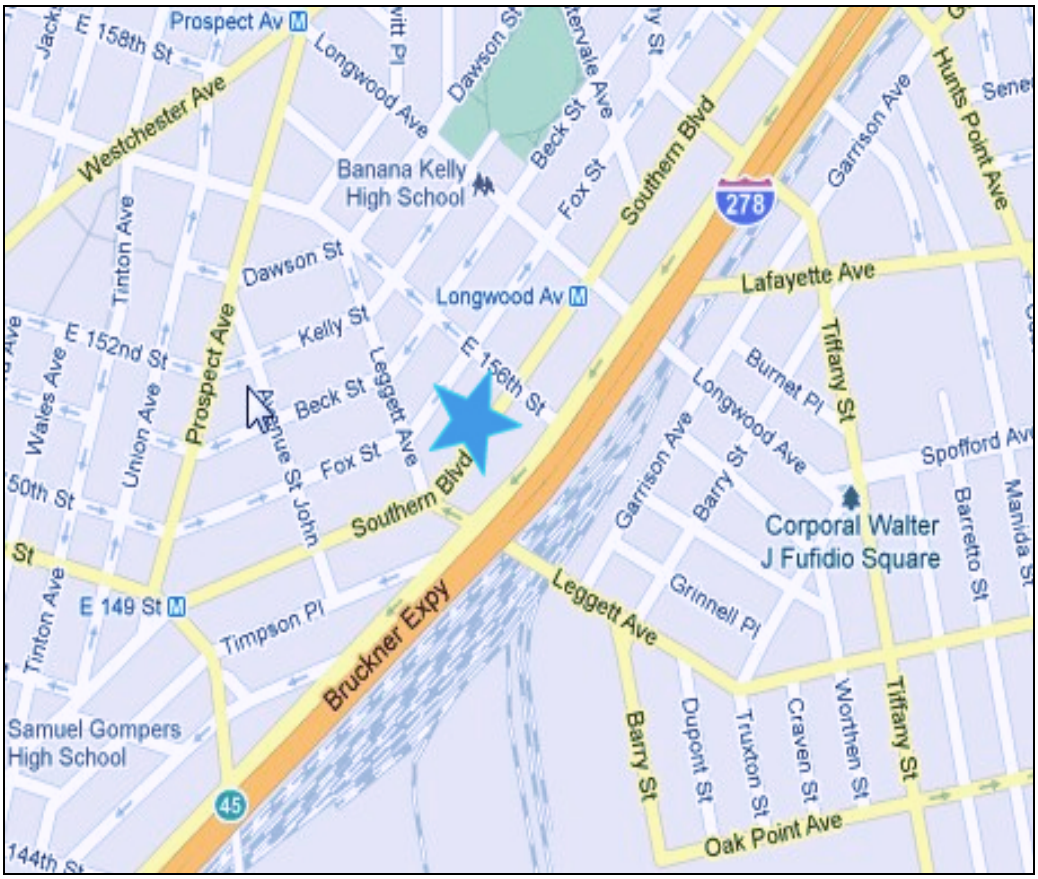
ENVIRONMENTAL ASSESSMENT STATEMENT



New Hope Transitional Housing
Bronx, New York

CEQR No. 11DCP55X

Prepared by:

Evan Lemonides Associates
105 Broad Street - PH
New York, NY 10004
(212) 334-1962

March 14, 2013

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List of Exhibits

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Appendix C

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT SHORT FORM • FOR UNLISTED ACTIONS ONLY

Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

1. *Does 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**

2. *Project Name* New Hope Transitional Housing Bronx, New York

3. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) 11DCP55X	BSA REFERENCE NUMBER (If Applicable)
ULURP REFERENCE NUMBER (If Applicable)) 110154ZSX	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning			NAME OF APPLICANT Liska NY, Inc.		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin, Environmental Assessment and Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Evan Lemonides		
ADDRESS 22 Reade Street, 4N			ADDRESS 105 Broad Street, Floor 5		
CITY New York	STATE NY	ZIP 10007	CITY New York	STATE NY	ZIP 10004
TELEPHONE (212) 720-3417	FAX (212) 720-3495		TELEPHONE (212) 343 1962	FAX (212) 343 6173	
EMAIL ADDRESS rdobrus@planning.nyc.gov			EMAIL ADDRESS evan@lemonides.com		

5. *Project Description*:

This application is filed pursuant to § 74-902 of the Zoning Resolution of the City of New York, as amended, to allow a non-profit institution with sleeping accommodations (Use Group 3) in a new eight-story building located in an R7-1 district.

6a. *Project Location: Single Site* *(for a project at a single site, complete all the information below)*

ADDRESS 731 Southern Boulevard	NEIGHBORHOOD NAME Longwood	
TAX BLOCK AND LOT Block 2720, Lot 28	BOROUGH Bronx	COMMUNITY DISTRICT 2
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS North side of Southern Boulevard, 200 feet south of 156th Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: R7-1		ZONING SECTIONAL MAP NO: 6c

6b. *Project Location: Multiple Sites* *(Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)*

7. *REQUIRED ACTIONS OR APPROVALS* *(check all that apply)*

City Planning Commission: YES ☑ NO ☐

- ☐ CITY MAP AMENDMENT
- ☐ ZONING MAP AMENDMENT
- ☐ ZONING TEXT AMENDMENT
- ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ HOUSING PLAN & PROJECT
- ☐ SITE SELECTION — PUBLIC FACILITY
- ☐ FRANCHISE
- ☐ DISPOSITION — REAL PROPERTY

ZONING SPECIAL PERMIT, SPECIFY TYPE:

Board of Standards and Appeals: YES ☐ NO ☑

- ☐ SPECIAL PERMIT

EXPIRATION DATE MONTH DAY YEAR

- ☐ VARIANCE (USE)
- ☐ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

- ☐ MODIFICATION OF
- ☐ RENEWAL OF
- ☑ OTHER

Department of Environmental Protection: YES ☐ NO ☑ IF YES, IDENTIFY:

Other City Approvals: YES ☐ NO ☑

- ☐ LEGISLATION
- ☐ FUNDING OF CONSTRUCTION; SPECIFY:
- ☐ POLICY OR PLAN; SPECIFY:
- ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL *(not subject to CEQR)*
- ☐ 384(b)(4) APPROVAL
- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) *(not subject to CEQR)*
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ FUNDING OF PROGRAMS; SPECIFY:
- ☐ PERMITS; SPECIFY:
- ☐ OTHER; EXPLAIN

State or Federal Actions/Approvals/Funding: YES ☐ NO ☑ IF "YES," IDENTIFY:

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

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 11×17 inches in size and must be folded to 8.5×11 inches for submission*

- ☐ Site location map
- ☐ Zoning map
- ☐ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map
- ☐ Sanborn or other land use map
- ☐ Tax map
- ☐ For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING *(both developed and undeveloped areas)*

Total directly affected area (sq. ft.):	Type of Waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.)
5,500 SF	N/A	N/A

Other, describe (sq. ft.):

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

Size of project to be developed: 26,206 SF (gross sq. ft.)

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

If 'Yes,' identify the total square feet owned or controlled by the applicant: Total square feet of non-applicant owned development:

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 disturbance (if known):

Area: sq. ft. (width × length) Volume: cubic feet (width × length × depth)

DESCRIPTION OF PROPOSED USES *(please complete the following information as appropriate)*

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)			26,206 SF	
Type (e.g. retail, office, school)	units		Non-profit institution with sleeping	

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

Provide a brief explanation of how these numbers were determined: The existing building, as modified, will have 55 dwelling units, which will each house 2-3 residents.

Does the project create new open space? YES ☐ NO ☑ if Yes (sq. ft)

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: 2,255 (41 lbs per household x 55 units) (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: 3,277,982,400 BTUs (annual BTUs)

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:

Without approval, the building would need to be modified to comply with all bulk requirements.

10. *Analysis Year* *CEQR Technical Manual Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2013	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6 months
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES ✓ NO ☐	IF MULTIPLE PHASES, HOW MANY PHASES:
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:	

11. *What is the Predominant Land Use in Vicinity of Project?* *(Check all that apply)*

✓ RESIDENTIAL ☐ MANUFACTURING ✓ COMMERCIAL ✓ PARK/FOREST/OPEN SPACE ☐ OTHER, Describe:

PART II: TECHNICAL ANALYSES

INSTRUCTIONS: The questions in the following table refer to the thresholds for each analysis area in the respective chapter of the CEQR Technical Manual.

- 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.
- Often, a 'Yes' answer will result in a preliminary analysis to determine whether further analysis is needed. For each 'Yes' response, consult the relevant chapter of the CEQR Technical Manual for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether detailed analysis is needed. Please note that a 'Yes' answer does not mean that an EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant either to provide additional information to support this Short EAS Form or complete a Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response. In addition, if a large number of the questions are marked 'Yes,' the lead agency may determine that it is appropriate to require completion of the Full EAS Form.

	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 or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.		✓
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) 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) Does the proposed project exceed any of the thresholds outlined in Table 6-1 of Chapter 6?		
4. *OPEN SPACE*: *CEQR Technical Manual Chapter 7*		
(a) Would the proposed project change or eliminate existing open space?		✓
(b) Is the proposed project within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 50 or more additional residents?		✓
If "Yes," would the proposed project generate 125 or more additional employees?		
(c) Is the proposed project in a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 300 or more additional residents?		✓
If "Yes," would the proposed project generate 750 or more additional employees?		
(d) If the proposed project is not located in an underserved or well-served area, would the proposed project generate: 200 or more additional residents?		✓
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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District?		✓
If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
7. *URBAN DESIGN*: *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 that is not currently allowed by existing zoning?		✓
8. *NATURAL RESOURCES*: *CEQR Technical Manual Chapter 11*		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		✓
(b) 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 project would affect any of these resources.		✓
9. *HAZARDOUS MATERIALS*: *CEQR Technical Manual Chapter 12*		
(a) Would the project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the project site have existing institutional controls (*e.g.* (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Would the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone 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 where underground and/or aboveground storage tanks (*e.g.* gas stations) are or were on or near the site?		✓
(f) Would the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Would the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes," were RECs identified? Briefly identify:		✓
10. *INFRASTRUCTURE*: *CEQR Technical Manual Chapter 13*		
(a) Would the proposed project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 of Chapter 13?		✓
(d) Would the project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the project involve development on a site one acre or larger where the amount of impervious surface would increase and 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?		✓
(f) Is the project 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 WWTP 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) 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?		✓

	YES	NO
12. *ENERGY*: *CEQR Technical Manual Chapter 15*		
(a) 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 of Chapter 16?		✓
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) 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, "Transporation," for information.*		
(2) 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?		
(3) 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 of Chapter 17?		✓
(b) *Stationary Sources:* Would the proposed project result in the conditions outlined in Section 220 of Chapter 17?	✓	
If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (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-designations or a 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, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed 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 of 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-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
17. *PUBLIC HEALTH*: *CEQR Technical Manual Chapter 20*		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20?		✓
18. *NEIGHBORHOOD CHARACTER*: *CEQR Technical Manual Chapter 21*		
(a) Based upon the analyses conducted for the following technical areas, check yes if any of the following technical areas required 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	✓	
If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance of in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		

		YES	NO
19.	***CONSTRUCTION IMPACTS:*** *CEQR Technical Manual Chapter 22* Would the project's construction activities involve (check all that apply):		
	• Construction activities lasting longer than two years;		✓
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
	• Require 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 community facilities or disruption in its service;		✓
	• Activities within 400 feet of a historic or cultural resource; or		✓
	• Disturbance of a site containing natural resources.		✓
	If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of 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 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

Authorized Representative of Liska NY, Inc.

APPLICANT/SPONSOR — NAME THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: ☑ APPLICANT/REPRESENTATIVE or ☐ LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Evan Lemonides

APPLICANT/SPONSOR NAME: LEAD AGENCY REPRESENTATIVE NAME:

Evan Lemonides Digitally signed by Evan Lemonides DN: cn=Evan Lemonides, c=US, o=ELAS, email=evan@lemonides.com Date: 2013.03.14 13:15:59 -04'00'

March 14, 2013

SIGNATURE: DATE:

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 of 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 effect on the environment. 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.

	Potential Significant Adverse Impact	
IMPACT CATEGORY	**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 Impacts		✓

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

3. ***LEAD AGENCY CERTIFICATION***

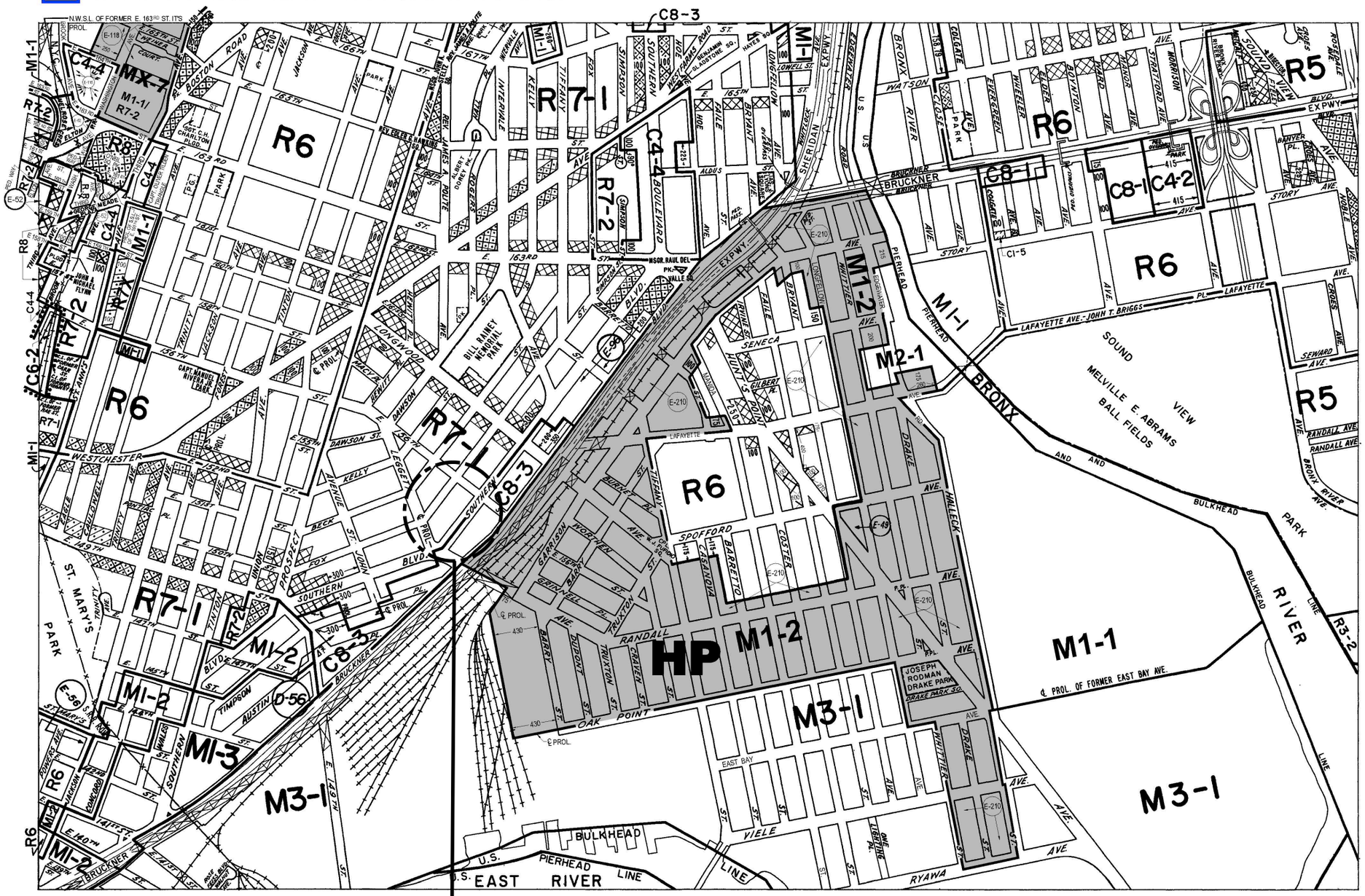
Deputy Director, Environmental Review And Assessment Division
TITLE

NYC Department of City Planning
LEAD AGENCY

Celeste Evans
NAME

Celeste Evans
SIGNATURE

Click blue box on map to view sketch map of **proposed** map change



600 0 600 1200 1800 FEET

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R, C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:

12-18-2008 C 080517 ZMX

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

(D) – RESTRICTIVE DECLARATION

(E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

N

MAP KEY

3b	3d	4b
6a	**6c**	7a
6b	6d	7b

ZONING MAP **6c**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map check the Department of City Planning website: http://www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

Area Map

Legend

- Building Footprint
- 5037 Tax Block
- 1s Number of Stories
- Applicant's Property
- Existing Zoning District Boundary
- R6 Zoning District
- Street Direction
- 400 Ft. Radius

Existing Land Uses:

R - Residential

RC - Mixed Commercial/Residential

Tu - Transportation/Utility

C - Commercial

Pf - Public Facilities & Institutions

Pkg - Parking Facilities

P - Park / Open Space

North

Scale: 1" = 100'

0 20 50 100

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

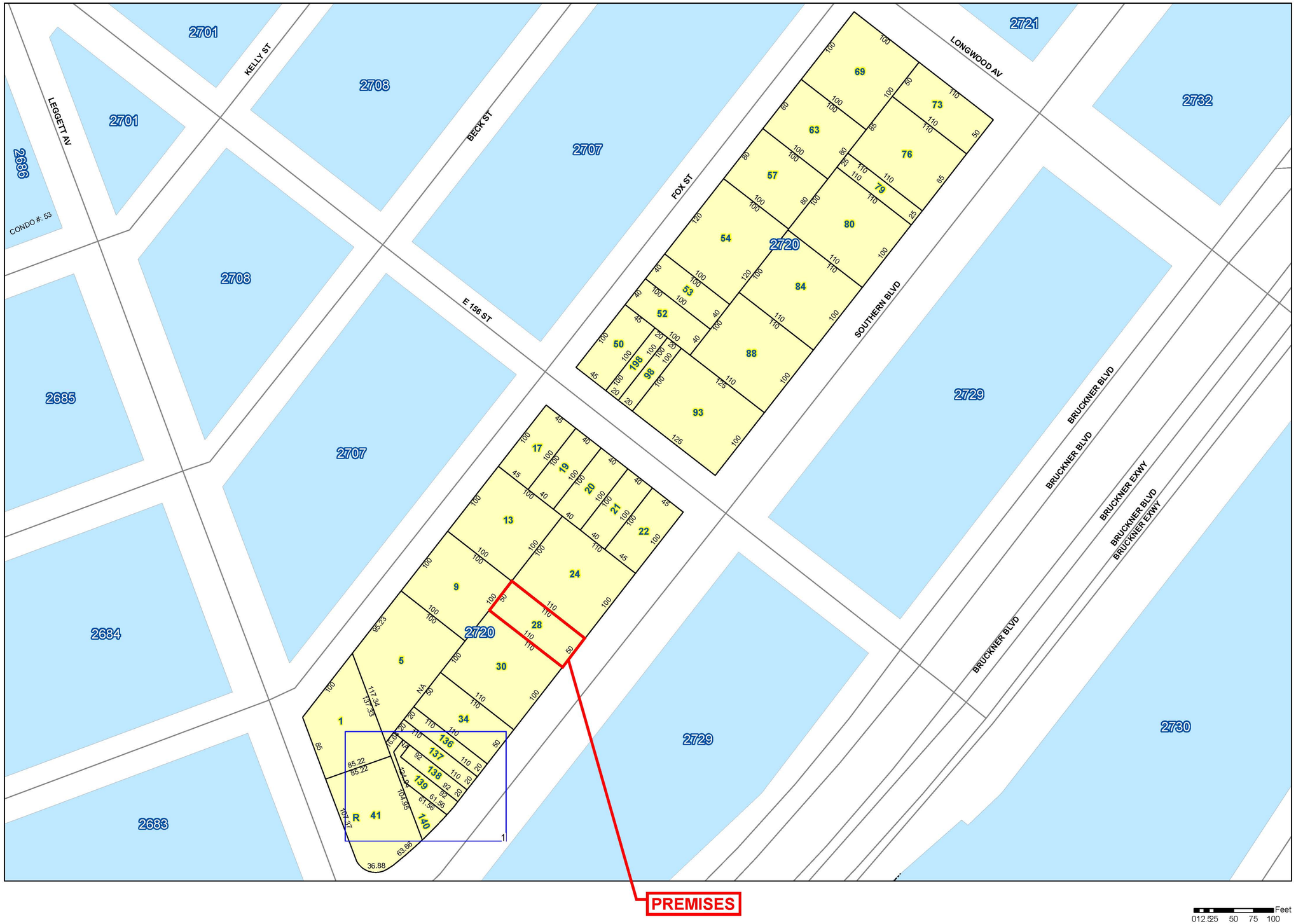
NYC Digital Tax Map

Effective Date : 09-29-2008 11:29:14
End Date : Current

Bronx Block:2720

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



Feet
0 12.5 25 50 75 100

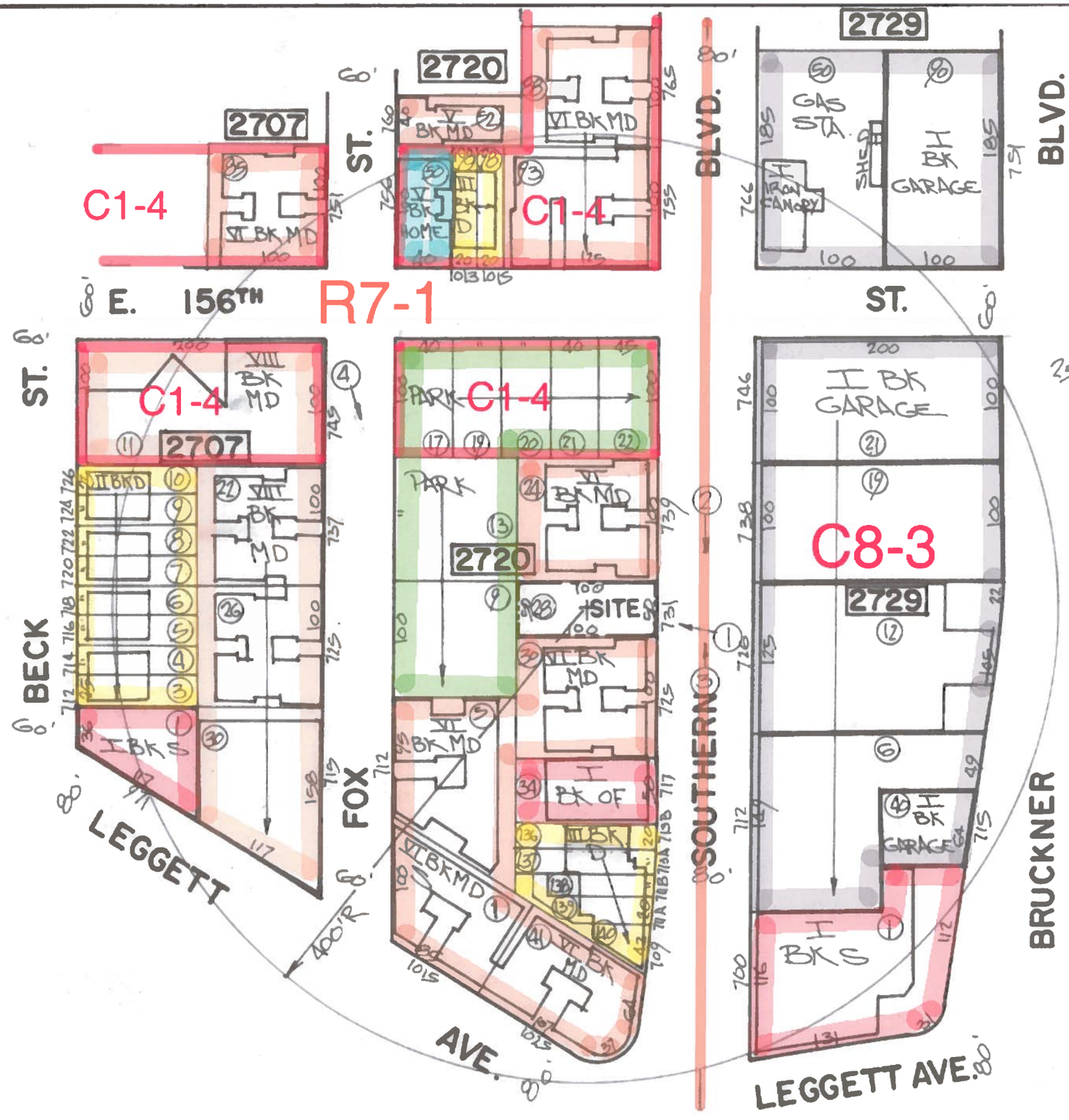
ZONING MAP 6C
SITE R7-1

SCALE: 1" = 100'

