

Jerome Avenue Rezoning EIS
Appendix F: Air Quality

- F1 – Proposed Air Quality (E) Designations (Proposed Actions)**
- F2 – Proposed Air Quality (E) Designations (Expanded Rezoning Area Alternative)**
- F3 – Proposed Air Quality (E) Designations (A-Application Alternative)**

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**Appendix F1: Proposed Air Quality (E)
Designations (Proposed Actions)**

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Introduction

According to Chapter 14, “Air Quality”, to preclude the potential for significant adverse air quality impacts on other projected and potential developments or existing buildings from emissions produced by the proposed HVAC systems, an (E) designation (E-442) would be assigned as part of the Proposed Actions for a total of 106 projected and potential development sites (including 33 projected and 73 potential development sites). These designations would specify the various restrictions, such as type of fuel to be used, the distance that the vent stack on the building roof must be from its lot line(s), and/or the above-grade stack height.

The descriptions and requirements of the proposed (E) Designations for these sites with respect to HVAC systems are presented in Tables F1.1 and F1.2 below.

Table F1.1: Projected Sites Required (E) Designations – Proposed Actions

<i>Site #</i>	<i>Tax Block</i>	<i>Tax Lot</i>	<i>(E) Designation</i>
1	3198	81	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing West 184th Street, to avoid any potential significant adverse air quality impacts.</u>
2	3187	9	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing East 184th Street, and at least 40 feet away from the lot line facing East 183rd Street, to avoid any potential significant adverse air quality impacts.</u>
	3187	14	
6	3186	10	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 70 feet away from the lot line facing East 182nd Street, to avoid any potential significant adverse air quality impacts.</u>
	3186	12	
	3186	1	
8	3192	42	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 ft from the lot line facing West Burnside Avenue, and no more than 130 feet away from the lot line facing West Burnside Avenue, and at least 55 feet away from the lot line facing Davidson Avenue, to avoid any potential significant adverse air quality impacts.</u>
	3192	39	
	3192	37	
	3192	50	
9	3179	20	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 ft from the lot line facing West Burnside Avenue, and no more than 130 feet away from the lot line facing West Burnside Avenue, and at least 55 feet away from the lot line facing Davidson Avenue, to avoid any potential significant adverse air quality impacts.</u>
10	2870	26	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing Davidson Avenue, and at least 15 feet away from the lot line facing Grand Avenue, to avoid any potential significant adverse air quality impacts.</u>
11	2863	42	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 175 feet above grade, to avoid any potential significant adverse air quality impacts.</u>

Site #	Tax Block	Tax Lot	(E) Designation
13	2863	50	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 175 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
15	2862	97	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing East Tremont Avenue, and at least 50 feet away from the lot line facing West 177th Street, to avoid any potential significant adverse air quality impacts.</u>
16	2853	22	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing East 177th Street, to avoid any potential significant adverse air quality impacts.</u>
17	2853	27	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 60 feet away from the lot line facing Jerome Avenue, to avoid any potential significant adverse air quality impacts.</u>
18	2861	163	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
20	2849	13	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing Clifford Place, to avoid any potential significant adverse air quality impacts.</u>
	2849	9	
21	2859	33	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 125 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
	2859	38	
	2859	35	
	2859	41	
	2859	34	
22	2846	14	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing East 172nd Street, to avoid any potential significant adverse air quality impacts.</u>
	2846	6	
23	2865	88	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 130 feet away from the lot line facing Goble Place, to avoid any potential significant adverse air quality impacts.</u>
	2865	15	
25	2858	15	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 20 feet away from the lot line facing West 170th Street, to avoid any potential significant adverse air quality impacts.</u>
	2858	19	

Site #	Tax Block	Tax Lot	(E) Designation
26	2844	9	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing East 172nd Street, and at least 50 feet away from the lot line facing East 171st Street, to avoid any potential significant adverse air quality impacts.</u>
	2844	5	
	2844	117	
	2844	116	
28	2842	13	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing Walton Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2842	15	
29	2843	98	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 25 feet away from the lot line facing Wythe Place, to avoid any potential significant adverse air quality impacts.</u>
33	2871	112	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located no more than 32 feet away from the lot line facing West 169th Street, and at least 64 feet away from the lot line facing Cromwell Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2871	110	
34	2856	11	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 90 ft from the lot line facing West 170th Street, and at least 80 feet away from the lot line facing Clarke Place West, and no more than 80 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
35	2856	1	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 165 feet above grade, and located no more than 100 feet away from the lot line facing West 170th Street, to avoid any potential significant adverse air quality impacts.</u>
36	2871	61	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 37 feet away from the lot line facing West 169th Street, to avoid any potential significant adverse air quality impacts.</u>
	2871	133	
	2871	140	
37	2506	98	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
38	2506	100	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 185 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
39	2506	40	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>

