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SEPTEMBER 29, 2021

ENVIRONMENTAL ASSESSMENT STATEMENT

11-12 Wycoff Ave

Address: 11-12 Wyckoff Avenue, Queens, NY 11385

Block/Lot: 3542/44

CEQR Reference: 20DCP126Q

ULURP Reference: N200271ZAQ

Lead Agency:
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Prepared for:
Bilyan Management

Prepared by:
Equity Environmental
4 World Trade Center
New York, NY 10007
Equityenvironmental.com

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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* 11-12 Wyckoff Avenue Zoning Authorization

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
20DCP126Q	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
N 200271 ZAQ	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Bilyan Management, LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe, AICP, Deputy Director, EARD			Kevin Williams, Equity Environmental Engineering LLC		
ADDRESS 120 Broadway			ADDRESS 500 International Drive, Suite 150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE 973-527-7451x301	EMAIL kevin.williams@equityenvironmental.com	

5. *Project Description*

The Applicant, Bilyan Management LLC, is seeking a Zoning Authorization to allow for a residential use in the M1-4D zoning district on Block 3542, Lot 44 (The Affected Area). The Affected Area is comprised of a single zoning lot with a total of 5,300 square feet of lot area.

The Proposed Project is the demolition of the existing building and development of a new three-story, mixed-use building with ground floor commercial and residential uses above. The building would be approximately 10,693 GSF (9,945 ZSF; 1.88 FAR) with 1,248 GSF (1,200 ZSF; .23 FAR) of commercial uses and 9,445 GSF (8,745 ZSF; 1.65 FAR) of residential uses. There would be 10 market rate dwelling units and no parking spaces provided

Project Location

BOROUGH Queens	COMMUNITY DISTRICT(S) 5	STREET ADDRESS 1112
TAX BLOCK(S) AND LOT(S) Block 3542, Lot 44		ZIP CODE 11385

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Bounded by Wyckoff Avenue to the north, Cooper Avenue to the east, Irving Avenue to the south, and Decatur Street to the west.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-4D | ZONING SECTIONAL MAP NUMBER 6b

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:

***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.): 5,300
Waterbody area (sq. ft) and type:
Roads, buildings, and other paved surfaces (sq. ft.):
Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 10,693
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 10,693
HEIGHT OF EACH BUILDING (ft.): 32'-0".
NUMBER OF STORIES OF EACH BUILDING: 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: 5,300 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 53,000 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 5,300 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.)	9,445	1,248		
Type (*e.g.,* retail, office, school)	10 units	retail		

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 34 NUMBER OF ADDITIONAL WORKERS: 4
Provide a brief explanation of how these numbers were determined: 10 units x 3.4 (2017 ACS household size for Census Tract); 3 workers per 1,000 SF of retail

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

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

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2022

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18 months

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.		
(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): 41x10=410 + 4x79=316 TOTAL=726		
○ 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): 126.7x9,445=1,196,682 + 1248x216.3=269,942 TOTAL=1,466,624		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		

	YES	NO
(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
Kevin Williams	9/29/2021

SIGNATURE 

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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	City Planning Commission
NAME	DATE
Stephanie Shellooe	October 1, 2021
SIGNATURE	

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, Bilyan Management LLC, is seeking a Zoning Authorization (the proposed action) to allow for a residential use in an M1-4D zoning district at 11-12 Wyckoff Avenue (Block 3542, Lot 44, the project site) in the Ridgewood Neighborhood of Queens, Community District 5. The proposed action would facilitate the demolition of an existing building at the project site and development of a new three-story, 10,693 gross square foot (gsf) mixed-use building with 1,248 gsf of ground floor commercial uses and 9,445 gsf (10 market-rate dwelling units) of residential uses above. No parking would be provided. While the proposed action would result in a change in land use that would permit residential use in a manufacturing district, the new use would be the same as an existing, legally non-conforming use on the lot that pre-dated the current zoning, and would be similar to uses on adjacent properties in the surrounding area. The proposed action would not alter the existing zoning district and the underlying zoning regulations would still be applicable. The proposed action would also not affect any relevant public policy, and would not adversely affect the neighborhood or impair existing uses or development of adjacent property in the 400' study area. Therefore, no impacts to land use, zoning, or public policy are anticipated, and no further analysis is warranted.

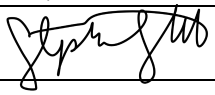
Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in this EAS. The development facilitated by the proposed action would be consistent with the context of the existing residential buildings along Wyckoff Avenue, Decatur Street, and Summerfield Street, in the surrounding area, which are predominantly one and two-family and multi-family residential buildings. There would be no increase in density or building height, and no other changes that would impact urban design. There are no potential visual resources in the 400' study area, and therefore there would be no significant adverse effects to visual resources as a result of the proposed action. The development facilitated by the Proposed Action would not significantly change the pedestrian experience, nor would it disturb the vitality, walkability, or the visual character of the surrounding area. Therefore, the Proposed Action would not result in any significant adverse impacts to urban design and visual resources, and no further analysis is warranted.

Hazardous Materials and Noise

An (E) designation (E-644) related to hazardous materials and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials and noise analyses conclude that with the (E) designation in place, the proposed action would not result in a significant adverse impact related to hazardous materials or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact ANNABELLE MEUNIER at +1 212-720-3426.

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE October 1, 2021
SIGNATURE 	
TITLE Chair, City Planning Commission	
NAME Anita Laremont	DATE October 4, 2021
SIGNATURE	

Project Name: 11-12 Wykoff Avenue Authorization
CEQR # 20DCP126Q
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	QN	Block 3542, Lot 44

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-644**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X		X

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Project Name: 11-12 Wykoff Avenue Authorization
CEQR # 20DCP126Q
SEQRA Classification: Unlisted

Noise

The (E) designation requirements for noise would apply as follows:

