

**Revised  
Environmental Assessment Statement**

for

**31-33 Lincoln Road  
Brooklyn, NY**

**Prepared by:**

**EPDSCO, Inc.  
55 Watermill Lane  
Great Neck, NY 11021**

**Originally Filed August 14, 2015  
REVISED October 7, 2015**

**\*Supersedes the EAS issued on August 14, 2015.**



**City Environmental Quality Review**  
**ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM**  
 FOR UNLISTED ACTIONS ONLY • Please fill out and submit to the appropriate agency ([see instructions](#))

**Part I: GENERAL INFORMATION**

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

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

**2. Project Name** 31-33 Lincoln Road

**3. Reference Numbers**

CEQR REFERENCE NUMBER (to be assigned by lead agency) 16DCP018K	BSA REFERENCE NUMBER (if applicable)
--	--------------------------------------

ULURP REFERENCE NUMBER (if applicable) N150369ZCK; N150368ZAK	OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)
--	--

**4a. Lead Agency Information**

NAME OF LEAD AGENCY  
 NYC Department of City Planning  
 NAME OF LEAD AGENCY CONTACT PERSON  
 Robert Dobruskin

ADDRESS 22 Reade Street

CITY New York STATE NY ZIP 10007

TELEPHONE 212-720-3423 EMAIL  
 rdobrus@planning.nyc.gov

**4b. Applicant Information**

NAME OF APPLICANT  
 31 Lincoln Road Development, LLC  
 NAME OF APPLICANT’S REPRESENTATIVE OR CONTACT PERSON  
 Hiram Rothkrug, EPDS CO, Inc.

ADDRESS 55 Water Mill Road

CITY Great Neck STATE NY ZIP 11021

TELEPHONE 718-343-0026 EMAIL  
 hrothkrug@epdsco.com

**5. Project Description**

The Applicant, 31 Lincoln Road Development, LLC is seeking an Authorization pursuant to Zoning Resolution (ZR) section 63-22 to modify the maximum permitted building height up to 15 feet. The requested Authorization would facilitate a proposal by the applicant to develop a nine-story mixed use building containing a FRESH store use. The applicant also seeks a Certification pursuant to ZR-63-30 (Certification for a FRESH store), which is a ministerial action and does not require a CEQR review.\*

**Project Location**

BOROUGH Brooklyn COMMUNITY DISTRICT(S) 9 STREET ADDRESS 31-33 Lincoln Road

TAX BLOCK(S) AND LOT(S) Block 5024, Lot 74 ZIP CODE 11225

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Lincoln Road between Ocean Avenue and Flatbush Avenue

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-1/C2-3	ZONING SECTIONAL MAP NUMBER 16d
--	---------------------------------

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

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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> CITY MAP AMENDMENT   | <input checked="" type="checkbox"/> ZONING CERTIFICATION | <input type="checkbox"/> CONCESSION        |
| <input type="checkbox"/> ZONING MAP AMENDMENT   | <input checked="" type="checkbox"/> ZONING AUTHORIZATION | <input type="checkbox"/> UDAAP             |
| <input type="checkbox"/> ZONING TEXT AMENDMENT  | <input type="checkbox"/> ACQUISITION—REAL PROPERTY       | <input type="checkbox"/> REVOCABLE CONSENT |
| <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY   | <input type="checkbox"/> DISPOSITION—REAL PROPERTY       | <input type="checkbox"/> FRANCHISE         |
| <input type="checkbox"/> HOUSING PLAN & PROJECT   | <input type="checkbox"/> OTHER, explain:                 |  |
| <input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: |  |  |

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

- VARIANCE (use)  
 VARIANCE (bulk)  
 SPECIAL PERMIT (if appropriate, specify type:  modification;  renewal;  other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

**Department of Environmental Protection:**  YES  NO If “yes,” specify:

\*The revised EAS has been updated to reflect a change in noise analysis to include September 2015 noise readings.

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

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

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

<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL
	<input type="checkbox"/> OTHER, explain:

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

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

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

<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP		

**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 15,807 Waterbody area (sq. ft) and type:

Roads, buildings, and other paved surfaces (sq. ft.): Other, describe (sq. ft.):

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 91,599

NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 91,599 NUMBER OF STORIES OF EACH BUILDING: 9

HEIGHT OF EACH BUILDING (ft.): 89' 8"

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

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

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

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

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

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

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

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

	<b>Residential</b>	<b>Commercial</b>	<b>Community Facility</b>	<b>Industrial/Manufacturing</b>
<b>Size</b> (in gross sq. ft.)	78,957	11,684	957	
<b>Type</b> (e.g., retail, office, school)	90 units	FRESH & Retail		

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 231 NUMBER OF ADDITIONAL WORKERS: 37

Provide a brief explanation of how these numbers were determined: 231 Residents (90 DU x 2.57) and 37 Employees

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

Has a NoA 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: The applicant already has obtained approval by the New York City Department of Buildings (DOB) for an eight-story mixed-use building with 83,863 gsf, which includes ground floor commercial use (Use Group 6), measuring 7,978 square feet, and community facility use, measuring 6,419 square feet, with 82 residential units on the upper floors in 69,465 square feet

**9. Analysis Year** [CEQR Technical Manual Chapter 2](#)

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

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 6

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES		<input type="checkbox"/> NO	IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:			
<b>10. Predominant Land Use in the Vicinity of the Project</b> (check all that apply)			
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE
			<input checked="" type="checkbox"/> OTHER, specify: Community Facility



**Part II: TECHNICAL ANALYSIS**

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

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

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attached.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s <a href="#">Waterfront Revitalization Program boundaries</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Generate a net increase of 200,000 or more square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 500 residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
o <b>Child Care Centers:</b> Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Libraries:</b> Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Public Schools:</b> Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Health Care Facilities and Fire/Police Protection:</b> Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
(a) Would the proposed project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” would the proposed project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” would the proposed project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		

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

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 14,157		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 102,542		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalent (PCEs) per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed) See attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<p><b>20. APPLICANT’S CERTIFICATION</b></p> <p>I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.</p> <p>Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.</p>	
<p>APPLICANT/REPRESENTATIVE NAME</p> <p>Justin Jarboe, EPDSCO, Inc.</p>	<p>DATE</p> <p>10/7/15</p>
<p>SIGNATURE <i>Justin Jarboe</i></p>	


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

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

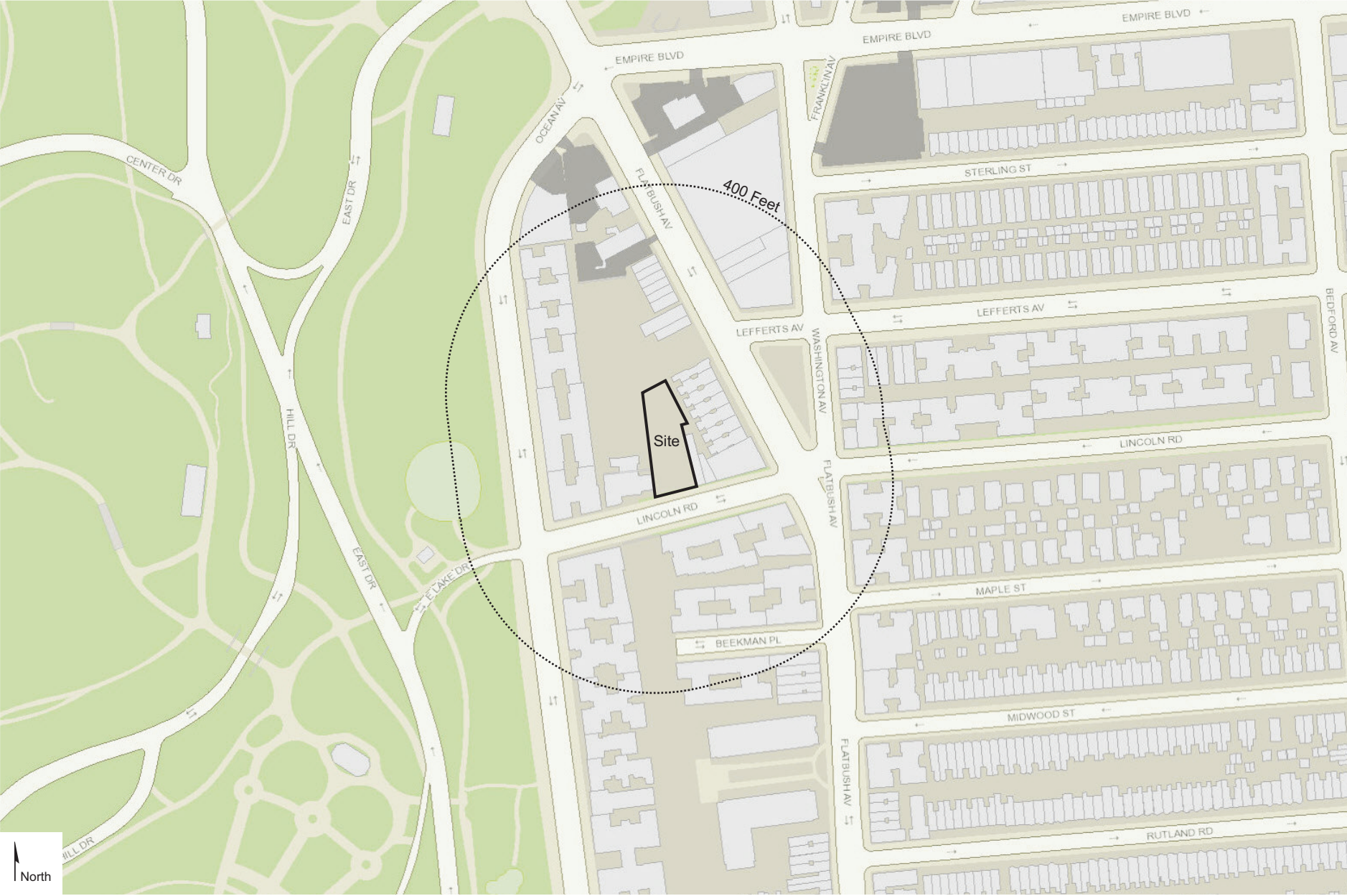
**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

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

**Potentially Significant Adverse Impact**

IMPACT CATEGORY	Potentially Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?  If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Check determination to be issued by the lead agency:		
<input type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).		
<input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.		
<input checked="" type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded <i>Negative Declaration</i> on the next page.		
<b>4. LEAD AGENCY'S CERTIFICATION</b>		
TITLE	LEAD AGENCY	
Deputy Director, EARD	NYC Department of City Planning	
NAME	SIGNATURE	DATE
Olga Abinader		October 7, 2015



