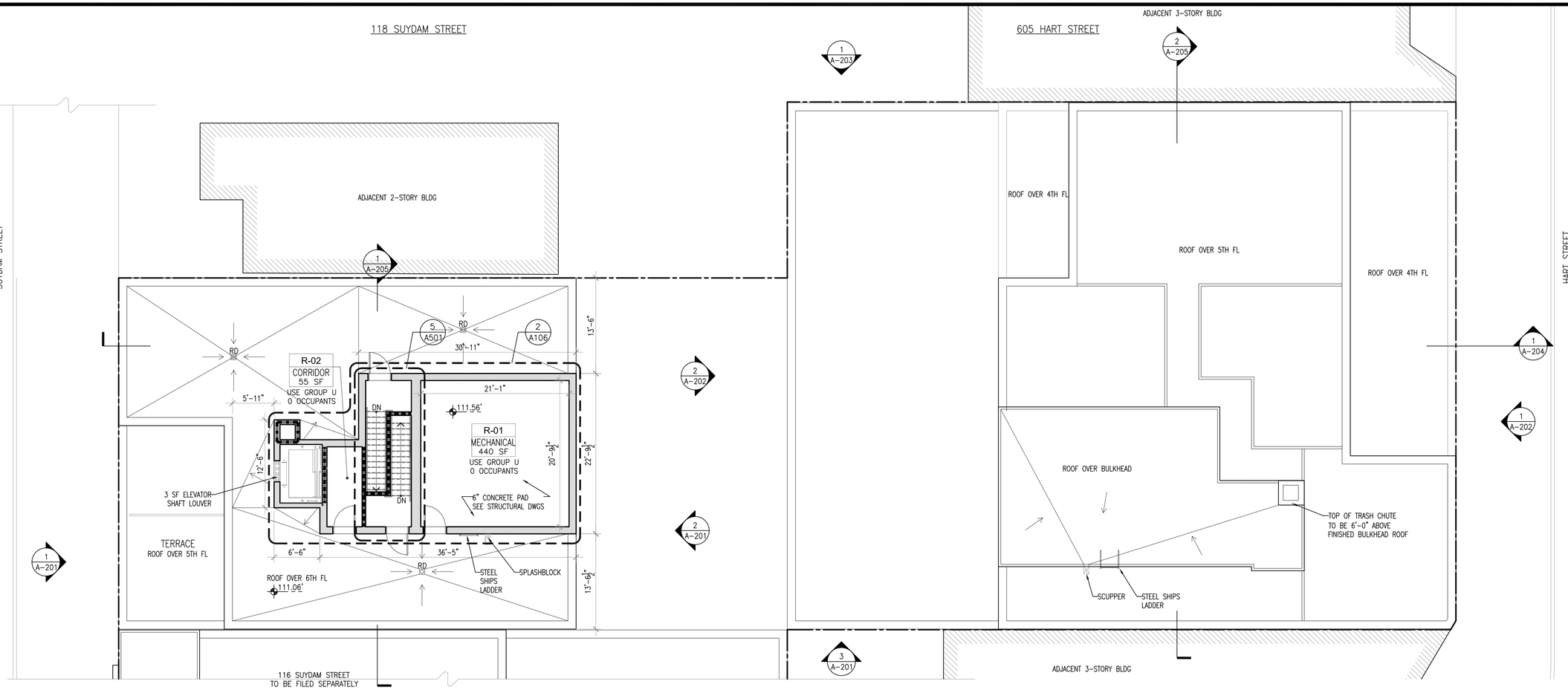
CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT: 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

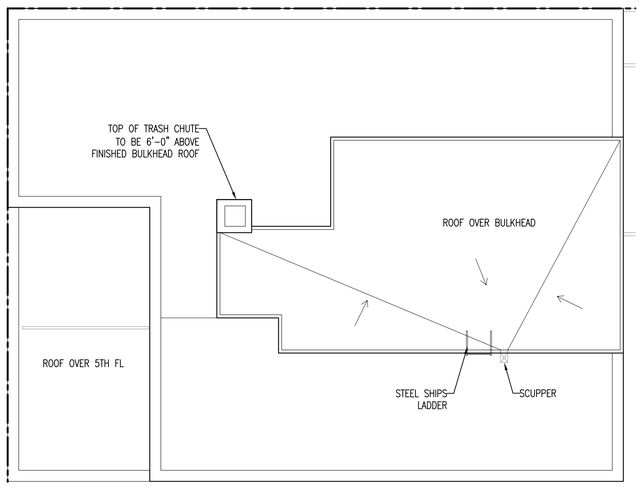
TITLE: SIXTH FLOOR PLAN

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-105.01
	PAGES	18 OF 121



1 ROOF PLAN

1/8" = 1'-0" 0 4' 8' 16'



2 BULKHEAD PLAN

1/8" = 1'-0" 0 4' 8' 16'

ROOF ROOM OCCUPANCY
IN ACCORDANCE WITH TABLE 1004.1.2 NYC BUILDING CODE 2014

ROOM #	SPACE	OCC GROUP	GROSS AREA (SF)	GROSS AREA /OCC (SF)	OCCUPANCY
R-01	MECHANICAL ROOM	U	460 SF	0 SF	0
R-02	MECHANICAL CORRIDOR	U	60 SF	0 SF	0
	TOTAL OCCUPANCY:				**0**
	TOTAL EXIT CAPACITY:				**240**

STAIR CAPACITY TABLE: ROOF
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	STAIR WIDTH	UNIT CAPACITY	STAIR CAPACITY	TOTAL EXIT CAPACITY
A	36"	0.3	120	120
B	36"	0.3	120	120
TOTAL STAIR CAPACITY				**240**

CORRIDOR CAPACITY TABLE: ROOF
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

CORRIDOR WIDTH	UNIT CAPACITY	CORRIDOR CAPACITY	TOTAL EXIT CAPACITY
–	–	–	–
TOTAL CORRIDOR CAPACITY			**-**

DOOR CAPACITY TABLE: ROOF
IN ACCORDANCE WITH TABLE 1005.1 NYC BUILDING CODE 2014

STAIR NO.	DOOR WIDTH	UNIT CAP.	DOOR CAP.	TOTAL EXIT CAPACITY
A	36" (32 clear)	0.2	160	160
B	36" (32 clear)	0.2	160	160
TOTAL DOOR CAPACITY				**320**

MAXIMUM TRAVEL DISTANCE
IN ACCORDANCE WITH TABLE 1015.1 NYC BUILDING CODE 2014

OCCUPANCY GROUP	DISTANCE
R2	200'

SMOKE/ CARBON MONOXIDE DETECTOR NOTES

1. DWELLING SHALL BE PROVIDED WITH COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS AS PER LOCAL LAW 7/2004.
2. DWELLING SHALL BE PROVIDED WITH AUDIBLE AND VISIBLE TYPE SMOKE DETECTORS. REFER TO NOTE #17 UNDER LOCAL LAW 58/87 NOTES.
3. SMOKE DETECTORS TO BE IONIZATION TYPE AS PER NYC BUILDING CODE.
4. COMBINATION, SMOKE/CARBON MONOXIDE, DETECTORS MUST BE INSTALLED WITHIN FIFTEEN FEET (15'-0") OF THE ENTRANCE OF ALL SLEEPING ROOMS.
5. SMOKE DETECTORS SHALL BE HARD WIRED AND MAY BE WALL OR CEILING MOUNTED AS PER N.F.P.A. #74-1980 AND LOCAL LAW 62/81.
6. CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14.

LEGEND

ONE (1) HOUR FIRE RATING	
TWO (2) HOUR FIRE RATING	
THREE (3) HOUR FIRE RATING	
EXIT SIGN	EXIT
SMOKE & CARBON MONOXIDE DETECTOR	CO SD

PROJECT NORTH

605 HART 118 SUYDAM STREET

BROOKLYN , NEW YORK

ARCHITECT

RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT

Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT

New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

CODE CONSULTANT

KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE

ROOF AND BULKHEAD PLAN

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-106.00
	PAGES 19	OF 121

DORMER WIDTH CALCULATION

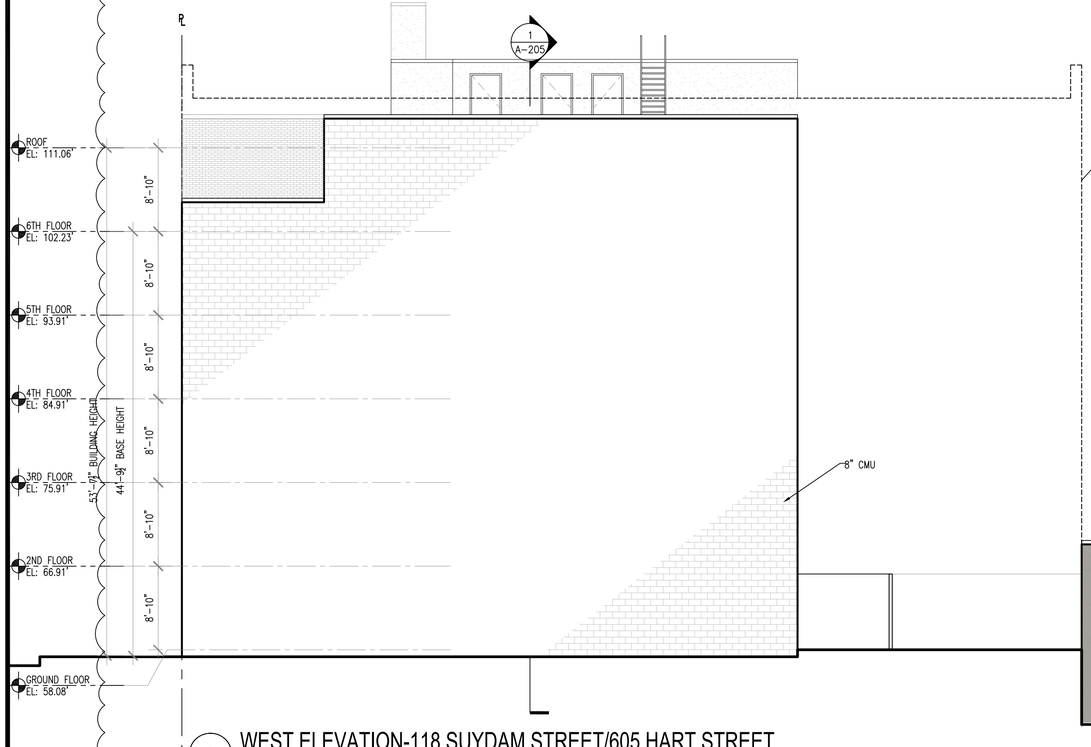
49'-9" (BLDG WIDTH) x .6 = 29'-10¼"