0 20' 50' 100'

LEGEND

○	LOT NUMBERS
▭	BLOCK NUMBER
II	STORY HEIGHTS
D	DWELLING
MD	MULTIPLE DWELLING
S	STORE
OF	OFFICE
BK	BRICK
②→	CAMERA POSITION



Drawn By
Wesley Habenicht
P.O. Box 20382
Floral Park N.Y. 11002
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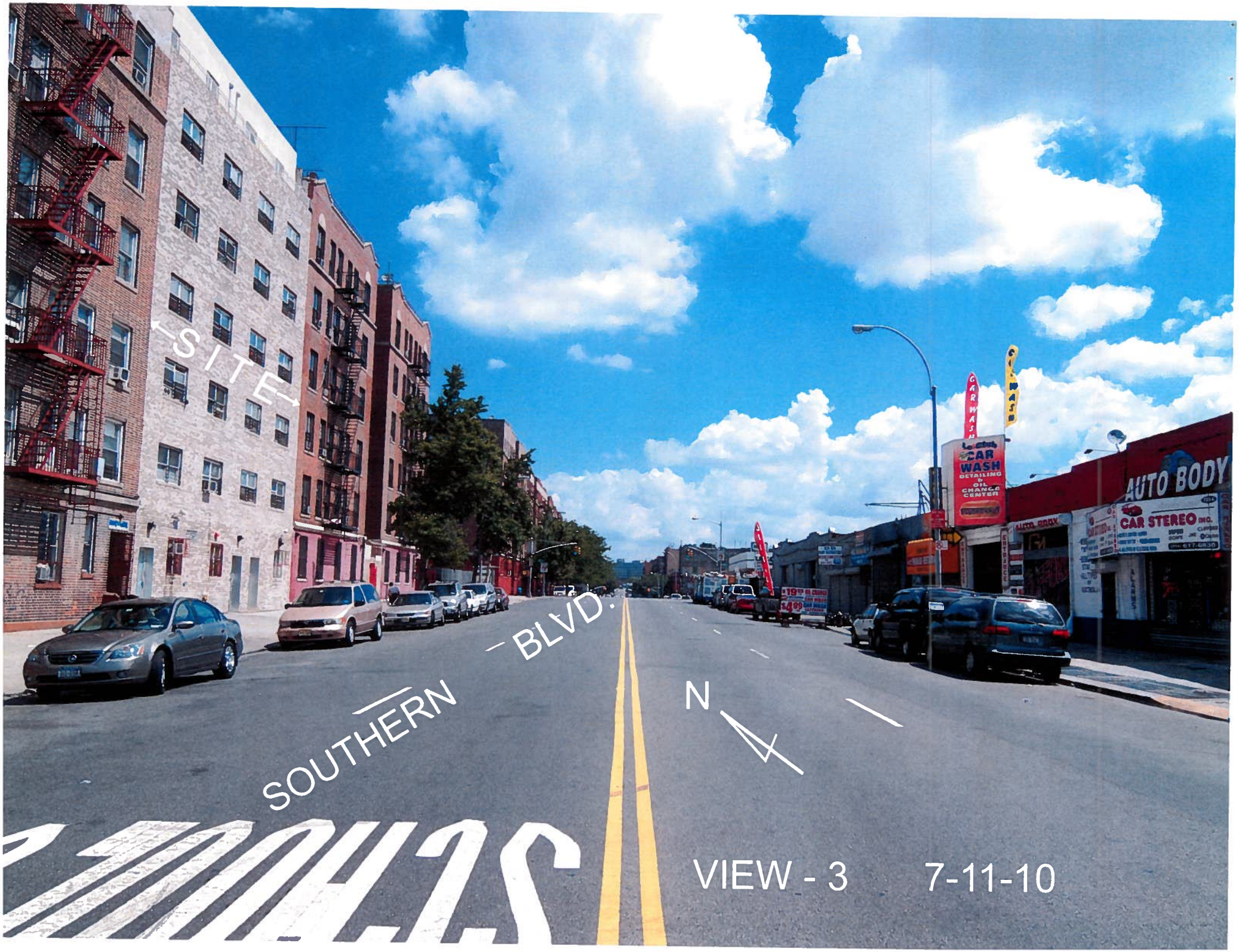
Land Use

Dwelling · Multiple Dwelling · Commerical · Park · Community Facility · Vehicle Use


S I T E
SOUTHERN BLVD.
N
731 SOUTHERN BLVD.
BRONX, NY
VIEW - 1 7-11-10


CAR WASH
DETAILING & OIL CHANGE CENTER
CAR WASH
AUTO BODY
MUFFLERS
OIL CHANGE $19.95
CAR WASH
CAR WASH EXTERIOR $4.99
SOUTHERN
BLVD.
N
SITE
VIEW - 2
7-11-10


SITE
SOUTHERN BLVD.
N
CAR WASH
DETAILING & OIL CHANGE CENTER
AUTO BODY
CAR STEREO INC.
SCHOOL
VIEW - 3
7-11-10


DANGER
DO NOT ENTER
FOX
ST.
N
VIEW - 4
7-11-10

Introduction and Project Description

The Proposed Action is an application submitted for a special permit pursuant to Section 74-902 of the Zoning Resolution of the City of New York, as amended (the "Zoning Resolution" or "ZR"), to permit the allowable community facility floor area ratio of Section 24-11 to apply to a non-profit institution with sleeping accommodations (Use Group 3).

The applicant, Liska NY, Inc., owns a new eight-story building located in an R7-1 district at 731 Southern Boulevard in the Bronx, identified as Block 2720, Lot 28 on the Tax Map of the City of New York, Borough of the Bronx ("the project site"). The building was filed with the Department of Buildings ("DOB") as a Use Group 3 non-profit institution with sleeping accommodations, approved and subsequently built with 26,950 square feet, corresponding to an FAR of 4.90. While the subject Use Group 3 is a permitted use, the as-built floor area exceeds the maximum FAR of 3.44 as specified in ZR Section 24-111. The building also fails to comply with applicable height and setback regulations, as set forth in ZR Section 24-522(a), which require the building to be set back 15 feet at a street wall height of 60' or six stories, whichever is less.

The building is occupied and managed by New Hope Transitional Housing ("New Hope"), a New York non-profit organization providing sleeping accommodations and support services for homeless families referred by the New York City Department of Homeless Services ("DHS").

Purpose and Need

Pursuant to ZR Section 74-902, the requested special permit would allow the maximum permitted FAR to increase from 3.44 to 4.80. The applicant seeks to legalize the building by applying for the Section 74-902 special permit (the Proposed Action), along with physically altering the seventh floor to provide a 15' setback above the sixth floor at a street wall height of 58'-8", matching the setback at the eighth floor ("the Proposed Project").

The physical alteration would bring the building into compliance with the applicable height and setback requirements and would also reduce the bulk of the building by approximately 745 square feet in floor area, for a total proposed floor area of 26,206 square, corresponding to an FAR of approximately 4.76.

The Proposed Action (the special permit pursuant to Section 74-902) is needed because it would allow the maximum permitted FAR to increase from 3.44 to 4.80, thereby bringing the proposed modified building with an FAR of 4.76 into compliance with bulk requirements.

Existing Conditions

The subject lot measures approximately 5,500 square feet in lot area, with 50' frontage along Southern Boulevard, a wide street. It is located on the north side of Southern Boulevard, 200 feet southwest of the corner of East 156th Street.

The existing 8–story building contains 26,950 sf of floor area, at an FAR of 4.90. The building sets back 15' at the top of the seventh floor at a height of 68'-0". The total height of the building above the eighth floor is 77'-4". The 3'-8" parapet atop the eighth floor brings the top-of-parapet (TOP) height to 81'0".

As noted above, at an FAR of 4.96, the existing building exceeds the maximum FAR of 3.44 as specified in ZR Section 24-111. The building also fails to comply with height and setback regulations. ZR Section 24-522(a) requires the building to be set back 15 feet at a street wall height of 60' or six stories (whichever is less). In the Existing conditions, the 15-foot setback occurs at a height of 68 feet .

The building contains a total of 57 studio apartment units. The ground floor contains 4 units and accessory supportive social services offices of approximately 370 square feet. The second floor contains 7 units, the third through seventh floors contain 8 units each and the eighth floor contains 6 units.

Future Without the Proposed Action

Absent the proposed special permit to allow an increase in FAR, it is likely that the seventh and eighth floors would be entirely eliminated, and approximately half the sixth floor would be set back from the front lot line, resulting in a six-story building that would rise 58' 8" and include a 3'8" parapet for a total TOP height of 62'4". The modifications would bring the FAR to the permitted 3.44. The building would also meet the applicable height and setback requirements.

Currently, the 7th and 8th floors contain a total of 14 units, and the front portion of the sixth floor contains four units . Therefore, in the No-Action scenario a total of 18 units would be eliminated from the existing building. The total unit count in the Future Without the Proposed Action would be reduced from 57 units (Existing Conditions), to 39 units.

Future With the Proposed Action

The With-Action scenario would entail the modification to the 7th floor to set back 15 feet from the front lot line, matching the setback of the eighth floor. Setting the 7th floor back 15 feet would reduce the bulk of the building by approximately 745 square feet in floor area, for a total proposed floor area of 26,206 square. This would result in a loss of two studio units on the 7th floor, and would bring the total number of units from 57 units in the existing conditions, to 55 units in the With-Action scenario.

The modification would (1) reduce the FAR to 4.76 to comply with the maximum permitted 4.8 FAR specified in ZR Section 24-11 and (2) bring the building into compliance with setback requirements for a community facility building pursuant to ZR Section 24-522(a).

In addition to modifying the building envelope, the proposed alteration would improve the facade with street lights, decorative elements and street trees to make the building more contextual and improve the pedestrian experience.

Analysis Methodology

The analyses presented below are based on the incremental difference between the No-Action development and the With-Action development. As discussed above, the No-Action scenario would contain 39 units of temporary housing in a six-story building, while the With-Action scenario would contain 55 units in an eight-story building. The Existing, No-Action, and With-Action development scenarios are summarized below in Exhibit 1 (all square footage's in Exhibit 1 are approximate).

	EXISTING CONDITIONS			NO-ACTION CONDITIONS			WITH-ACTION CONDITIONS		
FLOOR	GROSS SF	ZONING SF	UNITS	GROSS SF	ZONING SF	UNITS	GROSS SF	ZONING SF	UNITS
1	3575	3462	4	3575	3462	4	3575	3462	4
2	3575	3462	7	3575	3462	7	3575	3462	7
3	3575	3462	8	3575	3462	8	3575	3462	8
4	3575	3462	8	3575	3462	8	3575	3462	8
5	3575	3462	8	3575	3462	8	3575	3462	8
6	3575	3462	8	1680	1625	4	3575	3462	8
7	3575	3462	8	0	0	0	2825	2717	6
8	2825	2717	6	0	0	0	2825	2717	6
TOTAL	27850	26,951	57	19555	18,935	39	27100	26206	55
FAR		4.90			3.44			4.76	

Exhibit 1: Existing, No-Action and With-Action Development Scenarios

The project is expected to be completed in 2014. All future analyses are based on the 2014 Build Year. This Environmental Assessment Statement (EAS) has been prepared to evaluate the potential for there to be significant environmental impacts associated with the proposed project. The EAS follows the guidelines (and the numerical categories) presented in the *2012 CEQR Technical Manual,* revised February 2, 2012 (the *CEQR Technical Manual*). Only those categories that require detailed analyses as per the criteria in the EAS Form are included.

The analyses presented below indicate that the proposed action would not create the potential for significant environmental impacts in any of the CEQR impact categories.

1. Land Use Zoning and Public Policy

The proposed action is a special permit to allow an increase in floor area, and would not affect the underlying zoning on the project site. The proposed use is permitted in the existing R7-1 zoning district. Although the project does not involve a change in land use or zoning, the *CEQR Technical Manual* indicates that a brief description of these issues may be appropriate to inform the analyses of other technical areas of concern.

Land Use - Existing Conditions

The project site is located in between two other residential buildings (725 and 739 Southern Boulevard) that were constructed prior to the 1961 NYC Zoning Resolution, and exceed the as-of-right floor area. Twelve of multiple dwelling buildings located within 400 feet of the site exceed the maximum FAR. These are summarized in Exhibits 2 and 3.

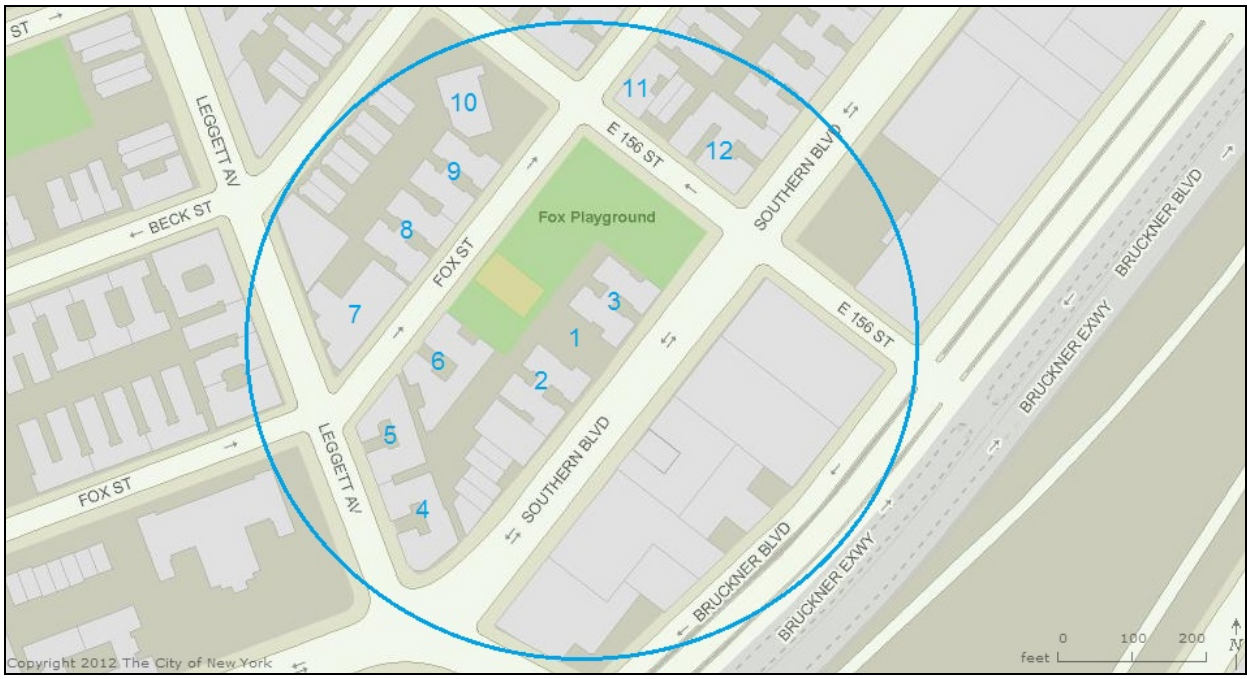


Exhibit 2: Multiple Dwellings within the Study Area – Map

MAP ID	ADDRESS	LOT AREA	FLOOR AREA	FAR	
1	731 Southern Boulevard	5,500	26,206	4.76	*
2	725 Southern Boulevard	11,000	51,000	4.64	
3	739 Southern Boulevard	11,000	42,500	3.86	
4	1025 Leggett Avenue	12,500	48,450	3.88	
5	1015 Leggett Avenue	9,435	42,670	4.52	
6	712 Fox Street	12,500	48,450	3.88	
7	715 Fox Street	12,768	60,373	4.73	
8	715 Fox Street	10,000	52,200	5.22	
9	737 Fox Street	10,000	52,200	5.22	
10	745 Fox Street	20,000	89,850	4.49	
11	756 Fox Street	4,500	20,250	4.50	
12	755 Southern Boulevard	12,250	54,636	4.46	

Note *: Represents floor area and FAR associated with Proposed Project.

Exhibit 3: Multiple Dwellings within the Study Area – Table

The project site is located adjacent to Fox Playground, a NYC park and playground occupying approximately 41,000 square feet and which provides open space to the community and to the residents of the facility. The passive and active recreational facility was renovated in 2011/2012 and includes an outdoor basketball and handball court and planted areas that are predominantly located along the northeastern portion of the park.

Other land uses within 400 feet of the project site include a laundromat (Giant Laundry at 700 Southern Boulevard), and a number of auto-related uses along the south side of Southern Boulevard.

Zoning – Existing Conditions

The area within 400 feet of the project site on the north side of Southern Boulevard (including the project site itself) is zoned R7-1. The area on the south side of Southern Boulevard within 400 feet of the site is zoned C8-2. The Longwood Historic District is mapped along areas north of the project site.

R7-1 is a medium-density, non-contextual district that encourages the development of buildings without height limits, but that are set back from the street, and surrounded by open spaces. These districts are mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. The district allows development at a “floor area to lot area ratio” (“Floor Area Ratio”, or “FAR”) of 3.44. A special permit pursuant to Section 74-902 of the Zoning Resolution permits an FAR of 4.80 to apply to a non-profit institution with sleeping accommodations (Use Group 3).

The C8-2 district allows commercial buildings of up to 2.0 FAR and community facility buildings of up to 4.8 FAR with no height limit. The C8-2 zoning allows a variety of retail and service uses as well as automotive service facilities, lumber yards and other heavy commercial uses. Residences are not permitted in C8 districts.

The Longwood Historic is designated by the New York City Landmarks Preservation and listed on the State and National Registers of Historic Places. The district encompasses about three square blocks roughly bounded by Beck Street, Longwood, Leggett, and Prospect Avenues. The district consists of semi-detached row houses, the former Prospect Hospital, two churches (United Church and St. Margaret's Episcopal Church), and the Patrolman P. Lynch Community Center).

Public Policy – Existing Conditions

Public policies that bear on the project site include a number of NYC policies that aim to provide additional housing and related supportive services to an at-risk population. Public policies influencing overall development in the vicinity of the site are embodied in the R7-1 and C8-2 zoning districts, and in the Longwood Historic District.

Land Use – Future Without the Proposed Action

As discussed above, absent the proposed special permit, it is likely that the seventh and eighth floors at 731 Southern Boulevard would be entirely eliminated, and the sixth floor would be set back from the front lot line. The resulting structure would be a building that would have a TOP street-wall height of 53 feet and would rise 58' 8” and

include a 3'8" parapet for a TOP building height of 62'4", and containing 39 units for temporary housing.

No other land use changes have been identified in the immediate vicinity of the project site that would affect the land use study area in the 2014 analysis year.

Zoning - Future Without the Proposed Action

No changes in zoning are planned within the study area in the 2014 build year.

Public Policy - Future Without the Proposed Action

There have not been any new programmed public policies identified that would affect the study area in the 2014 analysis year. The project site and the surrounding area would continue to be influenced by the policies currently in place and described in the Existing Conditions section above.

On the project site, contradictory to NYC policies aimed toward constructing new temporary residential space, the likely development scenario under the No Action condition would entail an incremental loss of 18 temporary housing units on the project site.

Land Use - Future With the Proposed Action

The proposed action is site-specific and would not affect land use in the study area beyond the project site itself. The requested special permit would allow the maximum permitted FAR on the project site to increase from 3.44 to 4.80. Along with the modifications to the existing building described above, the action would permit the New Hope facility to operate with a total of 55 units, which represents an incremental decrease over the Existing Conditions of two (2) units, and an incremental increase over the No-Action scenario of 16 units.

The With-Action scenario would entail the modification to the 7th floor to set back 15 feet from the front lot line, matching the setback of the eighth floor. Setting the 7th floor back 15 feet would reduce the bulk of the building by approximately 745 square feet in floor area, for a total proposed floor area of 26,206 square.