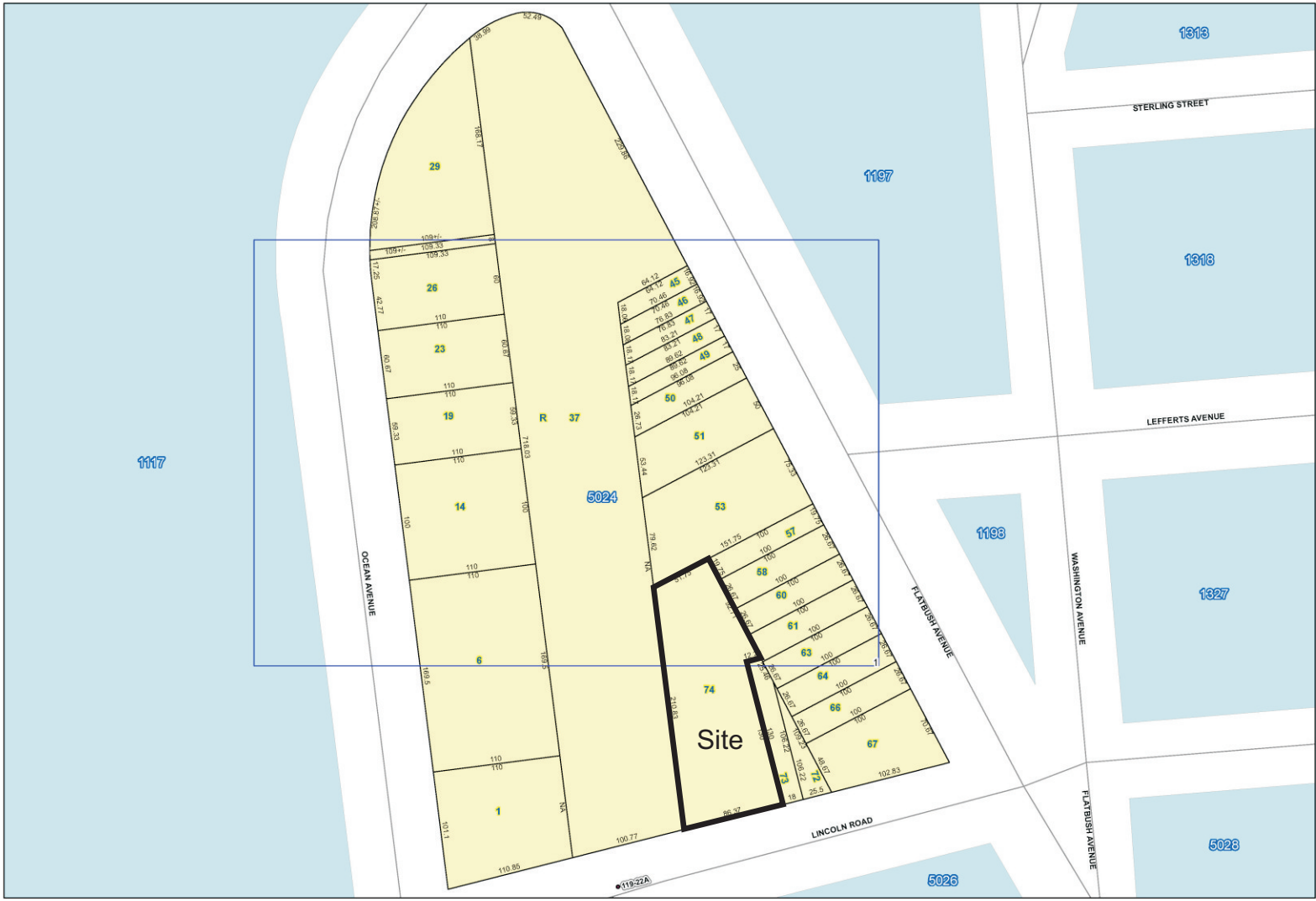




NYC Digital Tax Map

Effective Date : 04-04-2013 11:15:45  
End Date : Current  
Brooklyn Block: 5024

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





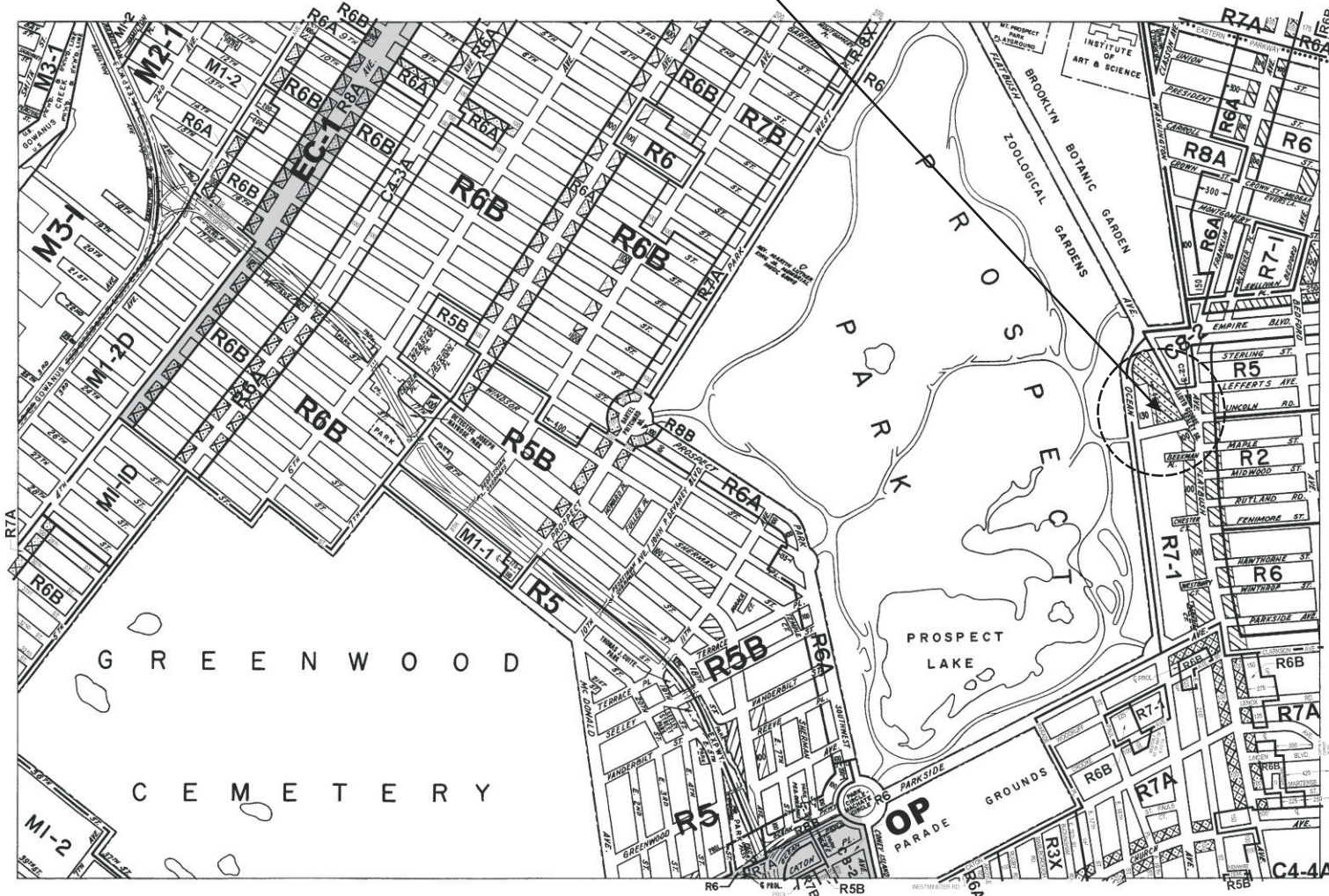


0 200 400 600 Feet





Site



**ZONING MAP**  
THE NEW YORK CITY PLANNING COMMISSION

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

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
09-24-2013 C 130213 ZMK

**Special Requirements:**  
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
For a list of lots subject to "b" restrictive declarations, see APPENDIX D.  
For Inclusionary Housing designated areas on this map, see APPENDIX F.

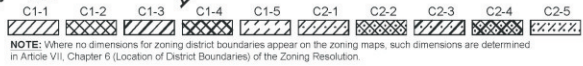
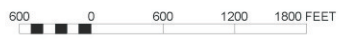
**MAP KEY**

16a	16c	17a
16b	<b>16d</b>	17b
22a	22c	23a

© Copyrighted by the City of New York

ZONING MAP 16d

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



**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.





0 200 400 600 Feet





1. View of the sidewalk along the south side of Lincoln Road facing east (Site at left).



2. View of the sidewalk along the south side of Lincoln Road facing west (Site at right).



3. View of the Site facing north from Lincoln Road.



Figure 6.2 - Site Photographs



4. View of Lincoln Road facing east (Site at left).



5. View of Lincoln Road facing west (Site at right).



6. View of Lincoln Road facing west toward Prospect Park.







7. View of the Site facing northeast from Lincoln Road.



8. View of the Site facing northwest from Lincoln Road.



9. View of the Prospect Park station facing north from Lincoln Road.



Figure 6.4 - Site Photographs



10. View of the south side of Lincoln Road facing southeast from the Site.



11. View of the south side of Lincoln Road facing southwest from the Site.



## PROJECT DESCRIPTION

### Introduction

The applicant, 31 Lincoln Road Development, LLC, is seeking (1) a Chairperson Certification for a FRESH food store, pursuant to Zoning Resolution (ZR) Section 63-30; and (2) an Authorization to modify the maximum permitted building height up to 15', pursuant to ZR Section 63-22. The proposed development affects Block 5024, Lot 74 with a property address of 31-33 Lincoln Road in the Prospect-Lefferts Garden neighborhood of Brooklyn Community District 9 (the "Project Site"). The Project Site is bound by an area with Ocean Avenue to the north and west; Lincoln Road to the south; and Flatbush Avenue to the east<sup>1</sup>.

The proposed actions would facilitate a proposal by the applicant to develop a nine-story mixed-use building (residential-commercial-community facility) with 91,599.09 gross square feet (gsf), rising to a maximum height of 89' 8". The applicant is currently proceeding with construction on the subject property pursuant to an as-of-right building with eight-stories under the quality housing program. A post-approval amendment would be filed with the Department of Buildings for the proposed FRESH food store and additional ninth-floor pending approval of the proposed actions. (See **Figure 1 - Site Location; Figure 2 - Tax Map; Figure 3 - Land Use Map; Figure 4 - Zoning Map; Figure 5 - Aerial Map; Figure 6 - Site Photographs; and Attachment A - Site Plans**)<sup>2</sup>

### Existing Conditions

The Project Site is located at 31-33 Lincoln Road (Block 5024, Lot 74), which is located in the Prospect-Lefferts Garden neighborhood of Brooklyn. The Project Site is currently vacant but is under construction for an as-of-right building (See No-Action Development below). The affected lot contains 86 feet of frontage along Lincoln Road with a depth of approximately 228 feet for a total lot area of 15,807 square feet.

The Project Site is located within an R7-1/C2-3 zoning district that allows residential/community facility (Use Groups 1 through 4) and commercial uses (Use Groups 5 through 9 and 14). The maximum FAR for residential use is 3.72, while 4.8 FAR is permitted for community facility use. However, the maximum residential FAR for this parcel is 3.44 beyond 100' of Flatbush Avenue and 4.0 within 100', which qualifies the Project Site for a maximum adjusted residential FAR of 4.07. The maximum commercial FAR within an R7-1/C2-3 district is 2.0.

---

<sup>1</sup> The revised EAS has been updated to reflect a change in noise analysis to include September 2015 noise readings

<sup>2</sup> In connection with the proposed certification, the FRESH food store would generate a floor area bonus of residential floor area, which the applicant expects to provide as an additional story. The additional story would be allowed per the proposed authorization for modification of maximum building height

### No-Action Development

The applicant obtained approval from the New York City Department of Buildings (“DOB”) and secured financing for an 8-story mixed building at on the Project Site, which includes 7,978 square feet of commercial space and 6,419 square feet of community facility space on the ground floor, with 82 residential units on the upper floors (16 designated affordable units) and 60 enclosed accessory off-street parking spaces located at the cellar and subcellar levels (51 designated for the Proposed Development, with 5 spaces designated as off-site accessory parking for the adjacent development on Lot 53 (510 Flatbush Avenue) and 4 additional parking spaces). A total of 41 parking spaces are required (50% of the 82 dwelling units). No parking is required for the commercial and community facility floor area, as the number of parking spaces required for these commercial and community facility uses is waived pursuant to Zoning Resolution Section 36-23. Driveway access to the proposed accessory parking for the Proposed Development is provided through Lot 53 via a curb cut located on Flatbush Avenue, pursuant to a Driveway/Frontage Space Restrictive Declaration recorded on February 8, 2013 under CRFN No. 2013000055951.