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*

Figure 1-1: Project Location Map

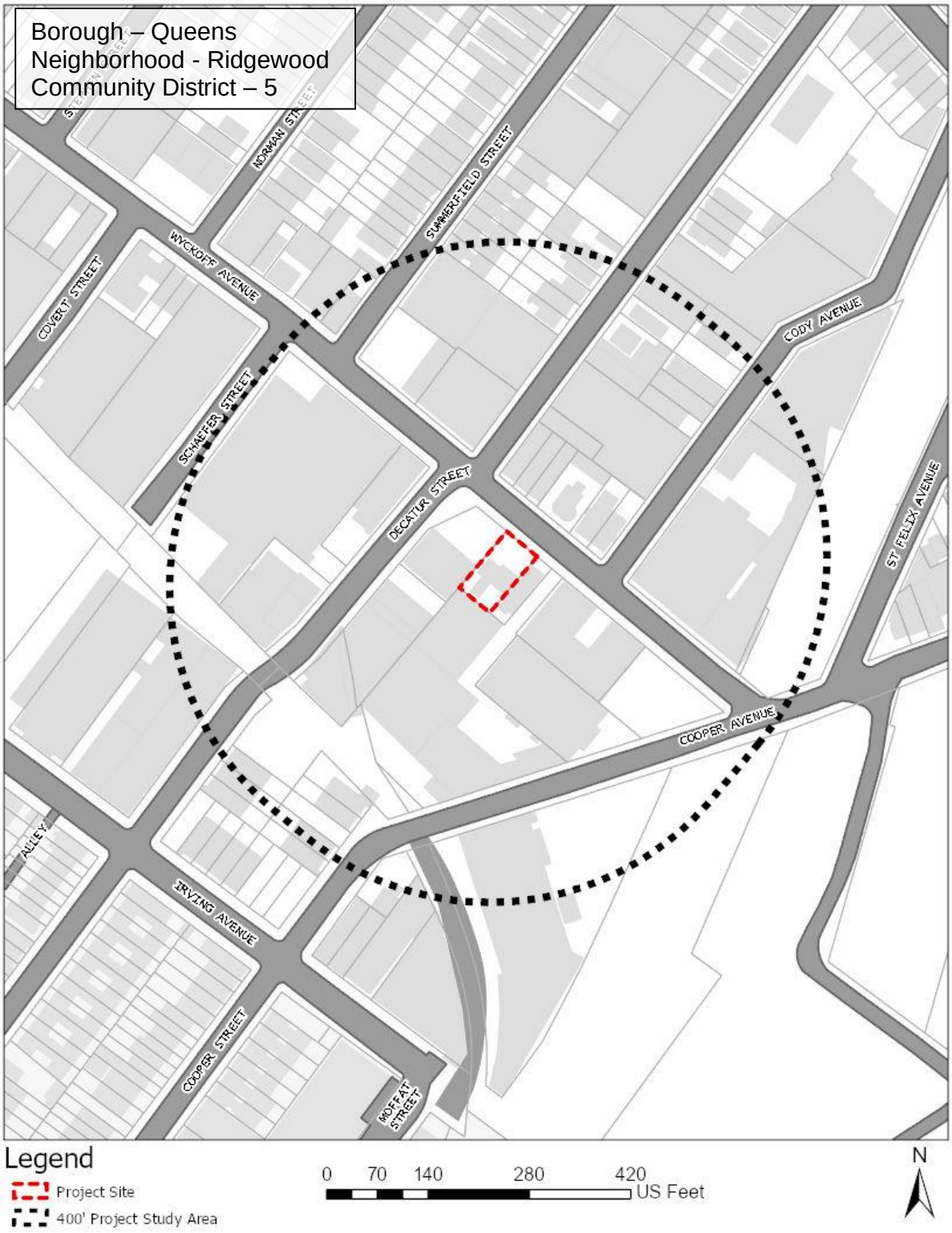


Figure 1-2: Aerial Map

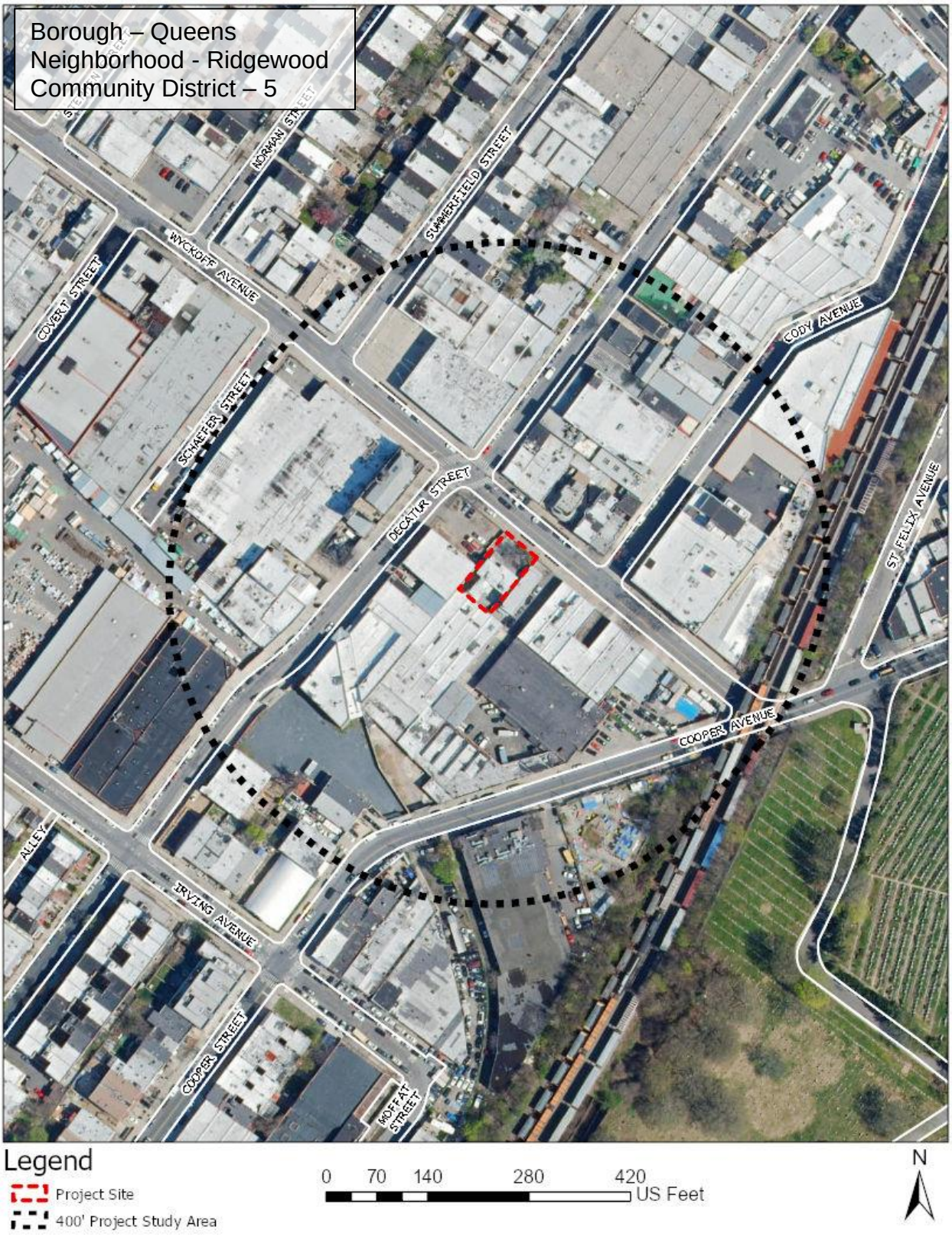


Figure 1-3: Land Use Map

Figure 1-4: Zoning Map

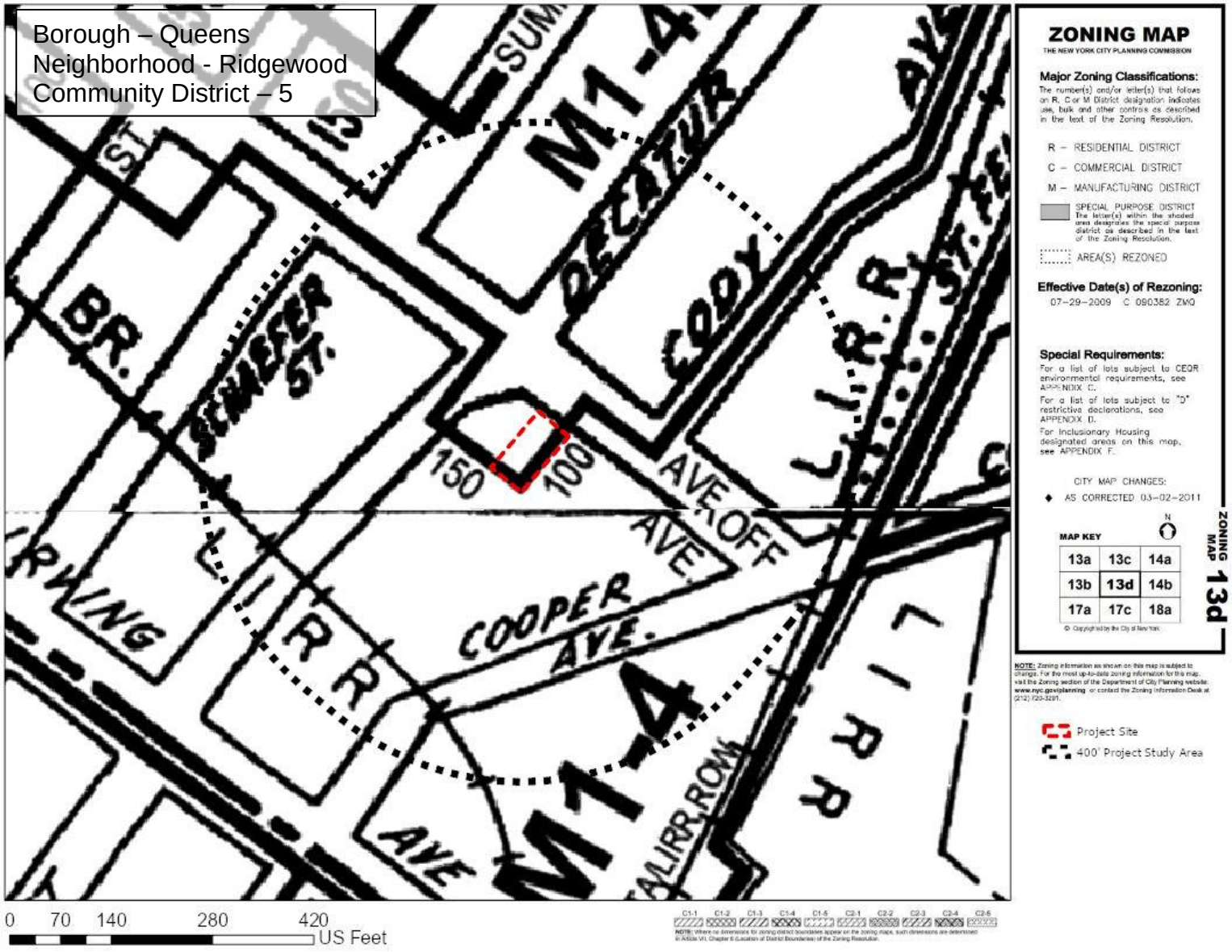


Figure 1-5: Tax Map

Figure 1-6: Elevations – For Illustrative Purposes

Figure 1-7: Site Photos 1-3

1112 Wyckoff Avenue — Photos #1-3

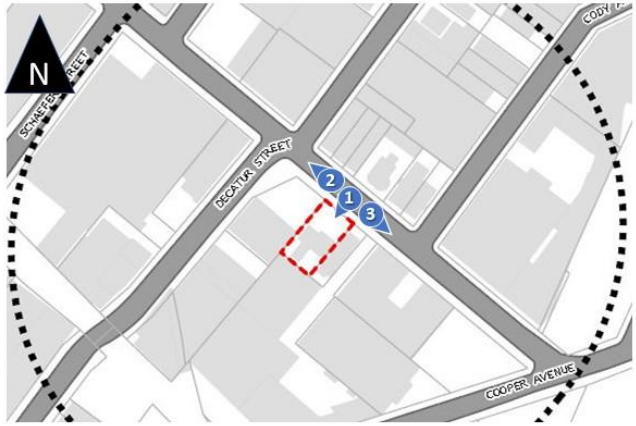
Photo 1: View of 1112 Wyckoff Avenue (Development Site)

Photo 2: View NE from Development Site towards Decatur Street.

Photo 3: Wyckoff Ave looking SE from Development Site.

9/26/2019

Photo Key



1.0 PROJECT DESCRIPTION

1.1 Introduction

"The Applicant", Bilyan Management LLC, is seeking a Zoning Authorization to allow for a residential use in the M1-4D zoning district on Block 3542, Lot 44, "The Affected Area". The Affected Area is comprised of a single zoning lot with a total of 5,300 square feet (SF) of lot area.

The Proposed Development is the demolition of the existing building and development of a new three-story, mixed-use building with ground floor commercial uses and residential space on the upper floors. The building would be approximately 10,693 GSF (9,945 ZSF; 1.88 FAR) with 1,248 GSF (1,200 ZSF; .23 FAR) commercial uses and 9,445 GSF (8,745 ZSF; 1.65 FAR) of residential uses. There would be 10 market rate dwelling units and no parking spaces provided (no parking spaces are required).

1.2 Background

The existing residential building at 11-12 Wyckoff Avenue (Block 3542, Lot 44) was constructed in 1920, before the zoning resolution of 1961 came into effect. The Affected Area was originally zoned M1-1 in 1961 before being rezoned M1-4D in 2000. The structure on site is a legal non-conforming use. A certificate of occupancy for a two-family residential building is on file with the Department of Buildings that predates the 1961 zoning district.

1.3 Description of Surrounding Area

The Affected Area is within the Ridgewood neighborhood of Queens Community District 5. The Affected Area is within an M1-4D zoning district and the Surrounding Area includes R6, R6B, and R5B zoning districts. The Surrounding Area includes manufacturing (warehouses, self-storage, studios), two-family and multi-family buildings, commercial buildings, and several large open space (cemetery) uses to the east and southeast.

The area is well-served by transit. The Halsey Street subway station provides service for the L line and is located approximately 1,000 feet to the northwest. Stops for the B20 and B26 bus lines are also within walking distance of the Affected Area along Wyckoff Avenue.

1.4 Description of Affected Area

The Affected Area is within the Ridgewood neighborhood of Queens Community District 5. The 5,300 SF lot is located midblock on the southern side of Wyckoff Avenue with 53 feet of frontage and is bounded by Wyckoff Avenue to the north, Cooper Avenue to the east, Irving Avenue to the south, and Decatur Street to the west. Wyckoff Avenue is a 60-foot-wide, two-way northwest to southeast road with one moving lane in each direction and curbside parking. Cooper Avenue is a 50-foot-wide, two-way northeast to southwest road with one moving lane in each direction and curbside parking. Decatur Street is a 60-foot-wide, one-way northeast to southwest road with one moving lane and curbside parking. Irving Avenue is a 70-foot-wide, one-way northwest to southeast road with one moving lane of traffic and curbside parking. The Affected Area is improved with a 2-story, 2,680 GSF residential building with 2 dwelling units. The structure was originally built around 1920 and is a legally non-conforming, two-family semi-detached home.

1.5 Description of the Proposed Development

The Proposed Development is the construction of a new three-story, mixed-use building with ground floor commercial and 10 residential units above. The building would be approximately 10,693 GSF (9,945 ZSF; 1.88 FAR) with 1,248 GSF (1,200 ZSF; .23 FAR) commercial uses and 9,445 GSF (8,745 ZSF; 1.65 FAR) of residential uses. No parking spaces would be provided (no parking spaces are required).

1.6 Description of Actions Necessary to Facilitate the Project

The action necessary to facilitate the Proposed Development is a Zoning Authorization from the City Planning Commission pursuant to ZR 42-47 (Residential Uses in M1-4D through M1-5D Districts) to allow residential use in an M1-4D (Proposed Action).

1.7 Purpose and Need

The Applicant believes the proposed ground floor commercial retail use and increased residential density along Wyckoff Avenue will activate the pedestrian realm along the southern portion of Wyckoff Avenue. The provision of dwelling units and local-serving retail would comply with the intent of the Ridgewood Rezoning (ULURP # 000639 ZMQ; CEQR # 00DCP064Q), and would be located within an area well-served by transit.

The Proposed Development would not be permitted without the Proposed Action. Therefore, the Proposed Action would allow for development that would improve the existing residential housing stock located on this block of Wyckoff Avenue. While the existing 2-unit residential building is a legal, non-conforming structure, the Proposed Action would permit the expansion of the residential use.

1.8 Analysis Framework

This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action. This environmental assessment considers the potential effects of the Proposed Action by comparing the No-Action Scenario to the With-Action Scenario.

Existing Conditions

The existing conditions form a baseline to project the No-Action and With-Action Scenarios. The Affected Area is comprised of a single zoning lot with a total of 5,300 SF of lot area and is improved with a 2-story, 2,680 GSF 2-unit residential building.

Reasonable Worst-Case Development Scenario

In order to assess the possible effects of the Proposed Action, a Reasonable Worst-Case Development Scenario (“RWCDS”) was developed for both the future without the Proposed Action (Future No-Action) and the future with the Proposed Action (Future With-Action) for a two-year build period (build year 2021). The framework for analysis considers the difference between the future absent the Proposed Action (the “Future No-Action Condition”) and the future with the Proposed Action (“the Future With-Action Condition”) in the 2021 build year.

Future No-Action Scenario

The future No-Action Scenario is the same as existing conditions. It is a legal non-conforming residential use in a manufacturing district. The existing residential building is expected to remain as it cannot be expanded under the existing M1-4D zoning designation without a zoning authorization from the City Planning Commission.

Future With-Action Scenario

A zoning authorization pursuant to ZR 42-47 would permit a residential use at 11-12 Wyckoff Avenue. The subject parcel is a 5,300 SF lot that would be developed with a 10,693 GSF (9,945 ZSF; 1.83 FAR) building comprised of 9,445 GSF (8,745 ZSF) of residential (1.65 FAR), 1,248 GSF (1,200 ZSF) of commercial (0.23 FAR). The building would be 3 stories and 32 feet tall with 10 dwelling units and one ground floor commercial space. Accessory parking is not required; therefore, no accessory parking would be provided.

Table 1.8-1: RWCDS Analysis Framework – Existing, No-Action and With-Action Calculations (Projected Sites)

Site Info			Existing/No-Action Conditions				With-Action Condition			
Block	Lot	Lot Area (gsf)	Zoning	Res. (gsf)	DU	Commercial (gsf)	Zoning	Res. (gsf)	DU	Commercial (gsf)
3542	44	5,300	M1-4D	2,680	2	0	M1-4D	9,445	10	1,248
Total		**5,300**		**2,680**	**2**	**0**		**9,445**	**10**	**1,248**

DU = Dwelling Units
gsf = gross square feet
Res. = Residential

Table 1.8-2: RWCDS Incremental Analysis Table

Use	No-Action Condition	With-Action Condition	Increment
Residential[1]	2 DUs 2,680 gsf	2 DUs 9,445 gsf	8 DUs 6,765 gsf
Market Rate (DUs)	2	10	8
Affordable (DUs)[2]	0	0	0
Commercial (gsf)	0	1,248	1,248
Residents[3]	7	34	27
Workers[4]	0	4	4

Notes: 'DUs' indicates Dwelling Units; 'gsf' indicates gross square feet

[3] Assumes 3.4 persons per residential dwelling unit per Census Tract information in the ACS 2016

[4] Assumes 3 employees per 1,000 SF retail/restaurant

2.0 ENVIRONMENTAL REVIEW

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the surrounding area as well as the larger area in which the Proposed Action may have an effect. Because the proposed action would permit development of uses (Residential) that are not permitted as of right under the Projected Development Site's existing M1-4D zoning, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Following CEQR Technical Manual guidance, a preliminary assessment, which includes a basic description of existing and future land uses and zoning, including any future changes in zoning that could cause changes in land use, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. In addition, the preliminary assessment should include a basic description of the project facilitated by the Proposed Action in order to determine whether a more detailed assessment of land use would be appropriate. This information is essential for conducting the other environmental analyses and provides a baseline for determining whether detailed analysis is appropriate. CEQR requires an assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas. Additionally, an assessment of public policy should accompany the assessment which includes any public policies including formal or published plans in the study area. A preliminary assessment of land use, zoning and public policy is provided for informational purposes and to determine if a more detailed analysis is warranted. This preliminary assessment of land use, zoning, and public policy focuses on an overview of conditions in the affected area and a detailed review of the 400-foot radius study area.

2.1.1 Land Use

Pursuant to Chapter 4, Section 111 of the *2020 CEQR Technical Manual*, land use refers to the activity that is occurring on land and within the structures that occupy it. Types of uses include residential, retail, commercial, industrial, vacant land, and parks. DCP's Primary Land Use Tax Lot Output (PLUTO) database provides data on the following land use types: one- and two-family residential buildings, multi-family walk-up residential buildings, multi-family elevator residential buildings, mixed residential and commercial buildings, commercial and office buildings, industrial and manufacturing, transportation and utility, public facilities and institutions, open space and outdoor recreation, parking facilities, and vacant land.

Existing land use patterns of city blocks within approximately 400 feet of the rezoning area are presented in **Figure 1-4**. The *CEQR Technical Manual* suggests that an appropriate study area for land use and zoning is related to the type and size of the project being proposed as well as the location and neighborhood context of the area that could be affected by the project. Unless the project involves large scale, high density development or is a generic project, the study area should generally include at least the project site and the area within 400 feet of the site's boundaries.

Existing Conditions

The Applicant's Site, 11-12 Wyckoff Avenue (Block 3542, Lot 44), is a 5,300 SF lot with frontage on the south side of Wyckoff Avenue. The lot is currently improved with a 2-story, 2,680 GSF residential building with 2 dwelling units.

Existing land uses within the 400-foot Surrounding Area consists of a commercial building, 2-story multi-family residential buildings, and manufacturing/industrial buildings.

Analysis

Future No-Action Scenario

In the future without the Proposed Action, it is presumed that no additional floor area or changes in use would occur at the Projected Development Site since the existing legal, non-conforming use would not be possible without the Proposed Action.

There is one known active project in the Study Area. It is located at 16-16 Summerfield Street and is proposed to be a 4-story tall, 125-room hotel building.

Future With-Action Scenario

The Applicant's Site, 11-12 Wyckoff Avenue (Block 3542, Lot 44), would be developed with a 3-story, 10,693 GSF mixed-use commercial and residential building. The building would contain ground-floor commercial uses and 10 dwelling units on floors 2 and 3.

Conclusion

The Proposed Action would permit a change in land use that would allow for a residential use in the manufacturing district in which the Projected Development Site is located. The existing two-unit residential structure on the Projected Development Site would be demolished and replaced with a slightly larger residential building with first-floor commercial retail use. The Proposed Action would allow for a use that is similar to uses on adjacent properties and would therefore not result in a significant adverse impact to existing land uses, while permitting the expansion of the residential use on the lot.

2.1.2 Zoning

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

Zoning designations within and around the project study area are depicted in **Figure 1-4**, while **Table 2.1-1** summarizes use, floor area and parking requirements for the zoning districts in the study area.

Existing Conditions—Affected Area

The Affected Area is within an M1-4D zoning district. The M1-4D district permits a maximum residential FAR of up to 1.65 with a zoning authorization, a commercial FAR up to 2.0, manufacturing FAR of up to 2.0 and community facility FAR up to 6.5.

Existing Conditions—Surrounding Area

The zoning districts within 400 feet of the Affected Area are shown below in **Table 2.1-1**. Zoning in the area is split between medium density residential districts allowing residential and community facility development and light manufacturing districts that serve as buffers between M2 or M3 manufacturing districts and are often adjacent to residential and commercial districts.

Table 2.1-1: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
M1-4D	UGs 4-14, 16 and 17	2.0 FAR – Commercial & Industrial 1.65 FAR Residential 6.5 FAR Community Facility	None
M1-4	UGs 4-14, 16 and 17	2.0 FAR – Commercial & Industrial 1.65 FAR Residential 6.5 FAR Community Facility	None
R6B	Residential UGs 1-4	2.00 FAR - Residential	50% of dwelling units 25% of Inclusionary
R5B	Residential UGs 1-4	2.00 FAR – Residential and Community Facility	66% of dwelling units 42.5% of Inclusionary
R4-1	Residential UGs 1-4	0.75 FAR – Residential 2.00 FAR – Community Facility	1 per DU

Source: Zoning Handbook, New York City Department of City Planning, 2018

Existing zoning districts in the surrounding area include:

M1-4D

M1-4D districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1-4D districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities.

Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

M1-4

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residences are excluded from these districts, except for: (a) joint living-work quarters for artists in M1-5A and M1-5B Districts; (b) dwelling units in M1-5M and M1-6M Districts; (c) dwelling units in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, where authorized by the City Planning Commission, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development; and (d) dwelling units in M1-6D Districts.