49'-9" x .087 (8.7% AB. MAX BASE HGT.) = 4'-4"

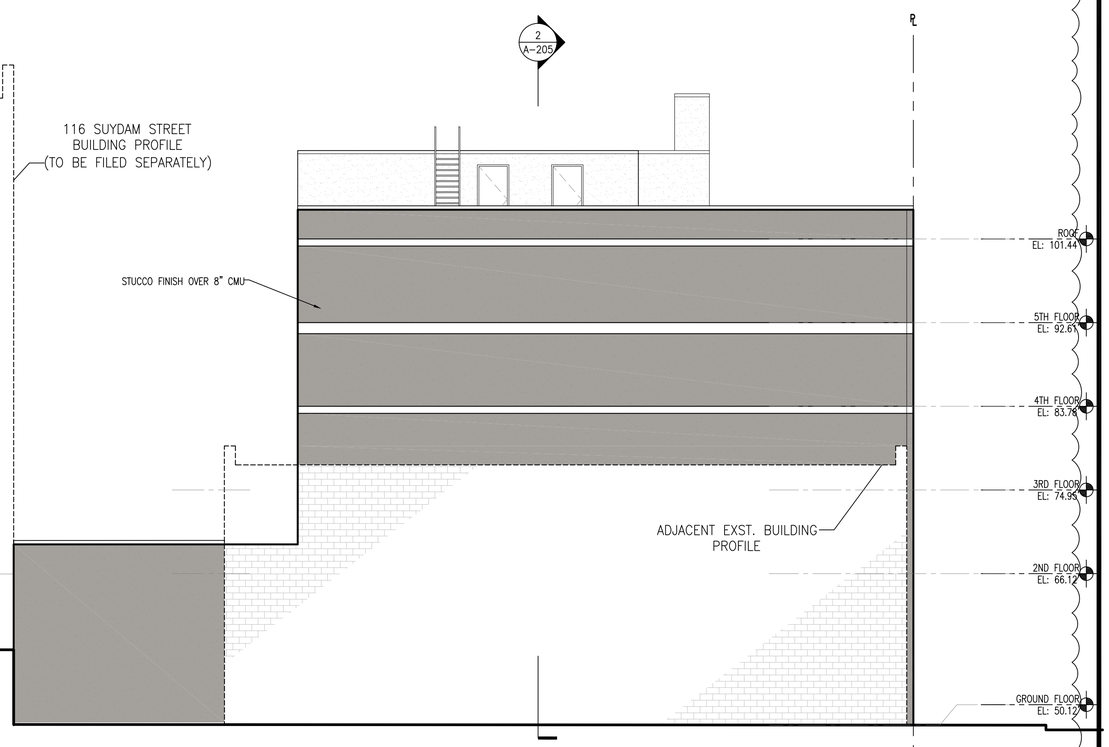
29'-10¼" – 4'-4"= 25'-6¾" = 25'-6" MAX. DORMER WIDTH

1 NORTH ELEVATION-118 SUYDAM STREET
1/8" = 1'-0"

2 SOUTH ELEVATION-118 SUYDAM STREET
1/8" = 1'-0"



3 WEST ELEVATION-118 SUYDAM STREET/605 HART STREET
1/8" = 1'-0"



605 HART 118 SUYDAM STREET

BROOKLYN , NEW YORK

ARCHITECT

RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT

Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT

New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

CODE CONSULTANT

KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT: 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE: NORTH, SOUTH AND WEST ELEVATION

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-201.01
	PAGES 20	OF 121

1 SOUTH ELEVATION-605 HART STREET
1/8" = 1'-0" 0 4' 8' 16'

2 NORTH ELEVATION-605 HART STREET
1/8" = 1'-0" 0 4' 8' 16'

605 HART 118 SUYDAM STREET

BROOKLYN , NEW YORK

ARCHITECT

RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT

Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT

New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

CODE CONSULTANT

KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
01.29.16	POST APPROVAL AMENDMENT
05.14.15	RESPONSE TO OBJECTIONS

PROJECT: 605 HART STREET & 118 SUYDAM STREET BROOKLYN, NY

TITLE: SOUTH ELEVATION AND NORTH ELEVATION

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	12.23.2015
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-202.01
	PAGES	21 OF 121

D.C.P FRESH APPLICATION COVERSHEET | FR-00

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 | DATE LAST REVISED: 9/19/17

RKTB Architects, P.C.
New York, New York 10011
212/807-0500 Fax:212/627-4409

605 HART STREET/
118 SUYDAM STREET
114 SUYDAM STREET

FRESH FOOD APPLICATION

DRAWING LIST	
SHEET No.	SHEET TITLE
FR-00	D.C.P. FRESH APPLICATION COVER SHEET
FR-01	PROPOSED SITE PLAN
FR-02	ZONING ANALYSIS
FR-03	PROPOSED RETAIL CELLAR
FR-04	PROPOSED RETAIL GROUND FLOOR
FR-05	STREETWALL ELEVATION, SIGNAGE & SECTION
FR-06	FRESH FLOOR AREA DISTRIBUTION – 7TH FLOOR
FR-07	FRESH FLOOR AREA DISTRIBUTION – 8TH FLOOR
FR-08	PROPOSED SITE PLAN SHOWING HEIGHT AUTHORIZATION
FR-09	PROPOSED BUILDING SECTION SHOWING HEIGHT AUTHORIZATION
FR-10	PROPOSED STREETSCAPES

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

ARCHITECT'S SEAL & SIGNATURE

PROPOSED SITE PLAN

FR-01

RKTB Architects, P.C.
New York, New York 10011
212/807-0900 Fax 212/627-4409

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 | DATE LAST REVISED: 9/19/17

2-STORY BLDG
95'-0" LOT DIMENSION
64'-6"
ADJACENT 2-STORY BLDG
R6
C2-3 OVERLAY
61'-0" REAR YARD EQUIVELANT PROVIDED
30'-6" SETBACK
30'-6" SETBACK
ADJACENT 3-STORY BLDG
95'-0" LOT DIMENSION
9'-6" SETBACK
40'-0"
15'-0" SETBACK
14'-0" SIDEWALK
24'-0" STREET WIDTH
TRAFFIC DIRECTION
10'-0"
31'-0" STREET WIDTH
15'-0" SIDEWALK
25'-0" LOT DIMENSION
30'-0" REQ'D REAR YARD
24'-10"
BUILDING A
605 HART STREET SEGMENT
R.O. 4TH FL
93.61'
R.O. 7TH FL
120.10'
R.O. 4TH FL
93.61'
50'-1"
74'-6" BUILDING DIMENSION
75'-0" LOT DIMENSION
HART STREET (NARROW STREET)
EDGE OF ELEVATED SUBWAY LINE
60'-6" REQ'D REAR YARD EQUIVELANT
TAX LOT 53
R.O. GROUND FL
67.12'
49'-10"
R.O. BULKHEAD
129.27'
24'-7" DORMER
64'-6"
95'-0" LOT DIMENSION
ADJACENT 3-STORY BLDG
3-STORY BLDG
1
FR-06
20'-10" DORMER
49'-9" RESIDENTIAL BUILDING DIMENSION
28'-11"
BUILDING A
118 SUYDAM STREET SEGMENT
R.O. 7TH FL
118.70'
R.O. 8TH FL
127.45'
R.O. BULKHEAD
136.62'
R.O. 5TH FL
101.20'
15'-0" SETBACK
49'-6"
57.45'
SUYDAM STREET (NARROW STREET)
95'-0"
R.O. BULKHEAD
55'-1"
39'-11"
125'-0" LOT DIMENSION
74'-10" COMMUNITY FACILITY BUILDING WIDTH
TAX LOT 10
3-STORY CHURCH
126.15'
R.O. GROUND FL
80.31'
R.O. BULKHEAD
116.48'
48'-8"
75'-0" LOT DIMENSION
TRAFFIC DIRECTION
BUILDING B
114 SUYDAM STREET
126.15'
R.O. BULKHEAD
26'-2"
20'-0" REQ'D REAR YARD
63'-10"
31'-2" REAR YARD PROVIDED
95'-0" LOT DIMENSION
MYRTLE AVENUE (NARROW STREET)
PROJECT NORTH