In addition to modifying the building envelope, the proposed alteration would improve the facade with street lights, decorative elements and street trees to make the building more contextual and improve the pedestrian experience.

No other changes in Land Use are planned within the study area in the 2014 build year.

Zoning - Future With the Proposed Action

No changes in zoning are planned within the study area in the 2014 build year.

Public Policy - Future With the Proposed Action

As noted above in No-Action scenario, there are no new public policies that have been identified that would affect the study area in the 2014 Build Year. Public policy in the future With Action scenario is expected to be driven by the same policies as currently in place, and that have been discussed above.

The proposed action would facilitate an incremental increase in the number of permitted temporary housing units from 39 to 55 units, and is therefore consistent with several NYC policies that aim to provide additional housing and related supportive services.

In addition to modifying the building envelope, the proposed alteration would improve the facade with street lights, decorative elements and street trees to make the building more contextual and improve the pedestrian experience.

Based on the discussion presented above, the proposed project does not have the potential to result in significant adverse impacts relating to zoning, land use, or public policy and no further assessment is warranted.

5. Shadows

A shadow assessment considers projects that would result in new shadows long enough to reach a sunlight-sensitive source, such as a public open space, architectural resources, and natural resources. Based on guidance provided in the *CEQR Technical Manual, a*n assessment of shadows is typically required for actions resulting in new structures or enlargements 50 feet or taller, and/or if the project site is adjacent to a park, historic resource or important natural feature.

The Proposed Action would permit an 81-foot tall building (including the 3'-8" parapet wall), and the project site is adjacent to Fox Playground. Therefore, a shadow assessment has been performed following the guidelines published in the *CEQR Technical Manual ,*Chapter 8 – Shadows.

Pursuant to the *Zoning Resolution of the City of New York*, rooftop parapet walls up to 4 feet in height, and elevator and stair bulkheads are defined as "permitted obstructions" and may penetrate a maximum height limit or required setback area. However, these permitted obstructions need to be included in determining the potential shadow impacts associated with a building, In the discussion below for the Existing, No-Action, and With-Action conditions, the term "top-of-parapet Height", or "TOP height" refers to the height of the building including the parapet walls and may differ from the zoning height for both required setbacks and overall building height.

Existing Conditions

As discussed above, the existing 8–story building sets back 15' at the top of the seventh floor at a height of 68'-0". The zoning height of the building above the eighth floor is 77'-4". There is a 3'8" parapet wall atop the roof, bringing the top-of-parapet

("TOP") height to 81'-0". In addition to the parapet, roof-top appurtenances include two 7'-8" stair bulkheads and one 13'-8" elevator bulkhead.

Future No-Action Conditions

Absent the proposed special permit, it is likely that the seventh and eighth floors would be entirely eliminated, and the sixth floor would be set back from the front lot line, resulting in a six-story building that would rise 58' 8" and include a 3'8" parapet for a TOP height of 62'4". The Southern Boulevard and Fox Playground views of the No-Action building are shown in Appendix A - Exhibits SHADOW-8 and SHADOW 9, respectively. As indicated, the street wall height including the 3'-8" parapet would be reduced to 53'0", and the maximum TOP height would be 62'4".

Future With-Action Conditions

The With-Action scenario would entail the modification to the 7th floor to set back 15 feet from the front lot line, matching the setback of the eighth floor. As indicated, the street wall height (including the 3'-8" parapet wall) would remain at 62'4", and the maximum TOP height would be 81 feet. This would result in the building having an FAR of 4.76, which is allowed for non-profits with sleeping accommodations in R7-1 districts pursuant to Section 74-902 of the Zoning Resolution.

The Southern Boulevard and Fox Playground views of the With-Action building are shown in Appendix A - Exhibits SHADOW-10 and SHADOW 11, respectively.

Base Map

A base map (Appendix A - Exhibit SHADOW-1) was developed to illustrate the project site in relationship to nearby sunlight-sensitive resources that include Fox Playground, Playground 52, and a community garden. As shown in Exhibit 4, the Longwood Historic District is also nearby, beginning on the north side of Fox Street, north of the project site (project site is highlighted by the red boxed star).

Although the Project Site is not located within the historic district, historic and cultural resources (that include Historic Districts) that depend on direct sunlight for their enjoyment may be considered to be a sunlight-sensitive resource (Chapter 8, Section 100 – Definitions, *CEQR Technical Manual).* Therefore the Longwood Historic District has been included in the Base Map.

The nearest landmark designated buildings (also shown in Exhibit 4) are farther from the Project Site – on Southern Boulevard south of Barretto Street and on 160th Street near Forest Avenue, outside the Base Map limits.

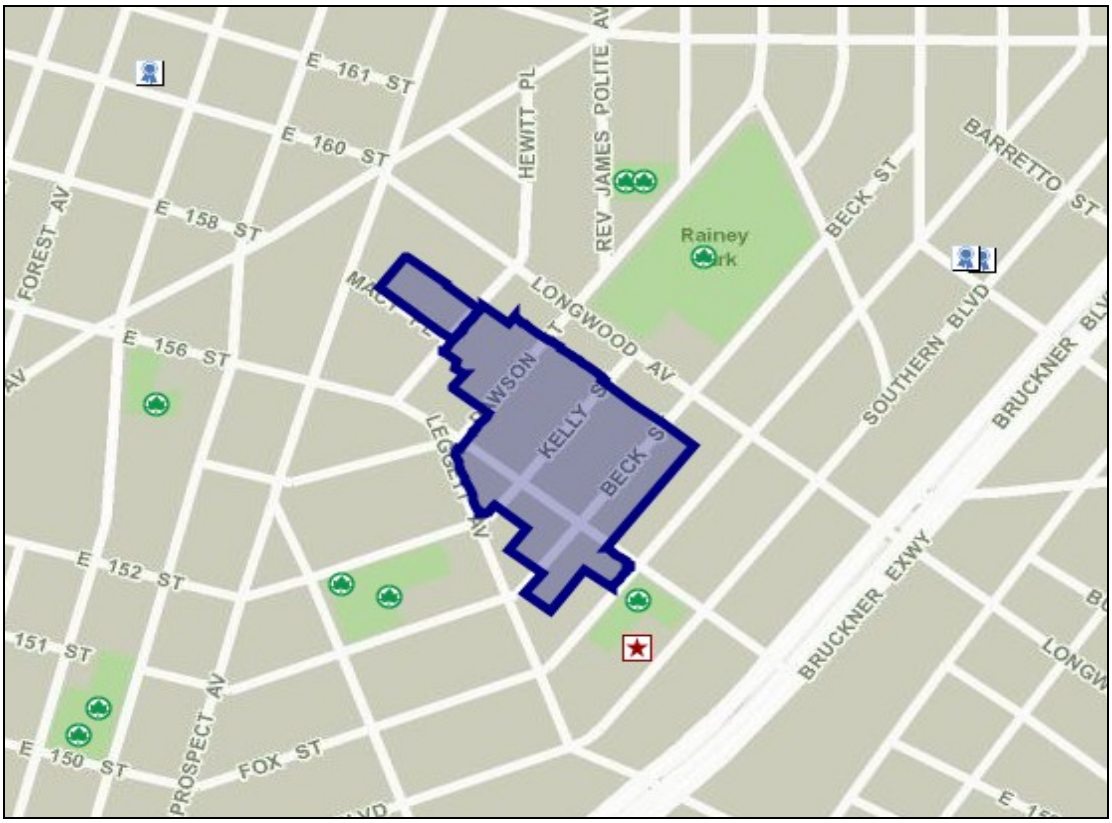


Exhibit 4: Longwood Historic District (http://gis.nyc.gov/doitt/nycitymap)

Tier 1 Screening Assessment

The Tier 1 screening assessment identifies the longest shadow that could be cast by the proposed eight-story structure, which occurs on December 21 (the winter solstice) and is defined as 4.3 times the height of the structure. The maximum potential shadow associated with the proposed 81-foot structure would be approximately 350 feet. Note that all the shadow exhibits discussed below appear in Appendix A (Shadow Diagrams). Exhibit SHADOW-2, Longest Potential Shadow, illustrates that the Fox Playground and a portion of the Longwood Historic District fall within the longest shadow area, indicating that further assessment is required.

Tier 2 Screening Assessment

The *CEQR Technical Manual* specifies that a Tier 2 assessment be performed if the potential for shadow impacts cannot eliminated in the Tier 1 assessment. Because the path of the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given site. In New York City, this area lies between -108 and +108 degrees from true north.

The triangular area that cannot be shaded by the proposed project site, starting from the southernmost portion of the site, covering the area between -108° degrees from

true north and +108 degrees from true north is illustrated in Exhibit SHADOW-3. As indicated, the Fox Playground and a portion of the Longwood Historic District identified above are not located in this area, but rather are located in the complementing portion to the north, indicating that further assessment is required.

Tier 3 Screening Assessment

The *CEQR Technical Manual* specifies that a Tier 3 assessment be performed if the potential for shadow impacts cannot eliminated in the Tier 2 assessment. A Tier 3 screening assessment is used to determine if shadows resulting from the proposed project can reach a sunlight-sensitive resource and involves the 3-dimensional modeling of the With-Action development scenario.

A Tier 3 screening assessment has been performed to determine if shadows resulting from the proposed action can reach the resources during four representative days: December 21, March 21, May 6/August 6 and June 21, shown in Exhibits SHADOW-4 through 7. For casting shadows, the March 21 vernal equinox is approximately the same as the September 21 autumnal equinox, and May 6 and August 6 – representing spring/summer days halfway between the summer solstice and the equinoxes, also share similar conditions.

Examination of the Tier 3 exhibits indicates that, in the absence of intervening buildings, incremental shadows from the proposed building would reach the the sunlight-sensitive resources (portions of Fox Playground and the Longwood Historic District) during each of the analysis days, and therefore a detailed analysis is warranted for each of these days.

Detailed Analysis

In order to determine the shadows cast by existing buildings and any additional structures of planned developments in the No-Action study area, a three-dimensional model of future No-Action conditions was developed (Exhibits SHADOW-8 and SHADOW-9). Only the structures that could cast competing shadows (i.e., shadows that could overlap compete with those associated with the proposed project) onto the sensitive resources are included in the No -Action model. In this instance, these include the two almost identical six-story apartment buildings on either side of the project site, and the two “H” shaped buildings on the north side of Fox Street.

The No-Action model also includes the No-Action development on the project site itself which, as discussed above, consists of the six-story, 62' 4” (top of parapet) structure with a setback on the sixth floor. As shown in Exhibit SHADOW-8, the Southern Boulevard frontage of the No-Action building has five floors that are built to the lot line. Corresponding to the plans for as-built existing building, The first floor is 12'-0” in height and floors 2 through 5 are 9'-4” in height. The top of the fifth floor is therefore 49'4” above curb level. There is a 3'-8” parapet atop the fifth floor, and then a setback from the lot line where the 6th floor begins. The sixth floor is also 9'-4” in height, and together with the 3'8” parapet atop the 6th floor, results in a 13'-0” height above the top

of the fifth floor, for a total top-of-parapet (TOP) building height 62'-4". Exhibit SHADOW-9 shows the No-Action building from the Fox Playground frontage. The TOP height of the building is 62'-4", matching the total height of the front of the building. The No-Action building also includes the rooftop appurtenances, which consist of two stair bulkheads on either side of the building and an elevator bulkhead toward the middle of the building.

The corresponding With-Action model is shown in Exhibits SHADOW-10 and -11. As shown in Exhibit SHADO-W-10, the Southern Boulevard frontage of the With-Action building has six floors that are built to the lot line. Corresponding to the plans for as-built existing building, the first floor is 12'-0" in height and floors 2 through 6 are 9'-4" in height. The top of the sixth floor is therefore 58'-8" above curb level. There is a 3'-8" parapet atop the fifth floor, and then a setback from the lot line where the 7th floor begins. The 7th and 8th floors are also 9'-4" in height, and together with the 3'-8" parapet atop the 6th floor, results in a 22'-4" height above the top of the sixth floor, for a total top-of-parapet (TOP) building height 81'-0". Exhibit SHADOW-11 shows the With-Action building from the Fox Playground frontage. The TOP height of the building is 81'-0", matching the total height of the front of the building. The With-Action building also includes the rooftop appurtenances, which consist of two stair bulkheads on either side of the building and an elevator bulkhead toward the middle of the building.

Impact Analysis

The incremental shadows are shown in Exhibits SHADOW-12 through SHADOW-15 for each of the analysis days. Detail views of each of these are also shown in Exhibits SHADOW-16 through -19.

Exhibit 20 shows the potential shadow impacts on the Longwood Historic District on the December 21 analysis day, which is the only analysis day in which the project-generated shadows approach the district. The "shaded" areas in Exhibit 20 show the shadow conditions at 8:51AM on the December 21 analysis day, and include the shadows cast by the two "H" shaped buildings at 725 and 737 Fox Street. As indicated on Exhibit 20, those two "H" shaped buildings would obstruct any project-generated shadow before it could reach the Longwood Historic District, as these two buildings also cast their own shadows onto the historic district. It is noted that the "project generated" shadow outlines on the historic district, north of the two "H" shaped buildings are an artifact of the program that draws these outlines (as shown by the shaded shadow area at 8:51 AM, the computer modeling program does not account for structures that may obstruct the casting of a project-generated shadow.

Exhibits SHADOW-16 through -19, along with Exhibit SHADOW-20 demonstrate that the incremental shadows associated with the proposed action do not have the potential of reaching any portions of the Longwood Historic District during any of the analysis periods. Accordingly, there can be no incremental shadows cast on any historic district structure and no further analysis associated with the district is required.

Table 1, Shadow Analysis Summary, shows the time-frame windows that reflect the shadow entry and exit times, as well as incremental shadow duration, onto Fox Playground.

Table 1
Shadow Analysis Summary

Analysis Day	DEC 21	MAR 21/SEP 21	MAY 6/AUG 6	JUN 21
Timeframe Window	8:51 AM – 2:53 PM	7:36 AM – 4:29 PM	6:27 AM – 5:18 PM	5:57 AM – 6:01 PM
Shadow Enter-Exit Time	9:56 AM – 1:55 PM	7:59 AM – 12:24 PM	6:58 AM – 11:04 AM	7:00 AM – 10:57 AM
Incremental Duration	3 Hours 59 Minutes	3 Hours 25 Minutes	4 Hours 6 Minutes	3 Hours 57 Minutes

As indicated in Table 1, for the analysis time frame for each analysis day, the incremental shadow would enter the park in the morning hours close to the beginning of the analysis time-frames, and would generally exit the park in the late morning or early afternoon hours. The incremental shadow duration in the park is between three and half and just over four hours.

Examination of Exhibits SHADOW-12, SHADOW-16 and SHADOW-20 indicate that on the December 21 analysis day, the incremental shadow enters the northern section of the park at approximately 8:56 AM. At 9:51 AM, approximately half the incremental shadow (approximately 800 square feet) falls on predominantly paved portions of the park. At 10:51 AM, the entire incremental shadow, measuring approximately 1,100 square feet, is cast upon the paved areas in the center of the park. At 11:51 AM, the incremental shadow measures appropriately 800 square feet and falls upon predominantly paved portions of the park. It is noted that although there is a tree that falls in the area of the incremental shadow at this time, the height of the tree would take it out of the area of the incremental shadow. By 12:51 PM, the area of the incremental shadow is approximately 200 square feet and is cast upon trees that are located near the eastern portion of the park. Again, these trees would be mostly outside the incremental shadow because the model doesn't account for the height of the trees. The incremental shadow exits the park at 2:53 PM. The total duration of the incremental shadow in the park is approximately 3 hours and 59 minutes.

Exhibits SHADOW-13 and SHADOW-17 show that on the March 21 / September 21 (Equinox) analysis days, the incremental shadow enters the northwest corner of the park that is occupied by the handball court at approximately 7:59 AM. At 8:36 AM, approximately half the incremental shadow (approximately 1,000 square feet) falls predominantly on the paved handball court. At 9:36 AM, the incremental shadow measures approximately 1,300 square feet and falls upon the basketball court. At 10:36 AM the incremental shadow measures approximately 1,259 square feet and falls upon portions of the basketball court and the trees that are planted just north of the project site. At 11:36 AM, the incremental shadow measures approximately 850 square feet and falls upon the trees that are planted just north of the project site. It is noted

again, that the incremental shadows on the trees are overstated since the model doesn't account for the height of the trees that would take them substantially ouitside the area of the incremental shadows. By 12:36 PM, the incremental shadow has exited the park. The total duration of the incremental shadow in the park is approximately 3 hours and 25 minutes.

In the May 6 / August 6 analysis days (Shadow exhibits 14 and 18), the incremental shadow enters the western portion of the park that is occupied by the handball court at approximately 6:58 AM. At 7:27 AM, approximately a quarter of the incremental shadow (approximately 550 square feet) falls predominantly on the paved handball court. At 8:27 AM, the incremental shadow measures approximately 1,800 square feet and falls upon the basketball court. At 9:27 AM, the incremental shadow measures approximately 1,250 square feet and falls upon the basketball court. At 10:27 AM the incremental shadow measures approximately 1,050 square feet and falls upon portions of the basketball court and the trees that are planted just north of the project site. By 11:27 AM, the incremental shadow has exited the park. The total duration of the incremental shadow in the park is approximately 4 hours and 6 minutes.

In the June 21 (Summer Solstice) analysis days (Shadow exhibits 15 and 19), the incremental shadow enters the western portion of the park that is occupied predominantly by the basketball court at approximately 7:00 AM. At 7:57 AM, approximately two-thirds of the incremental shadow (approximately 650 square feet) falls predominantly on the paved handball court. At 8:57 AM, the incremental shadow measures approximately 750 square feet and falls upon the basketball court. At 9:57 AM, the incremental shadow measures approximately 550 square feet and falls upon the basketball court. At 10:57 AM the incremental shadow has exited the park. The total duration of the incremental shadow in the park is approximately 3 hours and 57 minutes.

To put the incremental shadows in context, the area of the park is approximately 41,000 square feet, so the largest incremental shadow of approximately 1,100 square feet (occurring on the December 21 analysis day) represents 3 percent of the area of the park.

An aerial photograph of Fox Park, showing the various passive and active recreational features of the park, is shown in Exhibit 5. The western area just behind the project site is used for a basketball court. A handball court occupies the very northwestern corner of the park. With the exception of a planted area just north of the project site, the planted areas of the park are located on the eastern portion of the park along 156th Street, away from the project site.

As shown in the incremental shadow exhibits, the incremental shadows cast by the Proposed Action are limited in both extent and duration. The basketball court and handball court occupy the western portions of Fox Playground, where the incremental shadows would be cast during the spring, summer, and fall seasons. During these seasons, the incremental shadows that would be cast onto the courts would generally

Exhibit 5: Fox Playground (maps.google.com)

be limited to the morning hours, when these are not expected to be as busy as in the later afternoon periods. Moreover, the incremental shadows would not affect the utilization of the basketball court or the handball court – generally active recreational resources not significantly affected by shadows.

In the December 21 analysis day, representing the winter period, the trajectory of the incremental shadow follows a path to the east of the basketball court and covers planted areas of the park. Winter shadows do not affect the growing season of outdoor trees and plants. According to the *CEQR Technical Manual,* trees, many plants, and many activities can require a minimum of four to six hours of sunlight, particularly between April and October. The Fox Playground would continue to receive in excess of this amount of sunlight during the April to October growing season regardless of the Proposed Action.

Fox Playground is an urban playground and it is not unusual for playgrounds located throughout the five boroughs of New York City to be cast in partial shadows from adjacent buildings during certain seasons and at certain times.

The incremental shadows resulting form the proposed action would not significantly reduce sunlight to a sun-sensitive use, reduce the usability of the open space, nor reduce the amount of sunlight necessary for the survival of any resource. Therefore the proposed action would not result in a significant shadow impacts and no further analysis is necessary.

4. Air Quality

Mobile Source

Based on the projected development scenario of a total net increase of 12 dwelling units and a total net increase of 7,271 square feet over the no-action scenario, it was determined that the number of peak hour auto trips projected to be generated by the proposed action is below the CEQR Technical Manual threshold of 170 peak hour trips for the Bronx area. Therefore, the project is not expected to have significant adverse impacts due to mobile source.

Stationary Source

A screening analysis has been prepared to determine the potential for significant impacts with respect to the proposed project's heat and hot water system on any nearby buildings. As noted above, the proposed project would have a total proposed floor area of 26,206 square feet and a stack height of 84 feet above the local ground level. The building uses natural gas for its heat and hot water system. Exhibit 6 shows the *CEQR Technical Manual* Figure 17-7 for residential building heated with natural gas. Since there are no buildings of similar or greater height within a 400-foot radius of the proposed development as shown in Exhibit 7, a distance of 400 feet was assumed.