Site #	Tax Block	Tax Lot	(E) Designation
40	2489	6	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 235 feet above grade, and at least 40 feet away from the lot line facing East 167th Street, to avoid any potential significant adverse air quality impacts.</u>
	2489	8	
41	2496	64	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 70 feet away from the lot line facing McClellan Street, and at least 110 feet away from the lot line facing East 167th Street, to avoid any potential significant adverse air quality impacts.</u>
42	2488	14	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 20 feet away from the lot line facing East 167th Street, to avoid any potential significant adverse air quality impacts.</u>
43	2488	12	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing East 167th Street, and at least 30 feet away from the lot line facing McClellan Street, to avoid any potential significant adverse air quality impacts.</u>
44	2488	1	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 25 feet away from the lot line facing McClellan Street, to avoid any potential significant adverse air quality impacts.</u>
45	2487	38	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 25 feet away from the lot line facing McClellan Street, at least 385 feet away from the lot line facing East 165th Street, and no more than 50 feet away from the lot line facing River Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2487	32	
	2487	30	

Table F1.2: Potential Sites Required (E) Designations – Proposed Actions

Site #	Tax Block	Tax Lot	(E) Designation
1	3198	77	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 125 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
	3198	78	
	3198	76	
2	3187	25	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing North Street, to avoid any potential significant adverse air quality impacts.</u>
	3187	18	
3	3187	5	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing East 184th Street, to avoid any potential significant adverse air quality impacts.</u>
	3187	3	
	3187	7	
	3187	1	
4	3197	29	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
5	3197	35	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
7	3208	36	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 60 feet away from the lot line facing Grand Avenue, to avoid any potential significant adverse air quality impacts.</u>
	3208	39	
	3208	35	
8	3208	45	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing Aqueduct Avenue East, to avoid any potential significant adverse air quality impacts.</u>
	3208	46	
11	3186	17	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 25 feet away from the lot line facing East 182nd Street, to avoid any potential significant adverse air quality impacts.</u>
12	3195	40	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 105 feet above grade, and at least 30 feet away from the lot line facing Jerome Avenue, to avoid any potential significant adverse air quality impacts.</u>
13	3195	90	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 25 feet away from the lot line facing Clinton Place, to avoid any potential significant adverse air quality impacts.</u>
	3195	92	
	3195	84	
	3195	83	

Site #	Tax Block	Tax Lot	(E) Designation
15	3179	30	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing East Burnside Avenue, to avoid any potential significant adverse air quality impacts.</u>
17	3179	8	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 90 feet away from the lot line facing East 181st Street, to avoid any potential significant adverse air quality impacts.</u>
	3179	13	
18	3192	66	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 70 feet away from the lot line facing East 181st Street, and no more than 110 feet away from the lot line facing East 181st Street, to avoid any potential significant adverse air quality impacts.</u>
19	3192	75	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 175 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
24	2870	31	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 155 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
25	2863	32	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
	2863	28	
	2863	30	
	2863	40	
	2863	35	
27	3179	63	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 165 feet above grade, and at least 50 feet away from the lot line facing Jerome Avenue, to avoid any potential significant adverse air quality impacts.</u>
28	3178	1	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 155 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
29	3178	60	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
30	2854	44	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 175 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
32	2854	42	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing East 179th Street, to avoid any potential significant adverse air quality impacts.</u>
33	2854	39	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the</u>

Site #	Tax Block	Tax Lot	(E) Designation
			<u>lot line facing East Burnside Avenue, to avoid any potential significant adverse air quality impacts.</u>
34	2863	46	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing West Tremont Avenue, and no more than 50 feet away from the lot line facing West Tremont Avenue, to avoid any potential significant adverse air quality impacts.</u>
36	2863	54	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 175 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
37	2863	1	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
38	2862	90	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing West 177th Street, to avoid any potential significant adverse air quality impacts.</u>
39	2853	17	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing East Tremont Avenue, and at least 40 feet away from the lot line facing East 177th Street, to avoid any potential significant adverse air quality impacts.</u>
40	2862	103	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing East Tremont Avenue, to avoid any potential significant adverse air quality impacts.</u>
41	2853	11	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing East Tremont Avenue, and at least 40 feet away from the lot line facing East 177th Street, to avoid any potential significant adverse air quality impacts.</u>
	2853	9	
	2853	12	
	2853	15	
42	2853	6	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing East Tremont Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2853	1	
43	2852	9	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 55 feet away from the lot line facing East 177th Street, to avoid any potential significant adverse air quality impacts.</u>
	2852	4	
	2852	1	
45	2850	9	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 165 feet above grade, and at least 70 feet away from the lot line facing East 175th Street, to avoid any potential significant adverse air quality impacts.</u>
46	2861	74	