LEGEND

- FRESH FOOD STORE OUTLINE
- DEVELOPMENT SITE BOUNDARY (ZONING LOT LINE)
- COMMERCIAL DISTRICT BOUNDARY LINE
- NEW STREET TREE
- XX.XX' ELEVATIONS BASED OFF OF SURVEYED GRADES ACCORDING TO NAVD 88
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDINGS
- RESIDENTIAL ENTRANCE/EXIT
- RESIDENTIAL PARKING ENTRANCE/EXIT
- FRESH FOOD ENTRANCE/EXIT
- DIRECTION OF TRAFFIC
- EXISTING CURB CUT TO BE FILLED
- PROPOSED CURB CUT

SITE PLAN

1 SITE PLAN
3/32" = 1'-0"
0' 6' 12' 24'

*NOTE: GRAPHIC SCALES ARE APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

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

ARCHITECT'S SEAL & SIGNATURE

Block:	3217
Lots:	10, 53
Street Address:	605 Hart street/118 Suydam Street & 114 Suydam Street
Zoning District:	R6, C2-3
Community District:	Brooklyn District 4
Zoning Map:	13b
Lot Usage	Lot 10: Church (UG 4) / Lot 53: Vacant Lot
Lot Category	Lot 10: Interior Lot / Lot 53: Through Lot & Interior Lot
Zoning Lot Area:	R6 Portion of Lot: 1,720.04 sf
	R6/C2-3 Portion of Lot: 17,279.48 sf
	Total Zoning Lot Area: **18,999.52 sf**

LIST OF ACTIONS REQUIRED:

1. CERTIFICATION FOR A FRESH FOOD STORE PURSUANT TO ZR SECTION 63-30/63-211.
2. AUTHORIZATION TO MODIFY MAXIMUM BUILDING HEIGHT PURSUANT TO ZR SECTION 63-22.

ZR	ITEM/DESCRIPTION	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE/LACK OF COMPLIANCE AND NOTES
22-00	**USES**			
32-00		UG 1, 2, 3, 4, 5-9, 14	UG 2, 4, 6	Complies
63-30	Certification for a FRESH Food Store			Certification for a FRESH Food Store pursuant to ZR Section 63-30/63-211
76-131	Boundary Line parallel to the short dimension of block			
35-10	**FAR**			
23-153	Residential	2.2	2.19	Complies
63-211	FRESH Food Reallocated Area	1.05	0.29 + 0.03 (Stair & Elevator) = 0.32	Certification for a FRESH Food Store pursuant to ZR Section 63-30/63-211
33-121	Commercial	2	0.32	Complies
	Community Facility	4.8	1.17	Complies
35-311(c)	Zoning lots containing multiple buildings			
	Maximum for Zoning Lot	4.8	4.00	Complies
	FLOOR AREA			
23-153	Residential	41,799	41,699	Complies
63-211	FRESH Food Reallocated Area	8,527	5461 + 529 (Stair & Elevator)	Complies
	Total Residential Floor Area	61,799	**47,689**	Complies
33-121	Commercial	37,999	6,095 Ground Floor / 5,325 Cellar Floor	Complies
	Community Facility	91,198	22,296	Complies
	Maximum for Zoning Lot	91,198	76,080	Complies
	LOT COVERAGE			
24-165 / 24-11	Lot Coverage	65%	65.00%	Complies
	DENSITY			
23-22 / 23-24	Dwelling Unit Factor	680		
	Total Residential Floor Area / DU Factor	47,689 / 680 = 70 DU	56	Complies
	YARDS			
	605 Hart Street/118 Suydam Street (Building 'A')			
35-51	Front Yard	None Required	None	Complies
35-52	Side Yard	None Required or 8'-0" wide	None	Complies
23-47	Rear Yard	30ft	30'-6"	Complies
23-533	Rear Yard Equivelant	60ft	61'-0"	Complies
	114 Suydam Street (Building 'B')			
33-25	Side Yard	None Required or 8'-0" wide	None	Complies
33-26	Rear Yard	20ft	31'-2"	Complies
33-23 (b)(3)	Permitted Obstructions in Rear Yard	1 story / 23ft above curb level	1 story / 23ft above curb level	Complies
	HEIGHT & SETBACKS			
35-22, 35-65, 35-652	605 Hart Street/118 Suydam Street (Building 'A')			
23-662	Minimum Base Height	30 ft		Complies
	Maximum Base Height	45 ft	43'-9" at Suydam / 43'-6" at Hart	
	Maximum Building Height	55 ft		Waiver request to increase maximum
	Maximum Building Height with FRESH	70 ft	70'-0" at Suydam / 70'-0" at Hart	building height by 15'-0" as per ZR 63-
23-662 (c)	Setback from Narrow Street	15 ft	15'-0"	Complies
24-522	Community Facility Building			
33-431	Maximum Front Wall Height	60 ft or 6 stories, whichever is less	59'-0 1/2"	Complies
	Maximum Building Height	Sky Exposure Plane 2.7:1	59'-0 1/2"	Complies
	Setback from Narrow Street	20 ft	None	Complies
36-20	**PARKING**			
25-25 / 25-251	Affordable Unit Required Parking	56 unit x .20 = 11 units + 1 Super's Unit = 12 units 56 - 12 = 44 units	22 Residential Parking Spaces	Complies
36-33 / 25-23	Quality Housing Parking Reduction	44 units x .50 = 22 spaces		
63-24 / 36-21	Required Off Street Parking - FRESH Food Store	1 Space per 1,000sf = 8,527 / 1,000 = 9 spaces		
36-21	Required Off Street Parking - Houses of Worship	0 spaces		
	Required Off Street Parking - Commercial/Community Facility Uses	1 Space per 300sf of Gen. Retail = 2,893 / 300 = **10** spaces	0 spaces	Complies
36-231	Parking Requirements	If required retail spaces is < than 25, parking is waived 9 + 10 = 19 required spaces; 19 < 25		
36-711	Residential Bicycle Parking	1 per 2 DU = 28 Bicycles	28 Bicycles	Complies
	Retail Bicycle Parking	1 per 10,000sf = 11,420 / 10,000 = 1 Bicycle	1 Bicycle	Complies
	Total Bicycle Parking	29 Bicycles	29 Bicycles	Complies
	STREET TREES			
26-41	Street Tree Planting	1 Tree every 25' of street frontage		
	Suydam Street	5 trees	5 trees	Complies
	Hart Street	3 trees	3 trees	Complies
28-00	**QUALITY HOUSING REQUIREMENTS**			
28-12	Refuse Storage and Disposal	Refuse disposal room of not less than 12 sf provided on each story for developments with 9 or more units	1 refuse disposal room per story, per building	Complies
28-21 / 28-22	Required Recreation Space	47,689 x 3.3% = 1,574	2,480	Complies
28-31	Density per Corridor	11 units max	4 units max (Suydam) / 6 units max (Hart)	Complies

1 ZONING ANALYSIS
NTS

ZONING ANALYSIS FR-02

RKTB Architects, P.C.
New York, New York 10011
212/807-0500 Fax 212/627-4409

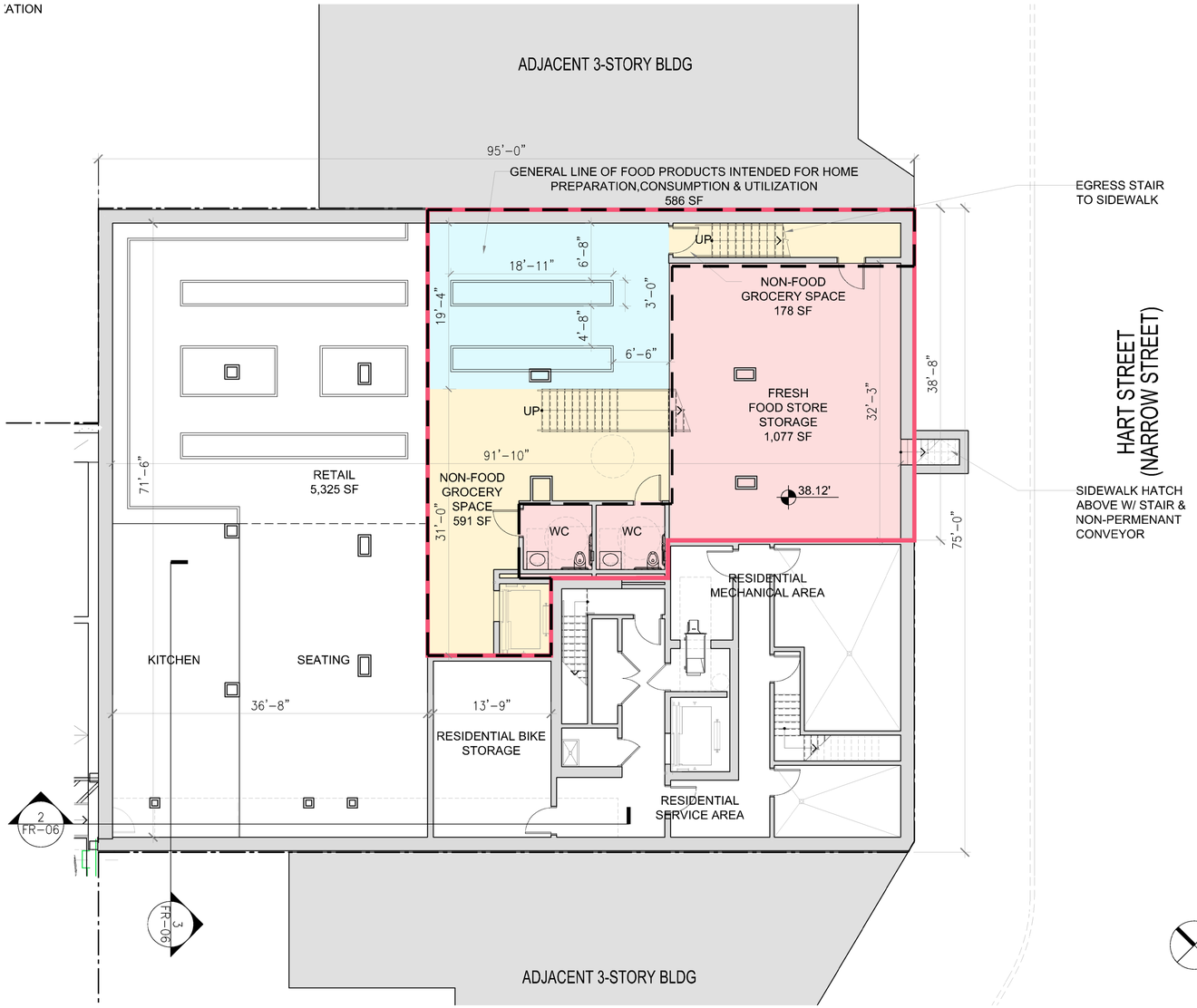
605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 DATE LAST REVISED: 10/27/17