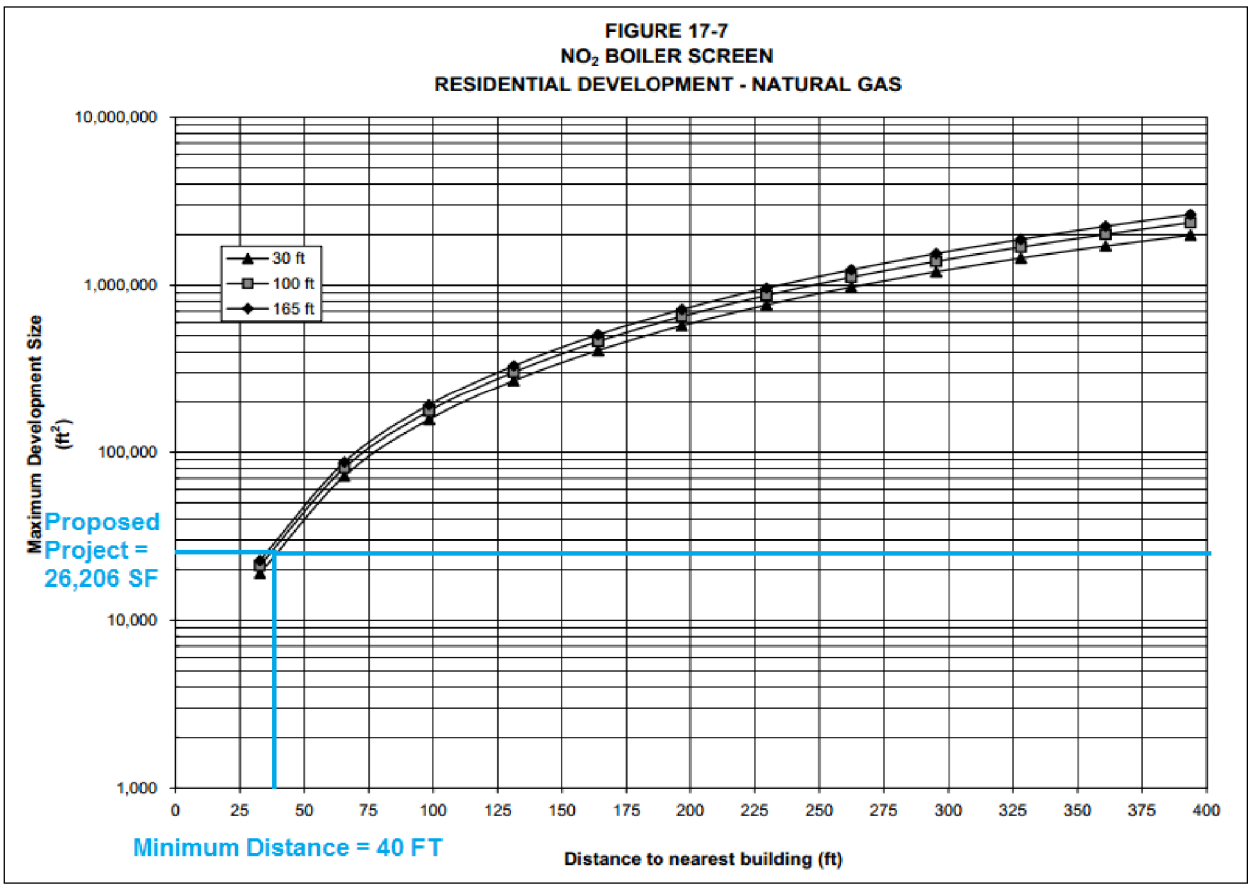


Exhibit 6: Stationary-Source Screening Analysis

Based on Figure 17-7 of the CEQR Technical Manual (Exhibit 6), the proposed project falls well below the development size threshold and is not expected to have a significant adverse impact due to stationary source.

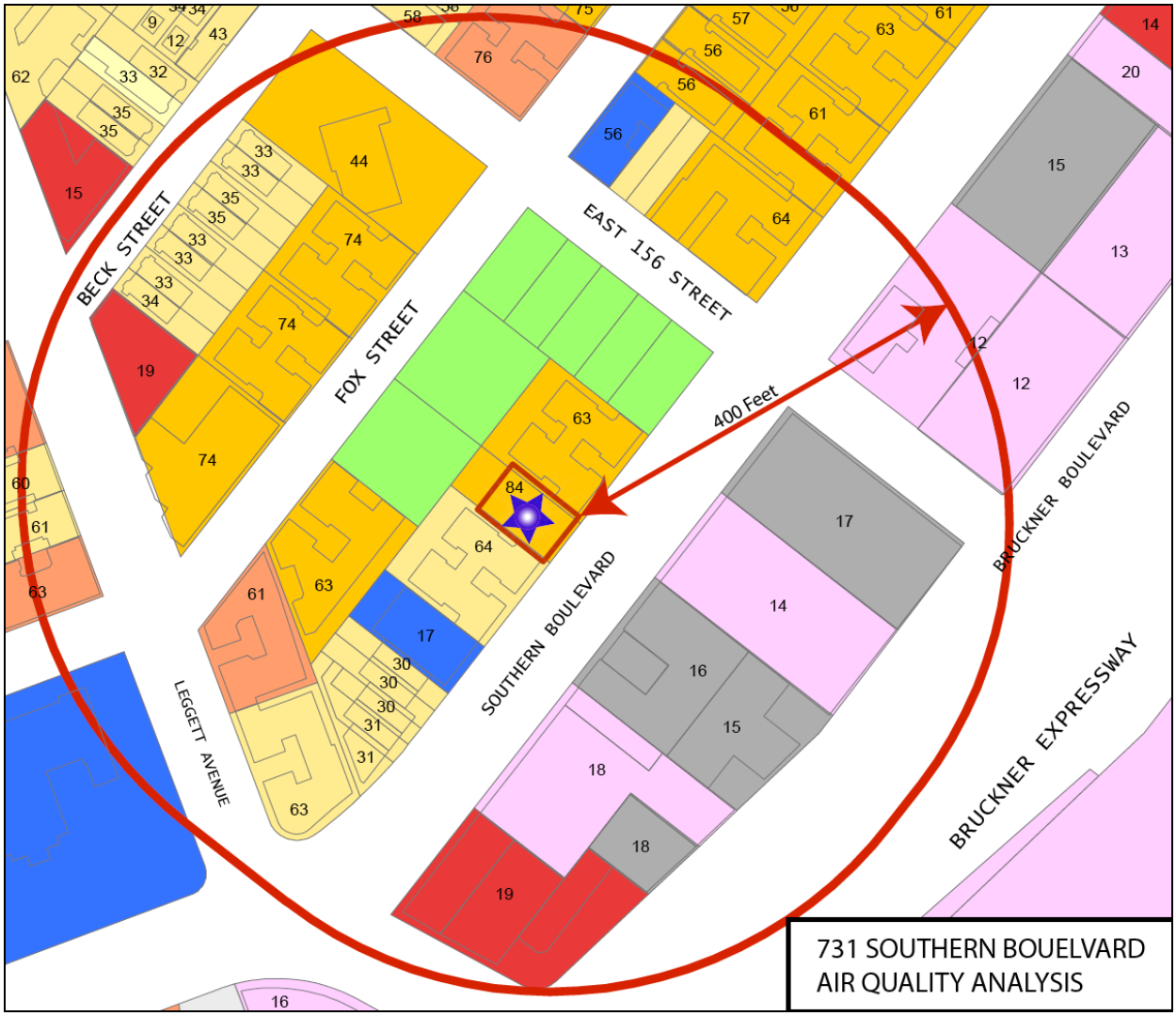


Exhibit 7: Proposed Project and Other Nearby Building Heights (heights are in feet)

Industrial Source Screen

As noted above, the project site is located across the street from a number of commercial uses. A request was been made to NYCDEP and the available relative air permits have been obtained (Appendix B). A total of two permits have been received, both for boilers at businesses at 700 Southern Boulevard, on the southeast corner of Southern Boulevard at Leggett Avenue. One permit is for a 770,000 BTU Number 2 fuel oil boiler and the other is for a 579,000 BTU natural gas boiler. Neither of these facilities have the potential to impact the proposed project which is approximately 300 feet away.

As noted in the Land Use section, there are also a number of auto-related uses along the south side of Southern Boulevard. One of these is an auto body repair shop located across the street at 730 Southern Boulevard (Brother and Sister Auto Body).

Appendix C contains an industrial source screening analysis that has been prepared to evaluate the potential for air toxics impacts associated with the auto body repair shop at 730 Southern Boulevard. Because there were not any air permits on file at NYCDEP for 730 Southern Boulevard, a generic analysis was prepared based on a set of conservative assumptions and information from other air permits associated with similar facilities. The analyses presented in Appendix C conclude that there is no potential for significant impacts with respect to air toxics, and no further analysis is warranted.

16. Noise

The proposed action would not result in the development of a significant noise generator and therefore is not expected to result in increased noise levels. Traffic volumes on the adjacent roadways would not double; therefore, no mobile-source noise impacts are anticipated.

In both the No-Action and With-Action scenarios, the proposed project locates a sensitive noise receptor (residential use) adjacent to Southern Boulevard – a major arterial that generally parallels the Bruckner Expressway and connects to site and its surroundings to areas near the Bronx Zoo and the Bronx Botanical Gardens to the north.

Based on field observations, the predominant source of noise in the affected area is traffic along Southern Boulevard and occasional noise generated by the automotive uses across the street.

A noise measurement survey was conducted adjacent to the building frontage at 731 Southern Boulevard on Thursday June 7, 2011 between the hours of 8:00 to 10:00 AM, and 4:00 to 6:00 PM. Consistent with the guidelines in the *CEQR Technical Manual*, the sound level meter was placed feet from the face of the building to minimize the effects of reflective sound, at a height of approximately four feet from the ground.

The survey equipment used was a Larson-Davis Model 712 Type 2 Integrating Sound Level Meter. Calibration was performed using Larson-Davis Acoustic Calibrator CAL 150 using frequency 1000 Hz., prior to beginning of survey, and for confirmation, at the end of the survey period. Survey results were tallied in the field. A traffic count was performed on each of the streets adjacent to the survey locations concurrently with the noise measurements.

Each of the measurements covered a 20-minute period. The results of these measurements are included in Exhibit 8.

	AM	PM
LEQ	71.3 dBA	71.3 dBA
Lmin	64.5 dBA	59.3 dBA
Lmax	84.7 dBA	91.2 dBA
L5	74.6 dBA	74.7 dBA
L10	**73.9 dBA**	**74.1 dBA**
L33	68.8 dBA	69.2 dBA
L50	66.7 dBA	66.2 dBA

Exhibit 8: Existing Noise Readings
June 7, 2011 Outside Facility

As noted, the noise measurements were taken five feet from the face of the building, at a height of approximately four feet. The predominant noise source is associated with the traffic along Southern Boulevard. Therefore, the noise source was located at the centerline of Southern Boulevard. The nearest sensitive receptor locations are located on the first floor and second floor windows of the building. As indicated on the project site plans, the first floor uses are a social services counseling room and an administrative office, along with a lobby. There are three residential units on the Southern Boulevard facing second floor. The noise source, measurement location, and receptor locations are displayed in Exhibit 9.

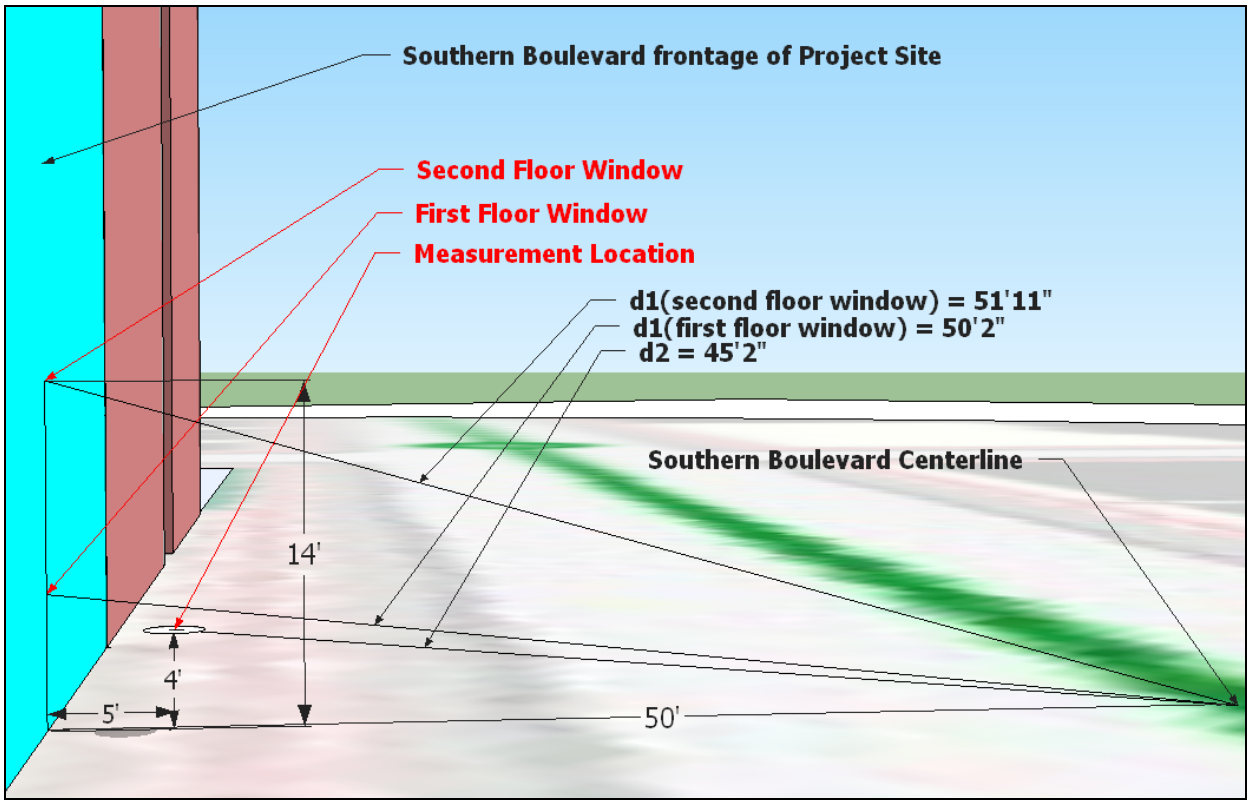


Exhibit 9: Noise Measurement and Receptor Locations

Equation 19-3 in the *CEQR Techical Manual* was employed in order to approximate the noise levels at the first and second floor windows:

Lp1 = Lp2 – 20*log(d1/d2)

where:
Lp1 is sound pressure level at the receptor
Lp2 is sound pressure level at the reference location
d1 is the distance from the source to the receptor
d2 is the distance at which the source sound level data is known

Based on the information presented in Exhibit 8, the critical values for Lp2, d1, and d2 are as follows:

	Lp2	d1	d2	Lp1
First Floor Windows	74.1 dBA	50' 2”	45' 2”	73.19 dBA
Second Floor Windows	74.1 dBA	51' 11”	45' 2”	72.89 dBA

The noise criteria from the CEQR Technical Manual are presented in Exhibit 10.

Table 19-3
Required Attenuation Values To Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise level with proposed project	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
Attenuation[A]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)$[B] dB(A)

Note: [A] The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.

[B] Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dBA.

Source: New York City Department of Environmental Protection

Exhibit 10: *CEQR Technical Manual* Table 19-3

The results of the noise survey indicate that the ambient L10 levels at both the first and the second floor windows fall the in the “Marginally Unacceptable” range. The first floor windows fall in the range between 73 dBA and 76 dBA while the second floor windows fall in the range between 70 dBA and 73 dBA.

The information presented above indicates that the e first floor windows units facing onto Southern Boulevard would require window and wall attenuation of 31 dBA – 5 dBA = 26dBA and the second floor windows would require window and wall attenuation of 28 dBA, to achieve a minimum interior noise environment (closed-window condition), and alternate means of ventilation are required. Alternate means of ventilation include, but are not limited to the provision of: (a) central air conditioning; or (b) air conditioner sleeves containing air conditioners.

In order to confirm the validity of the analyses presented above, a second noise measurement survey was conducted on Thursday, September 20, 2012. This second survey consisted of measuring the ambient sound levels adjacent to the windows within one of the second floor apartments during the critical PM peak between 5:00 and 6:00 PM. The results of this survey are displayed in Exhibit 11.

	PM
LEQ	41.3 dBA
Lmin	57.0 dBA
Lmax	33.1 dBA
L5	47.6 dBA
L10	**44.7 dBA**
L33	40.5 dBA
L50	39.2 dBA

Exhibit 11: Existing Noise Readings
September 20, 2012 Inside Facility

As indicated, the results of the second noise measurement confirm the conclusions of the first noise measurement. Peak ambient L10 sound levels within the residential portions of the building are less than 45 dBA.

Based on the information provided above, no significant adverse noise impacts would result from the proposed project and no further analysis is warranted.

18. Neighborhood Character

Neighborhood character is an amalgam of the various elements that gives neighborhoods their distinct "personality." These include land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic and noise. These categories are examined independently throughout the analyses and conclude that the proposed action meets the screening thresholds for neighborhood character. Therefore, it is not anticipated that the proposed action would result in significant adverse impacts related to neighborhood character and no further assessment is warranted.