### With-Action Development (The Proposed Development)

For the purpose of the environmental analysis, the With-Action scenario would consist of the Proposed Development. The proposed action would facilitate a nine-story mixed-use building (residential-commercial-community facility) with 91,599.09 gross square feet (gsf), rising to a height of 89’ 8”. The building would contain 90 dwelling units in 78,957 gsf (64,299 zsf), 18 of which would be considered affordable. The commercial space would be occupied by a FRESH grocery store within 6,157 square feet, out of an 11,684.42 square foot commercial area, which would contain other commercial retail uses, while 957 square feet would be occupied by a community facility use. The building would contain 57 accessory parking spaces in the cellar and sub cellar. The accessory parking for the Proposed Development would continue to be accessed through adjacent Lot 53 via a curb cut on Flatbush Avenue, as approved by DOB (See Attachment A: Site Plans)

The proposed development would not utilize the full 6,157 square foot bonus of residential floor area generated by the FRESH store due to zoning regulations that constrain the maximum building envelope. Instead, the development would utilize 6,065 square feet of this bonus residential floor area. A Restrictive Declaration will be executed by the Owner of the Project Site and recorded against this site to provide for occupancy and continued utilization of the floor area for FRESH as a FRESH food store commencing within 90 days following the issuance of a temporary Certificate of Occupancy, unless an extension is requested by the Owner and approved by the Chairman of the City Planning Commission.

Construction is currently underway for an as-of-right eight-story building. Based on an estimated 12-month approval process and existing construction (approximately 18 months in duration), the Build Year is assumed to be 2018.



### Purpose and Need

As established by the City Planning Commission (CPC), and the testimony before the City Council, regarding the FRESH text amendment in 2009, there is a desperate need for FRESH food stores in several New York City neighborhoods, including Brooklyn Community District 9. Pursuant to Zoning Resolution Section 63-211, certification as a FRESH food store permits modification of the maximum permitted residential floor area, allowing an increase of the floor area based on the amount of floor area in the FRESH food store, up to 20,000 square feet.

The applicant is proposing to include a ground floor supermarket that will meet the definition of a FRESH food store outlined in Zoning Resolution Section 63-01. The proposed supermarket will satisfy the minimum 6,000 square feet size requirement; and will have a general line of food and non-food products intended for home preparation with at least 50% or 3,000 square feet devoted to food products intended for home preparation, utilization and consumption. At least 3,000 square feet or 30% of the retail area will be for perishable goods, with at least 500 square feet designated for the sale of fresh produce.

The development, as proposed, will provide an approximately 6,157 square foot FRESH supermarket and will also provide 20% affordable housing at 60% AMI (utilizing the 421(a) program), resulting in 18 affordable units (the additional floor area permitted pursuant to Section 63-211 noted above would allow for two additional affordable units).

### Required Approvals

The applicant is proposing to include a ground floor supermarket that will meet the definition of a FRESH food store outlined in Zoning Resolution Section 63-01, which would qualify the proposed development for an FAR bonus. In order to utilize the additional proposed 6,065 square feet of residential floor area, the applicant proposes to include a ninth story to the proposed building. The inclusion of the additional story however requires a height modification.

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

### (E) Designation

In order ensure that the project would not result in any significant noise impacts, an (E) designation related noise would be assigned to the project site, as described in the Noise discussion, Section 4 of this document.

### Analysis Framework

For the purpose of the environmental analysis, the Environmental Assessment Statement will analyze the incremental difference between the No-Action and With-Action scenarios. This would consist of 9,492 gsf of additional residential floor area (eight additional dwelling units, two of which would be affordable), 3,706 gsf of additional

commercial floor area, and a net reduction of 5,462 gsf of community facility floor area and three accessory parking spaces.

31-33 LINCOLN ROAD

ENVIRONMENTAL ASSESSMENT STATEMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, urban design, air quality, and noise as further detailed below.

**1. LAND USE, ZONING AND PUBLIC POLICY**

**I. Introduction**

This proposal involves two discretionary actions to facilitate a proposal by the applicant to develop a nine-story mixed-use building. The proposed actions consist of a Chairperson Certification for a FRESH food store, pursuant to Zoning Resolution (ZR) § 63-30; and an Authorization to modify the maximum permitted building height, pursuant to ZR § 63-22.

The proposed actions would affect 31-33 Lincoln Road (Block 5024, Lot 74), which is located in the Prospect-Lefferts Gardens neighborhood of Brooklyn (the "Site"). The Site is located on Lincoln Road between Ocean Avenue and Flatbush Avenue within an R7-1/C2-3 zoning district.

The proposed action would facilitate a nine-story mixed-use building (residential-commercial-community facility) with 91,599.09 gross square feet (gsf), rising to a height of 89' 8". The building would contain 90 dwelling units in in 78,957 gsf (64,299 zsf), 18 of which would be considered affordable. The commercial space would be occupied by a grocery store (subject to an FAR bonus from FRESH) with 6,157.33 square feet of space. A second commercial area would occupy 5,527 square feet of space while 957 square feet would be occupied by a community facility use. The building would contain 57 accessory parking spaces in the cellar and sub cellar.

**II. Existing Conditions**

**Land use**

Site Description

The Site is located at 31-33 Lincoln Road (Block 5024, Lot 74), which is located in the Prospect-Lefferts Garden neighborhood of Brooklyn. The Project Site is currently vacant but is under construction for an as-of-right building (See *No-Action* scenario below). The affected lot contains 86 feet of frontage along Lincoln Road with a depth of approximately 228 feet for a total lot area of 15,807 square feet.

### *Land Use Study Area*

The Land Use Study area is defined as the area within 400 feet of the Site. This area is bound by Empire Boulevard to the north, Bedford Avenue to the east, Parkside Avenue to the south, and Prospect Park to the west. As shown in the accompanying land-use map (**Figure 3 - Land Use Map**), the surrounding area mainly consists of a balanced mix of residential uses (apartment buildings), commercial retail (generally below apartment buildings) and open space (parkland). Commercial uses are primarily concentrated on Flatbush Avenue, which is the area's main thoroughfare (commercial-residential) and the northern side of Lincoln Road. Additionally, the study area contains a handful of community facilities (religious uses), which include a small church on the affected block (Lot 57), another small church on Ocean Avenue (Block 5026, Lot 20). Immediately adjacent to the west of the Site are the tracks and station for the Prospect Park stop of the New York City Transit (NYCT) B, Q and S lines. One block to the west across Ocean Avenue is Prospect Park.

### **Zoning**

The rezoning area is located in an R7-1/C2-3 zoning district. Other zoning districts outside the rezoning area but within the study area include a C8-2 district that extends down Empire Boulevard, along with R2 and R5 districts east of Flatbush Avenue with some C1-3 overlays. The Prospect Lefferts Gardens Historic District is also within 400 feet of the Site (**Figure 4 - Zoning Map**).

R2 districts permit single-family detached houses at 0.5 FAR. The minimum lot width is 40 feet, compared to 60 and 100 feet in R1 districts. The maximum height of buildings is not fixed but is governed by a sky exposure plane. Driveways must be at least 18' deep and side yards must total 13 feet minimum, with each yard being at least 5' wide. One off-street parking space is required for each dwelling unit.

R5 districts permit a variety of housing types at a maximum FAR of 1.25 and generally act as a buffer between higher and lower-density housing districts. R5 districts typically allow three- to four-story apartment buildings. The maximum street wall height of a new building is 30 feet with a maximum building height of 40 feet to blend in with existing development. Above 30 feet, a setback of 15 feet is required. Buildings must contain a minimum 10' front yard and parking for 85% of dwelling units.

R7 zoning districts typically produce seven and eight-story apartment buildings with high lot-coverage and blend in with existing buildings. The maximum FAR in R7 districts is 4.0. Within Height Factor regulations, maximum FAR ranges from 0.87 to 3.44 in proportion to an open space ratio. The sky exposure plane governs building heights and parking is required for 60% of dwelling units in R7-1 districts. Under Quality Housing regulations, buildings can have a larger footprint in exchange for less tail buildings. R7 districts under Quality Housing regulations offer a maximum FAR of 3.44 on narrow streets and 4.0 on wide streets. The maximum building height is 80 feet and must contain a set back above 40 feet. Parking is required for 50% of dwelling units. For buildings with community facility use, a maximum FAR of 4.8 is permitted.

The C1-3 and C2-3 zoning districts are commercial overlays that are both mapped at a depth of 150 feet. C1-3 allows for limited neighborhood retail (Use Groups 5 & 6) while C2-3 districts allow for a wide variety of commercial uses (Use Groups 5-9) such as local retail, funeral homes and repair services. Within lower density residential zoning districts (R1 through R5) the maximum FAR is 1.0, whereas in more dense residential districts (R6 through R10) the maximum FAR is 2.0. C8 districts are general service districts that typically allow uses that bridge commercial and manufacturing uses. This typically entails automotive facilities (repair shops and gas stations) as well as retail facilities that require larger lots. C8-2 districts allow a maximum FAR of 2.0 and permit Use Groups 4 through 14 and 16.

The Prospect Lefferts Gardens Historic District was established in 1979 and protects 14 blocks between Flatbush Avenue to the west, Sterling Street to the north, Fenimore Street to the south, and Nostrand Avenue to the east. The historic district was created to preserve two- and three-story row houses constructed between 1890 and 1924.

The Site is within the boundaries of a special FRESH district that qualifies the development for zoning incentives for the development of a neighborhood grocery store (explained further below). The FRESH program requires that a minimum of 6,000 square feet of retail be dedicated to grocery products. The incentive provides an extra foot of floor area bonus for every foot of FRESH use up to 20,000 square feet. The district also provides a reduction in the required amount of parking with up to 40,000 square feet of commercial space exempt from parking requirements.

## **Public Policy**

The proposed development is not located within the coastal zone and therefore does not affect the City's Waterfront Revitalization Program (WRP). The rezoning area is not controlled by or located in any designated Empire Zones or industrial business zones (IBZs). Additionally, the rezoning area is not governed by a 197a Plan, nor does the proposed action involve the siting of any public facilities (Fair Share). The proposed action is also not subject to the New Housing Marketplace Plan.

*Food Retail Expansion to Support Health Program (FRESH)*

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

The program is applicable in Brooklyn Community District 9 and as such the Site qualifies for the above-referenced zoning and financial incentives to provide a FRESH use. In order to utilize the incentives related to the FRESH program, the applicant must demonstrate the primary business of the commercial use is associated with the FRESH program and the store must provide at least 6,000 square feet towards the use. In addition, a percentage of the ground floor street wall must be glazed and transparent.

**III. Future Without the Proposed Action (No-Action)**

Under the No-Action Scenario for the Project Build Year of 2016, it is assumed that the Site, identified as Block 5025, Lot 74 in Brooklyn, would be developed with an eight-story mixed-use building, which is currently under construction. This building would total 83,863 gsf, which includes ground floor commercial use (Use Group 6), measuring 7,978 square feet, and community facility use, measuring 6,419 square feet, with 82 residential units on the upper floors in 69,465 square feet and 60 enclosed accessory off-street parking spaces located at the cellar and subcellar levels. A total of 41 parking spaces are required (50% of the 82 dwelling units). No parking is required for the commercial and community facility floor area, as the number of parking spaces required for these commercial and community facility uses is less than 25 and therefore waived pursuant to Zoning Resolution Section 36-23. The Site however would not contain a grocery store pursuant to FRESH regulations.

Surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2016. The 400-foot area surrounding the project site is developed with a stable residential community containing a range of residential properties (apartment buildings and two- and three-story row houses), commercial retail properties and a few community facilities.

### **Zoning and Public Policy**

In the future without the proposed action, the existing zoning would remain unchanged. The Site would continue to be zoned R7-1/C2-3. In the future without the proposed action, no public policy changes are expected to occur in the study area.

## **IV. Future With The Proposed Action (With-Action Scenario)**

### **Land Use**

If the proposed action is approved, the With-Action Scenario for the Project Build Year of 2016 would entail the construction of a nine-story mixed-use building (residential-commercial-community facility) with 91,599.09 gross square feet (gsf), rising to a height of 89' 8". The building would contain 90 dwelling units in 78,957 gsf, 18 of which would be considered affordable. The commercial space would be occupied by a grocery store (subject to an FAR bonus from FRESH) with 6,157 square feet of space. A second commercial area would occupy 5,527 square feet of space, while 957 square feet would be occupied by a community facility use. The building would contain 57 accessory parking spaces in the cellar and sub cellar.