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

ARCHITECT'S SEAL & SIGNATURE

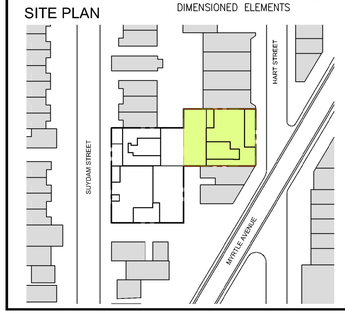
'ATION



1 CELLAR
1/8" = 1'-0"
0' 4' 8' 16'

*NOTE: GRAPHIC SCALES ARE APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

SITE PLAN



- ZONING LOT LINE
- OUTLINE OF FRESH FOOD STORE AREA (2,432 SF)
- OUTLINE OF FRESH FOOD RETAIL AREA (1,355 SF)
- NON RETAIL SPACE (1,077 SF TOTAL)
- GENERAL LINE OF FOOD PRODUCTS INTENDED FOR HOME PREPARATION,CONSUMPTION & UTILIZATION (586 SF TOTAL)
- NON-FOOD GROCERY SPACE (769 SF TOTAL)
- XX.XX' ELEVATIONS BASED OFF OF SURVEYED GRADES ACCORDING TO NAVD 88

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

ARCHITECT'S SEAL & SIGNATURE

PROPOSED RETAIL CELLAR FLOOR

FR-03

RKTB Architects, P.C.
New York, New York 10011
212/807-0930 Fax 212/627-2453

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 DATE LAST REVISED: 10/27/17

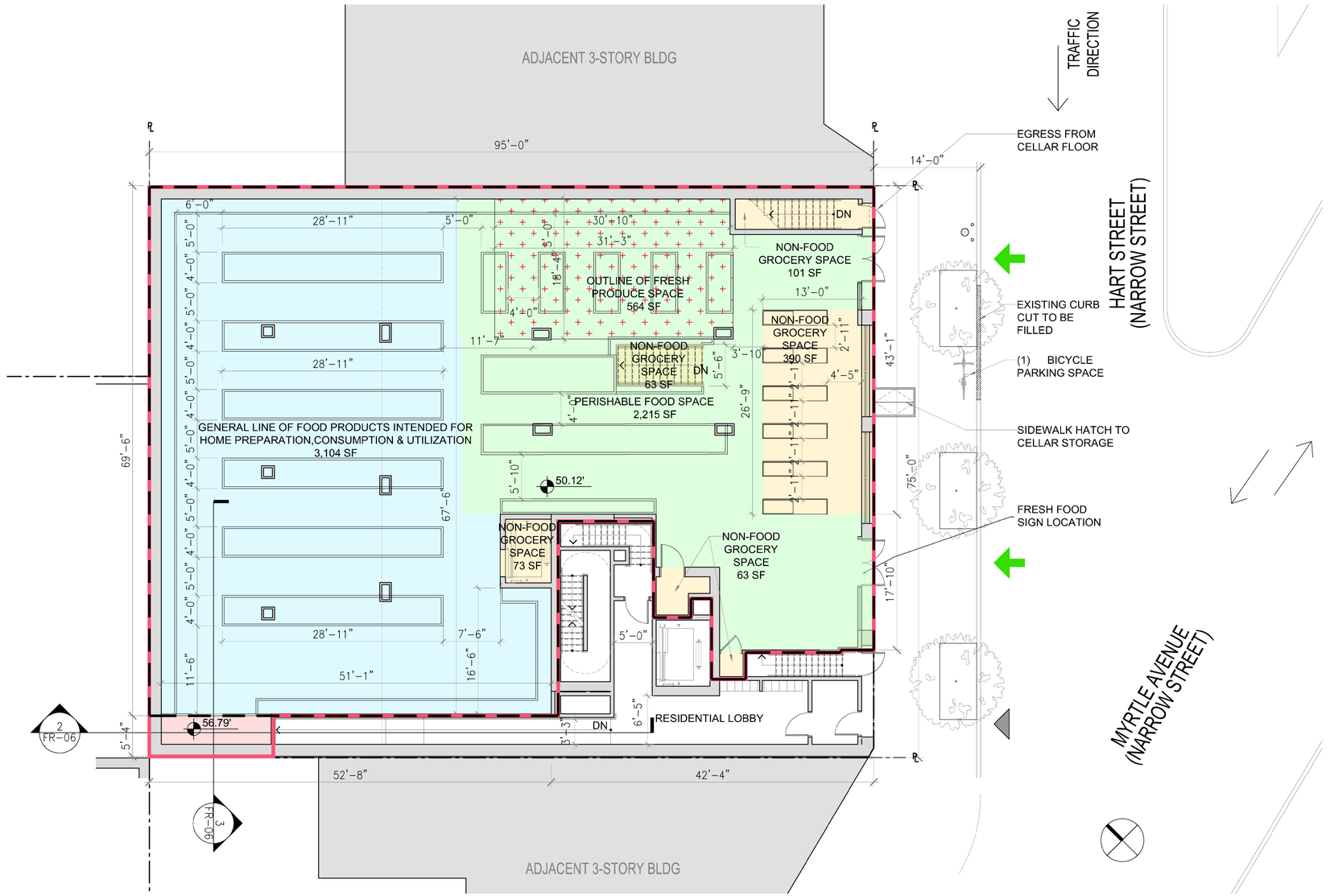
PROPOSED RETAIL
GROUND FLOOR

FR-04

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 DATE LAST REVISED: 11/30/17

RKTB Architects, P.C.
New York, New York 10011
212/807-0930 Fax 212/627-2453

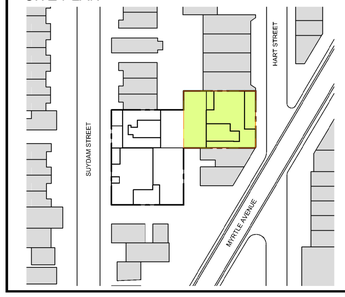


- ZONING LOT LINE
- OUTLINE OF FRESH FOOD STORE AREA (6,095 SF)
- OUTLINE OF FRESH FOOD RETAIL AREA (6,009 SF)
- NON RETAIL SPACE (86 SF TOTAL)
- PERISHABLE FOOD SPACE (2,215 SF TOTAL)
- GENERAL LINE OF FOOD PRODUCTS INTENDED FOR HOME PREPARATION,CONSUMPTION & UTILIZATION (3,104 SF TOTAL)
- NON-FOOD GROCERY SPACE (690 SF TOTAL)
- OUTLINE OF FRESH PRODUCE SPACE (564 SF TOTAL)
- NEW STREET TREE
- XX.XX ELEVATIONS BASED OFF OF SURVEYED GRADES ACCORDING TO NAVD 88
- EXISTING BUILDINGS
- RESIDENTIAL ENTRANCE/EXIT
- FRESH FOOD ENTRANCE/EXIT
- DIRECTION OF TRAFFIC
- FIRE HYDRANT
- STOP SIGN
- EXISTING CURB CUT TO BE FILLED

1 FIRST FLOOR
1/8" = 1'-0" 0' 4' 8' 16'

*NOTE: GRAPHIC SCALES ARE APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

SITE PLAN



63-00	REGULATIONS APPLYING TO FRESH FOOD STORES			
63-211	Special Floor Area Regulations	Where a FRESH food store is provided on a zoning lot, the provisions of section 35-31 (Maximum Floor Area Ratio for Buildings) relating to the maximum permitted floor area ratio on a zoning lot for each permitted use shall apply as modified in this section. Where all non-residential uses on a zoning lot have a permitted floor area ratio equal to or less than that permitted for a residential use and for zoning lots containing Quality Housing buildings, the total floor area permitted for such zoning lot may be increased by one square foot of residential floor area for each square foot of FRESH food store floor area, up to 20,000 sf.	8,527 sf FRESH Store (2,432 sf at Cellar/6,095 sf at Ground Floor	Complies
63-01	At least 6,000 sf of Retail Space	6,000 sf minimum	7,364	
63-01 (a)	at least 3,000 square feet or 50 percent of such retail space, whichever is greater, shall be utilized for the sale of a general line of food products intended for home preparation, consumption and utilization	3,683 (50% of retail space)	3,690 at Cellar/Ground Floor	
63-01 (b)	at least 2,000 square feet or 30 percent of such retail space, whichever is greater, shall be utilized for the sale of perishable goods that shall include dairy, fresh produce, frozen foods and fresh meats, of which at least 500 square feet of such retail space shall be designated for the sale of fresh produce	2,210 (30% of retail space)	2,215 at Ground Floor	Complies
63-01	Non Food Grocery Space	N/A	1,459 at Cellar/Ground Floor	
63-01	Non retail Space	N/A	1,163 at Cellar/Ground Floor	
	Total FRESH Store		8,527	