R5B

Although an R5B contextual district permits detached and semi-detached buildings, it is primarily a three-story rowhouse district typical of such neighborhoods as Windsor Terrace and Bay Ridge in Brooklyn. The traditional quality of R5B districts is reflected in the district's height and setback, front yard and curb cuts regulations that maintain the character of the neighborhood.

The floor area ratio (FAR) of 1.35 typically produces a building with a maximum street wall height of 30 feet, above which the building slopes or is set back to a maximum height of 33 feet. As in R4B districts, the front yard must be at least five feet deep and it must be at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached rowhouses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lot frontages less than 40 feet. Where off-street parking is required, on-site spaces must be provided for two-thirds of the dwelling units although parking can be waived when only one space is required. Requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.

R6B

R6B districts are often traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops

and small front yards that are typical of Brooklyn's "brownstone" neighborhoods, such as Park Slope, Boerum Hill and Bedford Stuyvesant.

The Floor Area Ratio (FAR) of 2.0 and the mandatory Quality Housing regulations also accommodate apartment buildings at a similar four- to five-story scale. The base height of a new building before setback must be between 30 and 40 feet and the maximum height is 50 feet. For buildings providing a qualifying ground floor, the maximum base height and overall height increase by five feet. Curb cuts are prohibited on zoning lot frontages less than 40 feet. The street wall of a new building, on any lot up to 50 feet wide, must be as deep as one adjacent street wall but no deeper than the other. Buildings must have interior amenities for the residents pursuant to the Quality Housing Program.

Higher maximum FAR are available for buildings participating in the Inclusionary Housing program or that provide certain senior facilities.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units (IRHU) and are further modified in certain areas, such as within the Transit Zone and the Manhattan Core, or for lots less than 10,000 square feet. Parking can be waived if five or fewer spaces are required. Off-street parking is not allowed in front of a building.

R4-1

R4-1 contextual districts, like R3-1 districts, permit only one- and two-family detached and semi-detached houses. Despite a narrower minimum lot width of 25 feet for detached homes, houses in R4-1 districts tend to be larger than those in R3-1 districts because of the higher floor area ratio (FAR) of 0.75 plus an attic allowance. The perimeter wall may rise to 25 feet, compared to 21 feet in R3-1 districts, before sloping or being set back to a maximum building height of 35 feet. Sections of Middle Village in Queens and Bay Ridge in Brooklyn contain R4-1 districts.

Two side yards that total eight feet must be provided for a detached residence. There is no minimum width for each side yard but there must be eight feet between buildings on adjacent zoning lots. One four-foot side yard is required for each semi-detached residence, which must be on a lot at least 18 feet wide. Zero lot line buildings permitted in R4-1 districts, require only one eight-foot side yard. Front yards must be at least 10 feet deep and at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. Parking must be within the side or rear yard or in a garage. An in-house garage is permitted within a semi-detached house, or in a detached house if the lot is 35 feet or wider. One off-street parking space is required for each dwelling unit.

R3-2

R3-2 districts are general residence districts that allow a variety of housing types, including low-rise attached houses, small multifamily apartment houses, and detached and semi-detached one- and two-family residences. It is the lowest density zoning district in which multiple dwellings are permitted. Because of their flexibility, R3-2 districts are mapped widely in all boroughs except Manhattan.

The 0.5 floor area ratio (FAR) may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. Lots with detached homes must be at least 40 feet wide; if occupied by semi-detached and attached buildings, lots must be at least 18 feet wide. The maximum street wall length for a building on a zoning lot is 125 feet. The maximum lot coverage of any residence is 35%. Front yards must be at least 15 feet deep. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. One off-street parking space is required for each dwelling unit. However, requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.

Analysis

Future No-Action Scenario

There are no known zoning changes within the zoning study area. Any new development in surrounding areas would be governed by the existing zoning regulations.

Future With-Action Scenario

The Proposed Action would not alter the existing zoning district and would consist of a zoning authorization pursuant to ZR 42-47 would permit a residential use in the Affected Area. The underlying zoning regulations would still be applicable.

Conclusion

The Proposed Action would permit the existing residential use on the Applicant's lot within the existing M1-4D zoning district. The Proposed Action would bring permit a use that is consistent with existing uses along Wyckoff Avenue, which are two-family residential, multifamily walk-up buildings, and light industrial uses. Therefore, no significant impacts are expected as a result of the Proposed Action, and further analysis is not required.

2.1.3 Public Policy

Officially adopted and promulgated public policies describe the intended use applicable to an area or particular site(s) in the City. The Affected Area is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, or an Industrial Business Zone (IBZ), The Affected Area is not located within the Waterfront Revitalization Program boundaries or the Jamaica Bay Watershed boundaries.

The Affected Area is within a Designated Area Within Manufacturing Districts according to Appendix J. As the Affected Area does not contain and will not contain any self-service storage facilities, this policy is not applicable to this project.

The Affected Area is also located in a Food Retail Expansion to Support Health Program (FRESH) area. The goal of the FRESH Program is to encourage the development and retention of convenient, accessible stores that provide fresh meat, fruit and vegetables, and other perishable goods in addition to a full range of grocery products. The program offers a set of zoning incentives that provide additional floor area in mixed buildings that include a FRESH

food store to reduce the amount of required parking for food stores and permit larger grocery stores as-of-right in light manufacturing districts.

Future No-Action Scenario

There are no relevant changes to public policy expected in the study area in the Future No-Action Scenario.

Future With-Action Scenario

There are no relevant changes to public policy expected in the study area in the Future With-Action Scenario.

Conclusion

Under the RWCDS no FRESH supermarket is anticipated, but the Proposed Action would not alter or conflict with the objectives of the FRESH program.

The Proposed Action would not adversely affect the neighborhood, impair the appropriate use or development of adjacent property or be detrimental to the public welfare. Therefore, the Proposed Action would not pose a potential significant adverse effect to public policy.

2.2 Historic and Cultural Resources

Per the *2020 CEQR Technical Manual,* an Historic and Cultural Resources Assessment for archaeological resources is required for projects that would result in any in-ground disturbance. An assessment for architectural resources would be required for projects that resulted in new construction, demolition or significant physical alteration to any building; a change in scale, visual prominence or visual context of a building; additions to or removal of historic landscape features; screening or elimination of publicly accessible views; or introduction of a significant new shadows on an historic landscape or structure if the features of the structure depend on sunlight.

Methodology

In general, potential impacts to architectural resources can include both direct, physical impacts and indirect, contextual impacts. Direct impacts include demolition of a resource and alterations to a resource that cause it to become a different visual entity. Contextual impacts can include the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. The study area for architectural resources is, therefore, larger than the archaeological resources study area to account for any potential impacts that may occur where proposed activities could physically alter architectural resources or be close enough to them to potentially cause physical damage or visual or contextual impacts.

Following the guidelines of the 2020 CEQR Technical Manual, the architectural resources study area for this project is defined as being within an approximately 400-foot radius of the Project Site. Within the study area, architectural resources that were analyzed include known architectural resources, defined as National Historic Landmarks (NHLs); properties listed in the State or National Register of Historic Places (S/NR) or determined eligible for such listing (S/NR-eligible); and New York City Landmarks (NYCLs), Interior Landmarks, Scenic

Landmarks, Historic Districts, and properties calendared for landmark designation by the Landmarks Preservation Commission (LPC).

Architectural Resources

Per *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. Generally, architectural resources should be surveyed and assessed if the proposed project would result in any of the following, whether any known historic resources are located near the site of the project:

- New construction, demolition, or significant physical alteration to any building, structure, or object.
- A change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature. Visual prominence is generally the way in which a building, structure, object, or landscape feature is viewed. For example, a building may be part of an open setting, such as a tower within a plaza, which is either conforming or non-conforming with the street wall in terms of its height, footprint, and/or setback. Visual context is the character of the surrounding built or natural environment. This may include the following: the architectural components of an area's buildings (e.g., height, scale, proportion, massing, fenestration, ground-floor configuration, style), streetscapes, skyline, landforms, vegetation, and openness to the sky.
- Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects.
- Additions to or significant removal, grading, or replanting of significant historic landscape features.
- Screening or elimination of publicly accessible views.
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on an historic landscape or on an historic structure if the features that make the structure significant depend on sunlight.

The Architectural Resources Study Area is defined as the Project Site, plus an approximately 400-foot radius around the Proposed Action area. To determine whether the Proposed Development has the potential to affect nearby off-site historic or architectural resources, the Study Area was screened for historic and architectural resources.

The LPC was contacted for their initial review of the project's potential to impact nearby or onsite historic and cultural resources, and a response was received on September 25th, 2019 indicating that the Project Site does not contain any architectural significance.

Archaeological Resources

Unlike the architectural evaluation of a Study Area that extends beyond a project's property lines, the analysis of potential and/or projected impacts to archaeological resources is limited to

the actual extent of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated. The project would result in an in-ground disturbance to develop the proposed mixed-use residential and commercial building. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources on September 16th, 2019 and a response was received on September 25th, 2019 (see Appendix B). The LPC has indicated that no archaeological significance is associated with the Proposed Development. Therefore, significant adverse impacts to archaeological resources are not expected because of the Proposed Action, and further analysis is not warranted.

Conclusion

The Project Site does not contain any archeological significance. Further, no demolition of listed, eligible or potentially eligible historic resources would occur under the Proposed Action. No impacts to archeological or historic resources are expected to occur as a result of the Proposed Development.

2.3 Urban Design and Visual Resources

According to the CEQR Technical Manual, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the 2020 CEQR Technical Manual, an assessment of Urban Design may be warranted when a Proposed Action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment. As stated in the CEQR Technical Manual, the Study Area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with the Study Area used for the land use analysis (i.e., 400 feet around the project sites). For visual resources, existing publicly accessible view corridors within the Study Area should be identified. The purpose of the preliminary assessment is to determine whether any physical changes proposed by a project may raise the potential to significantly and adversely affect elements of urban design, which would warrant the need for a detailed urban design and visual resources assessment.

Within the Study Area there are no potential visual resources, and there would be no significant adverse effects to visual resources as a result of the Proposed Action.

Preliminary Assessment

The Affected Area consists of a single midblock lot along Wyckoff Avenue in Queens and is described in detail in **Section 1.4** and **2.1.1.**

As stated in the project description and **Section 1.3**, the surrounding area includes manufacturing (warehouses, self-storage, studios), two-family and multi-family buildings, commercial buildings, and several large open space (cemetery) uses to the east and southeast. Built-form varies by use: manufacturing buildings range from one to two stories, with facades ranging from brick, to siding, to stone; residential buildings are one to four stories with brick and siding facades. Sidewalks in the area are in good repair and include scattered tree plantings.

The traffic grid is regular, with smaller residential roads running north and south feeding into larger collector roads running east and west.

Figure 2.3.1 below shows an aerial view of the Affected Area and the Study Area (400' buffer around the Affected Area).

Figure 2.3-1: Aerial Map

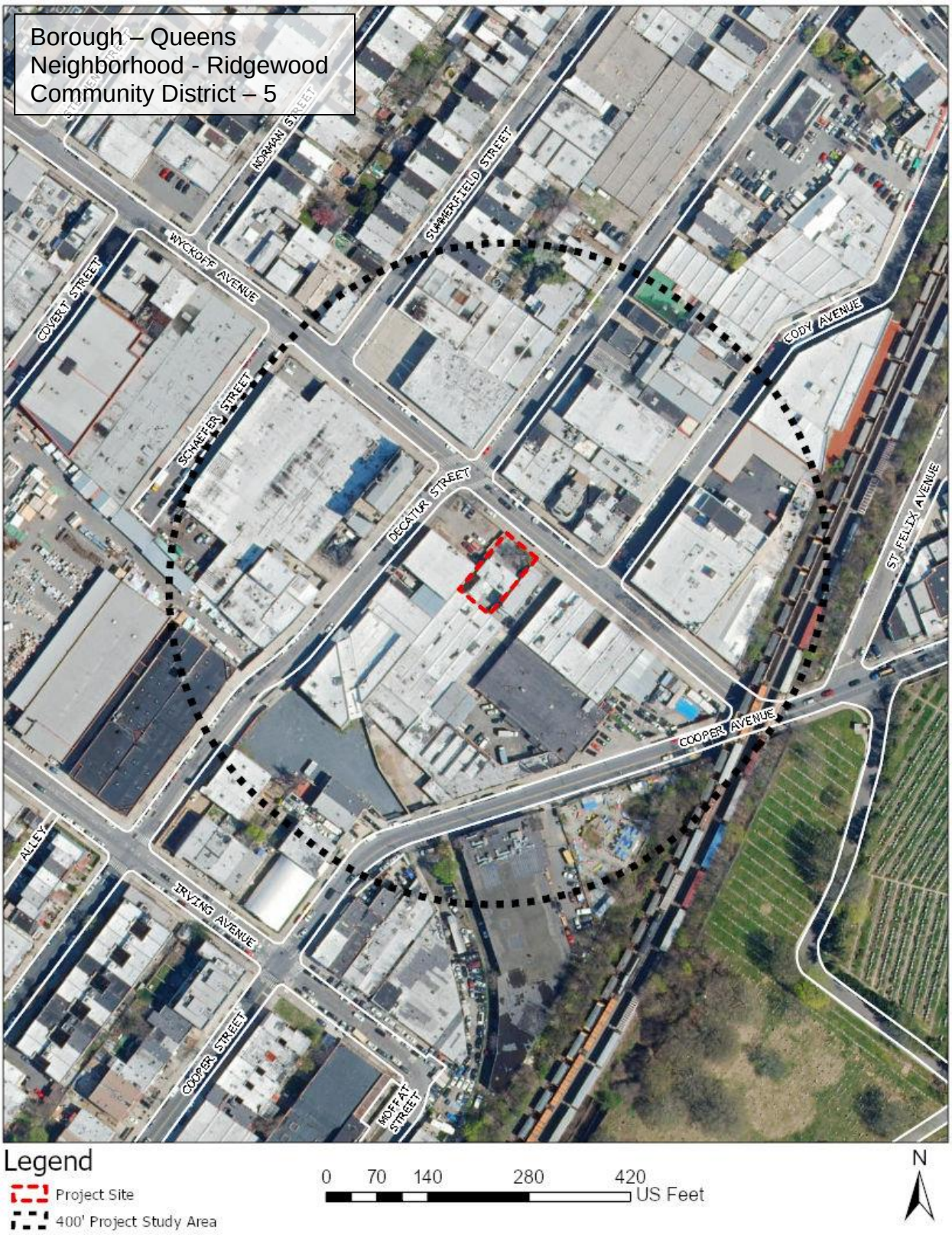


Figure 2.3-2: Photo Key

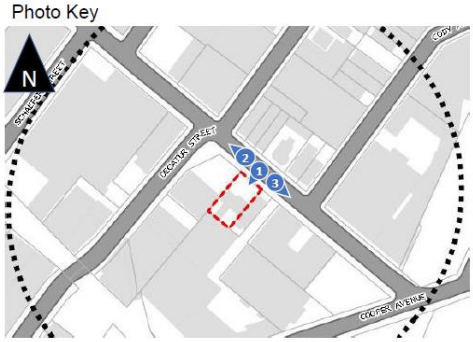
1112 Wyckoff Avenue — Photos #1-3

Photo 1: View of 1112 Wyckoff Avenue (Development Site)

Photo 2: View NE from Development Site towards Decatur Street.

Photo 3: Wyckoff Ave looking SE from Development Site.

Photo Key



The following figures show the reasonable worst-case development (as described in **Section 1.8**) building massing and compares these massings to existing conditions.