Compared to the No-Action condition, the With-Action condition results in a net change of approximately 9,492 square feet of residential space (eight dwelling units), and up to 3,706 square feet of retail space (See Table 1-1). The proposed development would be pursuant to the proposed Chairperson Certification for the FRESH-related FAR bonus and subsequent Authorization to modify the proposed building height of 89' 8", which is 9' 8" greater than what is allowed as-of-right.

Based on the 2010 Census data for Brooklyn Community District 9, where the Site is located, it is projected that the average household size for the residential component of the proposed development would be approximately 2.55. Utilizing this average, the RWCDS associated with the proposed action would add approximately 230 new residents in 90 dwelling units. The proposed action would also add approximately 36<sup>3</sup> new retail employees to the Site.

---

<sup>3</sup> This rate determined as approximately 1 employee per 324 square feet as utilized in the Navy Green EAS (09HPD030K).

**Table 1-1**

**Future No-Action Scenario, Future With-Action Scenario, and Increment Change**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures		Multi-family dwelling within a mixed use building	Multi-family dwelling within a mixed use building	
No. of dwelling units		82	90	+8
No. of low- to moderate-income units		16	18	+2
Gross floor area (sq. ft.)		69,465	78,957	+9,492
<b>Commercial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)		Ground floor retail	FRESH grocery store, retail	
Gross floor area (sq. ft.)		7,978	11,684	+3,706
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<b>Community Facility</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)		6,419	957	--5,462
<b>Vacant Land</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	15,807 square foot lot			+/-0
<b>Garages</b>				
<b>Garages</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces		60	57	-3
<b>ZONING</b>				
Zoning classification	R7-1/C2-3	R7-1/C2-3	R7-1/C2-3	
Maximum amount of floor area that can be developed	4.8 FAR	4.8 FAR	4.87 FAR	+0.07 FAR
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential; Commercial; Community Facility	Residential; Commercial; Community Facility	Residential; Commercial; Community Facility	



Overall, the proposed actions and resulting proposed development would not represent a substantial land-use change on the Site, as the proposed uses are allowed as-of-right. However, the proposed commercial use would primarily consist of a grocery store pursuant to FRESH guidelines. This use would not be supported under the as-of-right zoning. The proposed uses would otherwise not differ between the No-Action and With-Action scenarios.

As such, the proposed actions and the resulting proposed development are therefore not expected to result in any significant adverse impacts or conflicts with the land use in the study area.

## **Zoning**

The proposed action includes a certification and authorization to permit the proposed development. The existing R7-1/C2-3 zoning district permits an FAR of 4.0. Within Height Factor regulations, maximum FAR ranges from 0.87 to 3.44 in proportion to an open space ratio. The sky exposure plane governs building heights and parking is required for 60% of dwelling units. Under Quality Housing regulations, buildings can have a larger footprint in exchange for less tall buildings. R7 districts under Quality Housing regulations offer a maximum FAR of 3.44 on narrow streets and 4.0 on wide streets (such as Lincoln Road). The maximum building height is 80 feet and must contain a setback above 40 feet. Parking is required for 50% of dwelling units. The C2-3 commercial overlay allows a commercial FAR of 2.0 in R7 districts and permits a range of commercial uses.

The proposed development would utilize an FAR bonus to provide a grocery store pursuant to FRESH regulations. The FRESH program qualifies mixed-use buildings an additional square foot of residential use for every square foot of a FRESH food store up to 20,000 square feet. Subsequently, the City Planning Commission (CPC) may grant an additional 15 feet of building height by Authorization to allow for the use of the floor area bonus. The proposed development would not utilize the full 6,157 square foot bonus of residential floor area generated by the FRESH use due to zoning regulations that constrain the maximum building envelope. Instead, the development would utilize 6,065 square feet of this bonus residential floor area.

Compared to underlying R7-1 zoning regulations, the proposed development would rise 9' 8" taller than what is permitted as-of-right and contain an FAR of 4.87 compared to the permitted FAR of 4.8, with 8 additional dwelling units. The underlying R7-1 zoning district reflects the predominant building type within the surrounding area of the Site, which consists of six-story apartment buildings of approximately 80 feet in height.

As such, the applicant seeks an Authorization to permit the proposed 89' 8" maximum height of the proposed development following the utilization of the FAR bonus, pursuant to the FRESH program. Compared to underlying R7-1 zoning regulations, the proposed

development would rise 9' 8" taller than what is permitted as-of-right and contain an additional 0.07 of floor area, as well as eight additional dwelling units. The underlying R7-1 zoning district reflects the predominant building type within the surrounding area of the Site, which consists of six-story apartment buildings of approximately 80 feet in height.

The proposed development would otherwise not result in any non-conforming uses or non-complying development, as it would otherwise be permitted as-of-right and the proposed actions affect only the Site.

## **Public Policy**

The proposed action seeks to development a mixed-use project which would contain commercial use at the ground floor that would contain a grocery store pursuant to the FRESH program. Community District 9 of Brooklyn has an acknowledged lack of commercial establishments that provide fresh meat, fruit and vegetables and is included in the eligible area for the FRESH program. As such, the applicant would take advantage of an FAR bonus as part of the proposed project and the FRESH program to receive a residential floor area bonus. The proposed FRESH use would provide the Prospect Lefferts Gardens and surrounding area with a business that requires the provision of fresh meat, fruit and vegetables, and would support the objectives of the FRESH program.

Additionally, the proposed development would provide 90 dwelling units, 18 of which would be considered affordable (approximately 20%), which would support Mayor De Blasio's Ten-Year Housing Plan (*Chapter 3, Building New Affordable Housing For All New Yorkers*). Therefore, the proposed development would support the goals of affordable housing creation. There are no other public policies of concern applicable to the Site.

Therefore, the proposed actions and the resulting proposed development are not expected to result in any significant adverse impacts to or conflicts with public policies in the study area.

## **V. Assessment/Conclusion**

### **Land Use**

The proposed rezoning would not result in a substantial change of land use in the rezoning area, as the proposed uses are currently allowed as-of-right. However, the proposed grocery store to be provided as part of the FRESH program would create a commercial establishment that is required to offer fresh meat, fruit and vegetables. Absent the proposed actions, the FRESH use would not be provided.

The proposed development would otherwise complement existing residential and commercial uses in the neighborhood. This would reinforce and enhance the emerging character of the area. The action-generated development would not introduce a substantial new or incompatible land use to the study area's mix of uses. Accordingly, the proposed action would not result in any significant adverse land use impacts.

### **Zoning**

The proposed rezoning would facilitate a mixed-use development on the Site, and create a structure that is 9' 8" taller what is permitted as-of-right with the underlying R7-1/C2-3 zoning district. While the proposed development would be approximately three stories taller than most properties within the surrounding area, the underlying R7-1 district requires a setback above the street wall, which would obscure the proposed extra floor not allowed as-of-right.

Since the proposed development would not introduce any new uses not allowed as-of-right, the proposed development would not introduce nonconforming uses to the study area. Furthermore, absent the proposed ninth floor of the building, the proposed development would otherwise comply with the underlying zoning regulations. As such, the proposed action is not expected to result in any significant adverse impacts from zoning.

### **Public Policy**

The proposed actions support any applicable public policies, as discussed above. The proposed development would contain a commercial use dedicated to the provision of fresh meat, fruits and vegetables, an acknowledged need within the surrounding area, pursuant to the FRESH program. The project would also provide much needed affordable housing, as noted above.

As there are no other public policies of concern applicable to the proposed project, the proposed actions are not expected to result in any significant adverse impacts to public policies.

## **2. URBAN DESIGN AND VISUAL RESOURCES**

### **Introduction**

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

1. Projects that permit the modification of yard, height, and setback requirements;
2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project.

The proposed Authorization pursuant to Zoning Resolution (ZR) §63-22 would permit a modification of maximum permitted building height as the proposed 89' 8" maximum building height would exceed the underlying regulations pursuant to ZR §43-40. A wall height of 65 feet and a total height of 80 feet are permitted. The proposed development would otherwise comply with the underlying R7-1/C2-3 zoning district, which permits mixed-use buildings of up to 4.8 FAR.

The Future With-Action scenario would result in a building with a total height of 9' 8" taller than what is permitted as-of-right and what is proposed under the Future No-Action development plan on the property.

Based on the above, a preliminary urban design assessment is required.

### **Preliminary Assessment**

#### Existing Conditions

The Project Site is located at 31-33 Lincoln Road between Ocean Avenue and Flatbush Avenue in Prospect-Lefferts Gardens, Brooklyn. The subject property consists of a single tax lot, which contains 15,807 square feet of lot area. The affected lot contains approximately 86 feet of frontage on Lincoln Road and a depth of approximately 228 feet. The lot is currently vacant but is under construction for an as-of-right development.

The uses within a 400-foot radius of the project site consist of multi-family residential apartment buildings, commercial retail (generally contained below residential uses), and a few community facilities. Prospect Park is within a block of the Project Site, which is considered a visual resource.

**Figure 2-1 No-Action Massing Diagram**





**Figure 2-2 With-Action Massing Diagram**



Zoning calculations of the existing conditions on the site, including floor area calculations, lot coverage, and building heights, are shown in Table 2-1 below.

### No-Action Scenario

Absent the action, it is anticipated that construction would continue for an as-of-right development pursuant to the underlying R7-1/C2-3 zoning district. The building would consist of an eight-story mixed-use development with 83,863 gsf of space. This would entail 7,978 gsf of commercial use, 6,419 gsf of community facility space and 69,465 gsf of residential space in 82 dwelling units. The building would rise to a height of 80 feet and contain eight floors (See **Figure 2-1 - No-Action Massing Diagram**)

The future No-Action development scenario on the project site would result in a significant change to the existing urban design and visual character of the property. It would change the vacant site with no FAR to a site with full lot coverage. The character of the surrounding project study area would not change significantly.

The No-Action development scenario on the project site would not result in any significant impacts to the visual resources, as No-Action development would be permitted as-of-right and would adhere to street wall regulations of the underlying R7-1 zoning district. The No-Action development would not block or hinder views of the sole visual resource within vicinity of the Project Site.

Zoning calculations of future No-Action conditions on the site, including floor area calculations, lot coverage, and building heights are shown in Table 2-1 below.

### Future With-Action Scenario

The Applicant seeks to develop the property with a nine-story 90-foot tall approximately 91,599.09 gsf mixed-use building. The Future With-Action Development Scenario on the project site would result in a taller building on the property as compared to both that permitted as-of-right and under the future No-Action Development Scenario. However, the Future With-Action scenario would result in a building with a total height of 9' 8" greater than what is permitted as-of-right and under the Future No-Action development plan for the property (see **Figure 2-2 - With-Action Massing Diagram**). The additional proposed ninth floor would not block or hinder any views of the sole visual resource within vicinity of the Project Site, which consists of Prospect Park approximately one block to the west.

Zoning calculations of future With-Action conditions on the site, including floor area calculations, lot coverage, and building heights are shown in Table 2-1 below.

**Table 2-1**  
**Zoning Calculations Relevant to Urban Design Analysis**

<b>Item</b>	<b>Existing Conditions</b>	<b>No-Action Conditions</b>	<b>With-Action Conditions</b>
<b>Development Scenario</b>	Vacant	Mixed Use Property (Eight-stories)	Mixed Use Property (Nine-stories)
<b>Bldg. Floor Area</b>	0	83,863	91,599
<b>Lot Coverage</b>	0%	100%	100%
<b>Building Heights</b>	NA	80'	89' 8"

**Conclusion**

The proposed development would result in a taller building on the property as compared to both that permitted as-of-right and under the future No-Action Development Scenario.

Although the proposed structure would be nine-stories in height at its tallest point and would be taller than immediately adjacent developments to the east (three-stories) and west (a subway station), the predominant building type within the surrounding area consists of six-story apartment buildings approximately 70 feet in height. The proposed ninth floor would not otherwise block or hinder any visual corridors to Prospect Park. Furthermore, the proposed building would be in character with a building that would be permitted as-of-right in the R7-1/C2-3 zoning district, which is currently under construction. The additional proposed floor would be set back from the street by 10 feet, pursuant to the underlying zoning regulations.