Appendix A
Shadow Diagrams
1 of 2
SHADOW-1 THROUGH -10

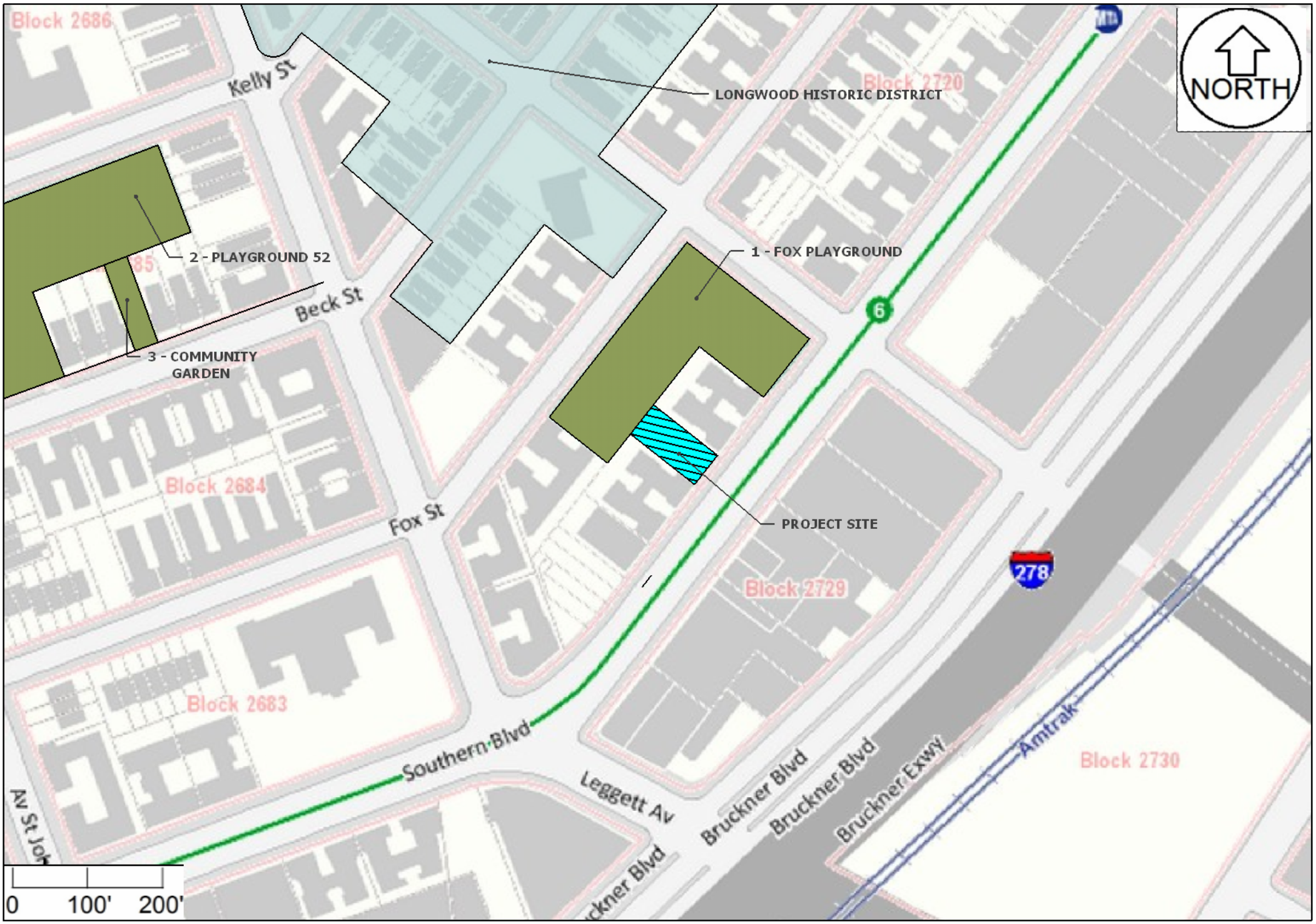


EXHIBIT SHADOW-1: BASE MAP

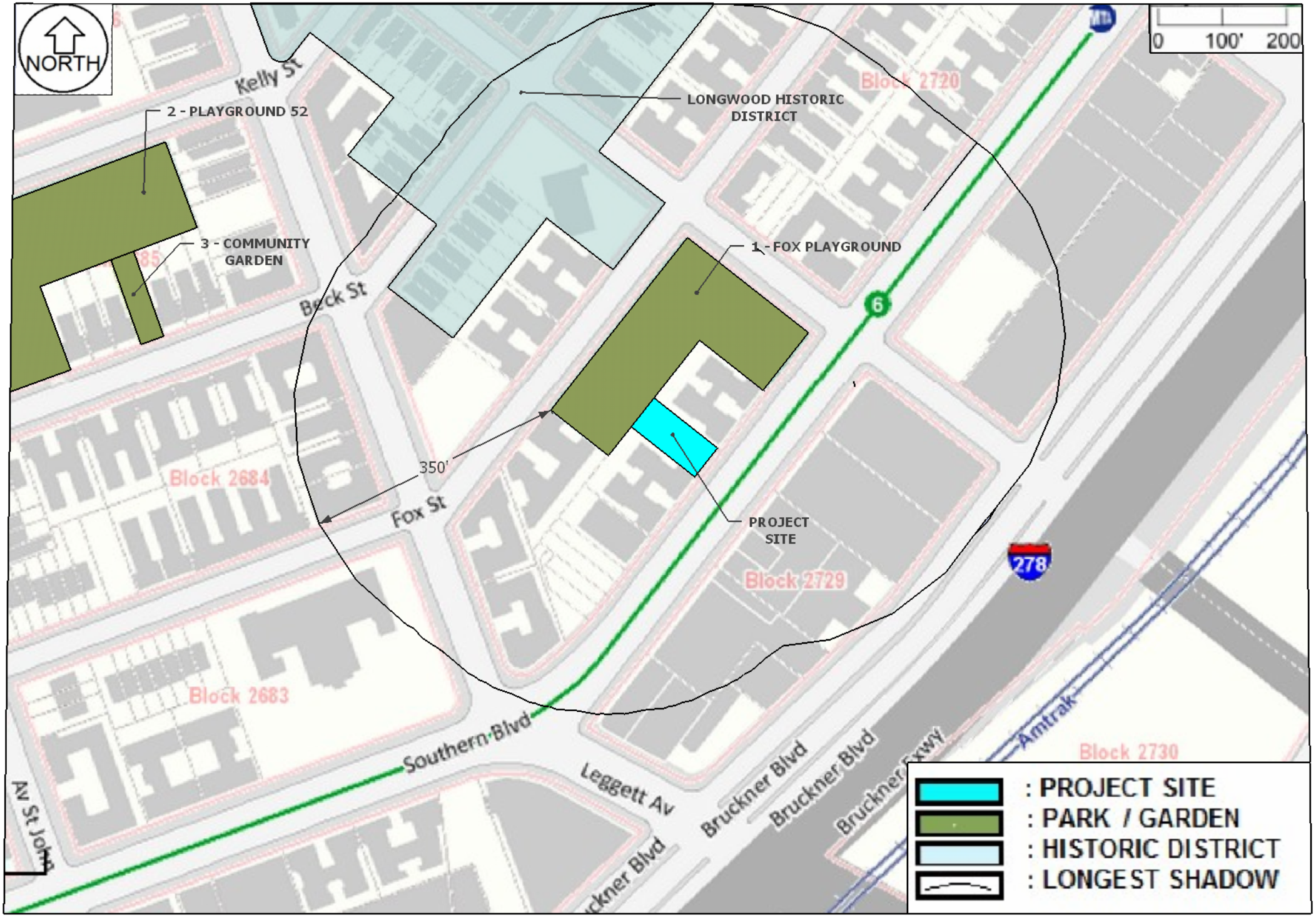


EXHIBIT SHADOW-2: LONGEST POTENTIAL SHADOW

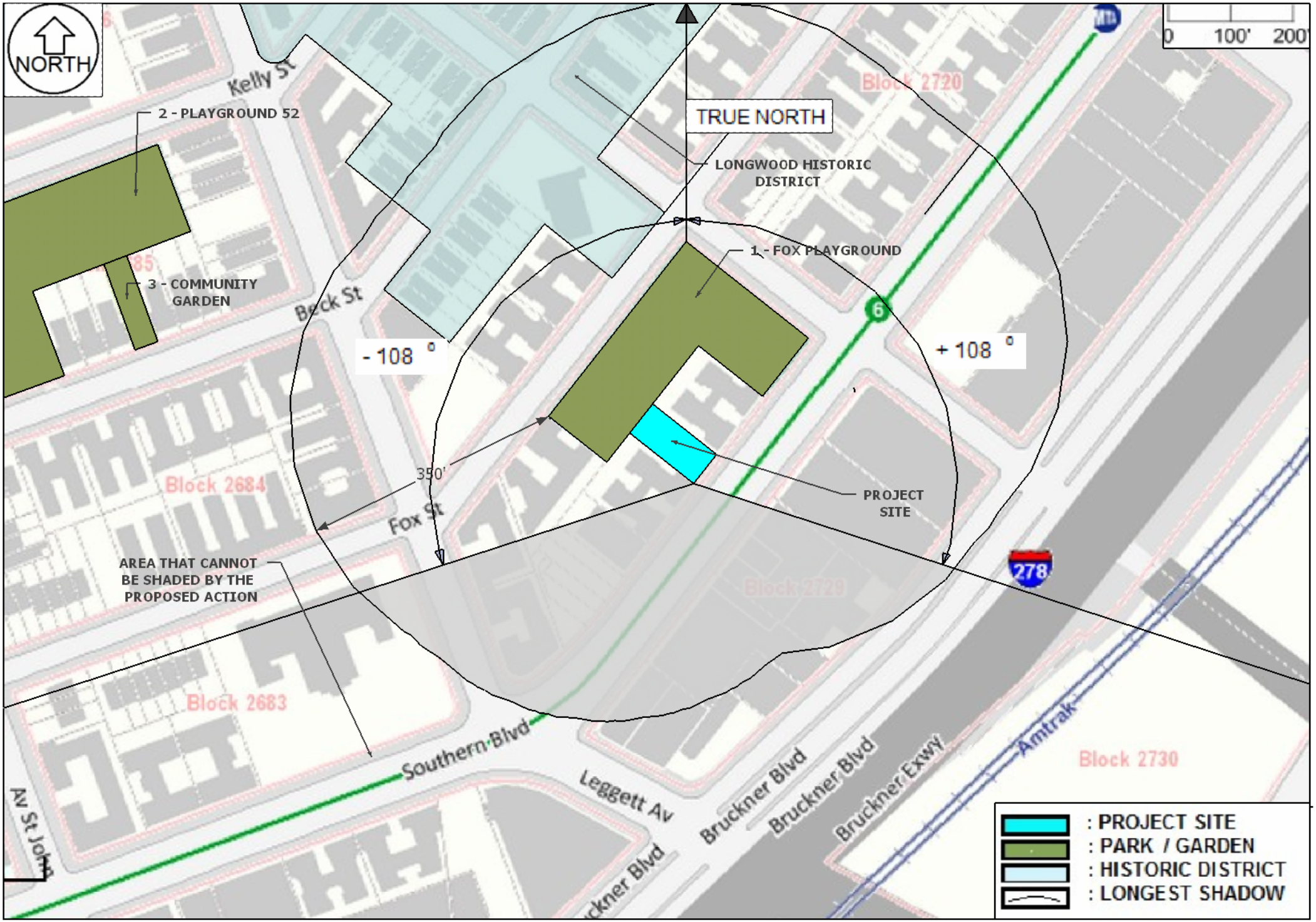


EXHIBIT SHADOW-3: AREA THAT CANNOT BE SHADED

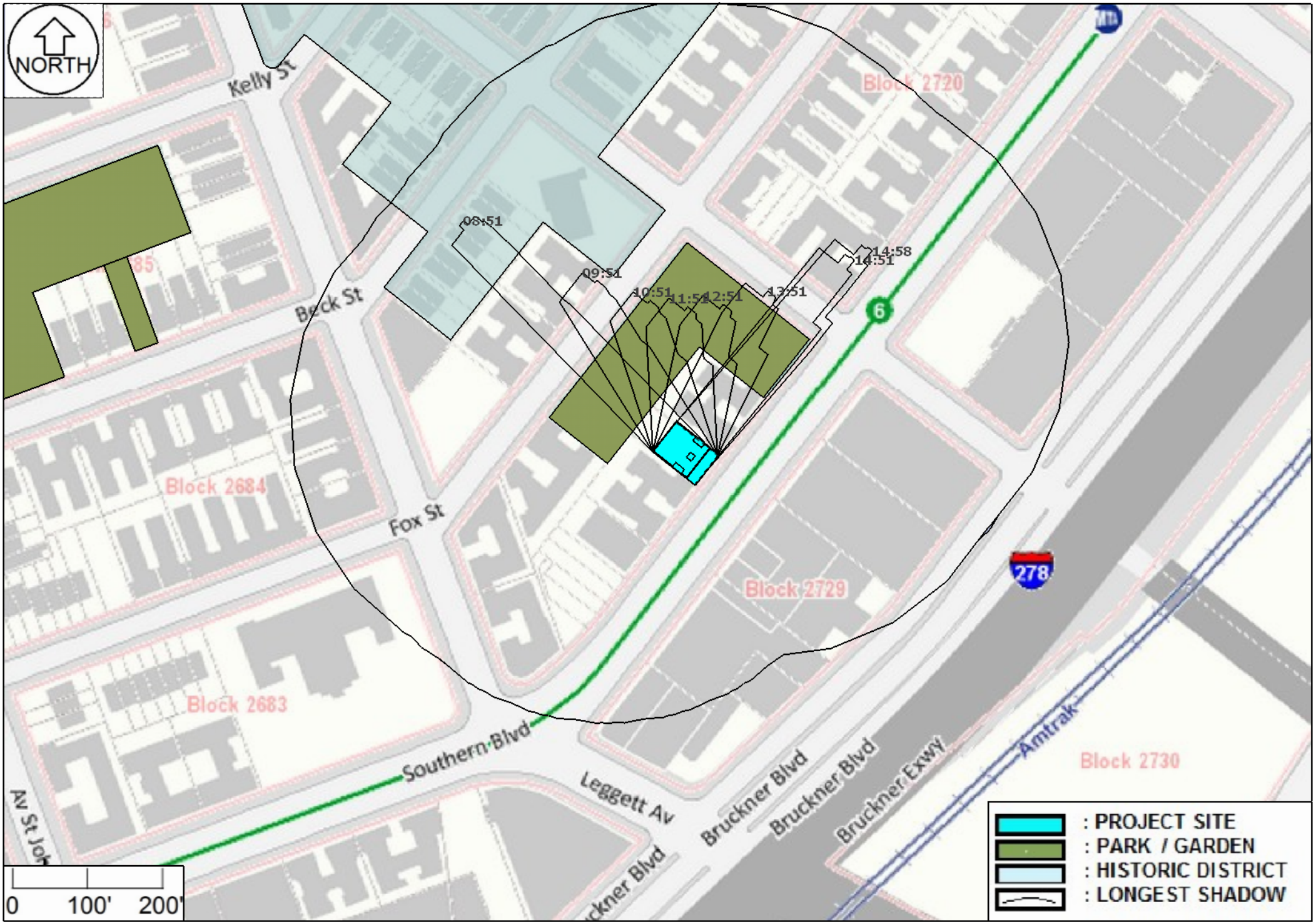


EXHIBIT SHADOW-4: TIER 3 SCREENING ASSESSMENT - DECEMBER 21 ANALYSIS DAY

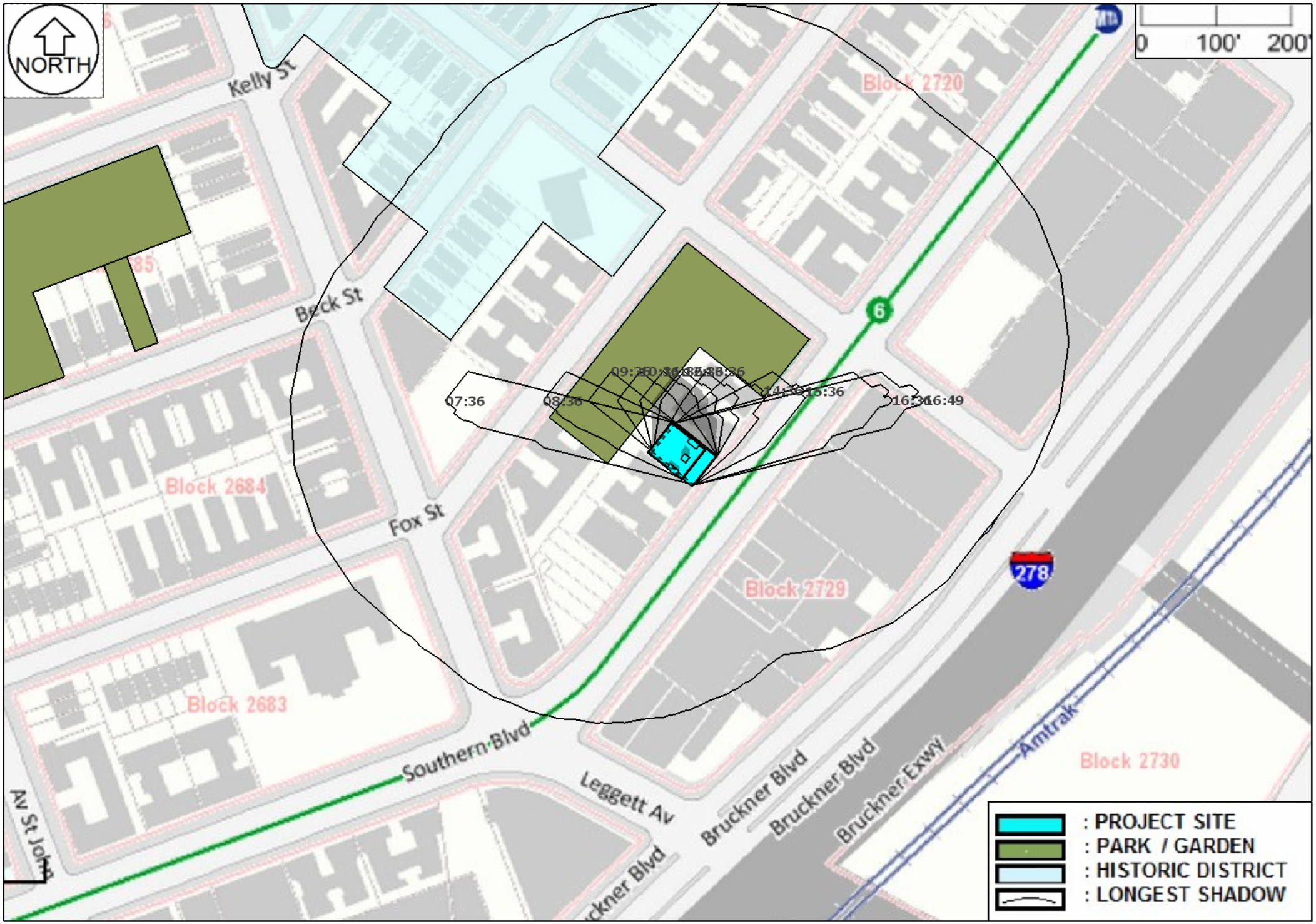


EXHIBIT SHADOW-5: TIER 3 SCREENING ASSESSMENT - MARCH 21 ANALYSIS DAY

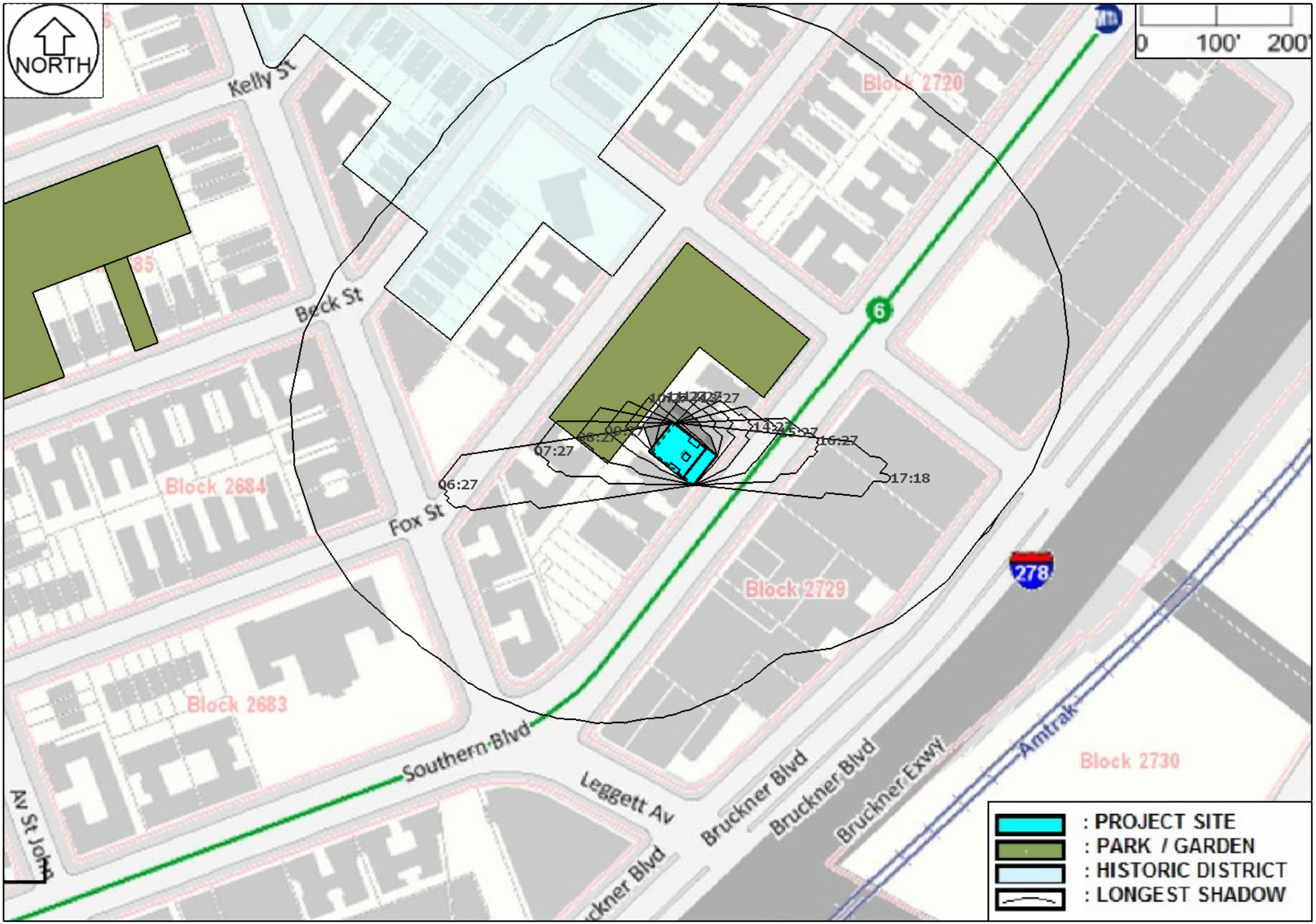


EXHIBIT SHADOW-6: TIER 3 SCREENING ASSESSMENT - MAY 6 / AUGUST 6 ANALYSIS DAYS

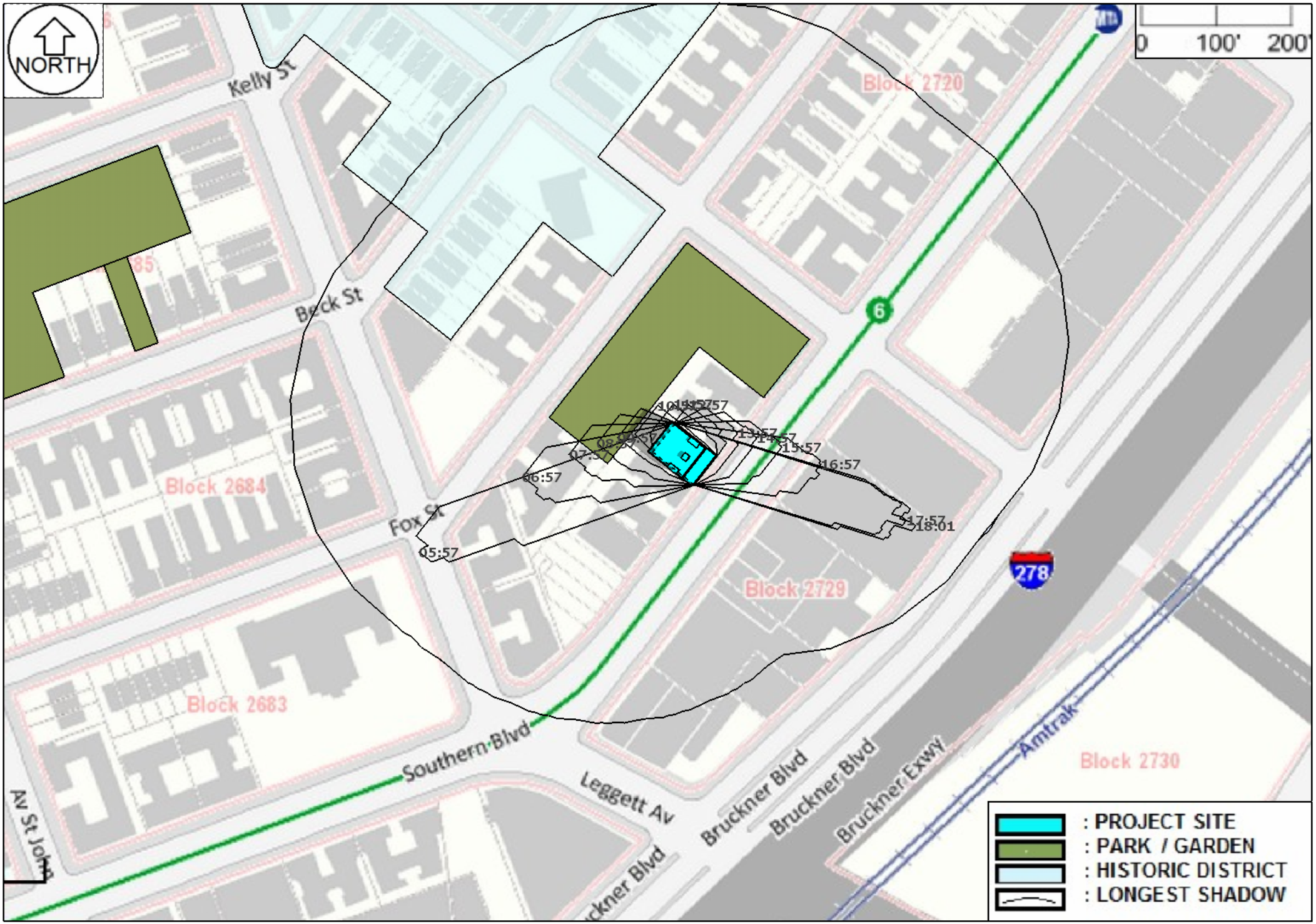


EXHIBIT SHADOW-7: TIER 3 SCREENING ASSESSMENT - JUNE 21 ANALYSIS DAY

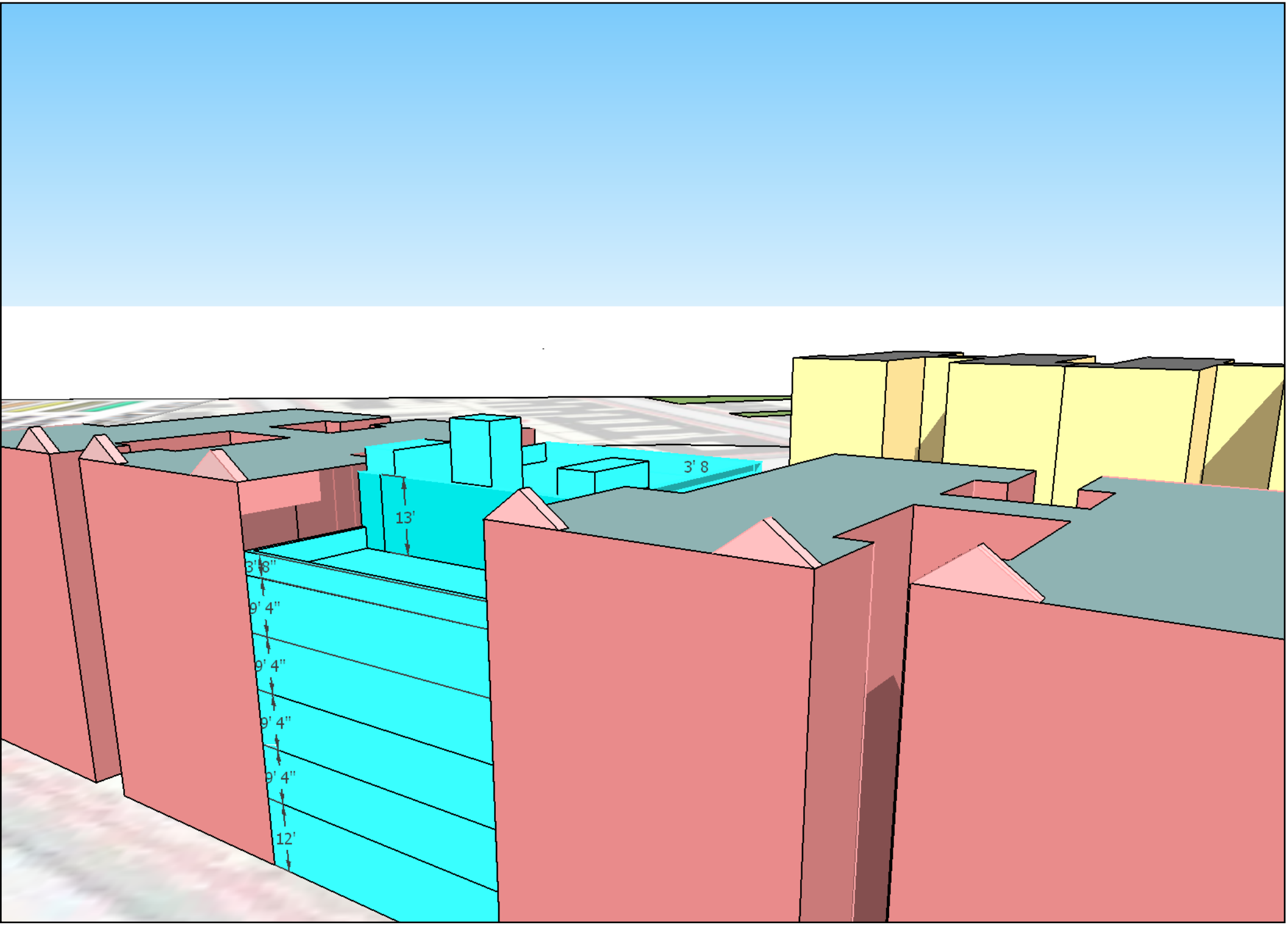


EXHIBIT SHADOW-8: "3D" MODEL OF NO-ACTION CONDITION - SOUTHERN BOULEVARD VIEW

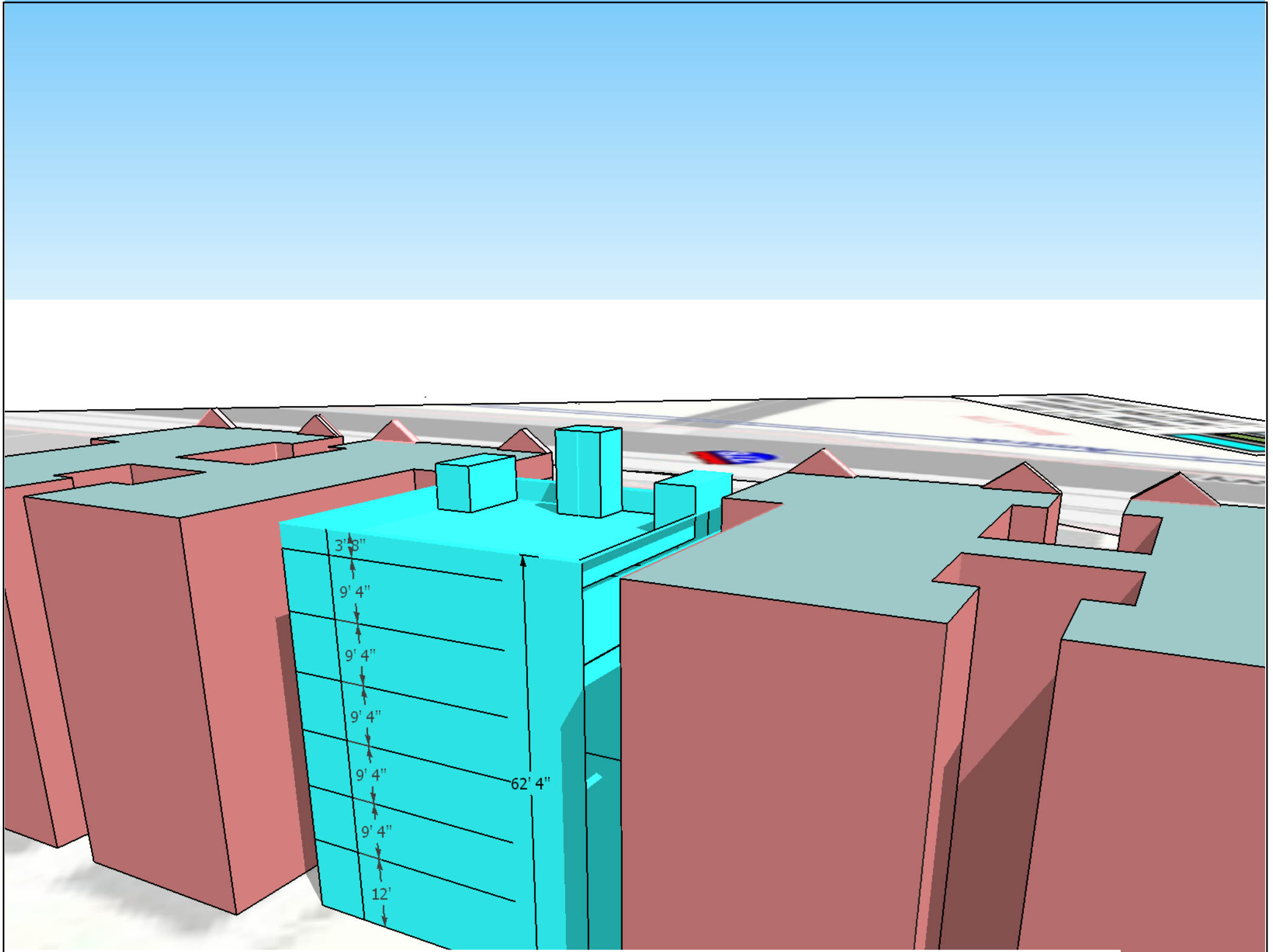


EXHIBIT SHADOW-9: "3D" MODEL OF NO-ACTION CONDITION - FOX PLAYGROUND VIEW

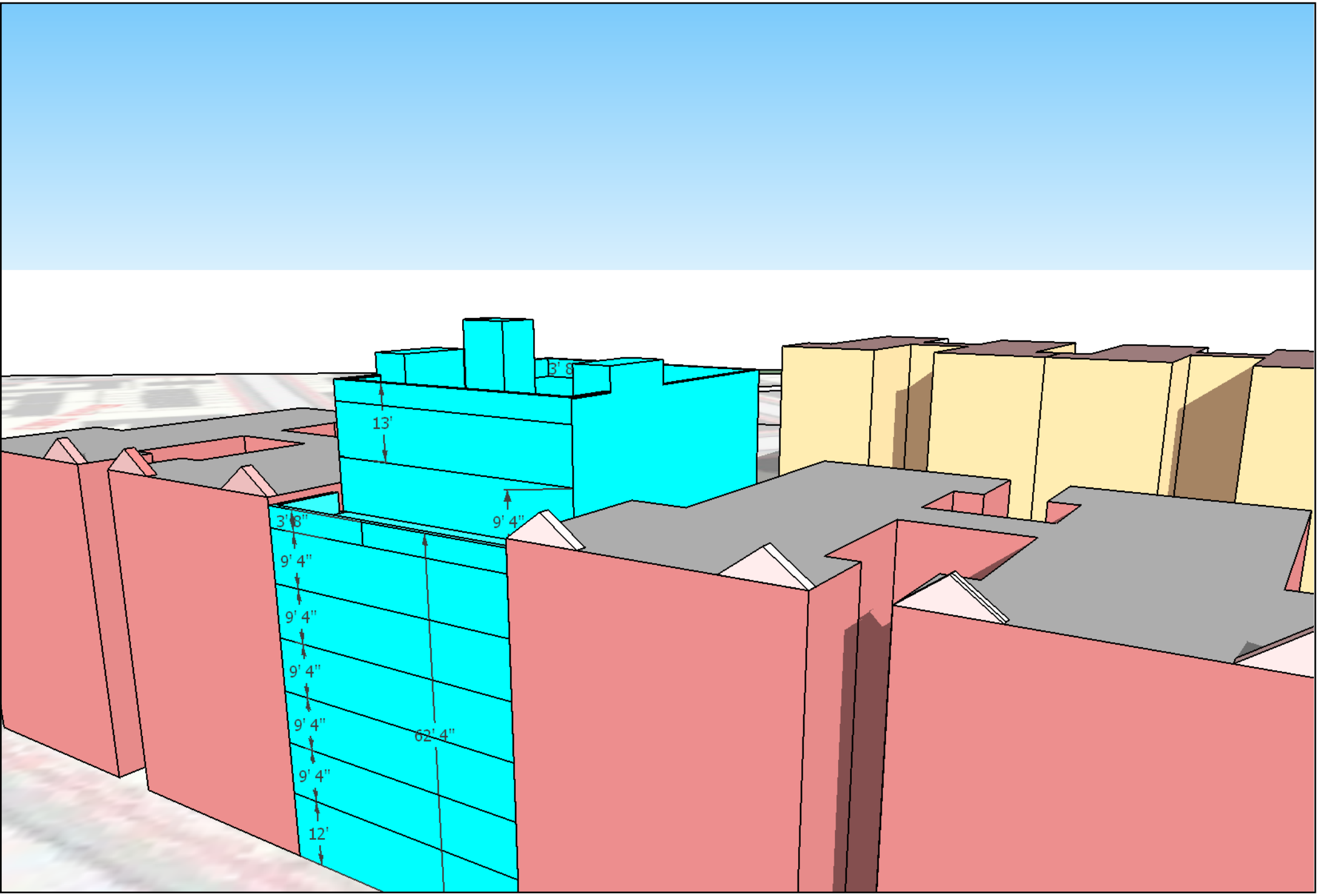


EXHIBIT SHADOW-10: "3D" MODEL OF WITH-ACTION CONDITION - SOUTHERN BOULEVARD VIEW

Appendix A
Shadow Diagrams
2 of 2
SHADOW-11 THROUGH -20

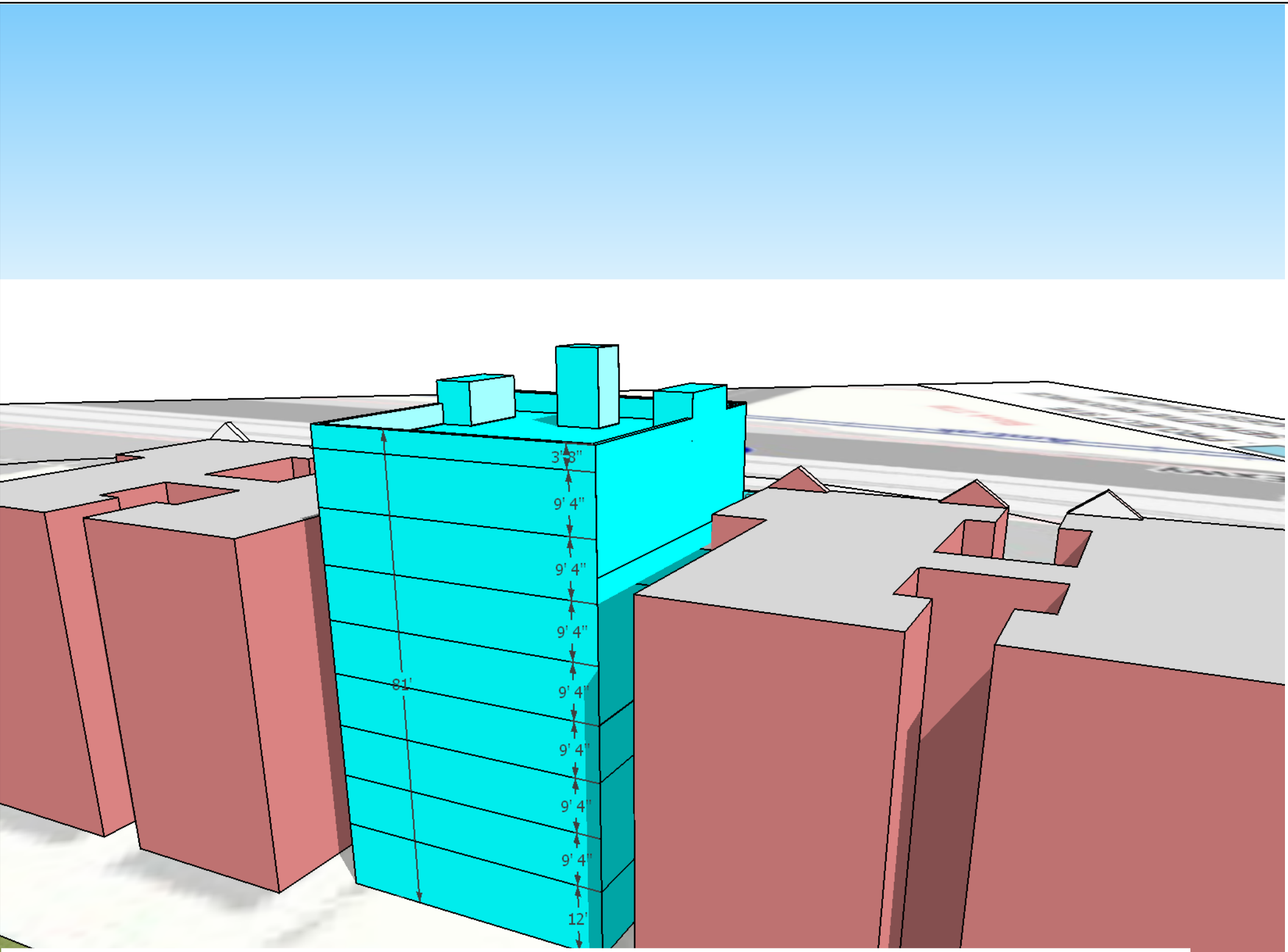


EXHIBIT SHADOW-11: "3D" MODEL OF WITH-ACTION CONDITION - FOX PLAYGROUND VIEW

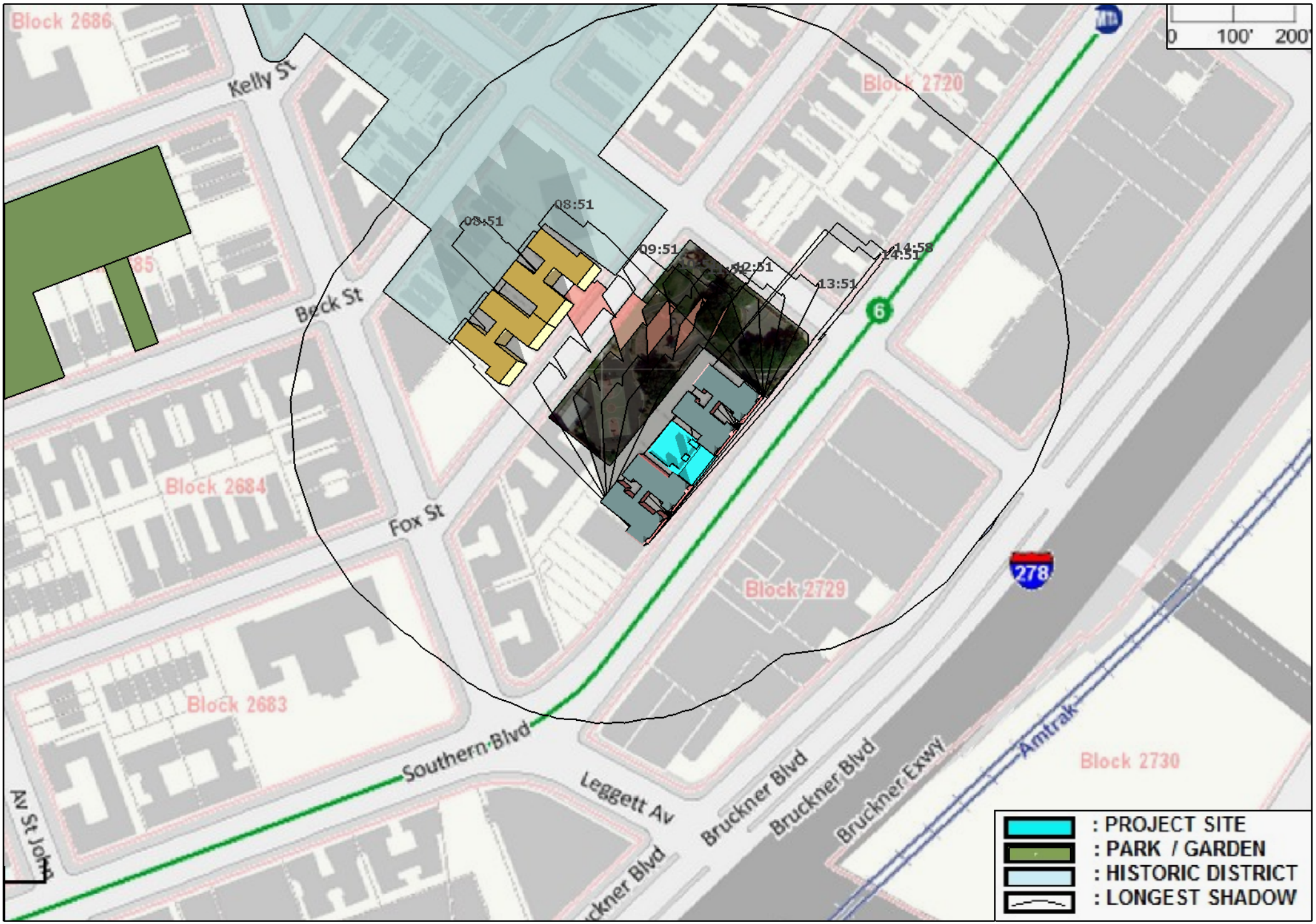


EXHIBIT SHADOW-12: INCREMENTAL SHADOW - DECEMBER 21 ANALYSIS DAY

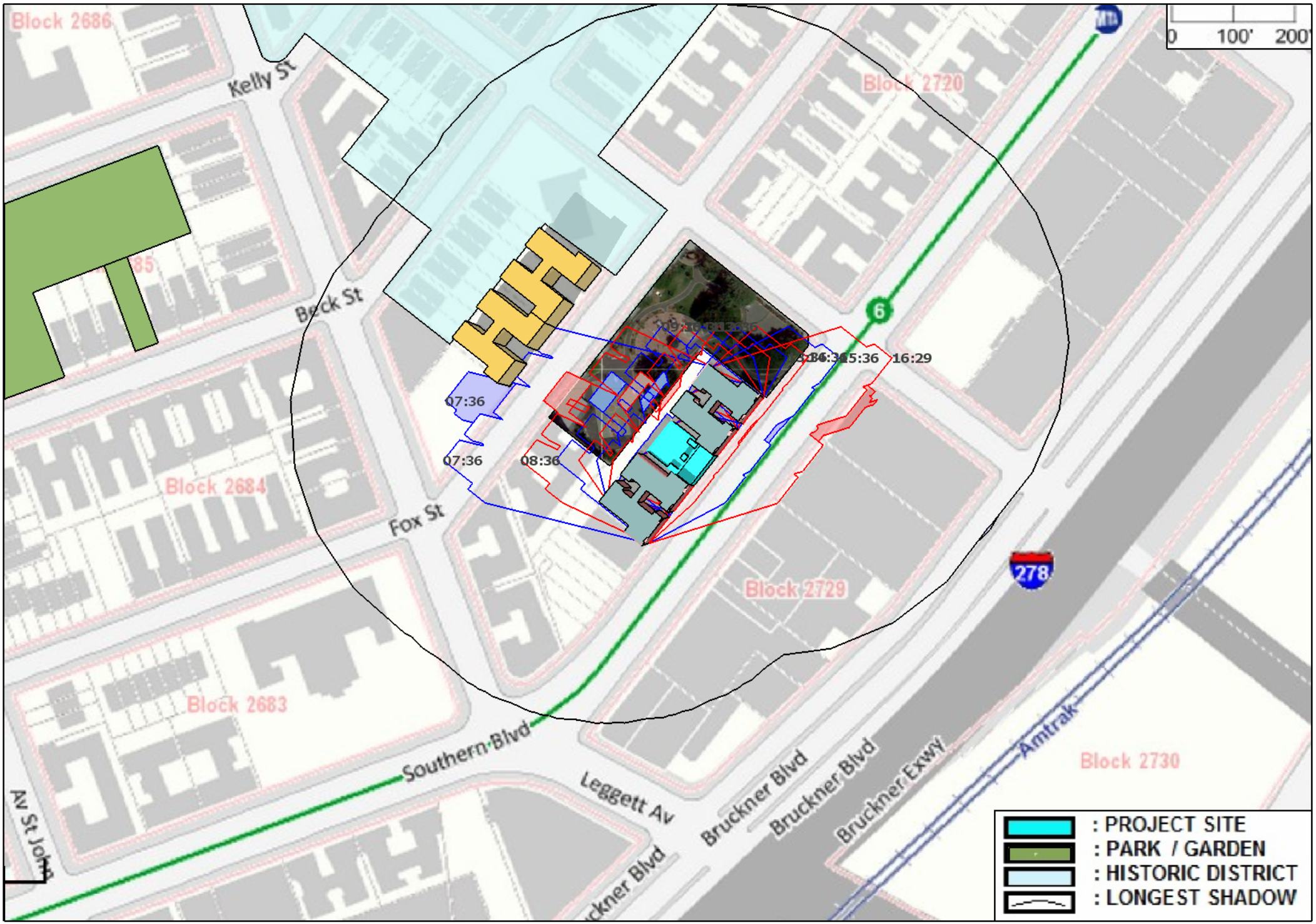


EXHIBIT SHADOW-13: INCREMENTAL SHADOW - MARCH 21 and SEPTEMBER 21 ANALYSIS DAYS

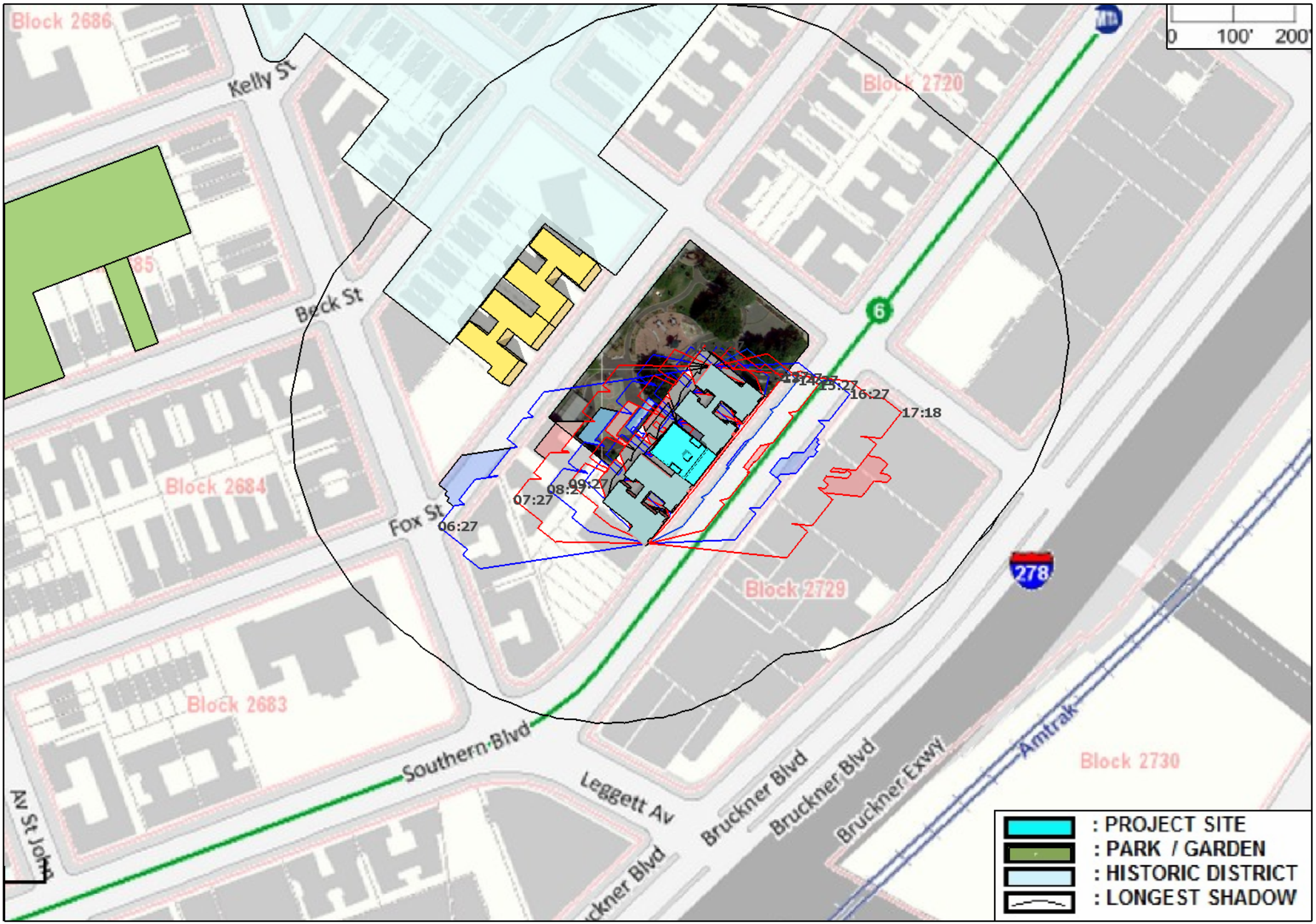


EXHIBIT SHADOW-14: INCREMENTAL SHADOW - MAY 6 and AUGUST 6 ANALYSIS DAYS

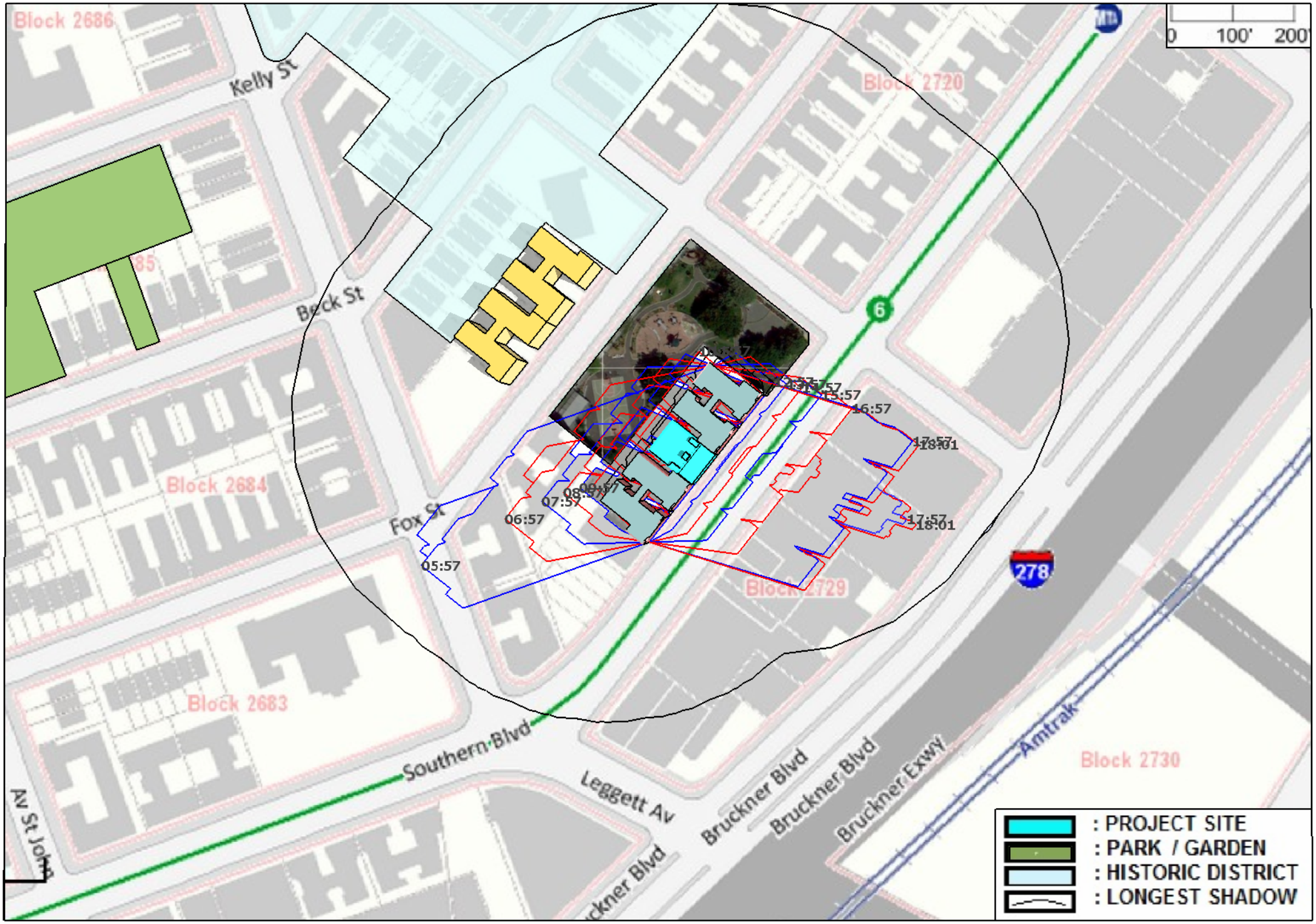


EXHIBIT SHADOW-15: INCREMENTAL SHADOW - JUNE 21 ANALYSIS DAY

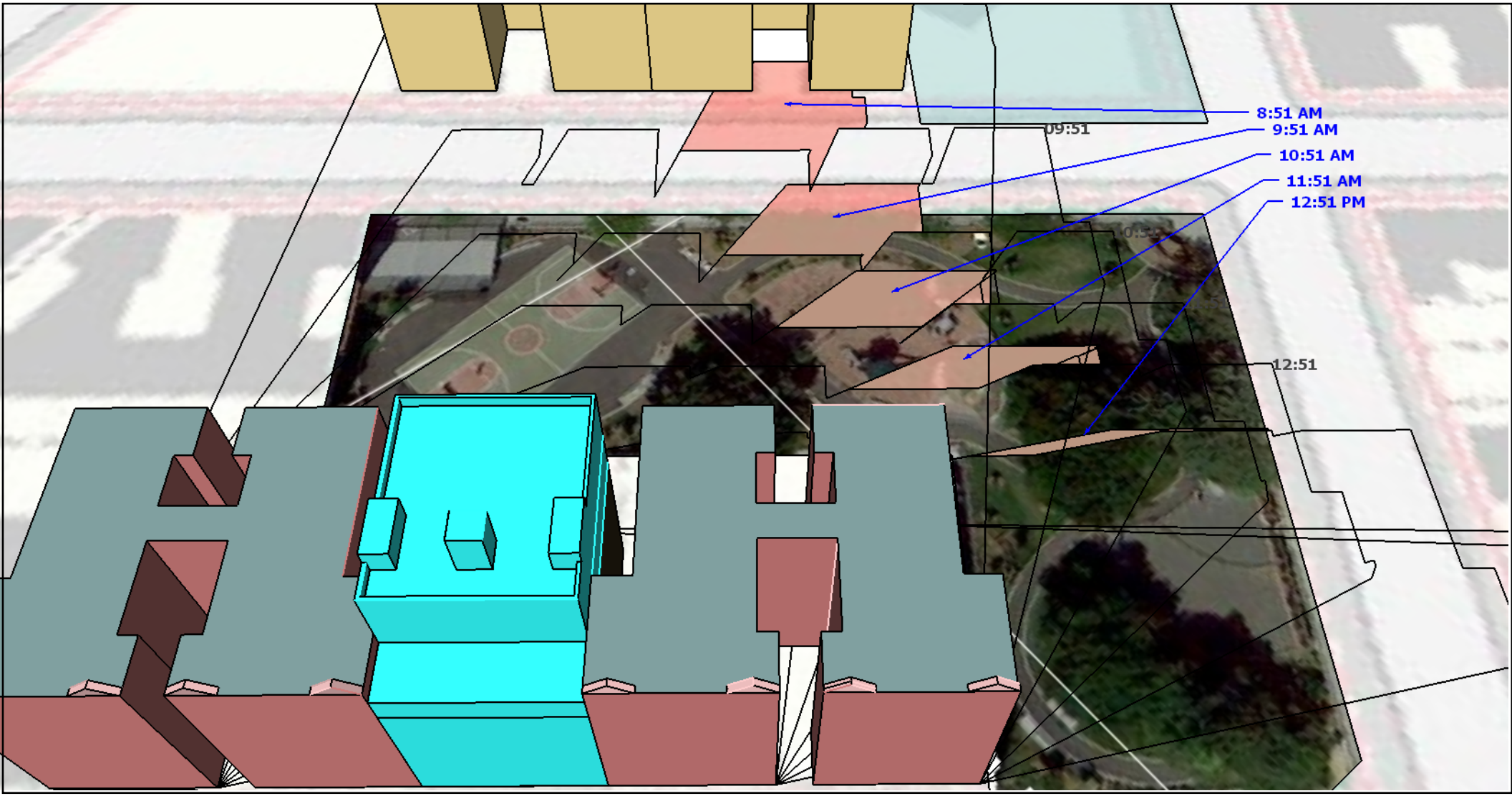


EXHIBIT SHADOW-16: INCREMENTAL SHADOW DETAIL - DECEMBER 21 ANALYSIS DAY

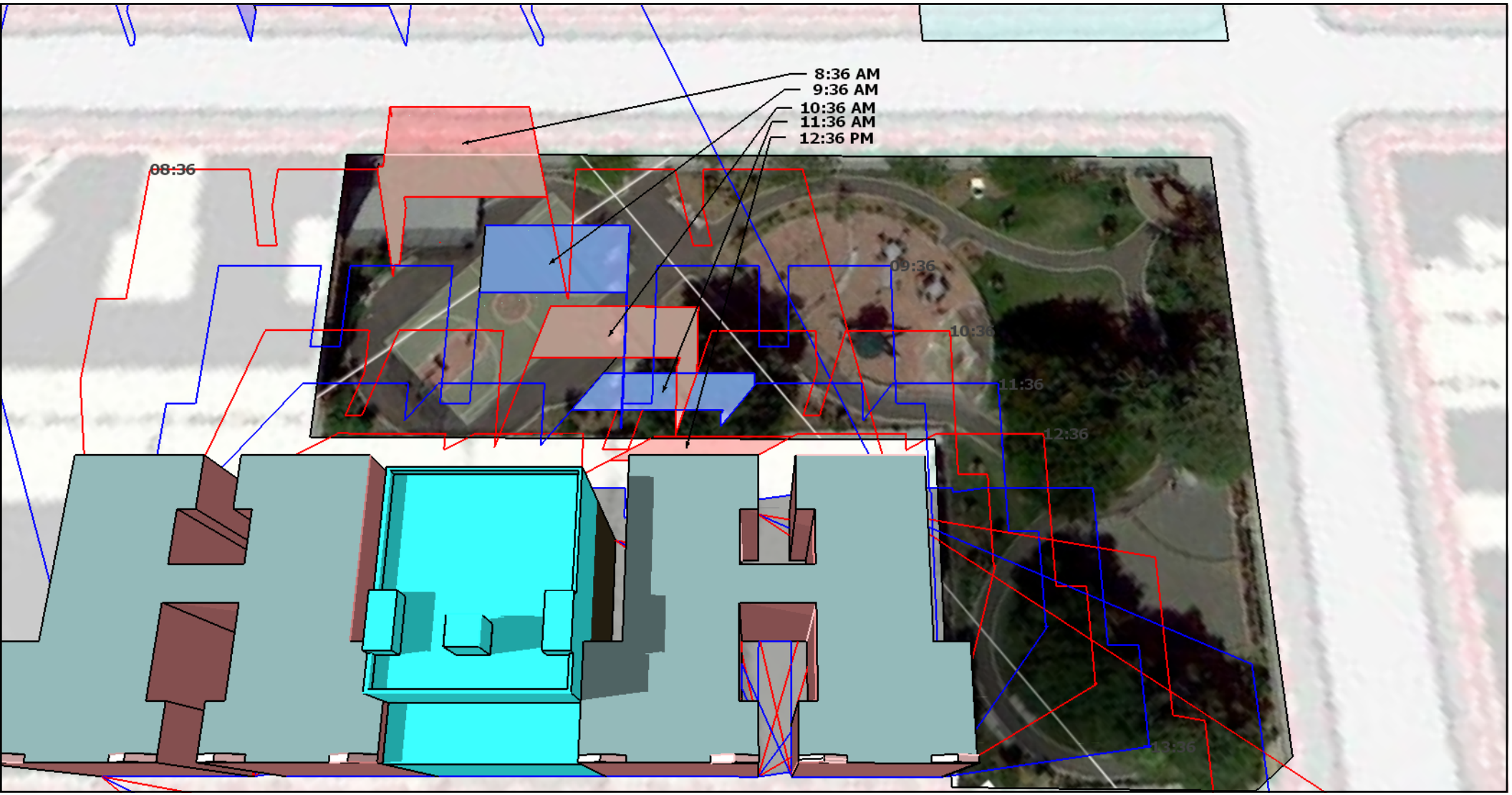


EXHIBIT SHADOW-17: INCREMENTAL SHADOW DETAIL - MARCH 21 and SEPTEMBER 21 ANALYSIS DAYS

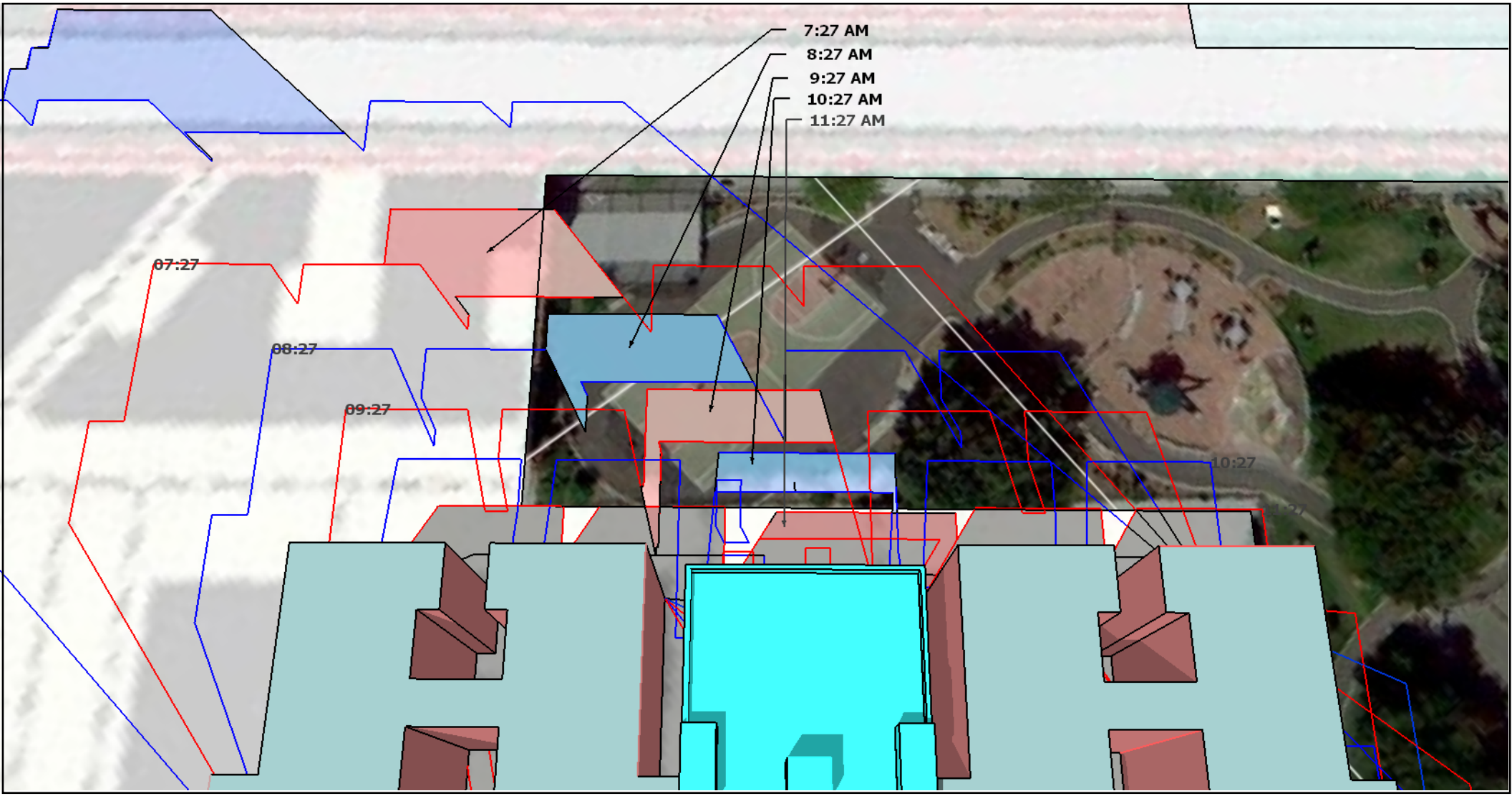


EXHIBIT SHADOW-18: INCREMENTAL SHADOW DETAILS - MAY 6 and AUGUST 6 ANALYSIS DAYS

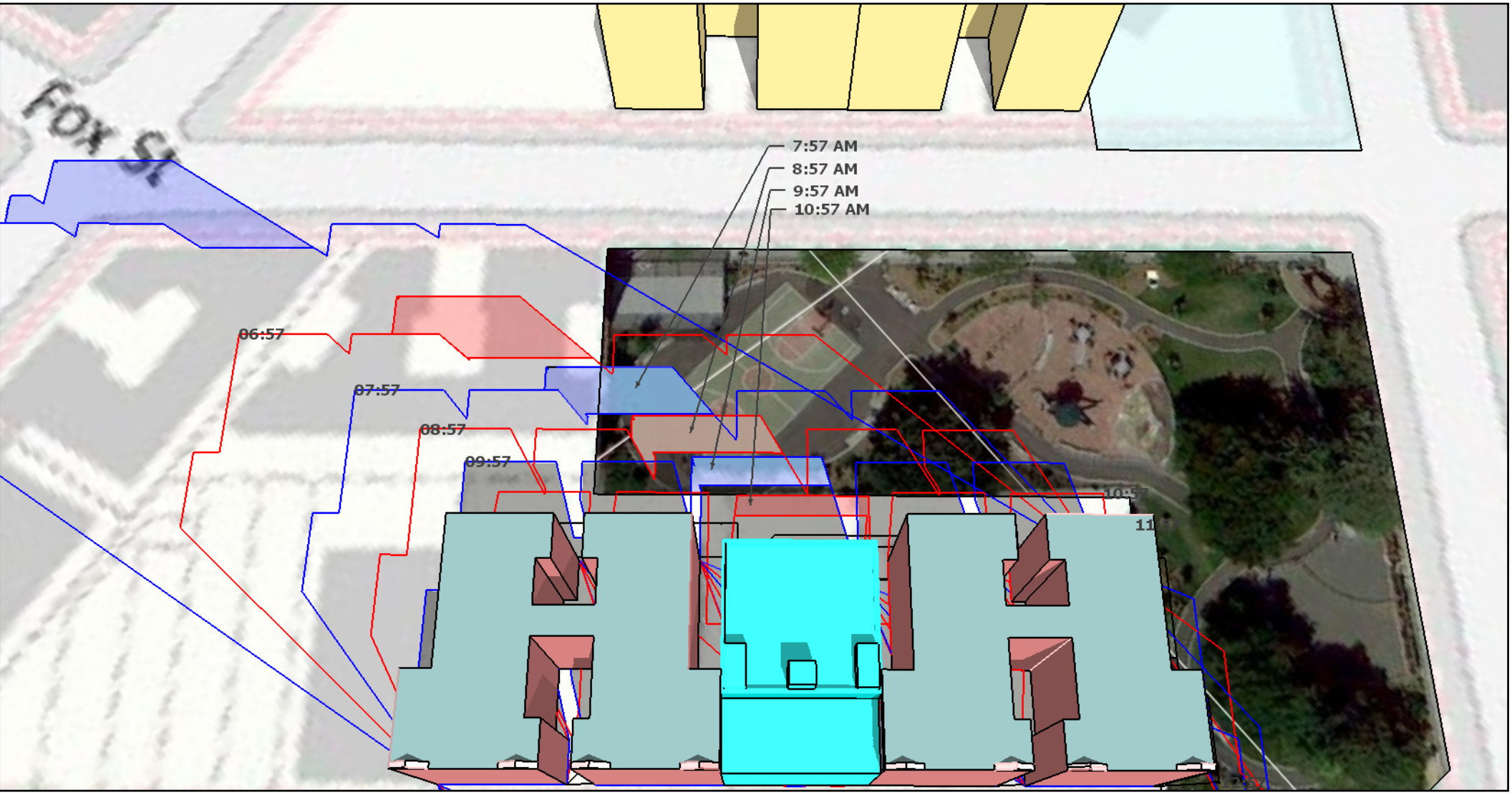


EXHIBIT SHADOW-19: INCREMENTAL SHADOW DETAIL - JUNE 21 ANALYSIS DAY

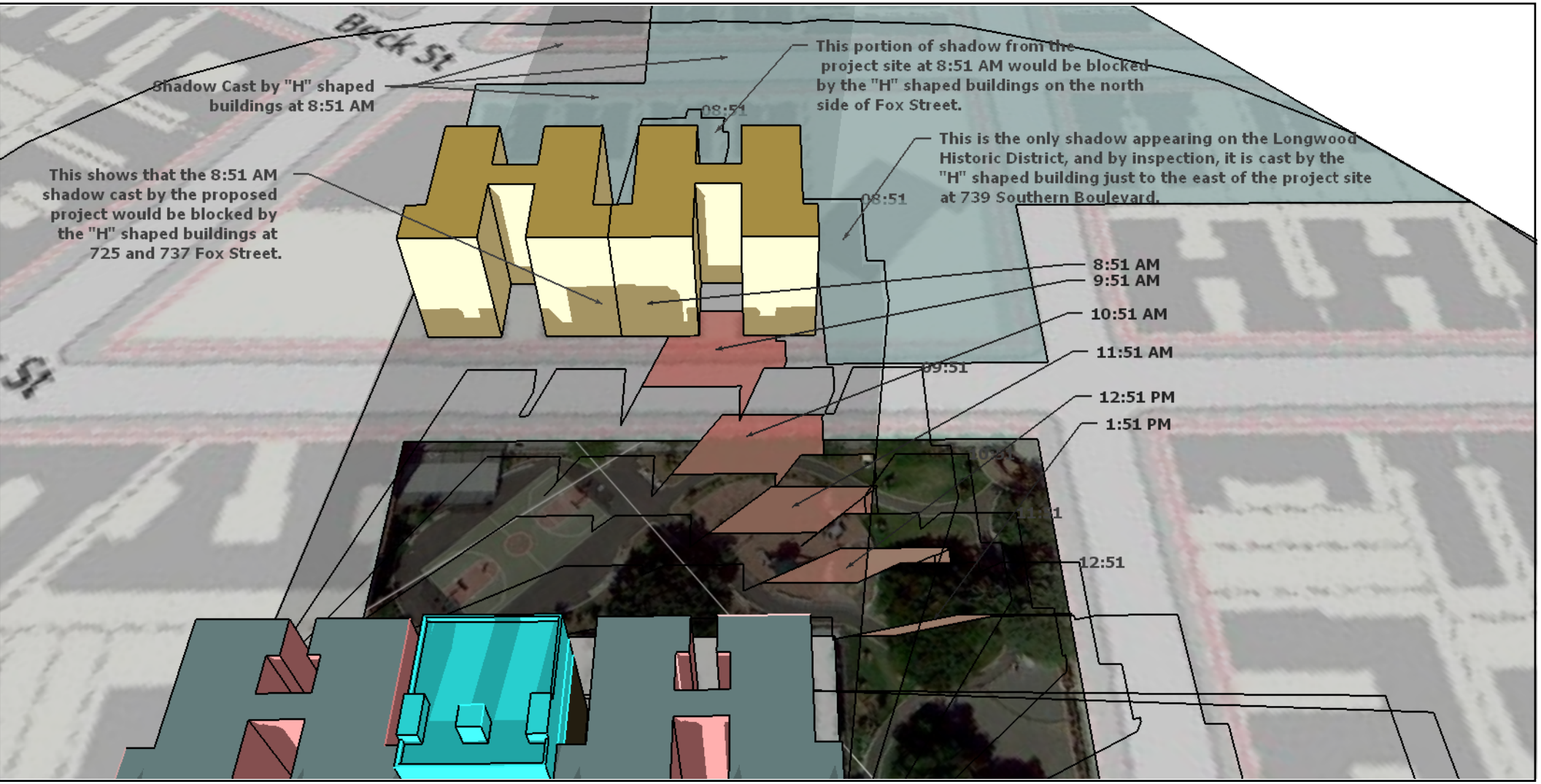


EXHIBIT SHADOW-20: DECEMBER 21 ANALYSIS DAY SHOWING LONGWOOD HISTORIC DISTRICT

Appendix B
NYC DEP Air Permits

Evan Lemonides Associates
Urban and Environmental Planning Services Land Use Traffic Air Quality Noise

June 13, 2011

NYC Department of Environmental Protection
Bureau of Environmental Compliance
59-17 Junction Boulevard
Flushing, NY 11373

Re: Request for Air Toxin Permits
Various Properties – Southern Boulevard, Bronx, New York

Dear Sir/Madam:

Evan Lemonides Associates (ELA) is preparing the Environmental Assessment Statement (EAS) for a proposed Department of City Planning special permit for a project at 731 Southern Boulevard. The applicant is a non-profit health-related business and we are requesting a fee waiver under separate cover (copy attached). The application has not yet been filed and so the CEQR number is pending.

In order to complete the stationary-source air quality section of the EAS, we are requesting air toxins permits for the following properties, as appropriate, which are located across the street from the project site on Southern Boulevard:

- 700 Southern Boulevard Giant Laundry
- 712 Southern Boulevard Auto Glass
- 714 Southern Boulevard Westchester Muffler
- 724 Southern Boulevard Vehicle Repair Specialists ("VRS")
- 726 Southern Boulevard Auto Repair Master Care
- 730 Southern Boulevard Auto Body/Car Stereo
- 730 Southern Boulevard Le Club Car Wash
- 740 Southern Boulevard B.B Auto Body Distributors (seems to be retail only)

Thank you in advance for your assistance. Please feel free to call me directly at 212 334 1962 with any questions or if you require additional information.

Very truly yours,

Evan Lemonides

c: N. Martins, Sheldon Lobel PC

105 Broad Street – Floor 5 – New York, NY 10004 phn: 212-334-1962 fax: 212-334-6173

Environmental Protection

September 30, 2011

Carter H. Strickland Jr.
Commissioner

Evan Lemonides
Evan Lemonides Associates
105 Broad Street, 5th Floor
New York, NY 10004

Michael Gilsenan
Assistant Commissioner
Environmental Compliance

Dear Mr. Lemonides:

In response to your Freedom of Information Law information request, June 13, 2011 the Division of Air, Noise, Permitting, Enforcement and Policy has searched its files on 700, 712, 714, 724, 726, 730, 731 & 740 Southern Blvd., Bronx and:

☐ Has located and enclosed the requested documents.

☑ A total of 2 pages of materials have been located. We are required to charge $.25 per page. Please make check payable to **The City of New York** for the cost of copying materials. Upon receipt of your check for $ 0, copies of these records will be sent to you.

☐ Does not have the requested documents.

Sincerely,

Geraldine Kelpin
Director, Air, Noise, Permitting, Enforcement and Policy

xc: Frank Schiano
70522

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 08/05/11
Time 4:06 PM

Facility No.: 2 X6CJ
Expires On: 10/23/2001

CA276995L

Registration
Cancelled

Owner:

CMC REALTY/MEL RABIN
5 LAURA LANE
POMONA NY 10970

Facility
CMC REALTY/MEL RABIN
700 SOUTHERN BOULEVARD
BRONX NY 10455

Last Fee Assessed:	$ 110.00	08/13/98
Last Pay Amount:	$ 110.00	08/12/98
Balance Due:	$ .00	

Floor:

Boiler Make & Model : H.B. SMITH 19-S-6 # of Identical Units: 1
Input Rating: 0 Gross BTU Rating: 770000

Burner 1 Make & Model : CARLIN 301 CRD Fuel Type: ~~0~~ #2
# of Burners: 0

Usage : Hrs/Day: 4.5 Days/Week: 7 Weeks/Year: 52
Max Firing Rate: 5.5

Fuel Type: 0

1) 2 28
403 6-7 403

Bureau of Environmental Compliance

59-17 Junction Blvd., Corona, N.Y. 11368
Records Control

Date: 08/05/11
Time 4:06 PM

Facility No.: 2 Y16758
Expires On: 09/14/2010

CB533603L

Registration
Active

Owner:

YONG PARK
700 SOUTHERN BLVD
BRONX NY 10455

Facility
GIANT LAUNDROMENT
700 SOUTHERN BOULEVARD
BRONX NY 10455

Last Fee Assessed:	$ .00	
Last Pay Amount:	$ 220.00	01/11/08
Balance Due:	$ .00	

Floor:

Boiler Make & Model : NATCO FC-715 # of Identical Units: 2
Input Rating: 715000 Gross BTU Rating: 579000

Burner 1 Make & Model : INTEGRAL Fuel Type: ~~0~~ Nat'l Gas
# of Burners: 2

Usage : Hrs/Day: 20 Days/Week: 7 Weeks/Year: 51
Max Firing Rate: 715

Fuel Type: 0

AIR TOXICS ANALYSIS

New Hope Transitional Housing
Bronx, New York
CEQR No. 11DCP55X

Prepared by:

Evan Lemonides Associates
105 Broad Street - PH
New York, NY 10004
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Introduction and Project Description

The Proposed Action is an application submitted for a special permit pursuant to Section 74-902 of the Zoning Resolution of the City of New York, as amended (the "Zoning Resolution" or "ZR"), to permit the allowable community facility floor area ratio of Section 24-11 to apply to a non-profit institution with sleeping accommodations (Use Group 3).

Existing Conditions

The subject lot measures approximately 5,500 square feet in lot area, with 25' frontage along Southern Boulevard, a wide street. It is located on the north side of Southern Boulevard, 200 feet southwest of the corner of East 156th Street.

The existing 8–story building contains 26,950 sf of floor area, at an FAR of 4.90. The building sets back slightly at the top of the sixth floor at a street wall height of 58'-8" and then sets back 15' at the top of the seventh floor at a height of 68'-0". The total height of the building above the eighth floor is 77'-4".

The building contains a total of 57 studio apartment units. The ground floor contains 4 units and accessory supportive social services offices of approximately 370 square feet. The second floor contains 7 units, the third through seventh floors contain 8 units each and the eighth floor contains 6 units.

Future Without the Proposed Action

Absent the proposed special permit to allow an increase in FAR, it is likely that the seventh and eighth floors would be entirely eliminated, resulting in a six-story building that would rise 58' 8" and include a 3'6" parapet for a total height of 62'4".

Currently, the 7th and 8th floors contain a total of 14 units. Therefore, the total unit count in the Future Without the Proposed Action would be reduced from 57 units in the Existing Conditions, to 43 units.

Future With the Proposed Action

The With-Action scenario would entail the modification to the 7th floor to set back 15 feet from the front lot line, matching the setback of the eighth floor. Setting the 7th floor back 15 feet would reduce the bulk of the building by approximately 745 square feet in floor area, for a total proposed floor area of 26,206 square. This would result in a loss of two studio units on the 7th floor, and would bring the total number of units from 57 units in the existing conditions, to 55 units in the With-Action scenario.