Site #	Tax Block	Tax Lot	(E) Designation
	2861	79	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 75 feet away from the lot line facing West 176th Street, to avoid any potential significant adverse air quality impacts.</u>
47	2849	5	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
	2849	1	
49	2860	34	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
50	2859	44	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing Goble Place, to avoid any potential significant adverse air quality impacts.</u>
	2859	46	
	2859	50	
52	2859	26	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
	2859	51	
	2859	30	
54	2859	18	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located 25 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2859	17	
	2859	5	
	2859	8	
	2859	4	
	2859	89	
	2859	10	
55	2846	4	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing East Mount Eden Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2846	1	
56	2858	9	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 160 feet away from the southern lot line of lot 15 facing East 171st Street, to avoid any potential significant adverse air quality impacts.</u>
57	2844	12	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing East 171st Street, to avoid any potential significant adverse air quality impacts.</u>
58	2857	23	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 168 feet above grade, and at least 40 feet away from the lot line facing West 170th Street, to avoid any potential significant adverse air quality impacts.</u>
	2857	24	
59	2858	23	

Site #	Tax Block	Tax Lot	(E) Designation
	2858	28	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 60 feet away from the lot line facing East 172nd Street, to avoid any potential significant adverse air quality impacts.</u>
60	2844	1	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing East 172nd Street, to avoid any potential significant adverse air quality impacts.</u>
61	2843	12	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing East 170th Street, to avoid any potential significant adverse air quality impacts.</u>
62	2843	5	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing East 171st Street, and at least 100 feet away from the lot line facing East 170th Street, to avoid any potential significant adverse air quality impacts.</u>
64	2842	10	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing Walton Avenue, to avoid any potential significant adverse air quality impacts.</u>
65	2842	18	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing Jerome Avenue, and at least 25 feet away from the lot line facing Walton Avenue, to avoid any potential significant adverse air quality impacts.</u>
66	2843	69	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 158 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
67	2842	42	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 158 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
	2842	47	
69	2833	1	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 153 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
70	2833	37	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
	2833	35	
71	2857	71	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing East 170th Street, to avoid any potential significant adverse air quality impacts.</u>

Site #	Tax Block	Tax Lot	(E) Designation
72	2857	90	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
73	2857	64	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 153 feet above grade, and at least 30 feet away from the lot line facing Plaza Drive, to avoid any potential significant adverse air quality impacts.</u>
74	2872	82	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
75	2872	86	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 158 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
77	2871	78	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located no more than 23 feet away from the lot line facing West 169th Street, to avoid any potential significant adverse air quality impacts.</u>
82	2522	96	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 28 feet away from the lot line facing Ogden Avenue, to avoid any potential significant adverse air quality impacts.</u>
84	2856	29	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 15 feet away from the lot line facing West 170th Street, and no more than 84 feet away from the lot line facing West 170th Street, to avoid any potential significant adverse air quality impacts.</u>
85	2856	19	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 90 feet away from the lot line facing West 170th Street, and no more than 110 feet away from the lot line facing West 170th Street, and at least 25 feet away from the lot line facing Inwood Avenue, and no more than 42 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2856	23	
	2856	24	
	2856	20	
87	2856	45	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located no more than 44 feet away from the lot line facing East 170th Street, to avoid any potential significant adverse air quality impacts.</u>
88	2856	49	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 175 feet above grade, and at least 198 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
89	2856	53	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>