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

ARCHITECT'S SEAL & SIGNATURE

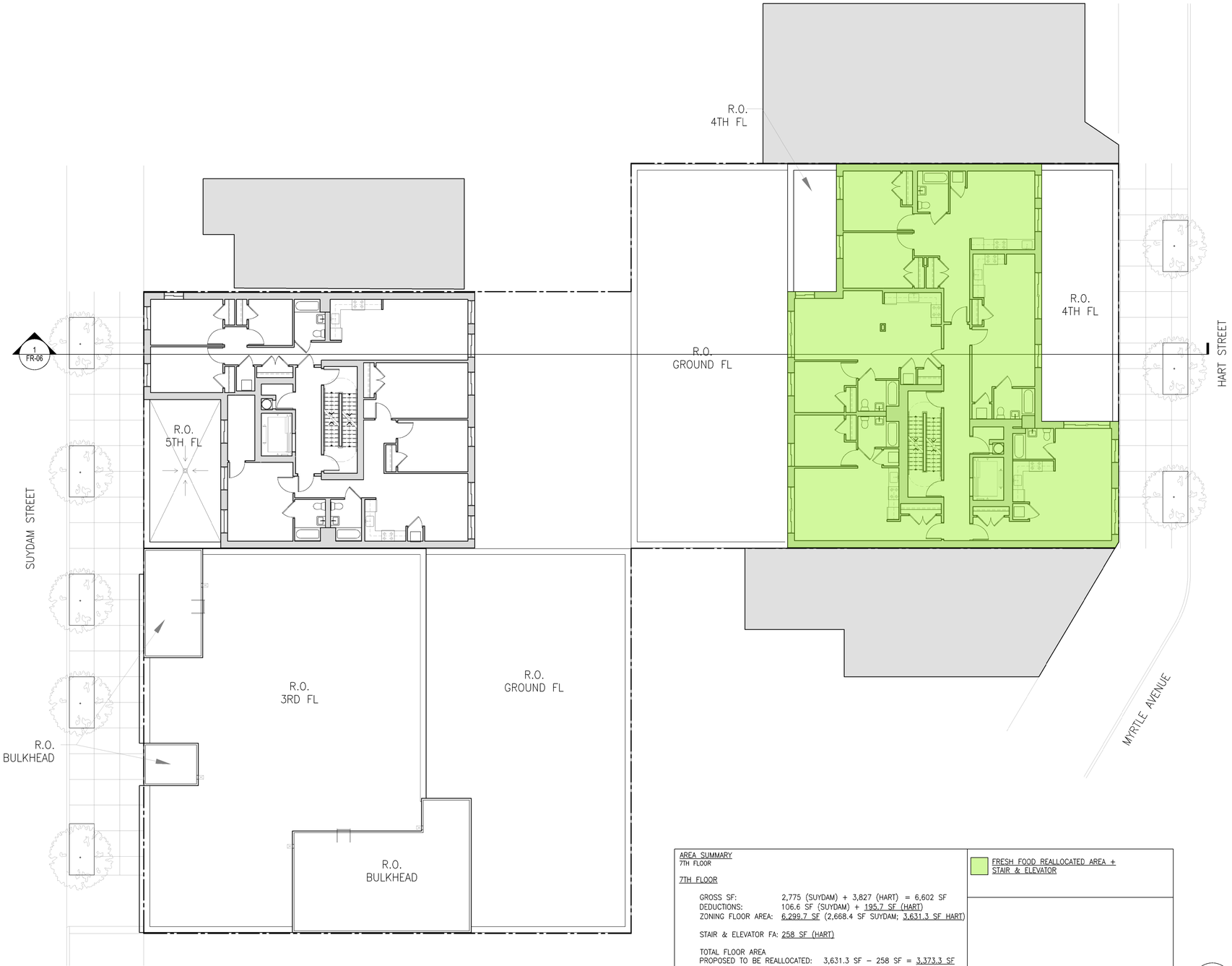
FRESH FLOOR AREA DISTRIBUTION - 7TH FLOOR

FR-06

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 | DATE LAST REVISED: 10/27/17

RKTB Architects, P.C.
New York, New York 10011
212/807-0500 Fax 212/627-2428



SITE PLAN

1 7TH FLOOR
3/32" = 1'-0"
0 4 12 24

*NOTE: GRAPHIC SCALES ARE APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

AREA SUMMARY
7TH FLOOR

7TH FLOOR

GROSS SF: 2,775 (SUYDAM) + 3,827 (HART) = 6,602 SF
DEDUCTIONS: 106.6 SF (SUYDAM) + 195.7 SF (HART)
ZONING FLOOR AREA: 6,299.7 SF (2,668.4 SF SUYDAM; 3,631.3 SF HART)

STAIR & ELEVATOR FA: 258 SF (HART)

TOTAL FLOOR AREA
PROPOSED TO BE REALLOCATED: 3,631.3 SF – 258 SF = 3,373.3 SF (HART)

FRESH FOOD REALLOCATED AREA + STAIR & ELEVATOR

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

ARCHITECT'S SEAL & SIGNATURE

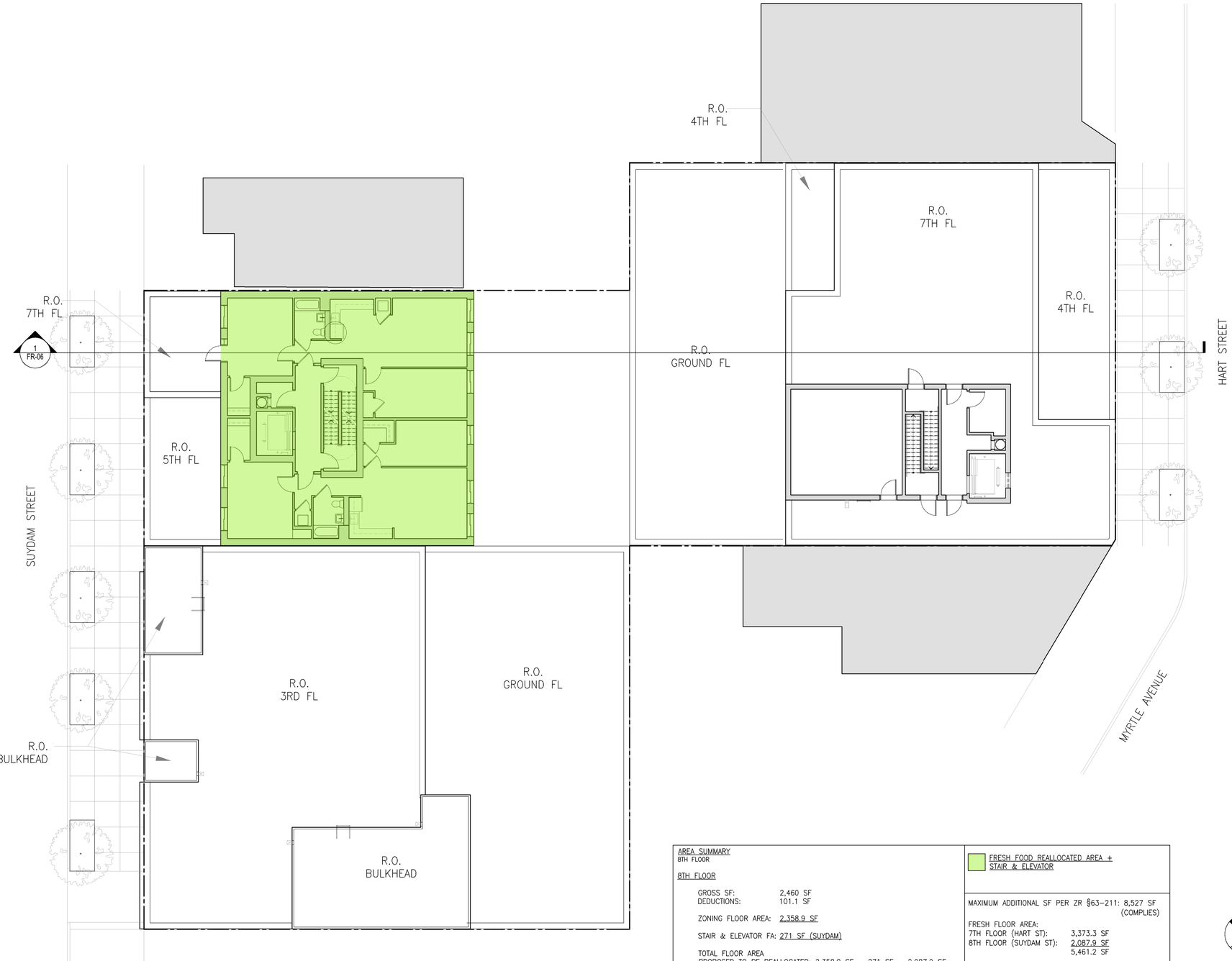
FRESH FLOOR AREA DISTRIBUTION - 8TH FLOOR

FR-07

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 | DATE LAST REVISED: 10/27/17