Figure 2.3-3: Existing Conditions (View east from across Decatur Street)

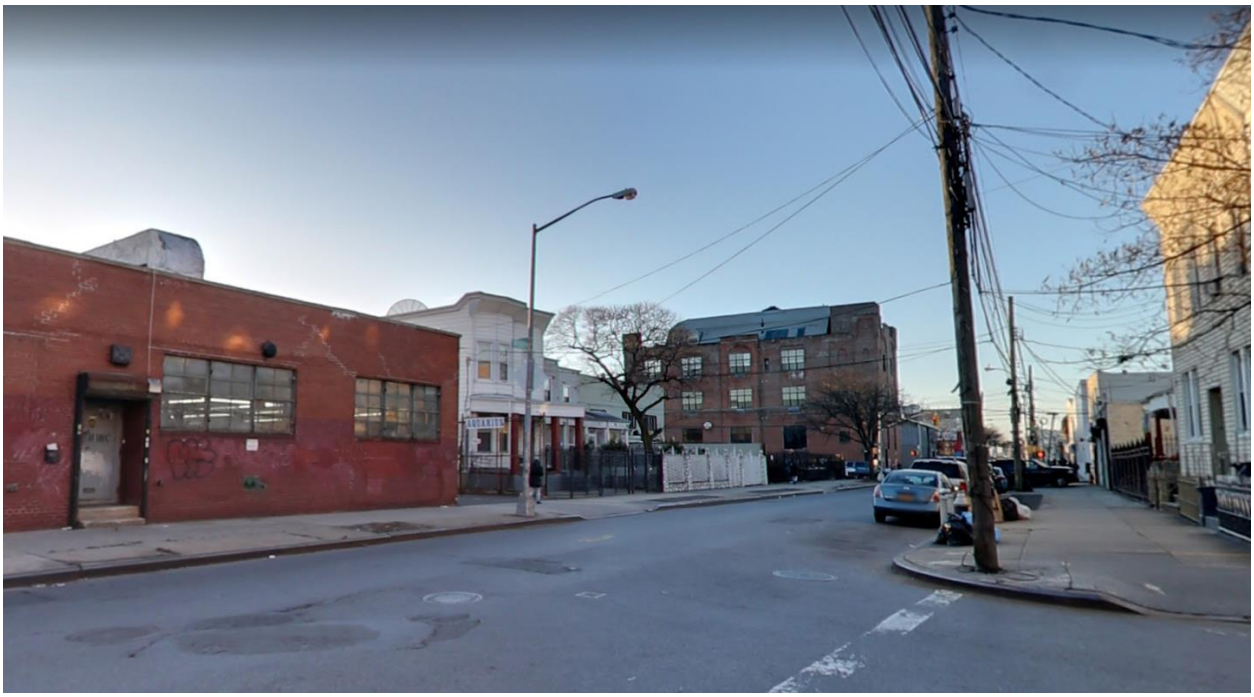


Figure 2.3-4: With-Action (View east from across Decatur Street)

Figure 2.3-5: Existing Conditions (View west down Decatur Street)

Figure 2.3-6: With-Action (View west down Decatur Street)

Analysis

Future No-Action Scenario

Under no-action conditions it is presumed that no additional floor area or changes in use would occur at the Affected Area or within the Study Area and existing conditions would prevail. There is one active construction project within the Study Area—1616 Summerfield Street is being developed with a new 55,527 GSF residential building with 125 dwelling units.

Future With-Action Scenario

The Proposed Development is the construction of a new three-story, mixed-use building with ground floor commercial and 10 residential units above. The building would be approximately 10,693 GSF (9,945 ZSF; 1.88 FAR) with 1,248 GSF (1,200 ZSF; .23 FAR) commercial uses and 9,445 GSF (8,745 ZSF; 1.65 FAR) of residential uses.

The Proposed Action would be consistent with the context of the existing residential buildings along Wyckoff Avenue, Decatur Street, and Summerfield Street, which are predominantly one- and two-family and multi-family residential buildings. There would be no increase in density or building height, and no other changes that may impact Urban Design.

Conclusion

The development facilitated by the Proposed Action would not adversely impact any of the constituent urban design elements or impact the overall character of the neighborhood. It would not significantly change the pedestrian experience, nor would it disturb the vitality, walkability, or the visual character of the area. Therefore, the Proposed Action would not result in any significant adverse impact to the constituent elements of Urban Design, and a detailed analysis is not warranted.

2.4 Hazardous Materials

Per the *2020 CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi- volatile organic compounds (VOCs and SVOCs), methane, polychlorinated biphenyls (PCBs), and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). Per the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site; and b) action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

Pursuant to *CEQR Technical Manual* methodology, actions that would result in ground disturbance in an area where current or past uses on or near the site raise the potential for the presence of hazardous materials should be assessed for hazardous materials.

Methodology

The hazardous materials assessment generally begins with a Phase 1 ESA, which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information site observations, and interviews. Pursuant to the *2020 CEQR Technical Manual*, the Phase 1 ESA is conducted in accordance with the standards established by the current ASTM Phase 1 ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential Recognized Environmental Condition (REC) is identified during this assessment, then further subsurface investigations may be conducted as part of a Phase II ESA to confirm the presence and extent of the contamination.

Introduction

The subject property is located at 11-12 Wyckoff Avenue, Queens, NY. It is a 5,300 SF lot and is currently developed with a 2-story, 2,680 GSF residential building with 2 dwelling units.

Summary of Phase I Environmental Site Assessment

Conditions at the project site resulting from previous and existing uses and those in surrounding areas were determined from a Phase I Environmental Site Assessment (ESA) prepared by Equity Environmental Engineering in September 2019. The Phase I ESA was performed pursuant to ASTM Standard E-1527-13. The purpose of this Phase I ESA is to determine whether any type of hazardous substance or petroleum product exists within or adjacent to the property in question. Environmental hazards would include, but not be limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

The scope of work for the Phase I is listed below.

- Site and vicinity reconnaissance;
- Description of current site operations;
- Historical source review and description of historical site conditions;
- Interviews with owners, operators, and/or occupants of the Site, and/or local officials, as applicable;
- Review of environmental databases and regulatory agency records;
- Review of previous environmental reports/documentation, as applicable;
- Review of environmental liens, if provided or authorized to be obtained by the user; and
- Preparation of a report summarizing findings, opinions, and conclusions

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required.

Findings of the Phase I ESA

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. Historic RECs (HRECs) are RECs previously remediated to government standards. Controlled RECs (CRECs) are RECs in which some form or institutional or engineering control has been implemented to contain the REC. De minimis RECs are those that do not present a threat to health or the environment and would not be the subject of an enforcement action by a government agency. A Vapor Encroachment Condition (VEC) is the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property. All RECs and VECs are discussed below. The Phase I ESA has revealed the following environmental conditions:

The assessment conducted on September 10th, 2019 revealed the following information in connection with the Subject Property:

RECs:
There are no RECs associated with the Subject Property.

HRECs:
There are no HRECs associated with the Subject Property.

CRECs:
There are no CRECs associated with the Subject Property.

VECs:
The EDR Vapor Encroachment database identified numerous VECs (Vapor Encroachment Conditions) within 1/10 of a mile of the Subject Property that are related to a historical auto

garage, multiple leaking USTs. Based on these findings, a possible vapor encroachment cannot be ruled out.

Conclusion

Because VECs could not be ruled out, a Phase 2 is required to be submitted to DEP for review and approval. The Project Site is improved with a tenanted two-family home, and any Phase 2 work will require the building to be vacated and demolished. For these reasons The Applicant has elected to place an (E) designation on the property. The text for the (E) designation related to hazardous materials is as follows:

E-Designation – E-644

Task 1-Sampling Protocol
The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol
A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

2.5 Air Quality

When assessing the potential for air quality significant impacts, the *CEQR Technical Manual* seeks to determine a Proposed Action's effect on ambient air quality or the quality of the surrounding air. Ambient air can be affected by motor vehicles, referred to as "mobile sources," or by fixed facilities, referred to as "stationary sources." This can occur during operation and/or construction of a project being proposed. The pollutants of most concern are carbon monoxide, lead, nitrogen dioxide, ozone, relatively coarse inhalable particulates (PM_{10}), fine particulate matter ($PM_{2.5}$), and sulfur dioxide.

The *CEQR Technical Manual* generally recommends an assessment of the potential impact of mobile sources on air quality when an action increases traffic or causes a redistribution of traffic flows, creates any other mobile sources of pollutants (such as diesel train usage), or adds new uses near mobile sources (e.g., roadways, parking lots, garages). The *CEQR Technical Manual* generally recommends assessments when new stationary sources of pollutants are created, when a new user might be affected by existing stationary sources, or when stationary sources are added near existing sources and the combined dispersion of emissions would impact surrounding areas.

Introduction

The Proposed Action would introduce a new 10-unit residential use with ground floor commercial to the neighborhood. The Project Site is located at 11-12 Wyckoff Avenue in Queens Community District 5.

The Proposed Action would introduce a new mixed-use development, for occupancy by residential and commercial use. The Project Site is located within an M1-4D manufacturing zoning district. Therefore, the potential that nearby emission sources could adversely affect the proposed project occupants must be considered. Additionally, the proposed project would result in the development of a building that would have an HVAC system that would be an emission source. Accordingly, potential impacts from the proposed building stack on existing buildings must also be evaluated.

Mobile Sources

According to the *CEQR Technical Manual*, projects, whether site-specific or generic, may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic; create any other mobile sources of pollutants (such as diesel trains, helicopters etc.); or add new uses near mobile sources (roadways, garages, parking lots, etc.). Projects requiring further assessment include:

- *Projects that would result in the placement of operable windows, balconies, air intakes or intake vents generally within 200 feet of an atypical source of vehicular pollutants;*
- *Projects that would result in the creation of a fully or partially covered roadway, would exacerbate traffic conditions on such a roadway or would add new uses near such a roadway;*
- *Projects that would generate peak hour auto traffic or divert existing peak hour traffic of 170 or more auto trips in this area of the City;*
- *Projects that would generate peak hour heavy-duty diesel vehicle traffic or its equivalent in vehicular emissions resulting from 12 or more heavy-duty diesel vehicles (HDDVs) for paved roads with average daily traffic of fewer than 5,000 vehicles, 19 or more HDDVs*

for collector roads, 23 or more HDDVs for principal and minor arterials, or 23 or more HDDVs for expressways and limited-access roads;
- *Projects that would result in new sensitive uses (e.g., schools or hospitals) adjacent to large existing parking facilities or parking garage exhaust vents;*
- *Projects that would result in parking facilities or applications requesting the grant of a special permit or authorization for parking facilities; or projects that would result in a sizable number of other mobile sources of pollution (e.g., a heliport or a new railroad terminal); and/or*
- *Projects that would substantially increase the vehicle miles traveled in a large area.*

The Proposed Action would not result in operable windows or air intakes within 200 feet of an atypical roadway. It would not result in the creation of a covered roadway or affect any covered roadway. Peak hour trip generation is far below the 170-car threshold identified in Section 17-210 of the CEQR Technical Manual as potentially warranting further assessment. The project would not generate diesel traffic or diesel traffic equivalent to 12 or more HDDVs. The project would not create a new sensitive receptor adjacent to large parking facilities. The project would not result in the creation of a new parking facility. The project would not result in any other mobile sources of pollution and would not significantly increase vehicle miles traveled in a large area. Therefore, no further assessment of the potential for mobile source air quality impacts is warranted.

Stationary Sources

According to the *2020 CEQR Technical Manual*, projects may result in stationary source air quality impacts when one or more of the following occurs:

- *New stationary sources of pollutants are created (e.g., emission stacks for industrial plants, hospitals, and other large institutional uses);*
- *Certain new uses near existing (or planned future) emissions stacks are introduced that may affect the use;*
- *Structures near such stacks are introduced so that the structures may change the dispersion of emissions from the stacks so that surrounding uses are affected;*
- *Fossil fuels (fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems are used;*
- *Large emission sources are created (e.g., solid waste or medical-waste incinerators, cogeneration facilities, asphalt/concrete plants, or power-generating plants, etc.);*
- *New sensitive uses are located near a large emission source;*
- *Medical, chemical or research labs are created or result in new uses being located near them;*
- *Operation of manufacturing or processing facilities is created;*
- *New sensitive uses created within 400 feet of manufacturing or processing facilities;*
- *New uses created within 400 feet of a stack associated with commercial, institutional, or residential developments (and the height of the new structures would be similar to or greater than the height of the emission stack);*
- *Potentially significant odors are created;*
- *New uses near an odor-producing facility are created;*
- *"Non-point" sources that could result in fugitive dust are created;*
- *New uses near nonpoint sources are created; and/or*
- *A generic or programmatic action is introduced that would change or create a stationary source or that would expose new populations to such a station*

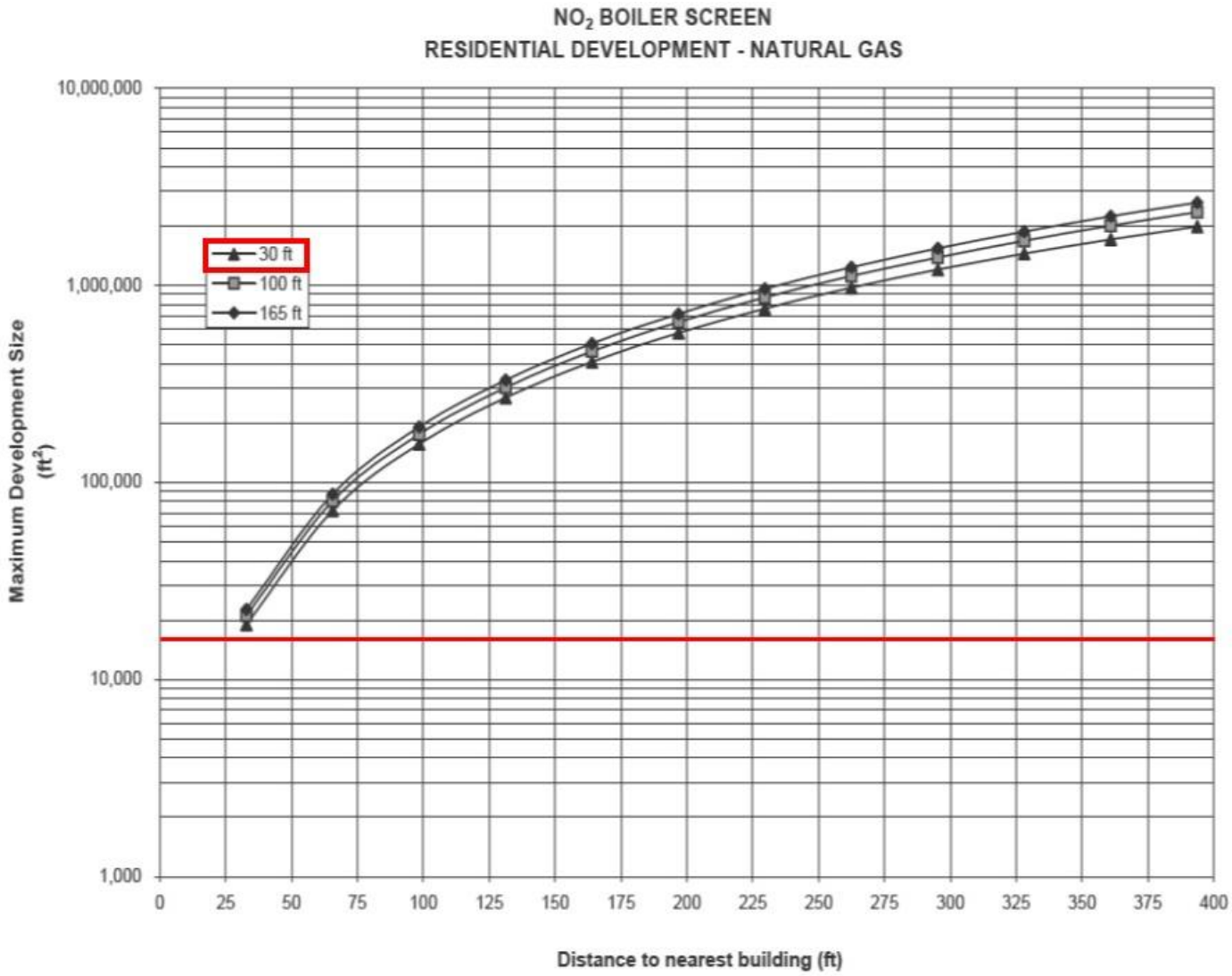
Impacts from boiler emissions at Projected Development Sites are a function of fuel oil type, stack height, minimum distance from the source to the nearest building, and square footage of the development. Per the project sponsor, the existing building utilizes natural gas. Additionally, an HVAC Design Plan was designed by the architect, so details about the HVAC system are provided in the plans.