The proposed action would permit a new development that would be compatible with the adjacent and nearby mixed uses and would be beneficial to the overall neighborhood. Given the character and development of the immediate vicinity, the most appropriate scenario for the subject site would be the proposed development project, which consists of a mixed-use development immediately adjacent to public transportation.

The With-Action development scenario on the project site would not result in any significant impacts to visual resources, as one resource exists within proximity to the proposed development, which is Prospect Park. The park is one block to the west of the Project Site and the proposed development would not partially or totally block a view of this resource, as the proposed development would align with the existing street wall. The most significant difference to the urban design and visual context of the subject property would occur between the existing and future No-Action development scenarios on the property rather than between the future No-Action and With-Action development scenarios. The proposed action would not require a detailed urban design analysis and no urban design or visual resources impacts from the project would occur.



### **3. AIR QUALITY**

#### **Introduction**

Under CEQR, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those that could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to a proposed project. Both the potential impacts of a proposed project on surrounding buildings and potential impacts of uses in the environs of a proposed sensitive use, such as residences, schools, and hospitals, are considered in the assessment.

#### **Mobile Source**

Under guidelines contained in the 2014 *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. The difference between the Future No-Action and Future With-Action scenarios on the project site would be significantly fewer than 50 additional vehicle trips at any intersection in the study area during any peak hour. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual*, and no significant mobile source air quality impacts would be generated by proposed action.

#### **Stationary Source**

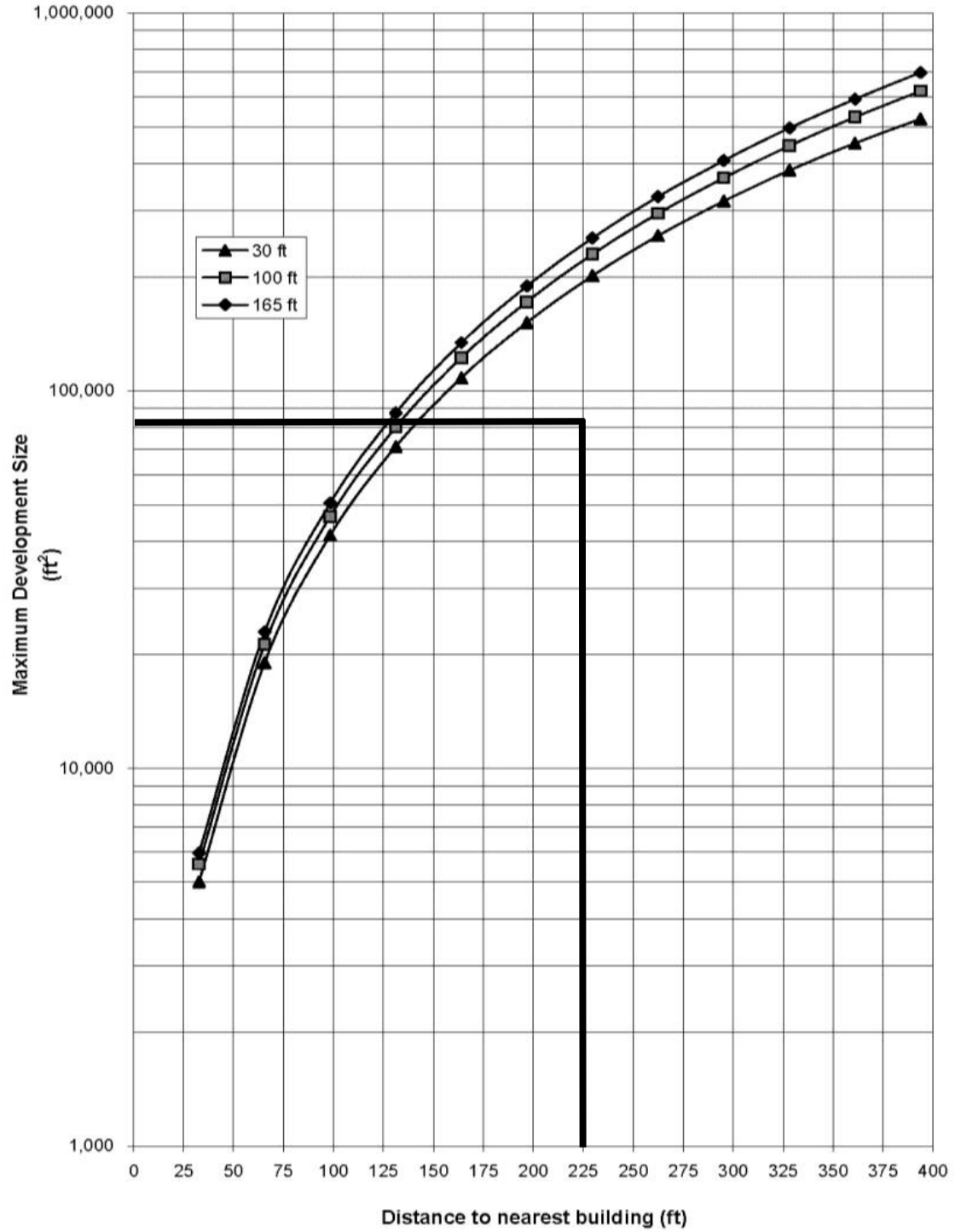
The stationary air quality impacts that were addressed in this analysis are:

- The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses;

#### Heating, Ventilation and Air Conditioning (HVAC)

A stationary source analysis is required for the proposed action as further discussed below. A screening analysis was performed, using the methodology described in the *CEQR Technical Manual*, to determine if the heat and hot water systems of the proposed building would result in potential air quality impacts to another building in the area. This methodology determines the threshold of development size below which the action would not have a significant impact. The results of this analysis found that there would be no significant air quality impacts from the project's heating, ventilation, and air conditioning (HVAC) systems.

Figure 3-1: Stationary Source (HVAC) Screen



Impacts from boiler emissions are a function of fuel type, stack height, minimum distance from the source to the nearest building of similar or greater height, and the square footage size of the building. There are no buildings within 400 feet of the project site that are taller than the proposed nine-story structure. The most similar building to the proposed development is located immediately to the south, across Lincoln Road, at 40 Lincoln Road (Block 5026, Lot 56) which is six-stories in height or approximately 70 feet tall.

The *CEQR Technical Manual* Stationary Source Screen graph (**Figure 3-1 - HVAC Screen**) was used for the analysis assuming a 224-foot distance (Lincoln Road is 40 feet wide, in addition to two 10-foot wide sidewalks and assuming stack placement in the middle of each lot, which contain a depth of 228 and 100 feet, respectively) and using the 30-foot stack height curve, since the proposed building would be approximately 89' 8" in height at the tallest point. As shown on the attached screen from the *CEQR Technical Manual* (Figure 17-3, as it is known in the chapter 17 *CEQR Technical Manual*), the plotted point is below the curve and no stationary source impacts would be generated by the project.

Therefore, the potential for significant adverse impacts due to boiler stack emissions from the proposed project is unlikely, and a detailed analysis of stationary source impacts is not required.

### **Conclusion**

Conditions associated with the project development would not result in any violations of the ambient air quality standards. Therefore, the action would not result in any potentially significant adverse stationary or mobile source air quality impacts, and further assessment is not warranted.

## 4. NOISE

### Introduction

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those, which could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed action would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, or if the project would include unenclosed mechanical equipment for building ventilation purposes.

### Mobile Source

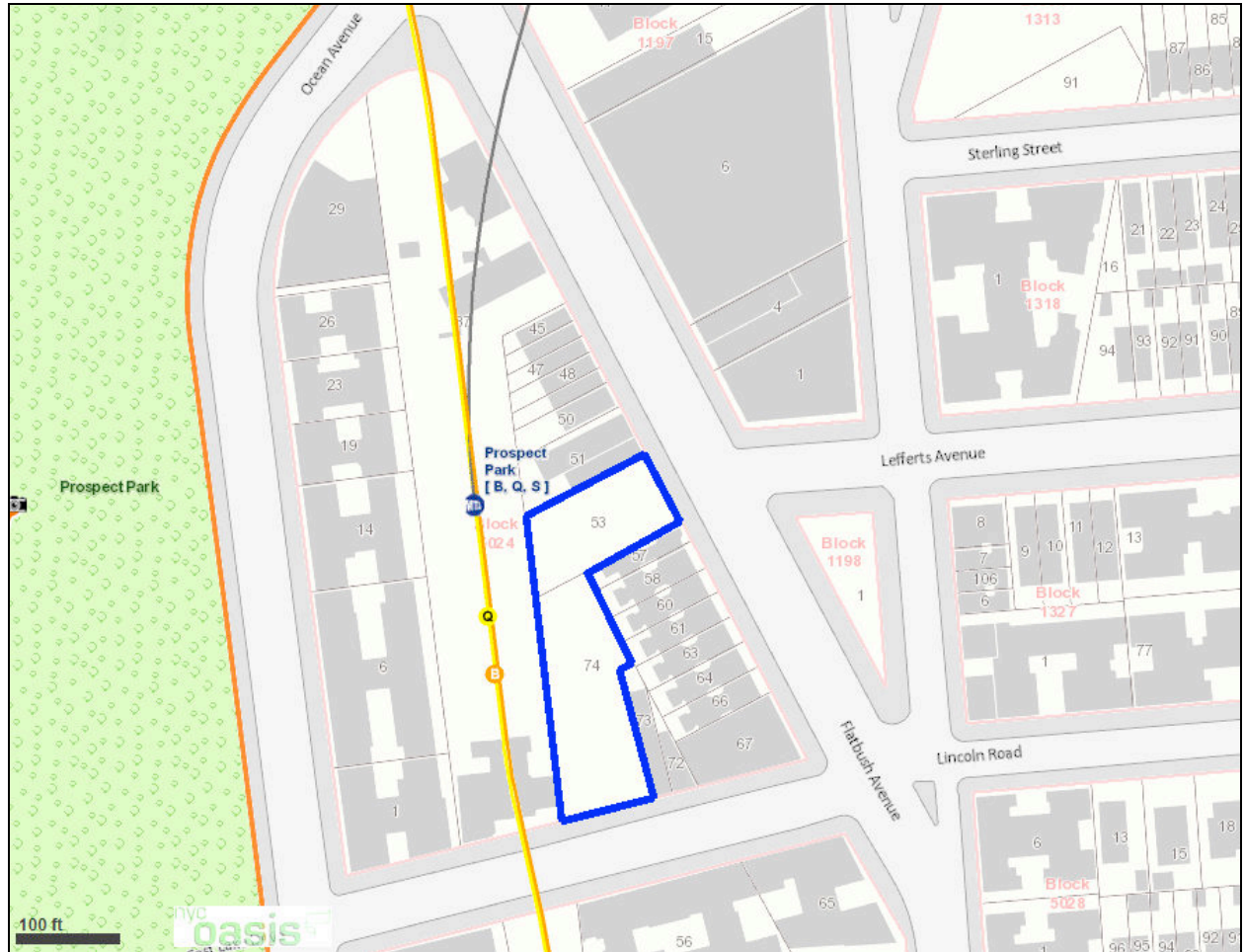
Relative to mobile source impacts, a noise analysis would be required if a proposed project would at least double existing passenger car equivalent (PCE) traffic volumes along a street on which a sensitive noise receptor (such as a residence, a park, a school, etc.) is located. Based on the project increment of eight additional dwelling units, there would be a minimal increase in vehicular traffic along Lincoln Road. Pursuant to CEQR methodology, no mobile source noise impacts would be anticipated since traffic volumes would not double along Lincoln Road due to the proposed project. Therefore, the proposed project would not result in a mobile source noise impact from the traffic volumes that it would generate.

### Stationary Source

The applicant is currently constructing both 31 Lincoln Road on Lot 74 and 510 Flatbush on Lot 53. The subject block (5024) in Brooklyn is bounded by the Ocean Avenue on the west and north, Flatbush Avenue on the east, and Lincoln Road on the south. The 15,824 sq. ft. site is irregularly-shaped. It has frontage on Lincoln Road. A row of five-story tenement buildings are adjacent on the east, so the site does not have frontage directly onto Flatbush Avenue. The adjacent land use on the west is the B/Q/S subway line, which is below-grade. It is also below-grade where it continues south of the site. However, about 175 feet north of the site, the rail lines are below-ground. On the north, the adjacent use is Lot 53 where the 510 Flatbush building is under construction. Figure 4-1 shows the Block and Lot numbers for the buildings at 31 Lincoln Road and 510 Flatbush Avenue.