Site #	Tax Block	Tax Lot	(E) Designation
90	2871	2	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located no more than 140 feet away from the lot line facing West 169th Street, and at least 25 feet away from the lot line facing Cromwell Avenue, to avoid any potential significant adverse air quality impacts.</u>
92	2506	54	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 150 feet away from the lot line facing West 168th Street, and no more than 240 feet away from the lot line facing West 168th Street, and at least 35 feet away from the lot line facing Edward L Grant Highway, to avoid any potential significant adverse air quality impacts.</u>
	2506	44	
93	2506	62	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 110 feet away from the lot line facing West 168th Street, to avoid any potential significant adverse air quality impacts.</u>
94	2489	11	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing East 167th Street, to avoid any potential significant adverse air quality impacts.</u>
	2489	14	
97	2496	58	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 30 feet away from the lot line facing McClellan Street, and at least 20 feet away from the lot line facing East 167th Street, to avoid any potential significant adverse air quality impacts.</u>
98	2488	23	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 205 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
	2488	20	
99	2496	73	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 90 feet away from the lot line facing East 167th Street, to avoid any potential significant adverse air quality impacts.</u>
100	2487	20	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 218 feet above grade, and at least 50 feet away from the lot line facing McClellan Street, at least 55 feet away from the lot line facing East 165th Street, and no more than 55 feet away from the lot line facing River Avenue, to avoid any potential significant adverse air quality impacts.</u>
101	2487	10	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 140 feet away from the lot line facing McClellan Street, to avoid any potential significant adverse air quality impacts.</u>

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Jerome Avenue Rezoning EIS

**Appendix F2: Proposed Air Quality (E)
Designations (Expanded Rezoning Area
Alternative)**

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Introduction

According to Chapter 20, “Alternatives”, to preclude the potential for significant adverse air quality impacts on other projected and potential developments or existing buildings from emissions produced by the proposed HVAC systems, an (E) designation (E-442) would be assigned as part of the Proposed Actions Expanded Rezoning Area Alternative. The (E) designation would be required for a total of 27 projected and potential development sites (including five projected and 22 potential development sites), in addition to the 106 projected and potential development sites (including 33 projected and 73 potential development sites) affected under the Proposed Actions.

These designations would specify the various restrictions, such as type of fuel to be used, the distance that the vent stack on the building roof must be from its lot line(s), and/or the above-grade stack height. The descriptions and requirements of the proposed (E) Designations for these sites with respect to HVAC systems are presented in Tables F2.1 and F2.2 below.

Table F2.1: Projected Sites Required (E) Designations – Expanded Rezoning Area Alternative

Site #	Tax Block	Tax Lot	(E) Designation
48	2861	140	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 25 feet away from the lot line facing West 177th Street, and at least 40 feet away from the lot line facing West 176th Street, to avoid any potential significant adverse air quality impacts.</u>
49	2861	80	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 125 feet above grade, and no more than 60 feet away from the lot line facing West Clifford Place, to avoid any potential significant adverse air quality impacts.</u>
50	2861	35	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 20 feet away from the lot line facing Featherbed Lane, to avoid any potential significant adverse air quality impacts.</u>
51	2872	74	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing Goble Place, and at least 80 feet away from the lot line facing Goble Place, to avoid any potential significant adverse air quality impacts.</u>
	2872	78	
52	2855	51	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 128 feet above grade, and at least 145 feet away from the lot line facing Clarke Place Street, to avoid any potential significant adverse air quality impacts.</u>
	2855	45	
	2855	53	

Table F2.2: Potential Sites Required (E) Designations – Expanded Alternative

Site #	Tax Block	Tax Lot	(E) Designation
102	2861	145	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 125 feet above grade, and at least 30 feet away from the lot line facing Davidson Avenue, to avoid any potential significant adverse air quality impacts.</u>
103	2861	148	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing West 177th Street, and at least 30 feet away from the lot line facing Davidson Avenue, to avoid any potential significant adverse air quality impacts.</u>
104	2861	154	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing West 177th Street, and at least 30 feet away from the lot line facing Davidson Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2861	151	
106	2861	86	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
	2861	91	
107	2861	94	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
108	2861	25	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 25 feet away from the lot line facing West Clifford Place, and at least 40 feet away from the lot line facing Featherbed Lane, to avoid any potential significant adverse air quality impacts.</u>
	2861	26	
	2861	27	
	2861	28	
	2861	29	
109	2861	32	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 50 feet away from the lot line facing West Clifford Place, and no more than 90 feet away from the lot line facing West Clifford Place, to avoid any potential significant adverse air quality impacts.</u>
	2861	34	
	2861	30	
	2861	31	
110	2861	1	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.</u>
	2861	39	
112	2872	170	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 98 feet away from the lot line facing Goble Place, and at least 45 feet away from the lot line facing Cromwell Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2872	177	
113	2872	182	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 103 feet above grade, and no more than 40 feet away from the lot line facing Goble Place, and at least 40 feet away from the lot line facing Cromwell Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2872	179	