RKTB Architects, P.C.
New York, New York 10011
212/807-0500 Fax 212/627-2428



SITE PLAN

1 8TH FLOOR
3/32" = 1'-0"
0 4 12 24

*NOTE: GRAPHIC SCALES ARE APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

AREA SUMMARY
8TH FLOOR

8TH FLOOR

GROSS SF: 2,460 SF
DEDUCTIONS: 101.1 SF

ZONING FLOOR AREA: 2,358.9 SF

STAIR & ELEVATOR FA: 271 SF (SUYDAM)

TOTAL FLOOR AREA
PROPOSED TO BE REALLOCATED: 2,358.9 SF – 271 SF = 2,087.9 SF (SUYDAM)

FRESH FOOD REALLOCATED AREA + STAIR & ELEVATOR

MAXIMUM ADDITIONAL SF PER ZR §63-211: 8,527 SF (COMPLIES)

FRESH FLOOR AREA:
7TH FLOOR (HART ST): 3,373.3 SF
8TH FLOOR (SUYDAM ST): 2,087.9 SF
5,461.2 SF

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

ARCHITECT'S SEAL & SIGNATURE

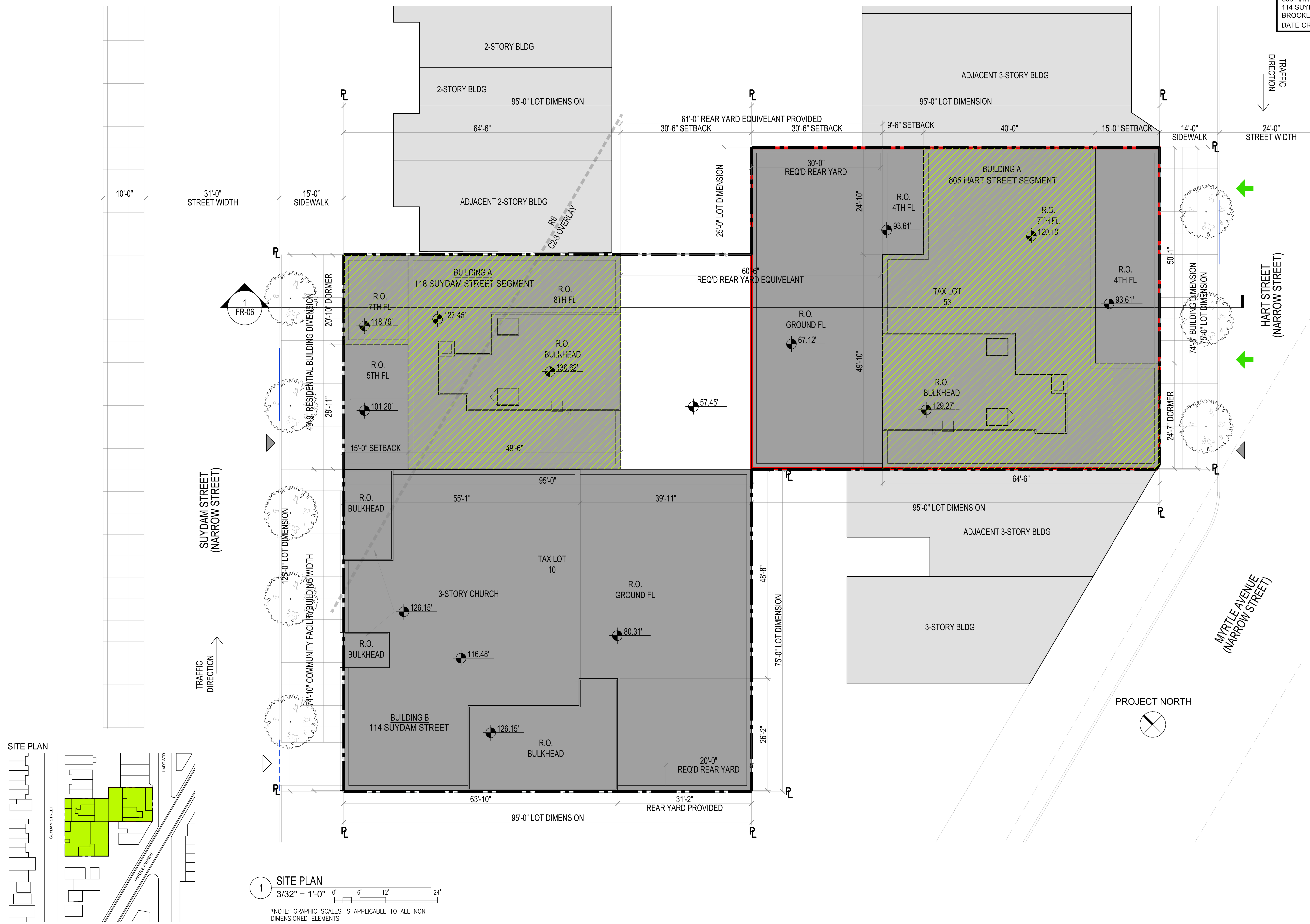
PROPOSED SITE PLAN SHOWING HEIGHT AUTHORIZATION

FR-08

RKTB Architects, P.C.

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 | DATE LAST REVISED: 10/27/17



*NOTE: GRAPHIC SCALES IS APPLICABLE TO ALL NON DIMENSIONED ELEMENTS

LEGEND

🟥	FRESH FOOD STORE OUTLINE
▬ ▪ ▬	DEVELOPMENT SITE BOUNDARY (ZONING LOT LINE)
- - -	COMMERCIAL DISTRICT BOUNDARY LINE
●	NEW STREET TREE
⊕ XX.XX'	ELEVATIONS BASED OFF OF SURVEYED GRADES ACCORDING TO NAVD 88
■	PROPOSED BUILDING FOOTPRINT
□	EXISTING BUILDINGS
▨	HEIGHT AUTHORIZATION PURSUANT TO ZR-63-22
▼	RESIDENTIAL ENTRANCE/EXIT
▽	RESIDENTIAL PARKING ENTRANCE/EXIT
⬅	FRESH FOOD ENTRANCE/EXIT
←	DIRECTION OF TRAFFIC
—	EXISTING CURB CUT TO BE FILLED
- - -	PROPOSED CURB CUT

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

ARCHITECT'S SEAL & SIGNATURE

PROPOSED BUILDING SECTION
SHOWING HEIGHT WAIVER

FR-09

RKTB Architects, P.C.
New York, New York 10011
212/807-0500 Fax 212/627-2409

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 | DATE LAST REVISED: 1/9/18

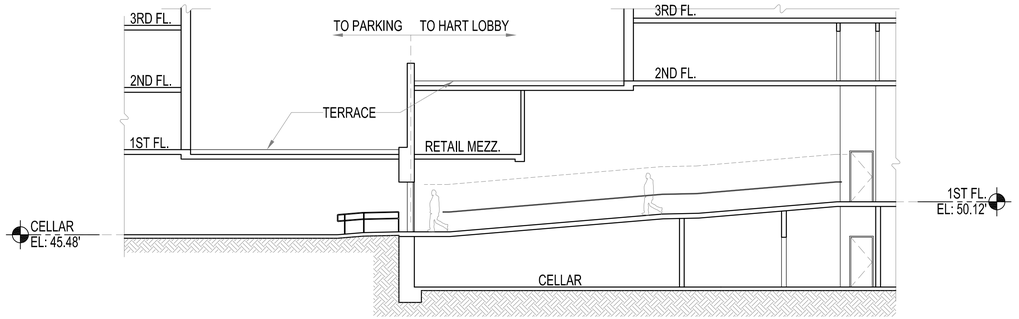
HEIGHT AUTHORIZATION

OUTLINE OF FRESH FOOD RETAIL AREA

NOTE:
THE AREA OF THE REALLOCATED RESIDENTIAL FLOOR AREA PURSUANT TO THE FRESH FOOD STORE CERTIFICATION IS SUBJECT TO THE HEIGHT AUTHORIZATION PURSUANT TO ZR §63-22

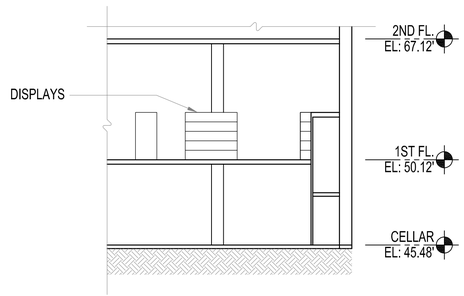
1 BUILDING SECTION
3/32" = 1'-0" 0' 6' 12' 24'