Both 31 Lincoln Road and 510 Flatbush were approved for a height of eight stories, which is as-of-right. However, the applicant is seeking a height modification to construct a ninth floor for 31 Lincoln Road, which requires an authorization, which is a discretionary approval from the NYC Department of City Planning (DCP). As a result, DCP requested noise monitoring to determine the required window/wall attenuation according to the 2014 *CEQR Technical Manual*.

**Figure 4-1**  
**Location of 31 Lincoln Road Development (Lot 74)**



Source: OASIS

## SCOPE OF WORK

The scope of work included noise monitoring for the facades of the building that face Lincoln Road, Flatbush Avenue, and the subway line. Potential noise sources included traffic on Lincoln Road and Flatbush Avenue, as well as the rail line behind the building. DCP requested noise monitoring for all three sources for the peak AM, Midday, and PM periods. A one-hour period was required for the façade that faces the subway line; 20-minute monitoring periods were sufficient for the Lincoln Road and Flatbush Avenue facades. Noise monitoring must also occur on a Tuesday, Wednesday or Thursday when school is in session. No monitoring would occur during periods of precipitation or winds greater than 12 mph. Prior to conducting the field work, SEA submitted a copy of the protocol and monitoring locations to DCP for review. Because the building is already nearing completion, the noise levels recorded were not projected to a future build year.

## EVALUATION CRITERIA

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Protection Order - City Environmental Quality Review (CEQR) noise standards for exterior noise levels. These standards are the basis for classifying noise exposure into four categories based on the  $L_{10}$ : Acceptable, Marginally Acceptable, Marginally Unacceptable, and Clearly Unacceptable. Table 1 shows the required window/wall attenuation for sensitive uses within the last three categories. For example, an  $L_{10}$  may approach 80 dBA provided that buildings are constructed of materials that reduce exterior to interior noise levels by at least 35 dBA to 45 dBA for residential and community facility uses.

**Table 4-1**  
**Required Attenuation Values to Achieve Acceptable Interior Noise Levels**

	Marginally Unacceptable				Clearly Unacceptable
Noise level with proposed project	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation <sup>A</sup>	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)^B$ dB(A)
Note: composite window-wall attenuation values are for residential dwellings. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation. <sup>B</sup> 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 / 2014 CEQR Technical Manual, Table 19-3.					

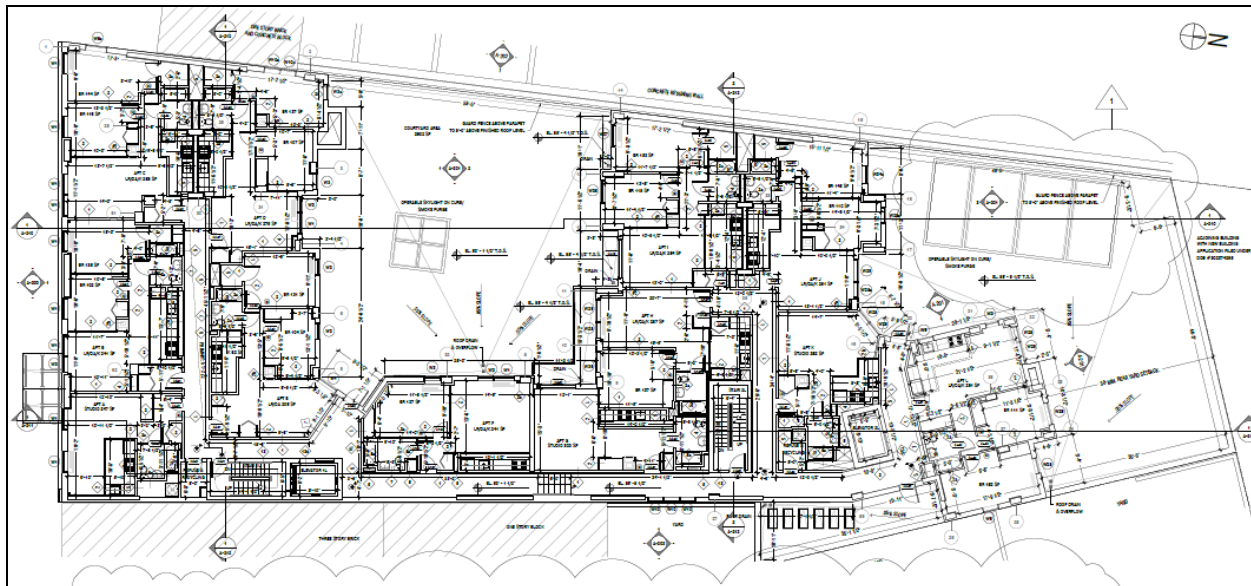
## DESCRIPTION OF PROPOSED ACTION

The 31 Lincoln Road building will have commercial and community facility uses on the first floor. Figure 4-2 shows the floor plan for the second floor, which is typical of the higher floors, as well. Floors 2 through 9 would have residential uses.

Windows on the first floor for all facades would be treated as commercial uses, and the attenuation values for these uses would be 5 dBA lower than those shown in Table 4-1.

**Eastern facade.** The northern half of the Flatbush Avenue façade, which faces east, is set back 100 feet from Flatbush Avenue due to Lots 57, 58, 60, 61, and 63. Lot 57 (516 Flatbush Avenue) has a certificate of occupancy indicating it is a community residence for mentally ill people. It is four stories (41 feet) high. The other three lots are multifamily residential buildings with four stories and heights of approximately 41 feet.

**Figure 4-2**  
**Second Floor Layout**



*Source: Anderson Associates Architect, PC*

The southern half of the Flatbush Avenue façade is set back from the roadway by more than 100 feet. This is due to: 1) Lots 63-66, which are four-story multifamily residential units, 2) Lot 67, which is a two-story commercial building, 3) Lot 72, which contains a three-story commercial/residential building facing Lincoln Road, and 4) Lot 73, which is a

three-story commercial/residential building facing Lincoln Road.

Due to the buildings between the applicant's building and Flatbush Avenue, the eastern façade has a stairwell and common corridor adjacent to the exterior wall. The windows on this corridor will be treated as commercial windows. Only one window on each floor of this façade, a bedroom window behind Lot 57 at the northern corner of the building, would be subject to the requirement for an interior noise level of 45 dBA or less. This is a total of eight residential windows facing Flatbush Avenue.

**Southern façade.** The Lincoln Road façade, which faces south, would have ten windows per residential floor, or a total of 80 residential windows for the proposed nine-story building.

**Western façade.** The rear of the building, which faces west, would have eight windows per residential floor directly facing the tracks. They are located at the southern and northern ends of the building and in the courtyard area. Thirteen other windows per residential floor would have partial exposure to the rail tracks due to their location within the courtyard. They would face north, south, or northwest.

**Northern façade.** On the northern façade, ten windows per residential floor would face north. This side of the building faces the building at 510 Flatbush Avenue (Lot 53), which is eight stories high and would block some of the exposure to the subway line that runs on a north-south alignment.

## NOISE MONITORING

Noise levels were monitored on Wednesday, June 24<sup>th</sup> 2015, Thursday, June 25<sup>th</sup> 2015 and Thursday, September 17<sup>th</sup> 2015 using Larson Davis model 831 meters, which are ANSI Type I instruments. They were calibrated before and after use and were mounted on tripods approximately 5 feet high. The  $L_{10}$ ,  $L_{eq}$ ,  $L_{01}$ ,  $L_{50}$ ,  $L_{90}$ ,  $L_{max}$ , and  $L_{min}$  parameters were recorded. During the monitoring periods, field personnel counted rail passbys and took traffic classification counts. Anderson Associates requested that construction contractors cease work during the noise monitoring periods.

Figure 4-3 shows the locations of the three noise monitoring sites. Both buildings are partially constructed.

Due to construction obstacles and active driveways, Site 2 could not be directly in front of the building façade. Site 3, which faced the subway tracks, was on the second floor of the structure. The tracks are below-grade at this location and are covered by a canopy that partially blocks the noise. Significant noise sources included autos, buses, horns honking, and heavy trucks.



Figure 4-3: Noise Monitoring Locations




 Noise Monitoring Locations  
Source: Google Earth

Table 4-2 shows the noise monitoring results. Noise levels along Flatbush Avenue were consistent, with the highest  $L_{10}$  of 74.2 dBA occurring during the peak PM period. On Lincoln Road, the peak AM period was marred by unavoidable and anomalous noise conditions. As a result, the noise monitoring results for that period were discarded and redone on September 17<sup>th</sup>.

**Table 4-2  
Monitored Noise Levels (dBA)**

ID	Location	Period	L <sub>eq</sub>	L <sub>10</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>01</sub>	PCEs*	Rail Passbys
1	Flatbush Avenue	AM	70.6	73.7	85.1	56.5	79.8	1,375	
		Midday	70.1	73.4	85.4	57.9	78.8	2,823	
		PM	70.9	<b>74.2</b>	85.8	57.8	80.0	1,184	
2	Lincoln Road	AM**	68.3	<b>70.7</b>	92.1	55.3	77.9	34.2	
		Midday	68.0	72.1	79.5	56.4	76.3	338	
		PM	69.4	71.6	84.7	58.5	76.8	260	
3	Rear of Site	AM	62.2	66.0	73.3	52.7	70.8		28
		Midday	62.2	66.1	75.7	51.7	70.8		24
		PM	62.1	<b>66.4</b>	75.2	48.9	71.1		29

\*Based on equivalent 1-hour traffic

\*\* September 17<sup>th</sup> 2015

Numbers in bold type are the highest for that site.

Source: SEA, Inc.

Table 4-2 also shows the traffic PCEs based on equivalent one-hour traffic volumes. The PCEs on Lincoln Road are substantially lower than those on Flatbush Avenue. Therefore, noise levels on Lincoln Road should be lower than those on Flatbush Avenue. Since the noise monitor on Lincoln Road also picked up some traffic noise from Flatbush Avenue, the noise levels are higher than would be expected if only PCEs were taken into account.

## RECOMMENDED WINDOW/WALL ATTENUATION

The policy established by NYC DEP is to consider the monitored noise levels to be applicable for the first 100 feet from the source. Beyond 100 feet, typical noise attenuation equations can be applied. Since the noise sources are line sources, the attenuation calculations would be based on 3 dBA per distance doubling.

**Eastern facade.** The highest L<sub>10</sub> for Flatbush Avenue was 74.2 dBA. With the sidewalk midpoint and the 100-foot setback, the diagonal distance to the windows would range from 108 to 135 feet. This would result in exterior L<sub>10</sub> noise levels ranging from 73.9 dBA on the first floor to 72.9 dBA on the ninth floor. The first four floors would be shielded by the existing intervening buildings described previously. For the purposes of the analysis, all of these buildings are assumed to be 41 feet high. Table 4-3 shows the required window/wall attenuation after the distance and shielding effects have been considered. As is evident from the table, no specific requirements pertain to any windows on the first four floors. No specific requirements pertain to the corridor windows on floors five through nine. For the bedroom window on floors five through eight, the required OITC rating is 31 dBA. This affects a total of five windows. For the bedroom window on the ninth floor, the required OITC rating is 28 dBA (See Table 4-3 and Table 4-4)

**Table 4-3**  
**Recommended Attenuation for Flatbush Avenue Façade**

Floor	Horizontal Setback	Vertical Height	Distance to Window	Distance Attenuation	Exterior L <sub>10</sub>	Building Shielding	Final Exterior L <sub>10</sub>	Required OITC	
								Residential	Commercial
1	108	9	108.4	0.35	73.9	10.0	63.9	NA	NA
2	108	18	109.5	0.39	73.8	10.0	63.8	NA	NA
3	108	27	111.3	0.47	73.7	10.0	63.7	NA	NA
4	108	36	113.8	0.56	73.6	10.0	63.6	NA	NA
5	108	45	117.0	0.68	73.5		73.5	31	26 (NA)
6	108	54	120.7	0.82	73.4		73.4	31	26 (NA)
7	108	63	125.0	0.97	73.2		73.2	31	26 (NA)
8	108	72	129.8	1.13	73.1		73.1	31	26 (NA)
9	108	81	135.0	1.30	72.9		72.9	28	23 (NA)

**Southern façade.** The highest L<sub>10</sub> for Lincoln Avenue was 72.1 dBA, which would require windows with an OITC rating of 31 dBA. This would affect approximately 80 windows on floors two through nine.