The modification would (1) reduce the FAR to 4.76 to comply with the maximum permitted 4.8 FAR specified in ZR Section 24-11 and (2) bring the building into compliance with setback requirements for a community facility building pursuant to ZR Section 24-522(a). While the street wall height would remain at 62'4", which is the

same as the building in the Without Action scenario, the maximum height would be 81 feet.

Air Toxics Analysis

The proposed actions would allow a 12-unit increase in the residential capacity of the facility over the No-Action scenario, along with an associated increase in the residential capacity of the facility. NYC DCP has requested that an industrial source screening analysis be prepared to evaluate the potential for air toxics impacts associated with an auto body repair shop located across the street at 730 Southern Boulevard (Brother and Sister Auto Body).

Generally, auto body repair shops operate under permits issued by the NYC DEP. These permits characterize the paint spraying operations of the facilities, and include information regarding the amount and types of paints and solvents that are used by the facility. However, as indicated in Appendix B (NYC DEP Air Permit Requests), NYC DEP does not have any permits for the facility at 730 Southern Boulevard.

Since NYCDEP does not have operations permits for these facilities, the screening analysis described below was based on information from a similar auto painting facility that does have a NYCDEP permit, and information from previously completed CEQR actions (Maple Lanes Air Quality Report - August 16, 2012 and Solow Centers Air Toxics Analysis - March 25, 2010).

Spray painting was assumed to take place 8 hours per day, 250 days per year, for a total of 2,000 hours per year. The pounds per hour data for each pollutant were taken from the representative NYC DEP permit that was used for the analysis. Forty-five individual pollutants associated with painting operations were analyzed.

The worst-case hourly and annual pollutant emissions from the representative NYC DEP permit were converted to emission rates in grams/second and are shown in the 4th and 6th columns of Table 1, below. As discussed in the Maple Lanes Air Quality Report, the information presented in Table 1 is based on the cumulative effects of two spray booth operations. Because the number of painting stations at the Brother and Sister Auto Body shop are not known, this represents a reasonably conservative analysis.

Industrial Source Screen

The NYC CEQR Technical Manual provides a table showing of pollutant concentrations (µg/m3), at various distances, resulting from a source emitting 1 gram/second of a generic pollutant. It assumes that all inputs represent worst-case conditions for stack temperature, exhaust velocity, and other variables. Table 2 shows the generic table from the CEQR Technical Manual.

The concentrations in Table 2 do not represent pollutant concentrations resulting from the auto body paint operations. The spray booth exhaust emits pollutants at a lower rate than 1 gram/second. Thus, the emissions would be scaled downward accordingly.

Table 1
Concentrations From 730 Southern Boulevard Auto Body Shop at Project Site

		Hourly Emission Rate		Annual Emission Rate		Total Concentrations		NYSDEC Guidelines		
Pollutant	CAS	lbs/hr	g/s (8 hrs)	lbs/yr	g/s	1-hr (µg/m^3)	Annual (µg/m^3)	SGC (µg/m^3)	AGC (µg/m^3)	
Propylene glycol	00057-55-6	0.007	0.000882	13.0	0.000187	33.6	0.1	55000	2000	
Isopropyl alcohol	00067-63-0	0.065	0.008190	129.4	0.001861	312.3	1.0	98000	7000	
Acetone	00067-64-1	0.017	0.002142	34.3	0.000493	81.7	0.3	180000	30000	
Nbutyl alcohol	00071-36-3	0.056	0.007056	51.0	0.000734	269.0	0.4	N/A	1500	
Propylenenimine	00075-55-8	0.000	0.000000	0.3	0.000004	0.0	0.0	1.1	93	
Isobutyl alcohol	00078-83-1	0.015	0.001890	30.7	0.000442	72.1	0.2	N/A	360	
1,2,4-trimethyl benzene	00095-63-6	0.024	0.003024	47.8	0.000688	115.3	0.4	N/A	6	
Ethyl benzene	00100-41-4	0.022	0.002772	43.7	0.000629	105.7	0.3	54000	1000	
2 ethylhexyl acrylate	00103-11-7	0.001	0.000126	2.6	0.000037	4.8	0.0	N/A	17	
Prop. Glycol Mone Et	00107-98-2	0.037	0.004662	73.5	0.001057	177.8	0.6	55000	2000	
N,n-dimethyl ethanol	00108-01-0	0.000	0.000000	0.8	0.000012	0.0	0.0	N/A	86	