Site #	Tax Block	Tax Lot	(E) Designation
114	2872	183	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 108 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
115	2857	48	<u>Any new residential and/or commercial development must use the heating, ventilating and air conditioning (HVAC) system fitted with low NOx (30 ppm) burners firing only natural gas, and ensure that the HVAC stack(s) is located at least 140 feet away from the lot line facing Goble Place, and at least 25 feet away from the lot line facing Cromwell Avenue, and at least 122 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2857	45	
	2857	15	
116	2857	51	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 108 feet above grade, and at least 90 feet away from the lot line facing West 170th Street, and at least 35 feet away from the lot line facing Inwood Avenue, and at least 118 feet away from the lot line facing Cromwell Avenue, to avoid any potential significant adverse air quality impacts.</u>
117	2857	8	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 70 feet away from the lot line facing West 170th Street, and no more than 100 feet away from the lot line facing West 170th Street, and at least 120 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
118	2864	25	<u>Any new residential and/or commercial development must use the heating, ventilating and air conditioning (HVAC) system fitted with low NOx (30 ppm) burners firing only natural gas, and ensure that the HVAC stack(s) is located at least 120 feet away from the lot line facing Cromwell Avenue, and at least 60 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
119	2864	21	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 118 feet above grade, and at least 25 feet away from the lot line facing Cromwell Avenue, and at least 120 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
120	2864	69	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located no more than 40 feet away from the lot line facing West 170th Street, and at least 25 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2864	70	
	2864	71	
121	2864	72	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 40 feet away from the lot line facing West 170th Street, and at least 25 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2864	73	
	2864	74	
122	2864	8	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 20 feet away from the lot line facing Clarke Place West, at least 45 feet away from the lot line facing Inwood Avenue, and at least 50 feet away from the lot line facing Cromwell Avenue, to avoid any potential significant adverse air quality impacts.</u>
	2864	1	

Site #	Tax Block	Tax Lot	(E) Designation
123	2871	69	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 60 feet from the lot line facing West 169th Street, to avoid any potential significant adverse air quality impacts.</u>
124	2855	42	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 123 feet above grade, to avoid any potential significant adverse air quality impacts.</u>
125	2855	65	<u>Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 20 feet away from the lot line facing Clarke Place West, to avoid any potential significant adverse air quality impacts.</u>

Jerome Avenue Rezoning EIS

**Appendix F3: Proposed Air Quality (E)
Designations (A-Application Alternative)**

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Introduction

According to Chapter 20, “Alternatives”, to preclude the potential for significant adverse air quality impacts on other projected and potential developments or existing buildings from emissions produced by the proposed HVAC systems, an (E) designation (E-442) would be assigned as part of the Proposed Actions A-Application Alternative. The (E) designation would be required for a total of five projected and potential development sites (including one projected and four potential development sites), in addition to the 106 projected and potential development sites (including 33 projected and 73 potential development sites) affected under the Proposed Actions.

These designations would specify the various restrictions, such as type of fuel to be used, the distance that the vent stack on the building roof must be from its lot line(s), and/or the above-grade stack height. The descriptions and requirements of the proposed (E) Designations for these sites with respect to HVAC systems are presented in Tables F3.1 and F3.2 below.

Table F3.1: Projected Sites Required (E) Designations – A-Application Alternative

Site #	Tax Block	Tax Lot	(E) Designation
52	2855	51	Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 128 feet above grade, and at least 145 feet away from the lot line facing Clarke Place Street, to avoid any potential significant adverse air quality impacts.
	2855	45	
	2855	53	

Table F3.2: Potential Sites Required (E) Designations – A-Application Alternative

Site #	Tax Block	Tax Lot	(E) Designation
118	2864	25	Any new residential and/or commercial development must use the heating, ventilating and air conditioning (HVAC) system fitted with low NOx (30 ppm) burners firing only natural gas, and ensure that the HVAC stack(s) is located at least 120 feet away from the lot line facing Cromwell Avenue, and at least 60 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.
119	2864	21	Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 118 feet above grade, and at least 25 feet away from the lot line facing Cromwell Avenue, and at least 120 feet away from the lot line facing Inwood Avenue, to avoid any potential significant adverse air quality impacts.
124	2855	42	Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least 123 feet above grade, to avoid any potential significant adverse air quality impacts.
125	2855	65	Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning (HVAC) systems, and ensure that the HVAC stack(s) is located at least <u>25</u> feet away from the lot line facing Clarke Place West, to avoid any potential significant adverse air quality impacts.