**Western façade.** The highest L<sub>10</sub> for the façade facing the subway would be 66.4 dBA. This does not require a specific recommendation for window attenuation under the CEQR Technical Manual. Thus, the developer’s proposed use of windows with an OITC rating of 28 dBA for that façade and the interior courtyard on this side of the building would be suitable.

**Northern façade.** The windows on the northern façade have some exposure to the subway line. In fact, some of them face northwest towards the subway line. They are shielded from Flatbush Avenue by the presence of the new building at 510 Flatbush Avenue as well as the existing four-story residential buildings on Flatbush Avenue. Therefore, noise levels would be similar to those on the western façade, which would be an L<sub>10</sub> of 66.4 dBA. This does not require a specific recommendation for window attenuation under the CEQR Technical Manual. Thus, the developer’s proposed use of windows with an OITC rating of 28 dBA for that façade would be suitable.

**Summary**

Table 4-4 summarizes the recommended OITC ratings for the windows at the 31 Lincoln Road building. No specific requirements apply to the commercial/community facility windows or the windows on the corridors adjacent to the exterior walls. For the residential windows, the western façade facing the rail line and the northern façade facing Ocean Avenue have no required specifications. The eastern façade facing Flatbush Avenue would require an OITC of 31 for the residential windows on floors five through eight, and an OITC of 28 for the residential windows on the ninth floor. The windows on

eight, and an OITC of 28 for the residential windows on the ninth floor. The windows on the corridors for these floors would have no required specifications. Floors one through four would have no required specifications. This is based on the current design plans that include a 100 foot setback from Flatbush Avenue and the existing four-story buildings along that segment of Flatbush Avenue that block traffic noise for the first four floors. The southern façade facing Lincoln Road would require windows with an OITC of 28 dBA.

**Table 4-4**  
**Summary of Required Window/Wall Attenuation**

Façade	Maximum Noise Level at Nearest Monitoring Site - L10 (dBA)	CEQR Categories	Required Attenuation for Residential Windows	
			dBA	Floors
Facing East (Flatbush Avenue)	73.5	Marginally Unacceptable II	31	5-8
	72.9	Marginally Unacceptable I	28	9
Facing South (Lincoln Road)	72.1	Marginally Unacceptable I	28	2-9
Facing West	66.4	Acceptable	NA	NA
Facing North	66.4	Acceptable	NA	NA

### Conclusion

In order to avoid an impact related to noise, an (E) designation would be mapped on the Project Site, identified as **Block 5025, Lot 74** in Brooklyn. As shown in Table 4-4, there are two levels of window/wall attenuation required for the proposed residential use. Depending on ambient noise levels, the residential use would require 28 and 31 dBA of window/wall attenuation on the facades facing south and east.

The text for the (E) designation, which is applicable to the proposed development's southern façade along Lincoln Road (floors 2-9) and the eastern façade along Flatbush Avenue (floors 5-8) would be as follows:

**“To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 28 dBA window/wall attenuation to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.”**



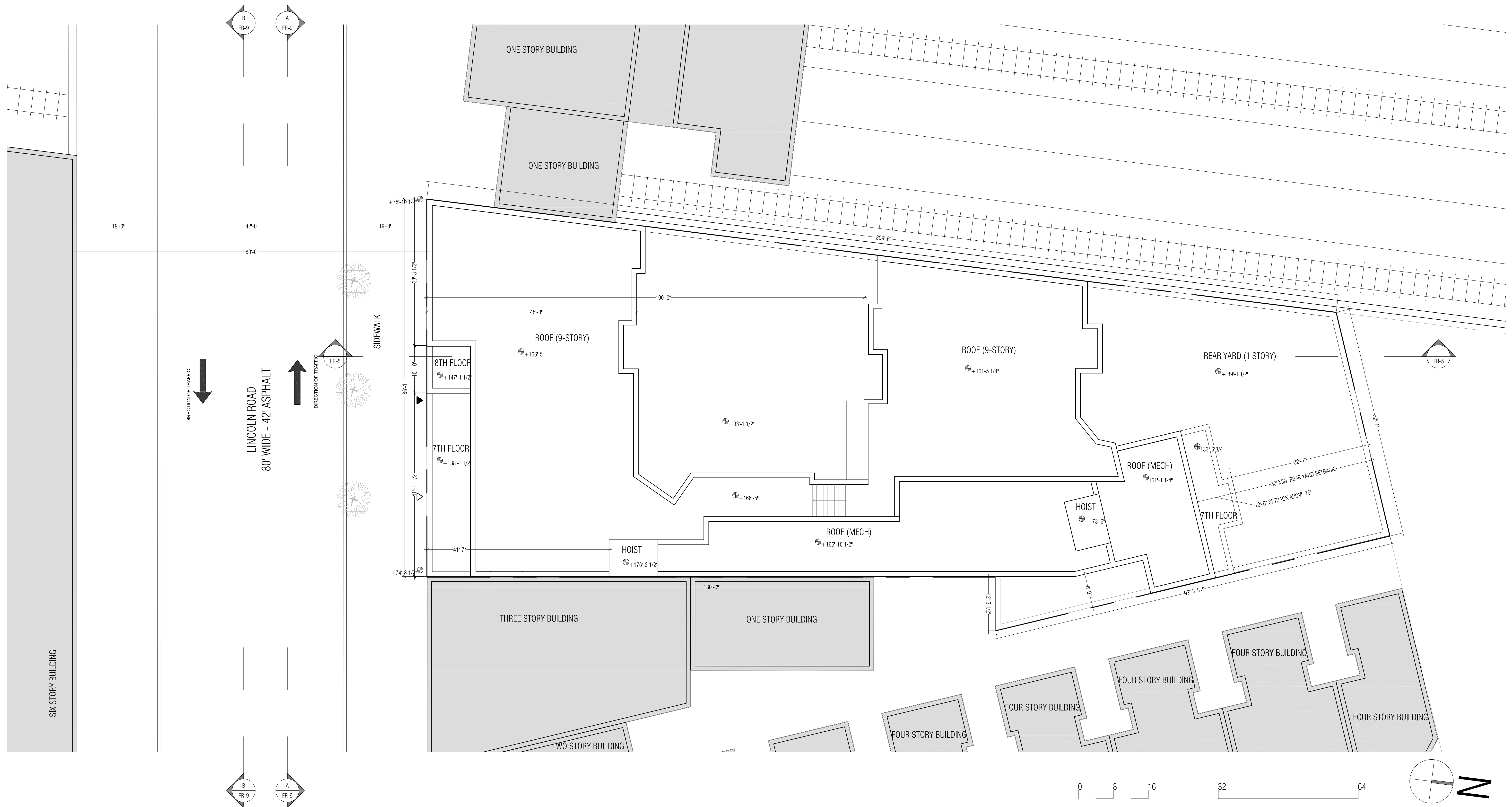
The text for the (E) designation, which is applicable to the proposed development's eastern façade along Flatbush Avenue (floor 9) would be as follows:

**“To ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.”**







With the attenuation measures specified above, the proposed development would not result in any significant adverse noise impacts, and would meet CEQR guidelines.

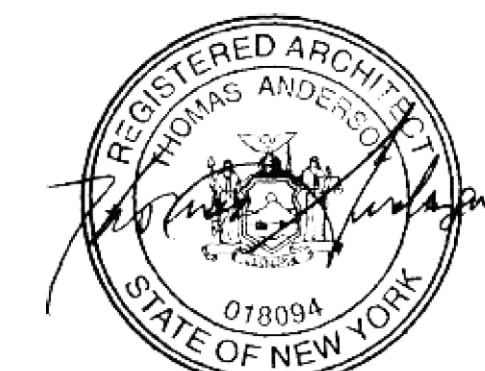
## **ATTACHMENT A:**

## **SITE PLANS**



**LEGEND**

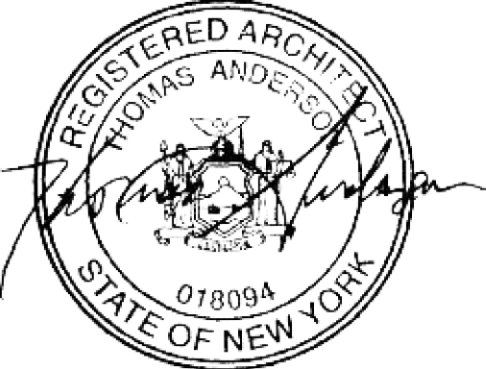
-  ELEVATION ALL ELEVATIONS SHOWN REFER TO THE BROOKLYN DATUM WHICH IS 2.547' ABOVE MEAN SEA LEVEL AT SANDY HOOK
-  PROPERTY LINE
-  EXISTING BUILDING
-  NEW TREE
-  FRESH ENTRY
-  RESIDENTIAL ENTRY



<b>ANDERSON ASSOCIATES ARCHITECT, PCH</b>		
82 HALSEY STREET BROOKLYN, NY 11216 Phone: (718-789-4701)		
Revision #	Description	Date
	<b>FRESH FOOD STORE PROPOSAL</b>	Issued: July 24 2015
Drawing Title:	Project:	Drawing:
<b>SITE PLAN</b>	Lincoln Park Apartments 33 Lincoln Rd, Brooklyn, NY	<b>FR-1</b>

SITE DATA					
Block: 5024	Lot: 74	Street Address: 31 Lincoln Road	Existing Zoning: C2-3 overlay in R7-1 (Quality Housing)	Community District: 9, Brooklyn	Zoning Section Map No. 16d
Zoning Lot Area: 15,807.29 SF		Zoning Lot Area within 100': 8002.70 SF	Zoning Lot Area beyond 100': 7804.59 SF		

ZR Section	Regulation	Permitted/Required	Proposed	Compliance/Notes
22-00, 32-00	USE GROUPS	1-9	2, 4, 6	Complies
23-145, 33-121, 63-211	FLOOR AREA RATIO	Residential within 100' of wide street: 4.0	4.39	Complies; Allowable FAR increase, proposed includes 3,229 SF FRESH bonus
		Residential beyond 100' of wide street: 3.44	3.73	Complies; Allowable FAR increase, proposed includes 2,836 SF FRESH bonus
		Commercial: 2.0	0.74	Complies
		Community Facility: 4.8	0.06	Complies
		Total: 4.8	4.87	Complies; Allowable FAR increase, proposed includes 6,065 SF FRESH bonus
23-145, 33-121, 63-211	FLOOR AREA	Residential within 100' of wide street 8,002.7 x 4 = 32,010.80	31,928.85 SF As of Right 35,157.85 SF With FRESH bonus	Complies
		Residential beyond 100' of wide street 7,804.59 x 3.44 = 26,847.78	26,305.81 SF As of Right 29,141.81 SF With FRESH bonus	Complies
		Residential Total 15,807.29 SF x 3.7235 = 58,858.44 SF	58,234.66 SF 6,065 SF* Total= 64,299.66 SF	Complies *Requires Certification pursuant to Section 63-30 of Zoning Resolution Complies
		Commercial 15,807.29 x 2.0 = 31,614.58 SF	11,684.42 SF	Complies; proposed includes 6,157.33 SF FRESH Grocery
		Community 15,807.29 x 4.8 = 75,874.99 SF	956.97 SF	Complies
		Total 15,807.29 x 4.8= 75,874.99 SF	76,941.08 SF	Complies; proposed includes 6,065 SF FRESH bonus
23-462(c), 23-47	YARD REGULATIONS	FRONT (not required)	None	Complies
		SIDE (not required)	None	Complies
		REAR (required) 30' minimum	30'	Complies
35-24	MAX. BASE HEIGHT	Height within 100' of wide street: 40' min and 65' max	65'	Complies
		Height beyond 100' of wide street: 40' min and 60' max	60'	Complies
35-24, 63-22	BUILDING HEIGHT	Height within 100' of wide street: 80' max	89'-8"	Does not comply; requires CPC authorization per ZR 63-22
		Height beyond 100' of wide street: 75' max	84'-8-1/4"	Does not comply; requires CPC authorization per ZR 63-22
25-23, 36-21, 36-23, 63-25	PARKING	Residential: 50% of dwelling units 90 dwelling units x .50 = 45 required parking spaces	57	Complies
		Commercial (non-FRESH): 1 parking space/300 SF (None required if spaces total 25 or less) 5,527.09 / 300 = 18 parking spaces	0	Complies per ZR 36-23; Waiver of Requirements for Spaces below Minimum Number
		Commercial (FRESH): 1 parking space/1000 SF (None required if spaces total 25 or less) 6,157.33 / 1000 = 6 parking spaces	0	Complies per ZR 36-23; Waiver of Requirements for Spaces below Minimum Number
		Community: 1 parking space/800 SF (None required if spaces total 25 or less) 956 / 800 = 1 parking space	0	Complies per ZR 36-23; Waiver of Requirements for Spaces below Minimum Number
36-32	LOADING	First 25,000 SF of commercial floor area 11,684.42 SF = 0 berths	0	Complies