A survey of the land use map indicates the closest building of equal or greater height (that could be affected by the proposed developments source of emissions) is a 3-story residential building located on Wyckoff Avenue, approximately 150 feet west of the subject building. Therefore, the nearest operable window of equal or greater height from the proposed HVAC stack location is approximately 150 feet. The air quality nomograph screening shown below in **Figure 2.4-1** indicates that impacts from the proposed building would affect buildings within approximately 40 feet. Because the nearest operable window of equal or greater height would be 150 feet away, no impacts from stationary sources are expected.

Conclusion

As indicated above, the Proposed Action would not result in any of the above thresholds being crossed and emissions from the HVAC stack are not expected to impact or affect any sensitive receptors. Therefore, no further stationary source assessment is warranted.

Figure 2.5-1: Air Quality Nomograph



Industrial Emissions

A search of potential industrial sites was performed to identify any NYC DEP Air Quality Permits issued within 400 feet of the Affected Area. The study area and uses preliminarily identified as manufacturing or industrial based on NYCDCP MAPPLUTO database are identified in **Figure 2.4-2**. This search was performed to determine if hazardous air toxics would have the potential to impact the proposed development.

While 27 sites were identified as potentially manufacturing or industrial in nature, these uses were screened further using Google and in field assessment on September 10, 2019. **Table 2.5-1** shows the 27 properties within approximately 400 feet that were screened as potentially industrial or manufacturing sites – these sites were further reviewed for permit activity and the actual use currently present at the site. As shown in **Table 2.5-1**, only four sites were determined to have industrial or manufacturing type uses with permits and only one of these has an active DEP industrial permit.

Table 2.5-1: Air Quality Permit Search

OBJECTID	Block	Lot	Address	Permit
1	3542	35	1544 DECATUR STREET	No Records Found
2	3541	55	1535 DECATUR STREET	No Records Found
3	3725	30	56-06 COOPER AVENUE	Cancelled - PA182973
4	3557	28	16-30 CODY AVENUE	No Records Found
5	3542	26	1538 DECATUR STREET	No Records Found
6	3541	23	10-80 SCHAEFFER STREET	No Records Found
7	3556	86	16-25A CODY AVENUE	PB025707
8	3542	30	1540 DECATUR STREET	No Records Found
9	3725	42	11-29 IRVING AVENUE	No Records Found
10	3541	1	10-95 IRVING AVENUE	No Records Found
11	3542	64	56-23 COOPER AVENUE	Cancelled - PA053281
12	3554	2	10-63 WYCKOFF AVENUE	No Records Found
13	3541	7	10-75 IRVING AVENUE	No Records Found
14	3542	70	56-03 COOPER AVENUE	No Records Found
15	3555	96	1619 DECATUR STREET	No Records Found
16	3556	14	1611 DECATUR STREET	Cancelled PA016380
17	3556	19	1624 DECATUR STREET	No Records Found
18	3542	50	11-24 WYCKOFF AVENUE	No Records Found
19	3556	12	1612 DECATUR STREET	No Records Found
20	3556	25	1632 DECATUR STREET	No Records Found
21	3556	83	1651A CODY AVENUE	No Records Found
22	3556	7	11-05 WYCKOFF AVENUE	No Records Found
23	3556	9	11-03 WYCKOFF AVENUE	No Records Found
24	3556	89	16-23 CODY AVENUE	No Records Found
25	3556	82	16-51 CODY AVENUE	No Records Found
26	3555	12	1614 SUMMERFIELD STREET	No Records Found
27	3557	4	11-25 WYCKOFF AVENUE	No Records Found

Site 7: 16-25A Cody Avenue:

16-25A Cody Avenue is approximately 320 feet to the north of the Proposed Development. The current air permit (PB025707) is registered to Walter's Mirror for a paint spray booth. Based on a review of Google Street View image of the property from November of 2019, the permitted emission activities are still active. A screening analysis was conducted following the 2020 CEQR Technical Manual's Industrial Source Screening method along with Table 17-3 and the emission information provided on the permit obtained from the DEP.

Permit PB025707 lists the contaminants of concern as pigment, Normal Butyl Acetate, Butyl Acetate, MEK, MIBK, and Xylene. Emission rates for each contaminant of concern can be seen in **Table 2.5-2**. Calculated concentrations of the contaminants were compared to Short-term and Annual Guideline Concentrations (SGCs/AGCs). Pigment is listed as the CAS number for particulates, however for analysis purposes the emission concentration of pigment was compared to the federal guideline for PM2.5 because it is the most stringent of the particulate matter guidelines. Screening results and applicable guideline concentrations can be seen in **Table 2.5-3**.

Conclusion

Based on the screening analysis concentrations for a distance of 300 feet, the emissions from Walter's Mirror painting spray booth will not significantly impact the Proposed Development, and no further analysis is required.

Table 2.5-2: Industrial Source Screening Emission Rates

Contaminant name	CAS No.	Short-term		Annual	
		lb/hr	g/s	lb/yr	g/s
Pigment	NY075-00-0	0.02	0.00	16.00	0.00
Normal Butyl Acetate	00-123-86-4	0.27	0.03	216.00	0.00
Butyl Acetate	00-111-76-2	0.09	0.01	72.00	0.00
MEK	00-078-93-3	0.59	0.07	472.00	0.01
MIBK	00-108-10-1	0.64	0.08	512.00	0.01
Xylene	013330-20-7	0.22	0.03	176.00	0.00

Table 2.5-3: Industrial Source Screening Results

Treatment Emissions		Short-term		Annual		Pass/Fail
		Concentration	SGC	Concentration	AGC	
Contaminant name	CAS No.	ug/m³	ug/m³	ug/m³	ug/m³	
Walter's Mirrors - Permits: PB025707 - Spray Booth						
Pigment	NY075-00-0	20.67*	35	5.92*	12	Pass
Normal Butyl Acetate	00-123-86-4	64.33	95,000	0.26	17,000	Pass
Butyl Acetate	00-111-76-2	21.44	14,000	0.09	1,600	Pass
MEK	00-078-93-3	140.58	13,000	0.57	5,000	Pass
MIBK	00-108-10-1	152.49	31,000	0.62	3,000	Pass
Xylene	13330-20-7	52.42	22,000	0.21	100	Pass

*The concentrations of pigment were evaluated using the calculated concentrations (4.77 & 0.02 ug/m^3) plus the 2020 background concentrations for $PM_{2.5}$ from station PS #275 (15.9 & 5.9 ug/m^3). The total concentration was then compared to NAAQS to determine the extent of impact to the Subject Property.

2.6 Noise

Introduction

Equity Environmental Engineering, LLC (Equity) conducted noise monitoring on Tuesday, September 10th, 2019.

The proposed development would allow noise-sensitive residential development in an area where such use is not permitted under existing zoning, as well as allowing commercial development at the street level. Therefore, an assessment of the potential for adverse effects on project occupants from ambient noise is warranted. The proposed development would not create a significant stationary noise generator. With the relatively moderate to high numbers of vehicles in the immediate area, the Proposed Action would not likely result in a doubling of traffic levels to cause a 3 dBA increase in noise levels and cause significant adverse impact to existing receptors. Therefore, this noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development. The predominant noise source at the Affected Area is vehicular traffic on surrounding streets, as well as subway noise emanating from underneath the grates on the sidewalk from the L-line.

Framework of Noise Analysis

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

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

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

Table 2.6-1: Noise Levels of Common Sources

Sound Source	SPL (dB(A))
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is perceived as a doubling or halving in SPL.	
Source: 2020 CEQR Technical Manual	

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

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

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

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

- Lmax 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.

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

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

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

Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Quality Review (CEQR) noise exposure guidelines for exterior noise levels. As shown in Table 19-2 below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable, Table 19-3 of the *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA (L_{10} *or Ldn, depending on the source*) or below.

Table 2.6-2: Noise Exposure Guidelines for Use in City Environmental Impact Review

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							
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		55<L_{10}≤65 dBA		65<L_{10}≤80 dBA		L_{10}>80dBA	
3. Residence, residential hotel or motel	7 am to 10 pm	L_{10}≤65dBA		65<L_{10}≤70 dBA		70<L_{10}≤80 dBA		L_{10}>80dBA	
	10 pm to 7 am	L10≤55dBA		55<L_{10}≤70 dBA		70<L_{10}≤80 dBA		L_{10}>80dBA	
4. School, museum, library, court house of worship, transient hotel or motel, public meeting room, auditorium, out- patient public		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	

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

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).

Table 2.6-3 CEQR TM: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise Level with Proposed Project	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation[1]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	$36 + (L_{10} - 80)^2$ dB(A)

Source: New York City of Environmental Protection

Notes:

1) The above composite window-wall attenuation values are for residential dwellings. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
2) Required attenuation values increase by 1 dB(A) increments for L10 values greater than 80 dBA.

Stationary Source Analysis

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations and standards (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Action would not result in any significant adverse noise impacts related to building mechanical equipment.

Mobile Source Analysis

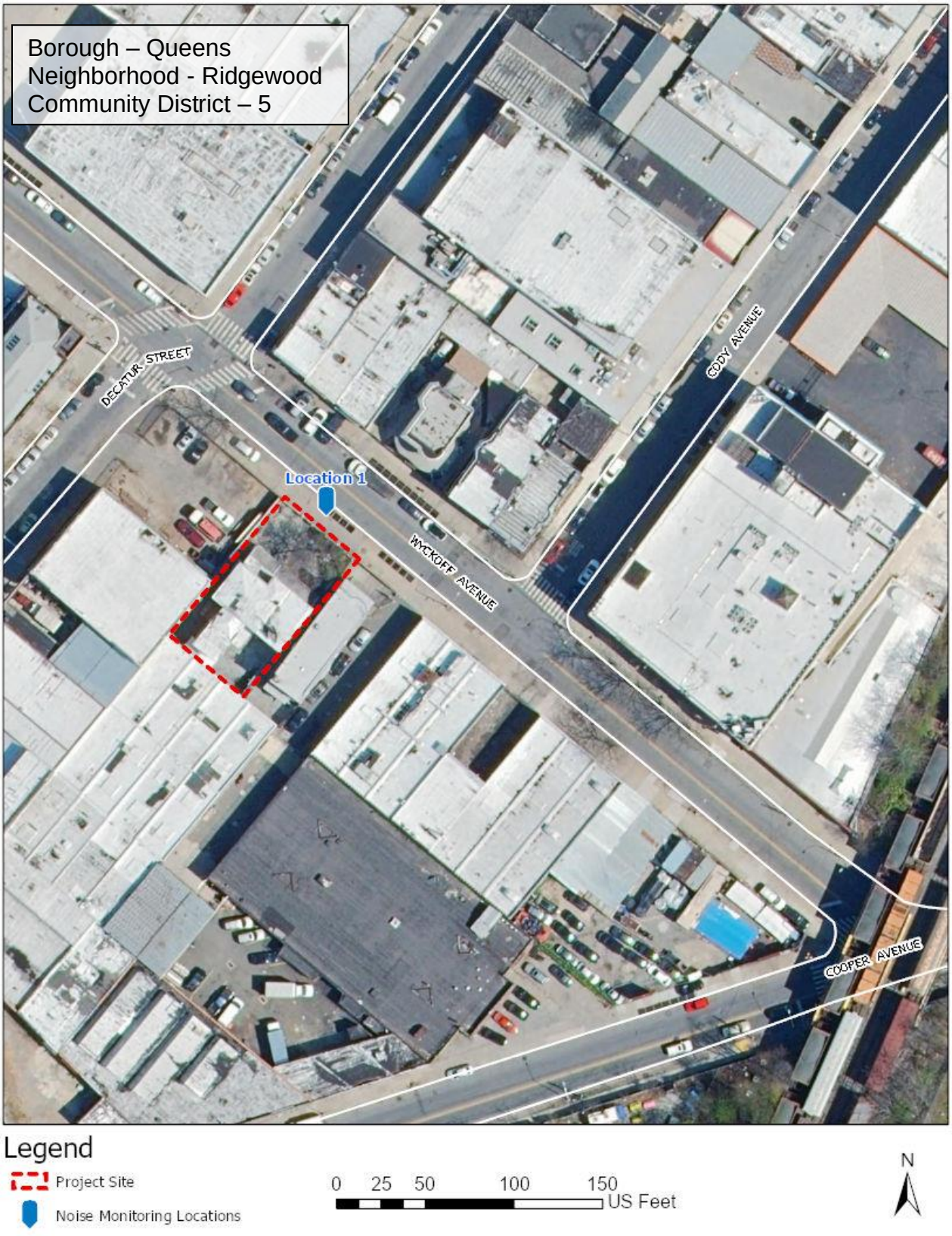
Measurement Location and Equipment

Because the predominant noise sources in the area of the proposed project consist of vehicular traffic and subway noise, noise monitoring was conducted during peak weekday vehicular travel periods (AM, Midday, PM) on a typical midweek day. Pursuant to CEQR Technical Manual Methodology, measurements were conducted for a one-hour period during each of the peak periods at the monitoring location, which was on the sidewalk in front of 11-12 Wyckoff Avenue. The noise monitoring location is shown in **Figure 2.6-1** and **Photo 2.6-1** below.

Noise monitoring was conducted using a Casella CEL-63X with wind screen. The monitor was placed on a tripod at a height of approximately four feet above the ground, away from any other noise-reflective surfaces. The monitor was calibrated prior to and following each monitoring session. Periods of peak vehicular traffic around the Project Area constitute a worst-case condition for noise. Noise meter calibration certification and back up data are provided in Appendix C.

Photo 2.6-1: ***Noise Monitoring Location One (1) 11-12 Wyckoff Avenue***

Figure 2.6-1: Noise Monitoring Location



Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Tuesday, September 10th, 2019. The weather was dry and wind speeds were moderate during all monitoring periods. The sound meter was calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements, the predominant source of noise is vehicular traffic.