Methyl isobutyl ketone	00108-10-1	0.026	0.003276	51.0	0.000734	124.9	0.4	31000	3000	
1-methoxy-2-roly	00108-65-6	0.040	0.005040	80.5	0.001158	192.2	0.6	N/A	1.2	1
1,3,4 trimethyl benzene	00108-67-8	0.008	0.001008	16.0	0.000230	38.4	0.1	N/A	6	2
Methylcyclohexane	00108-87-2	0.002	0.000252	3.6	0.000052	9.6	0.0	N/A	3800	
Toluene	00108-88-3	0.262	0.033012	523.4	0.007528	1258.7	4.1	37000	5000	
Iso butyl acetate	00110-19-0	0.030	0.003780	60.4	0.000869	144.1	0.5	N/A	17000	
Glycol ether	00111-46-6	0.006	0.000756	12.8	0.000184	28.8	0.1	440	240	
Butoxy ethanol	00111-76-2	0.016	0.002016	32.5	0.000467	76.9	0.3	14000	1600	
2-butoxyethyl acetate	00112-07-2	0.017	0.002142	34.3	0.000493	81.7	0.3	N/A	310	
N-butyl acetate	00123-86-4	0.087	0.010962	174.5	0.002510	418.0	1.4	N/A	2300	3
Ethyl acetate	00141-78-6	0.006	0.000756	12.8	0.000184	28.8	0.1	N/A	3400	
Ethyl acetate	00141-78-6	0.006	0.000756	12.8	0.000184	28.8	0.1	N/A	3400	
N-heptane	00142+82-5	0.002	0.000252	3.6	0.000052	9.6	0.0	210000	3900	
Xylenes	01330-20-7	0.096	0.012096	192.2	0.002765	461.2	1.5	4300	100	
Carbon black	01333-86-4	0.001	0.000126	1.4	0.000020	4.8	0.0	N/A	8.3	
Ethylene glycol mono	02807-30-9	0.033	0.004158	65.4	0.000941	158.5	0.5	420	230	
Aluminum flake	07429-90-5	0.003	0.000378	5.0	0.000072	14.4	0.0	N/A	2.4	
Graphite	07782-42-5	0.001	0.000126	2.6	0.000037	4.8	0.0	N/A	4.8	
V M & P Naptha	08032-32-4	0.006	0.000756	12.8	0.000184	28.8	0.1	N/A	100	4
V M & P naptha	08032-32-4	0.042	0.005292	84.4	0.001214	201.8	0.7	N/A	100	
Stoddard solvent	08052-41-3	0.003	0.000378	6.5	0.000093	14.4	0.1	N/A	900	
Aliphatic hydrocarbons	08052-41-3	0.013	0.001638	25.0	0.000360	62.5	0.2	N/A	550	5
Mica	12001-26-2	0.001	0.000126	2.4	0.000035	4.8	0.0	N/A	7.1	
titanium dioxide	13463-67-7	0.004	0.000504	8.1	0.000117	19.2	0.1	N/A	24	
Microcrystalline silica	14808-60-7	0.002	0.000252	3.6	0.000052	9.6	0.0	N/A	0.0600	
Ester alcohol	25265-77-4	0.008	0.001008	16.3	0.000234	38.4	0.1	84000	1000	6
Polyfunctional azirid	64265-57-2	0.133	0.016758	266.8	0.003838	639.0	2.1	N/A	NA	
Petroleum distillates	64741-65-7	0.006	0.000756	12.8	0.000184	28.8	0.1	N/A	700	7
Naptha	64742-95-6	0.013	0.001638	25.5	0.000367	62.5	0.2	N/A	900	
Aromatic petroleum	64742-95-6	0.023	0.002898	45.6	0.000656	110.5	0.4	N/A	N/A	
Aromatic naptha	64742-95-6	0.006	0.000756	12.8	0.000184	28.8	0.1	N/A	100	
Aromatic solvent	64742-95-8	0.035	0.004410	70.9	0.001020	168.2	0.6	N/A	NA	
Oxy-heptyl acetate	90438-79-2	0.013	0.001638	26.0	0.000374	62.5	0.2	N/A	NA	
Prop. nickel comp.	Not established	0.000	0.000000	0.1	0.000002	0.0	0.0	N/A	NA	

Source: Maple Lanes Air Quality Report, Using 65-Foot Distance to Site
NYSDEC SGC and AGC taken from agcsgc10 DEC GUIDELINE CONCENTRATIONS.pdf (October 18, 2010)

For example, if a stack was 65 feet from the project site and emitted a pollutant at a rate of 0.004158 grams/second, it would have a 1-hour concentration of 159 µg/m3 (38,139 x 0.004158). This concentration would be compared with the NYSDEC SGC for that pollutant to determine whether an impact was likely.

Table 2
Generic Pollutant Concentrations for Industrial Source Screen

Generic Pollutant Concentrations (1 g/s emission rate)				
Distance from Source (ft)	Averaging Periods (ug/m3)			
	1 Hour	8-Hours	24 Hours	Annual
30	151,114	52,690	22,850	2,196
65	**38,130**	**13,290**	**5,751**	**551**
100	17,103	5,959	2,573	246
130	9,708	3,381	1,458	140
165	6,269	2,183	942	91
200	4,392	1,530	664	66
230	3,258	1,135	499	51
265	2,524	880	392	41
300	2,028	707	319	34
330	1,681	587	267	29
365	1,431	499	228	25
400	1,245	434	199	21

Source: NYC CEQR Technical Manual (2012)

The approximate distance between the site boundary for Brother and Sister Auto Body and the site boundary of the project site is approximately 80 feet. Since this distance is less than 100 feet, the distance of 65 feet was used with the generic concentrations shown in Table 1. The resultant hourly and annual “Total Concentrations” at the project site, along with the NYSDEC SGCs and AGCs, are shown in Table 1.

It is noted that the NYSDEC SGC and AGC exposure limits that are displayed in the last two column of Table 1 have been revised based on the most currently available data from the NYSDEC website (revision date October 18, 2010).

As shown in Table 1, each of the pollutants are within the NYS DEC guideline values. Therefore, there is no potential for significant impacts with respect to air toxics, and no further analysis is warranted.