SITE PLAN



2 BUILDING SECTION
3/32" = 1'-0" 0' 6' 12' 24'

*NOTE: GRAPHIC SCALES ARE APPLICABLE TO ALL NON DIMENSIONED ELEMENTS



3 BUILDING SECTION
3/32" = 1'-0" 0' 6' 12' 24'

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

ARCHITECT'S SEAL & SIGNATURE

PROPOSED STREETSCAPES

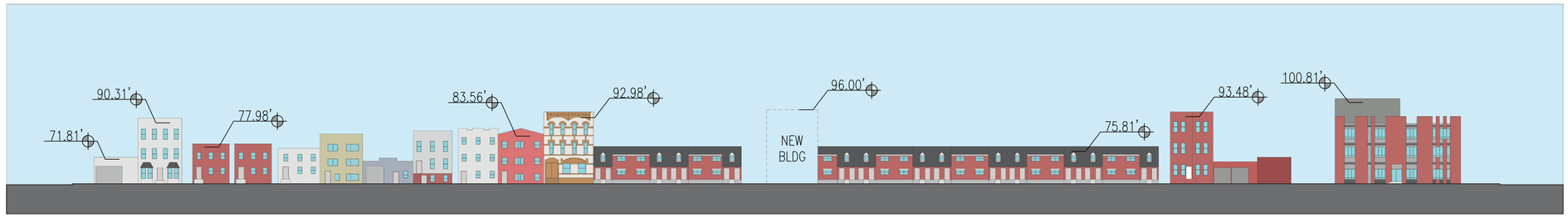
FR-10

605 HART STREET/ 118 SUYDAM STREET &
114 SUYDAM STREET
BROOKLYN, NY 11221

DATE CREATED: 11/11/16 | DATE LAST REVISED: 9/19/17

RKTB Architects, P.C.
New York, New York 10011
212/807-0500 Fax 212/627-2409

1 NORTH ELEVATION AT SUYDAM STREET
1/32" = 1'-0" 0 8' 16' 32'

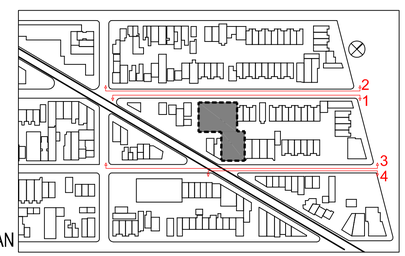


2 SOUTH ELEVATION AT SUYDAM STREET
1/32" = 1'-0" 0 8' 16' 32'

3 SOUTH ELEVATION AT HART STREET
1/32" = 1'-0" 0 8' 16' 32'

4 NORTH ELEVATION AT HART STREET
1/32" = 1'-0" 0 8' 16' 32'

KEY PLAN



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

ARCHITECT'S SEAL & SIGNATURE

605 Hart Street

House of Worship Elevations

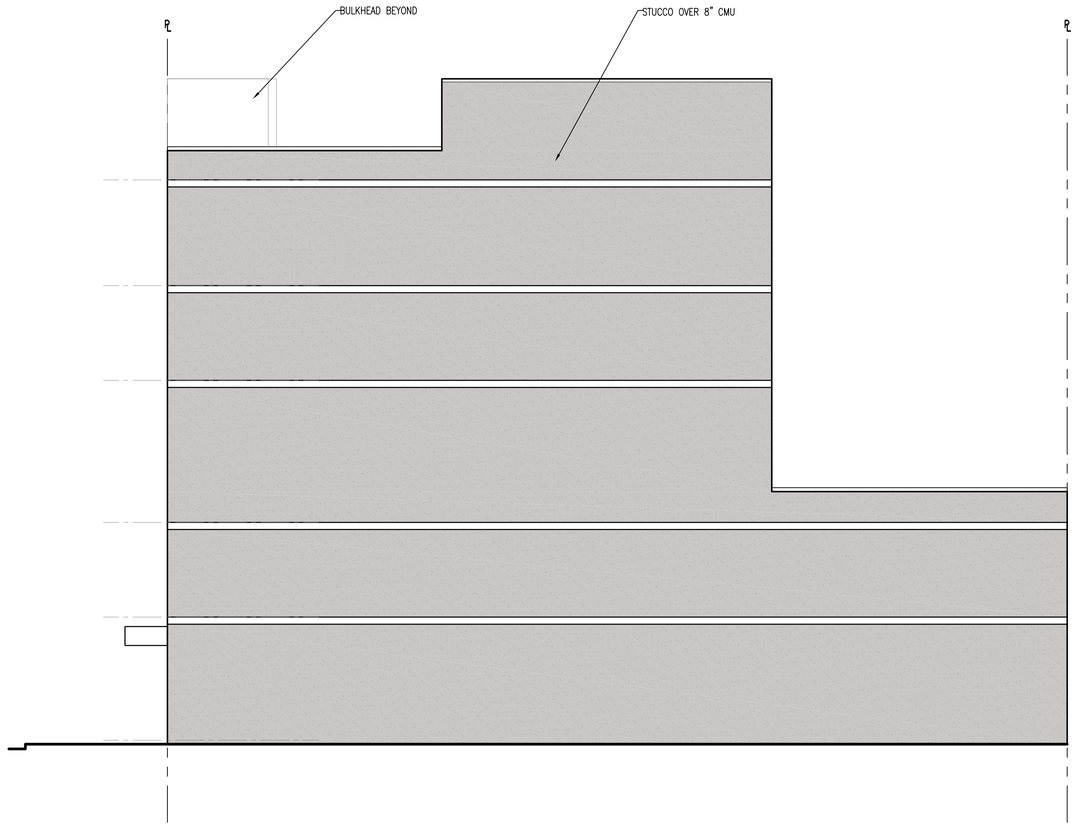
No-Action and With-Action Conditions

ZR 24-51(f)(1) PERMITTED OBSTRUCTION-STAIR/ELEVATOR BULKHEAD
...THE AGGREGATE WIDTH OF SUCH STREET WALLS OF SUCH BULKHEADS WITHIN 10 FEET OF A STREET WALL, FACING EACH STREET FRONTAGE, TIMES THEIR AVERAGE HEIGHT, IN FEET, DOES NOT EXCEED AN AREA EQUAL TO FOUR TIMES THE WIDTH, IN FEET, OF THE STREET WALL OF THE BUILDING FACING SUCH FRONTAGE

PERMITTED AREA:
74.79' x 4 = 299.16 SF

BULKHEAD AREA:
29.5' x 10' = 295 SF (COMPLIES)

1 NORTH ELEVATION
1/8" = 1'-0" 0 4' 8' 16'



2 WEST ELEVATION
1/8" = 1'-0" 0 4' 8' 16'

114 SUYDAM STREET
BROOKLYN , NEW YORK

ARCHITECT
RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

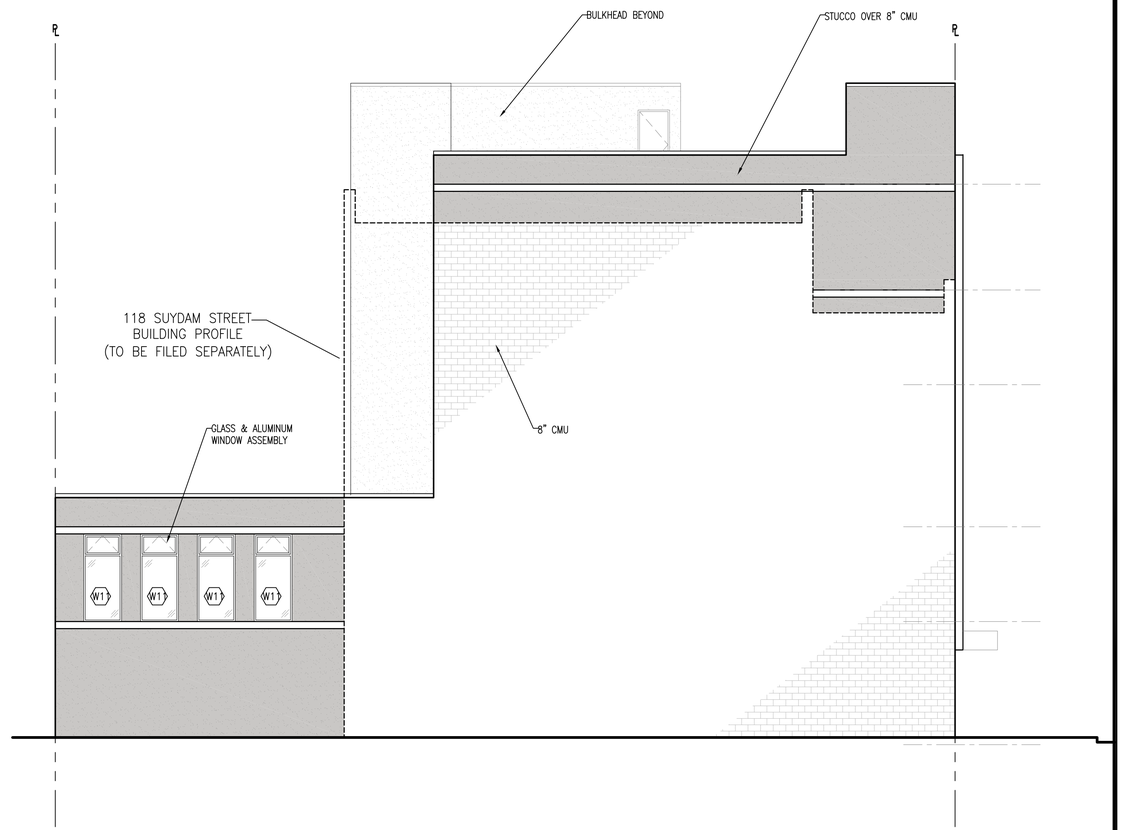
DATE	REVISION
07.27.16	RESPONSE TO OBJECTIONS

PROJECT
114 SUYDAM STREET
BROOKLYN, NY

TITLE
NORTH ELEVATION AND WEST ELEVATION

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	06.17.2016
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-201.00
	PAGES	20 OF 101