Table 2.6-4 *below contains the results for the measurements taken at the Project Site:*

Table 2.6-4
Noise Levels (dB) at Location 1

Tuesday, September 10th, 2019

Time	**7:51 am – 8:51 am**	**12:15 pm – 1:15 pm**	**4:37 pm – 5:37 pm**
L_{max}	86.1	93.6	94.7
L_{10}	**73.0**	**73.0**	**71.5**
L_{eq}	68.3	**71.5**	**70.0**
L_{50}	62.0	61.0	62
L_{90}	53.5	54.0	57.5
L_{min}	49.4	49.0	53.1

Note: **Bold** denotes L_{10} or L_{eq} noise level exceedances, according to Table 19-2 of the CEQR Technical Manual.

Table 2.5-5 *below contains the traffic counts and vehicle classifications during each monitoring period for 60 minutes:*

Table 2.6-5
Location 1: *Traffic volumes and vehicle classifications*

	7:51am – 8:51am	**12:15pm – 1:15pm**	**4:37pm – 5:37pm**
Car/ Taxi	126	101	147
Van/Light Truck/SUV	165	129	184
Medium Truck	2	1	5
Heavy Truck	3	0	1
Bus	6	0	5
Train	30	21	29

Determination of Impacts/Building Attenuation Requirements

The 2020 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L_{10} of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure. An L_{10} of between 70 and 80 dB(A) is identified as marginally unacceptable general external exposure. The highest recorded L_{10} at Location One (1) of the subject property was 73.0 dB(A) during the morning and midday monitoring period.

Based on the results of the noise monitoring, a window-wall attenuation of 31 dB(A) would be required for residential dwelling units.

E-Designation – E-644

To preclude the potential for significant adverse impacts related to noise, an (E) designation (E-644) would be incorporated into the Proposed Action for Block 3542, Lot 44 (Projected Development Site 1). The text for the (E) designation is as follows:

Block 3542, Lot 44 (Projected Development Site 1): To ensure an acceptable interior noise environment, future residential/commercial office uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on all facades to maintain an interior noise level not greater than 45 dBA for residential uses or not greater than 50 dBA for commercial office uses. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

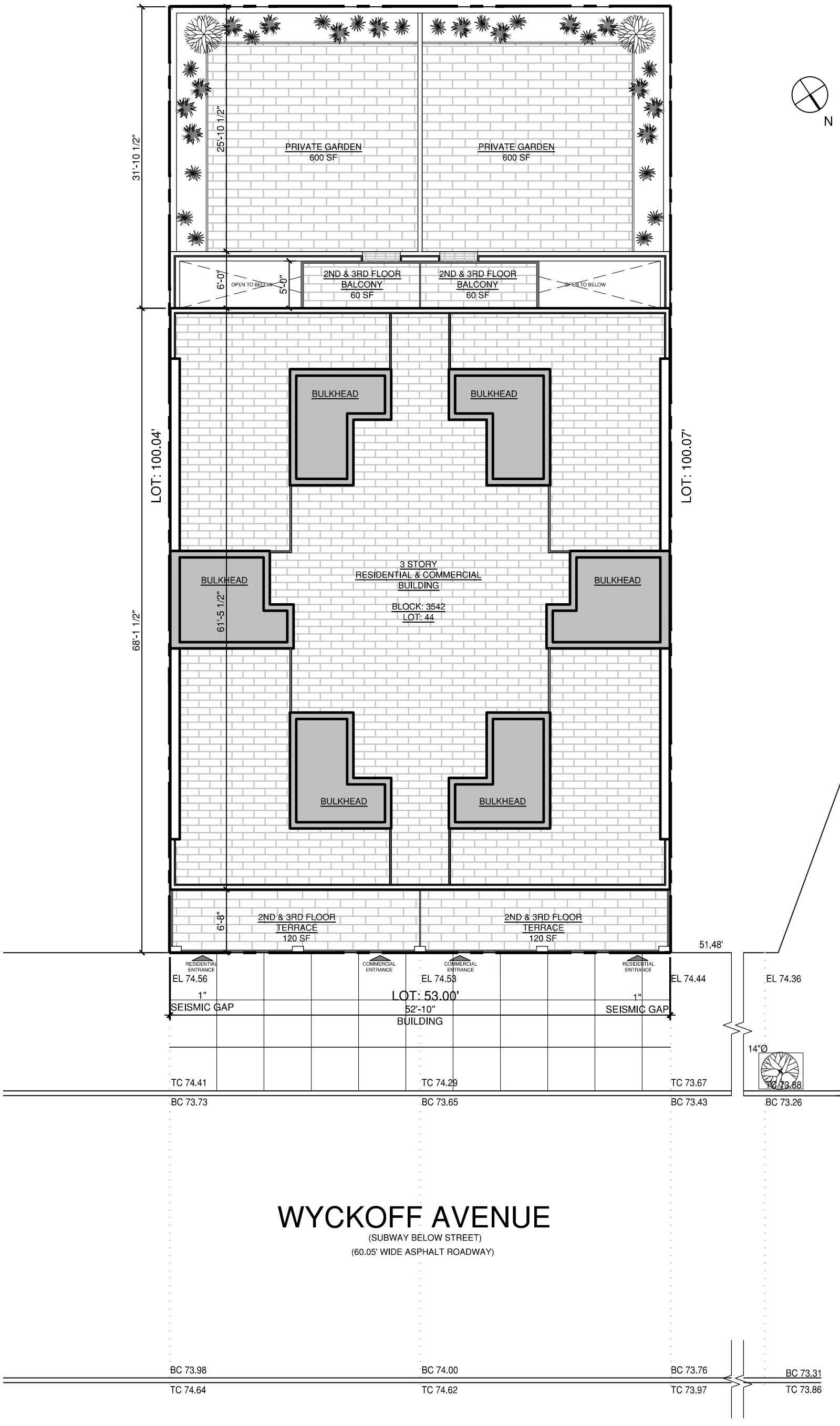
With these commitments, no significant adverse impacts related to noise are expected and no further analysis is warranted.

Appendix A: Architectural Plans

ARC Architecture + Design Studio

11-12 Wyckoff Ave Queens New York				
Block:	3542			
Lot:	44			
Lot Area:	5,300.00 sf			
Zoning Information				
Zoning Map	13d			
Districts	M1-4D			
Use Regulations				
ZR Section	Subject	Permitted/ Required	Proposed / Provided	Notes/ Reference
ZR 42-47	Permitted Residential Use Groups:	1,2	2	Upon Autorization of the City Planning Commision
ZR 42-10	Permitted Manufacturing, Commercial and CF Use Groups:	3,4,5,6,8,9,10,11,12,13,14,16	4,6	
Bulk Regulations				
ZR Section	Subject	Permitted/ Required	Proposed / Provided	Notes/ Reference
	Maximum Zoning Floor Area			**Complies**
ZR 43-61(a)	Max Residential FAR	1.65	1.65	
	Maximum Floor Area	8,745.00 sf	8,745.00 sf	
ZR 42-12	Max Commercial a Use FAR	2.00	0.23	
	Maximum Floor Area	10,600.00 sf	1,200.00 sf	
ZR 43-61(a)	Total Maximum FAR	2.00	1.88	On #zoning lots# containing both #residential use# and #community facility#, #manufacturing# or #commercial use#, the maximum #floor area# shall be the maximum #floor area# permitted for either the #commercial# or #manufacturing use#
	Total Maximum Floor Area	10,600.00 sf	9,945.00 sf	
	Density			**Complies**
ZR 43-61(b)	Max Number of Dwelling Units: (675 sf per Dwelling Unit)	13 DU's	10 DU's	8,745 sf-1,363 sf/ 675 sf=10.91
	Height and Setback and Street Wall Location Regulations			**Complies**
ZR 43-61(c)	Maximum Building Height above "curb level"	32 ft	32 ft	The maximum #building# height above #curb level# shall be 32 feet.
	Yard Regulations			**Complies**
ZR 43-61(d)	Rear Yard	30 ft	34 ft	No such #development# or #enlargement# shall be permitted within 30 feet of the #rear lot line#.
ZR 43-61(e)	Street Wall Location	See Notes	Within 10 ft of street line	The maximum distance from the #street line# to the #street wall# of such #development# shall be ten feet
ZR 43-61(f)	Side Yard Requirements	None Required	None Proposed	8'-0" minimum if provided
Accessory Off-Street Parking, Bicycle Storage and Loading Regulations				
ZR Section	Subject	Permitted/ Required	Permitted/ Required	
	Required Accessory Off Street Parking			**Complies**
ZR 44-21	Commercial Use:	None Required	None Provided	Parking Not Required
ZR 44-28	Residential use	Not Permitted	None Proposed	
	Required Bicycle Parking			
ZR 44-60	Bicycle parking			The Provisons of 36-70 shall apply
ZR 36-711	Residential Use: 1 per 2 Dwelling Units	See Notes	Waived. See Notes	Bike parking waiver for buildings with 10 units of less as per ZR 36-711(a)
ZR 36-711	Retail Use: 1 per 10,000 sf	1 per 10,000 sf	1,363/ 10,000=0.13	less than 0.5 therefore not required

LOT: 53.00'

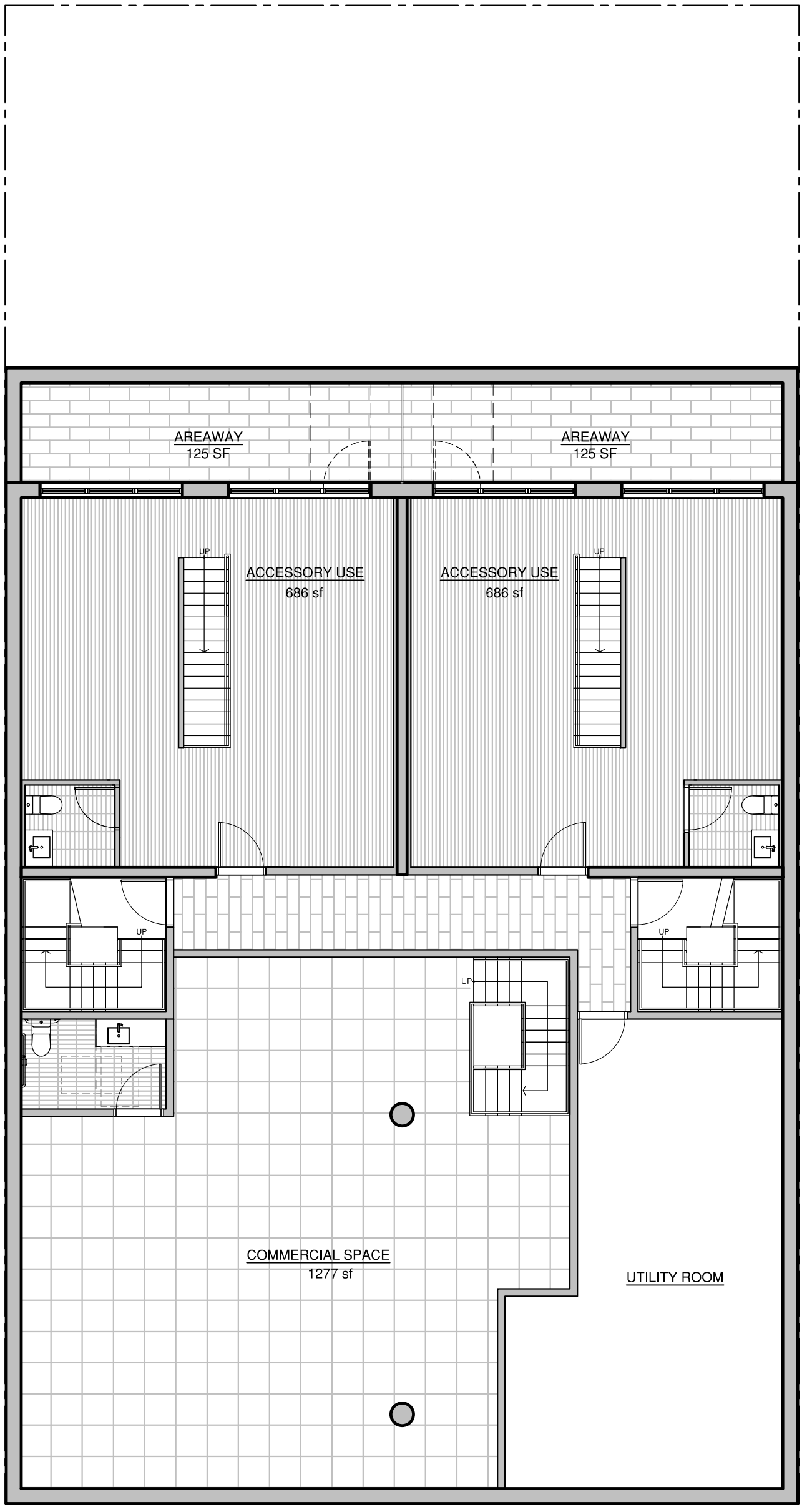


Site Plan

Scale: 3/32"= 1'-0"

1112 Wyckoff Avenue Ridgewood, NY

01/02/19



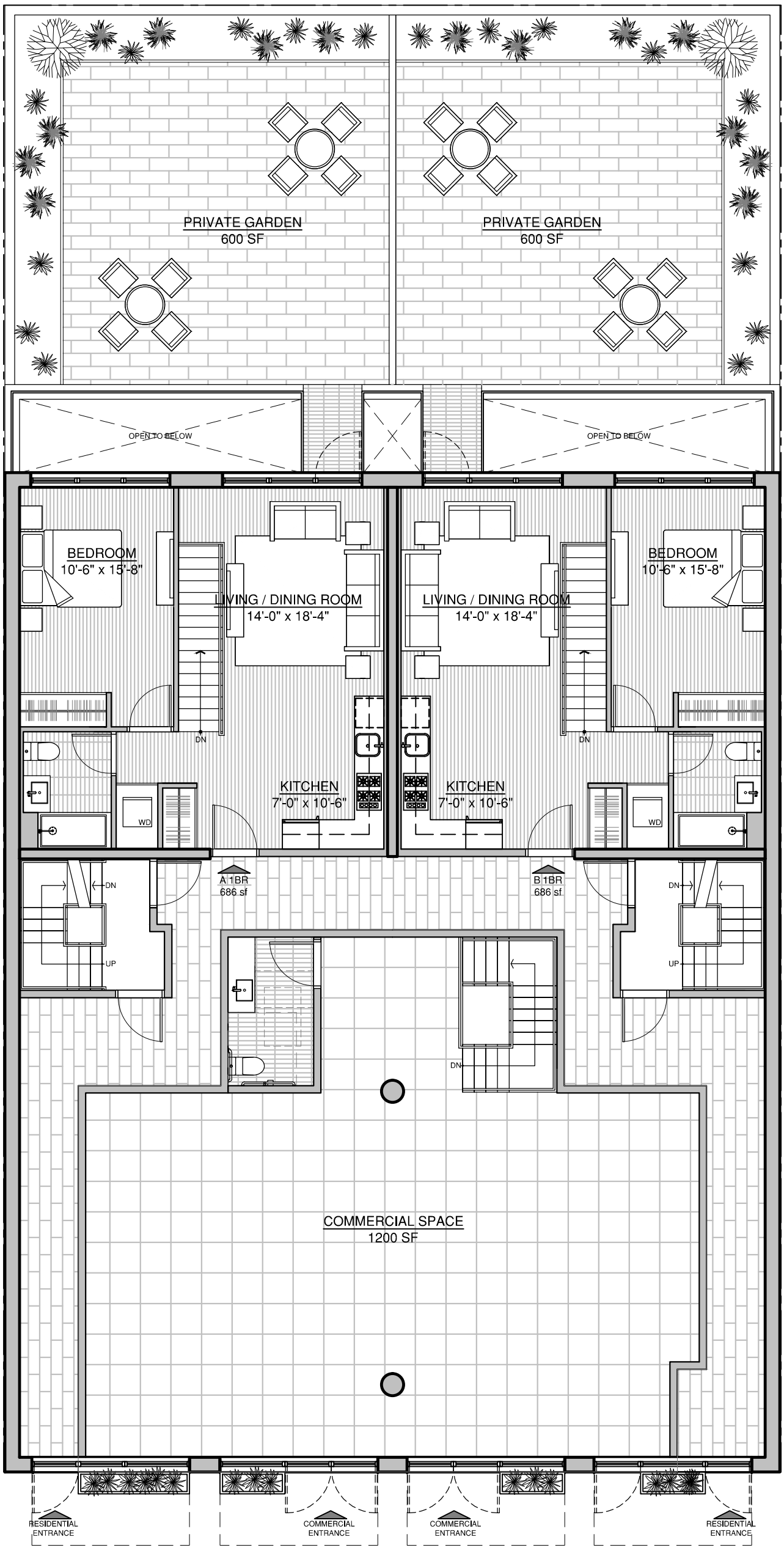
Cellar Plan

Scale: 1/8" = 1'-0"