1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

114 SUYDAM STREET

BROOKLYN , NEW YORK

ARCHITECT
RKTB Architects, P.C.
150 West 22 Street
New York, New York 10011
212/807-9500 Fax 212/627-2409

STRUCTURAL CONSULTANT
Structural Engineering Technologies, P.C.
40-20 28th St
Long Island City, NY 11101
T: 718.706.7196
F: 718.472.4464

MECHANICAL CONSULTANT
New York Engineers
3 East 54th Street, 7th Floor
New York, NY 10022
T: 212.575.5300

CODE CONSULTANT
KM Associates of New York, Inc.
158 West 29th St, 7th Floor
New York, NY 10001
T: 212.563.6760
F: 212.563.6753

DATE	REVISION
07.27.16	RESPONSE TO OBJECTIONS

PROJECT
114 SUYDAM STREET
BROOKLYN, NY

TITLE
SOUTH ELEVATION AND EAST ELEVATION

FILING	ZONING	R6
BIS	DISTRICT	C2-3
	MAP	13B
	BLOCK	3217
	LOT	10 & 53
SEAL & SIGNATURE	DATE	06.17.2016
	JOB NO.:	1317
	SCALE:	AS NOTED
	DRAWING NO.:	A-202.00
	PAGES 21	OF 101

West Farms Rail Noise Report

September 2, 2015

Shana Holberton, Project Manager
NYC Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York NY 10038

Re: E Designation E-277
1926 Longfellow Avenue and 1939 West Farms Road
(Block 3016, Lots 38 and 50)
Bronx, New York
CEQR #: 10DCP017X / OER #: 14EHAN170X / VCP #: 14CVCP226X

Dear Ms. Holberton,

We have prepared a summary of the results of our noise monitoring conducted at the proposed development at above-referenced sites. The project sites are located in the West Farms neighborhood of the Bronx, on the south side of Boston Road between Longfellow Avenue and West Farms Road. An elevated train operates over Boston Road immediately to the north of the development sites. The site currently contains an open parking lot (Lot 38) and a grass yard (Lot 50). The two sites are separated by Lot 42, which contains a two-story hotel.

The proposed development site is subject to an E-designation – E-277 – which requires 42 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB (A) for residential occupancy, or 37 dB (A) of attenuation for commercial occupancy, and to avoid the potential for significant adverse impacts related to noise. The purpose of our survey is to assess the appropriate level of attenuation required for upper floors of this site to provide an interior noise level of 45dB (A) (50 dBA for commercial). The E-designation was placed in conjunction with the West Farms Rezoning (CEQR#:10DCP017X). The FEIS for this rezoning notes that the attenuation level of 42 dB (A) is based on sidewalk level readings and is appropriate for lower levels but may not be appropriate for upper floors.

We conducted 24-hour noise monitoring on the rooftop of the two-story hotel located on Lot 42, facing the elevated train structure on Boston Road. The microphone was mounted at the front (north) of the building's roof atop a tripod such that it was located no less than four (4) feet from any reflective surface. Monitoring at the building rooftop was conducted from 6:02pm on Tuesday, June 23, 2015 to 6:02pm on Wednesday, June 24, 2015 using the Casella CEL-633C noise meter. The weather was dry with moderate wind speeds. A photo log showing the monitoring locations is attached.

Our measurements ran continuously for a period of 24 hours and were logged once on the hour, every hour. Statistics were recorded in 1/3 octave bands from 12.5 Hz to 20k Hz. The noise meter used to conduct our measurements was a CEL-633 conforming to ANSI S1.4 Type 1. The microphone used was a CEL251 Class 1 microphone. The meter was calibrated prior to and following our measurement using a CEL120/1 sound calibrator conforming to ANSI S1.4. The time response of the sound level was set to "slow." We recorded the L_{10} noise level, as well as the L_{max}, L_5, L_{eq}, L_{50}, L_{90} and L_{min} noise levels, for each one-hour period as shown in the table below.

24-Hour Noise Monitoring Results at Rooftop of Building								
Period	**Start Date & Time**	**L_{max}**	**L_5**	**L_{10}**	**L_{eq}**	**L_{50}**	**L_{90}**	**L_{min}**
1	6/23/2015 18:02	90.9 dB	80.0 dB	77.5 dB	73.4 dB	64.5 dB	60.5 dB	55.7 dB
2	6/23/2015 19:02	90.3 dB	78.0 dB	75.0 dB	70.9 dB	64.0 dB	59.5 dB	55.4 dB
3	6/23/2015 20:02	88.7 dB	78.5 dB	77.0 dB	71.4 dB	62.0 dB	58.5 dB	53.2 dB
4	6/23/2015 21:02	89.1 dB	79.5 dB	76.5 dB	71.7 dB	62.0 dB	58.5 dB	56.2 dB
5	6/23/2015 22:02	90.5 dB	79.0 dB	76.0 dB	71.1 dB	60.5 dB	57.5 dB	54.0 dB
6	6/23/2015 23:02	88.5 dB	79.0 dB	72.0 dB	70.3 dB	58.0 dB	55.0 dB	50.5 dB
7	6/24/2015 0:02	90.5 dB	72.0 dB	64.5 dB	67.5 dB	57.5 dB	54.5 dB	51.5 dB
8	6/24/2015 1:02	88.5 dB	69.0 dB	62.5 dB	66.4 dB	56.0 dB	53.0 dB	50.6 dB
9	6/24/2015 2:02	88.6 dB	65.0 dB	60.5 dB	65.8 dB	55.5 dB	53.0 dB	50.0 dB
10	6/24/2015 3:02	88.0 dB	69.0 dB	62.0 dB	66.8 dB	56.0 dB	53.5 dB	50.0 dB
11	6/24/2015 4:02	88.9 dB	71.5 dB	63.0 dB	67.5 dB	56.0 dB	53.5 dB	49.5 dB
12	6/24/2015 5:02	89.4 dB	77.0 dB	70.0 dB	68.4 dB	59.0 dB	56.0 dB	51.5 dB
13	6/24/2015 6:02	87.2 dB	79.5 dB	75.5 dB	71.3 dB	61.5 dB	56.5 dB	53.5 dB
14	6/24/2015 7:02	91.4 dB	81.5 dB	79.5 dB	74.0 dB	65.5 dB	59.0 dB	53.4 dB
15	6/24/2015 8:02	88.5 dB	81.5 dB	79.0 dB	73.5 dB	65.0 dB	59.5 dB	54.0 dB
16	6/24/2015 9:02	90.0 dB	81.0 dB	78.5 dB	73.6 dB	63.5 dB	58.5 dB	52.7 dB
17	6/24/2015 10:02	99.4 dB	82.0 dB	79.5 dB	74.9 dB	64.0 dB	58.5 dB	53.8 dB
18	6/24/2015 11:02	100.5 dB	80.0 dB	77.0 dB	75.2 dB	65.5 dB	59.0 dB	53.9 dB
19	6/24/2015 12:02	96.8 dB	80.0 dB	77.0 dB	74.5 dB	65.5 dB	59.0 dB	54.1 dB
20	6/24/2015 13:02	95.4 dB	81.0 dB	79.0 dB	74.0 dB	67.5 dB	60.0 dB	54.4 dB
21	6/24/2015 14:02	91.1 dB	81.5 dB	79.5 dB	74.5 dB	66.5 dB	63.0 dB	56.5 dB
22	6/24/2015 15:02	91.9 dB	82.5 dB	78.5 dB	75.0 dB	67.5 dB	64.0 dB	57.1 dB
23	6/24/2015 16:02	91.2 dB	82.0 dB	78.5 dB	74.6 dB	67.0 dB	63.0 dB	55.8 dB
24	6/24/2015 17:02	90.5 dB	79.5 dB	77.5 dB	73.6 dB	69.5 dB	60.5 dB	53.6 dB

The proposed development of this site has a projected build year of 2017. The West Farms Rezoning Final Environmental Impact Statement (CEQR#:10DCP017X) determined that no increase in ambient noise levels was anticipated by that analysis' build year 2022 at the FEIS monitoring location (R-1) closest to the monitoring location used for this analysis. The FEIS notes that rail noise, rather than traffic noise, is the predominant noise source at this location, and is not expected to increase in the future. While it is possible that ambient noise levels could increase somewhat between now and the project's build year, it seems clear that future ambient L_{10} noise levels would be below 80 dB, and therefore within the 'Marginally Unacceptable' range as identified in the 2014 CEQR Technical Manual. Table 19-3 of this manual contains noise attenuation requirements for residential uses to ensure acceptable indoor noise environment. Based on this table, window-wall noise attenuation of 35 dB(A) will be required for the Boston Road (northern) frontage of the proposed new building. The Boston Road frontage, which faces

the elevated subway tracks, constitutes a worst-case location for ambient noise. Accordingly, the remaining frontages of the proposed new building can also receive 35 dB(A) windows to ensure an acceptable noise environment within the proposed building, based on the highest noise levels being experienced on the northern facade. Therefore, all facades of the proposed project can receive 35 dB(A) of window-wall attenuation to ensure an acceptable indoor noise environment. With this level of noise attenuation, the proposed project does not have the potential for adverse impacts related to noise.

If you have any questions or require additional information, please do not hesitate to call.

Respectfully Submitted,

James Heineman

Photo 1: Rooftop noise monitoring location; direction facing: West

Photo 2: Rooftop noise monitoring location; direction facing: East