1112 Wyckoff Avenue Ridgewood, NY

01/02/19

ARC *Architecture + Design Studio* **71-01 Austin Street Forest Hills, NY 11375 Tel: 718-360-7065**



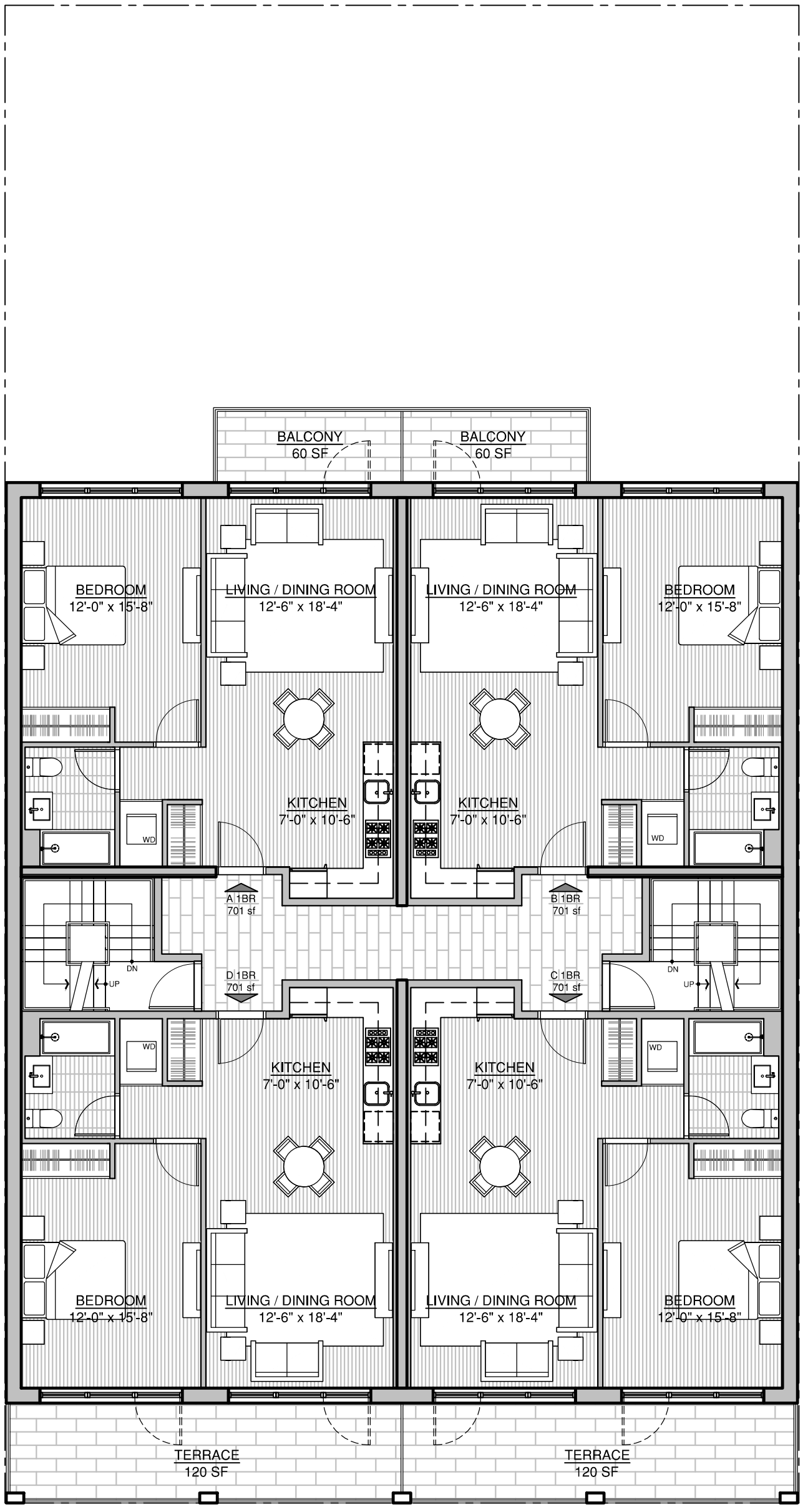
First Floor Plan

Scale: 1/8" = 1'-0"

1112 Wyckoff Avenue Ridgewood, NY

01/02/19

ARC *Architecture + Design Studio* **71-01 Austin Street Forest Hills, NY 11375 Tel: 718-360-7065**



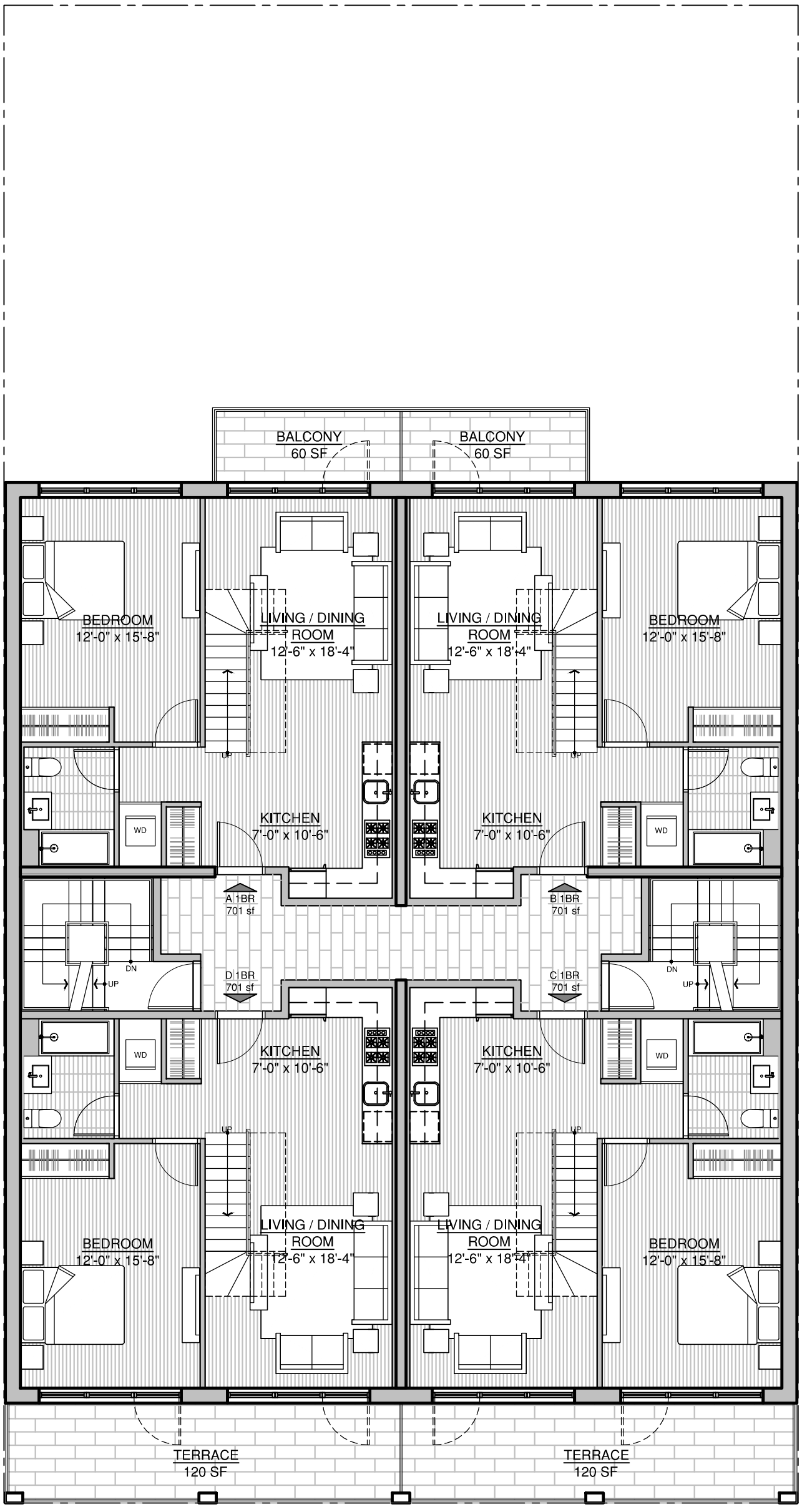
2nd Floor Plan

Scale: 1/8" = 1'-0"

1112 Wyckoff Avenue Ridgewood, NY

01/02/19

ARC *Architecture + Design Studio* **71-01 Austin Street Forest Hills, NY 11375 Tel: 718-360-7065**



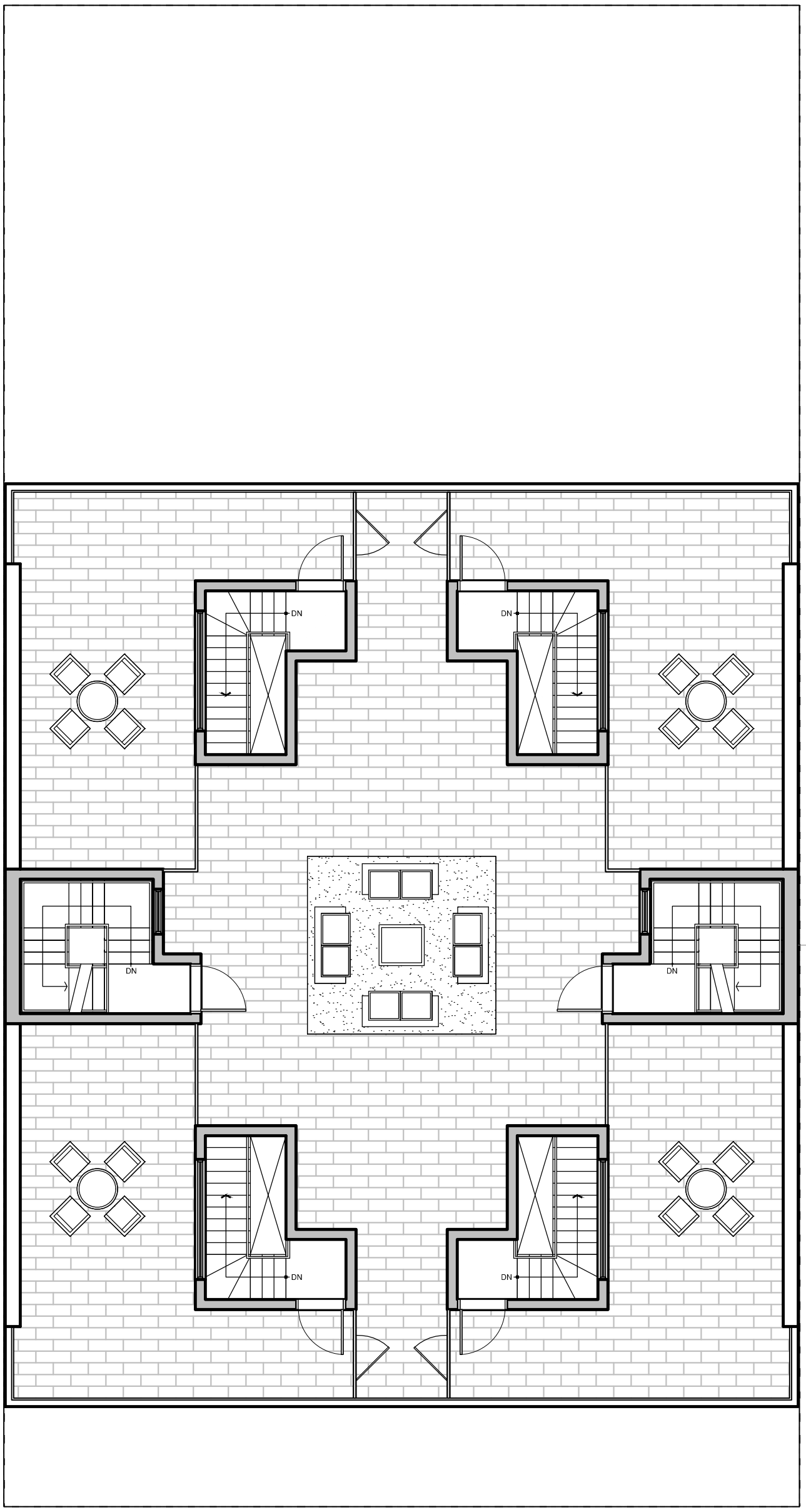
3rd Floor Plan

Scale: 1/8" = 1'-0"

1112 Wyckoff Avenue Ridgewood, NY

01/02/19

ARC *Architecture + Design Studio* **71-01 Austin Street Forest Hills, NY 11375 Tel: 718-360-7065**



Roof Plan

Scale: 1/8" = 1'-0"

1112 Wyckoff Avenue Ridgewood, NY

01/02/19

Appendix B: Agency Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: LA-CEQR-Q (DEPARTMENT OF CITY PLANNING)
Project:
Address: 11-12 WYCKOFF AVENUE BBL: 4035420044
Date Received: 9/17/2019

[X**] No architectural significance**

[X**] No archaeological significance**

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

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

[ ] May be archaeologically significant; requesting additional materials

Gina Santucci 9/19/2019

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 34500_FSO_DNP_09192019.docx

Appendix C: Noise Back-up Data

Noise Job Field Sheet

Name of Project: 1112 Wyckoff Avenue

Project Address: 1112 Wyckoff Avenue, Queens, New York

Date(s) of Field Work: September 10, 2019

Personnel: John Vrabel & Gene Bove

Project Specific Scope of Work:

1 x 1-hour monitoring location during each AM, Midday, & PM peak period.
Phase I to be conducted – 9 AM
Site Contact: Yoav 917-627-9190

Maximum Billable Hours for the Day: 15

I. Start of Noise Monitoring Day

Departure Time: 4:45 Arrival Time: 7:45

Weather Conditions (temp, wind speed, precipitation): _____

Meter Type: Casella Meter Serial #: 2382715 Meter Location: Location 1
*If more locations are needed for a project use a second Field Sheet

Calibrator Serial #: 4417208 Meters used on: 2382715

Were Photos Taken of Each Location? (Y) N *Discuss specific photo instructions w/ Project Manager

**On a separate sheet of paper (field book or on the last page) make a sketch of the noise meter locations and the distances to nearest wall, fence, building, or other solid surfaces.*

II. Morning Session 7:30 AM – 9:00 AM

Before Measurement:

Meter Serial #: 23829115 Time: 7:51 Calibration Passed at 114 dB? (Y) N

After Measurement:

Meter Serial #: 23829115 Time: 8:51 Calibration Passed at 114 dB? (Y) / N

*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
Location 1	7:51	8:51

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
Location 1	126	165	2	3	6	30

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):
subway noise through sidewalk grates

Please place noise meters in their respective cases between sessions to avoid damage.

III. Midday Session 12:00 PM – 1:30 PM

Before Measurement:

Meter Serial #: 23 824115 Time: 12:14 Calibration Passed at 114 dB? (Y) N

After Measurement:

Meter Serial #: 23824115 Time: 13:14 Calibration Passed at 114 dB? (Y) / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
Location 1	12:14	13:14

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
Location 1	101	129	1	6		21

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):
Subway noise

Please place noise meters in their respective cases between sessions to avoid damage.

IV. Evening Session 4:30 PM – 6:00 PM

Before Measurement:

Meter Serial #: 23829115 Time: 16:37 Calibration Passed at 114 dB? Y / N

After Measurement:

Meter Serial #: 23829115 Time: 17:37 Calibration Passed at 114 dB? Y / N
*If more locations are needed for a project use a second Field Sheet

Location #	Start Time	End Time
Location 1	16:37	17:37

*If more locations are needed for a project use a second Field Sheet

Location #	Car	SUV	Medium Truck	Heavy Truck	Bus	Train
Location 1	147	184	5	1	5	29

*If more locations are needed for a project use a second Field Sheet

Noise Source: please note any loud noises here and time (sirens, garbage truck, etc):
subway noise / idling traffic

Please place noise meters in their respective cases between sessions to avoid damage.

V. End of Noise Monitoring Day

- Please return all noise meters to their cases.
- Do not return dead batteries to the cases, throw them out.
- Did you take photos? (Y) / N
- Did you complete the site sketch? (Y) / N
- If a meter(s) was rented, please scan in calibration documents.

Anything of note/concern for the day: N/A

Departure Time: _____ Arrival Time: _____

Total Time to Be Billed: 15

Legend

Project Site

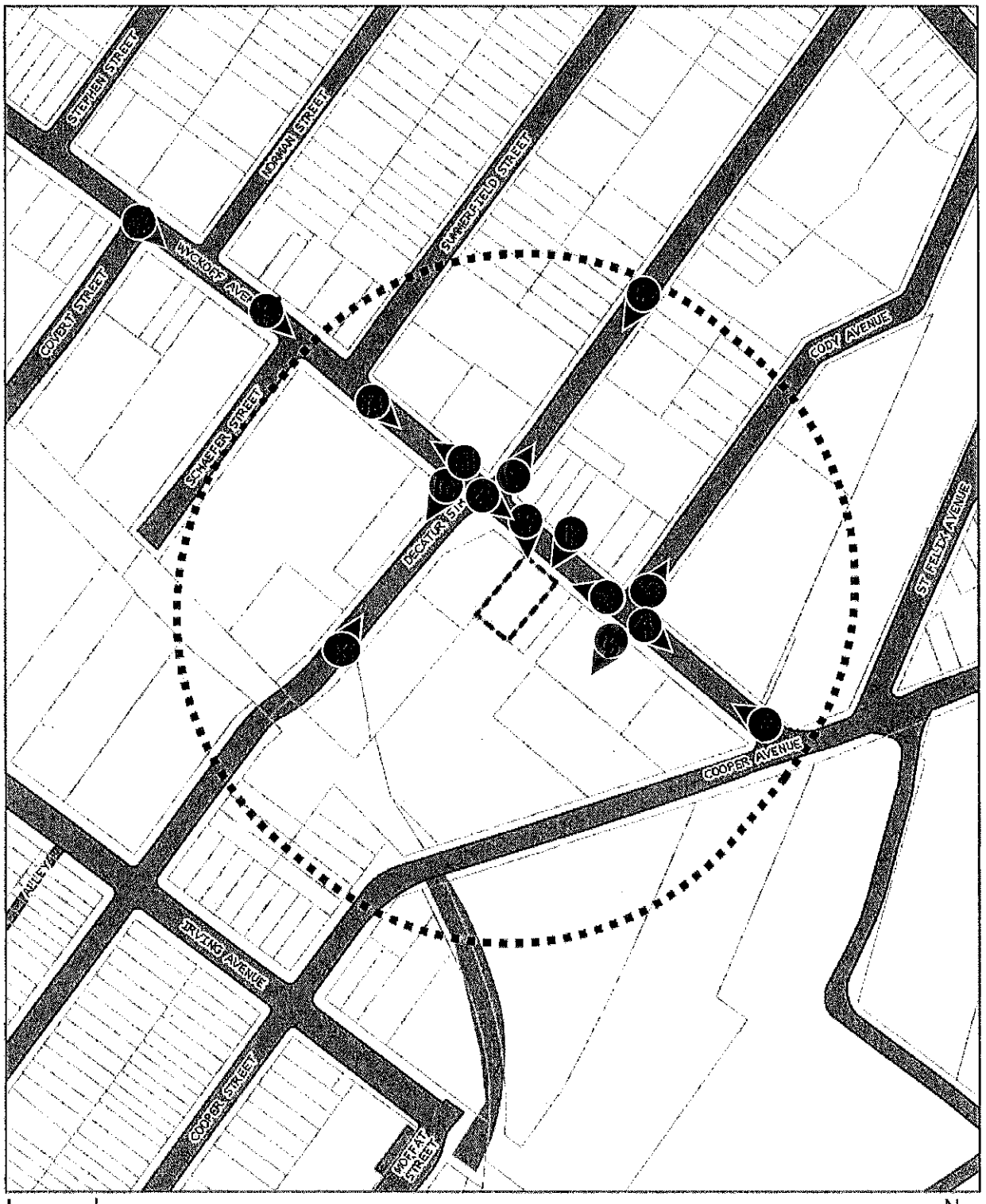
Noise Monitoring Locations

0 25 50 100 150

US Feet

N

1112 Wyckoff Avenue, BK



Legend

Project Site

400' Project Study Area

0 70 140 280 420 US Feet

N

Casella CEL Ltd.

Report On CEL-63X

Instrument Model	**CEL-633C**			
Serial Number	2382945	LAF 10%	71.5 dB	Result
LASmax	94.7 dB	LAF 50%	62 dB	
LASmin	53.1 dB	LAF 90%	57.5 dB	
Start Date & Time	9/10/2019 4:37:45 PM	Calibration (Before) Date	9/10/2019 4:35:58 PM	
Duration	01:00:02 HH:MM:SS	Calibration (After) Date	9/10/2019 5:39:09 PM	
LAeq	70 dB	Calibration Drift	0.1 dB	
End Date & Time	9/10/2019 5:37:47 PM	Battery Low	No	
Notes				

Instrument Model	CEL-633C			
Serial Number	2382945	LAF 10%	73 dB	Result
LASmax	86.1 dB	LAF 50%	62 dB	
LASmin	49.4 dB	LAF 90%	53.5 dB	
Start Date & Time	9/10/2019 7:51:01 AM	Calibration (Before) Date	9/10/2019 7:50:55 AM	
Duration	01:00:04 HH:MM:SS	Calibration (After) Date	9/10/2019 8:55:01 AM	
LAeq	68.3 dB	Calibration Drift	0.0 dB	
End Date & Time	9/10/2019 8:51:05 AM	Battery Low	No	
Notes				

Instrument Model	CEL-633C			
Serial Number	2382945	LAF 10%	73 dB	Result
LASmax	93.6 dB	LAF 50%	61 dB	
LASmin	49 dB	LAF 90%	54 dB	
Start Date & Time	9/10/2019 12:14:51 PM	Calibration (Before) Date	9/10/2019 12:13:29 PM	
Duration	01:00:06 HH:MM:SS	Calibration (After) Date	9/10/2019 1:15:51 PM	
LAeq	71.5 dB	Calibration Drift	0.2 dB	
End Date & Time	9/10/2019 1:14:57 PM	Battery Low	No	
Notes				

INSTRUMENT CALIBRATION REPORT

Pine Environmental Services LLC
92 North Main St, Building 20
Windsor, NJ 08561
Toll-free: (800) 301-9663

Pine Environmental Services, Inc.

Instrument ID 23978
Description Casella CEL-120/2
Calibrated 9/9/2019 9:31:54AM

Manufacturer Casella
Model Number CEL-120/2
Serial Number/ Lot Number 3339189
Location New Jersey
Department

State Certified
Status Pass
Temp °C 24
Humidity % 50

Calibration Specifications

Group # 1
Group Name
Test Performed: Yes **As Found Result: Pass** **As Left Result: Pass**

Test Instruments Used During the Calibration **(As Of Cal Entry Date)**

Test Standard ID	Description	Manufacturer	Model Number	Serial Number / Lot Number	Next Cal Date / Last Cal Date/ Expiration Date Opened Date

Notes about this calibration

Calibration Result Calibration Successful
Who Calibrated Roger Rambough

All instruments are calibrated by Pine Environmental Services LLC according to the manufacturer's specifications, but it is the customer's responsibility to calibrate and maintain this unit in accordance with the manufacturer's specifications and/or the customer's own specific needs.

Notify Pine Environmental Services LLC of any defect within 24 hours of receipt of equipment
Please call 800-301-9663 for Technical Assistance

INSTRUMENT CALIBRATION REPORT

Advanced Labs, Inc.

Pine Environmental Services, Inc

Instrument ID 23978
Description Casella CEL-120/2 Acoustic Calibrator
Calibrated 6/25/2019

Manufacturer Casella
Model Number CEL-120/2
Serial Number 3339189
Location New Jersey
Temp 73

Classification
Status pass
Frequency Yearly EOM
Department Lab
Humidity 42

Calibration Specifications

Group # 1
Group Name Acoustic Tests Performed
Test Performed: Yes **As Found Result: Pass** **As Left Result: Pass**

Test Instruments Used During the Calibration

				(As Of Cal Entry Date)	
Test Instrument ID	Description	Manufacturer	Serial Number	Last Cal Date	Next Cal Date
B&K 4226	Brüel & Kjær 4226	Brüel & Kjær	2590968	6/4/2019	6/4/2020
B&K 4228	Brüel & Kjær 4228	Brüel & Kjær	2667476	6/4/2019	6/4/2020
SOUNDPRO DL-1-1/3	3M SoundPro DL-1-1/3	Quest Technologies	BLL070002	1/16/2019	1/16/2020

Notes about this calibration

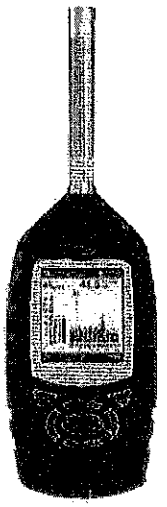
Calibration Result Calibration Successful
Who Calibrated David Galego

Advanced Labs, Inc. hereby certifies that this instrument is calibrated and functions to meet the manufacture's specifications using NIST traceable standards, or is derived from accepted values of physical constants.

Certificate of Conformity and Calibration

45693

Instrument Type:-	CEL-633C		
Serial Number	2382945		
Firmware revision	V006-03		
Microphone Type:-	CEL-252	**Preamplifier Type:-**	CEL-495
Serial Number	89729	Serial Number	004164
Instrument Class/Type:-	2		



Applicable standards:-

IEC 61672: 2002 / EN 60651 (Electroacoustics - Sound Level Meters)
IEC 60651 1979 (Sound Level Meters), ANSI S1.4: 1983 (Specifications For Sound Level Meters)

Note:- *The test sequences performed in this report are in accordance with the current Sound level meter Standard - IEC61672. The combination of tests performed are considered to confirm the products electro-acoustic performance to all applicable standards including superceeded Sound Level Meter Standards - IEC60651 and IEC60804.*

Test Conditions:-	28 °C	Test Engineer:-	Stephen Potten
	48 %RH	Date of issue:-	October 17, 2018
	999 mBar		

Declaration of conformity:-

This test certificate confirms that the instrument specified above has been successfully tested to comply with the manufacturer's published specifications. Tests are performed using equipment traceable to national standards in accordance with Casella's ISO 9001:2008 quality procedures. This product is certified as being compliant to the requirements of the CE Directive.

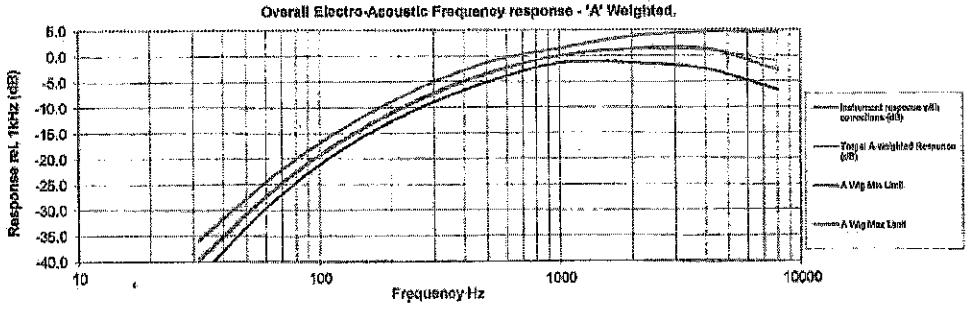
Test Summary:-

Self Generated Noise Test	**All Tests Pass**
Electrical Signal Test Of Frequency Weightings	**All Tests Pass**
Frequency & Time Weightings At 1 kHz	**All Tests Pass**
Level Linearity On The Reference Level Range	**All Tests Pass**
Toneburst Response Test	**All Tests Pass**
C-peak Sound Levels	**All Tests Pass**
Overload Indication	**All Tests Pass**
Acoustic Tests	**All Tests Pass**

Combined Electro-Acoustic Frequency Response - *A Weighted*

Combined Electro-Acoustic Frequency Response - A Weighted (IEC 61672-3:2006)

The following A-Weighted frequency response graph shows this instruments overall frequency response based upon the application of multi-frequency pressure field calibrations. The microphones Pressure to Free field correction coefficients are applied to pressure response. Reference level taken at 1kHz.



Casella CEL (U.K.)
Regent House, Wolseley Road,
Kempston, Bedford
MK42 7JY

Phone: +44(0) 1234 844100
Fax: +44(0) 1234 841490
E-mail: info@casellameasurement.com
Web: www.casellameasurement.com

Casella CEL
415 Lawrence Bell Drive
Unit 4
Buffalo, NY 14221

Toll Free: (800) 366 2966
TEL: (716) 276-3040 Fax: (716) 276-3043
E-mail: info@casellausa.com
Web: www.casellausa.com

INSTRUMENT CALIBRATION REPORT

Pine Environmental Services LLC

92 North Main St, Building 20
Windsor, NJ 08561
Toll-free: (800) 301-9663

Pine Environmental Services, Inc.

Instrument ID 45693
Description Casella 633 SLM Type C
Calibrated 9/6/2019 12:19:12PM

Manufacturer	Casella	**State Certified**	
Model Number	CEL-63X TYPE 2	**Status**	Pass
Serial Number/ Lot Number	2382945	**Temp °C**	23
Location	New Jersey	**Humidity %**	44
Department			

Calibration Specifications

Group # 1
Group Name 114 db check / data transfer
Test Performed: N/A **As Found Result:** **As Left Result:**

Test Instruments Used During the Calibration **(As Of Cal Entry Date)**

Test Standard ID	Description	Manufacturer	Model Number	Serial Number / Lot Number	Next Cal Date / Last Cal Date/ Expiration Date Opened Date

Notes about this calibration

Calibration Result Calibration Successful
Who Calibrated Roger Rambough

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