<b>ANDERSON ASSOCIATES ARCHITECT, PC</b>		
82 HALSEY STREET BROOKLYN, NY 11216 Phone: (718-789-4701)		
Revision #	Description	Date
	<b>FRESH FOOD STORE PROPOSAL</b>	Issued: July 24 2015
Drawing Title:	Project:	Drawing:
<b>ZONING ANALYSIS</b>	Lincoln Park Apartments 33 Lincoln Rd, Brooklyn, NY	<b>FR-2</b>





**ZONING ANALYSIS**

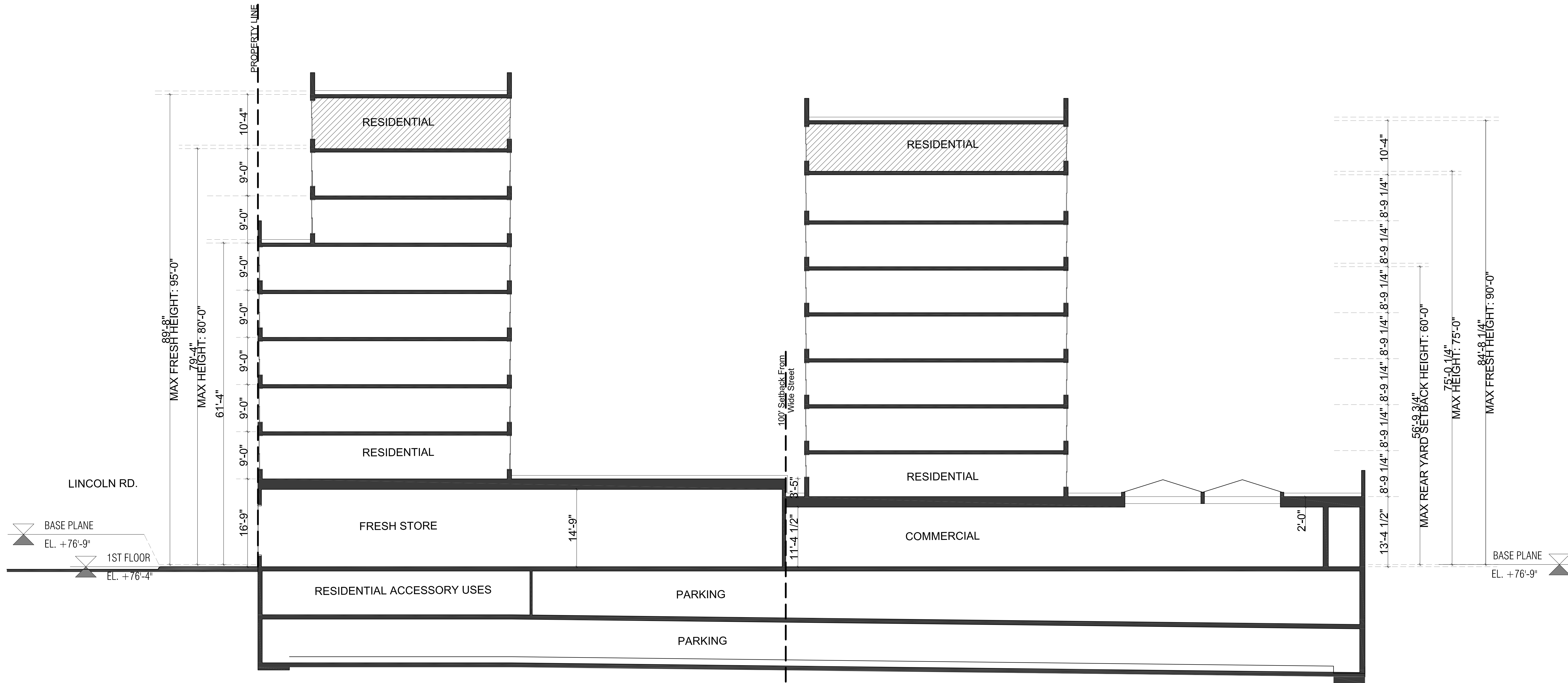
ZR Section	Regulation	Permitted/Required	Proposed	Compliance/Notes
63-01	FRESH RETAIL	General line of food and non-food grocery products: 6,000 SF	6,157.33 SF	Complies
		General line of food products intended for home preparation, consumption and utilization: 3,000 SF or 50%	3,079 SF (50%)	Complies
		Perishable goods that shall include dairy, fresh produce, frozen foods and fresh meats: 2,000 SF or 30%	2,033 SF (33%)	Complies
		Sale of fresh produce: 500 SF	526 SF	Complies

**LEGEND**

- PERISHABLE GOODS (2,033 SF)
- FOOD FOR HOME PREP (3,079 SF)
- GROCERY STORE RETAILING SPACE
- FRESH PRODUCE (526 SF)
- FRESH ENTRY
- RESIDENTIAL ENTRY
- FRESH STORE (6,157 SF)



<b>ANDERSON ASSOCIATES ARCHITECT, PC</b> 82 HALSEY STREET BROOKLYN, NY 11216 Phone: (718-789-4701)		
Revision #	Description	Date
	<b>FRESH FOOD STORE PROPOSAL</b>	Issued: July 24 2015
Drawing Title:	Project:	Drawing:
<b>GROUND FLOOR LAYOUT</b>	Lincoln Park Apartments 33 Lincoln Rd, Brooklyn, NY	<b>FR-3</b>



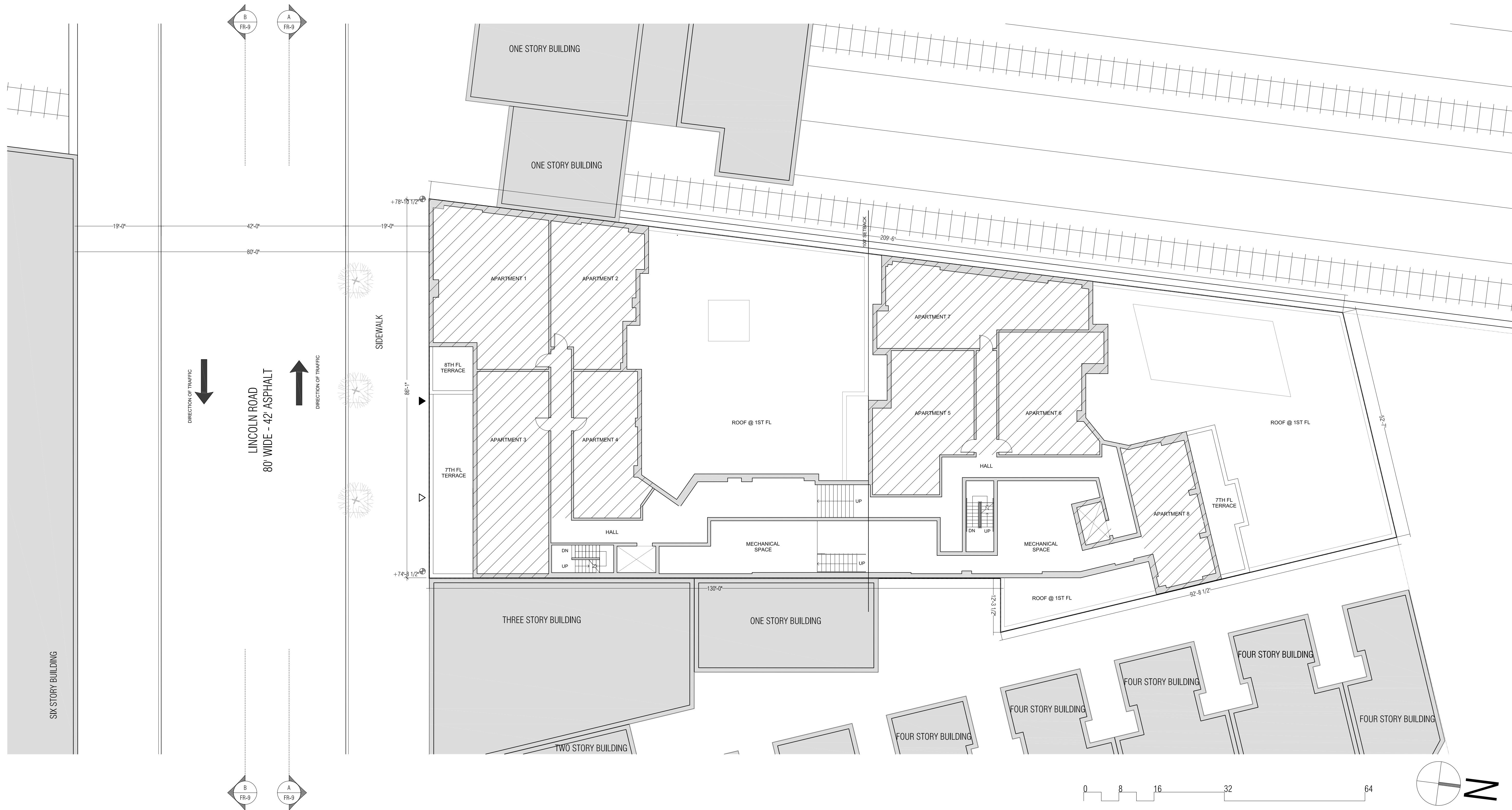
**LEGEND**

 ADDITIONAL HEIGHT SUBJECT TO CPC AUTHORIZATION PURSUANT TO ZR 63-22

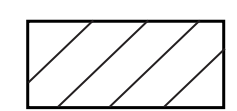


<b>ANDERSON ASSOCIATES ARCHITECT, PC</b>		
82 HALSEY STREET BROOKLYN, NY 11216 Phone: (718-789-4701)		
Revision #	Description	Date
	<b>FRESH FOOD STORE PROPOSAL</b>	Issued: July 24 2015
Drawing Title: <b>SECTION</b>	Project: Lincoln Park Apartments 33 Lincoln Rd, Brooklyn, NY	Drawing: <b>FR-4</b>



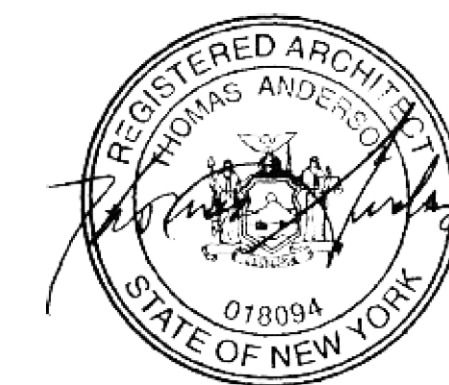


**LEGEND**

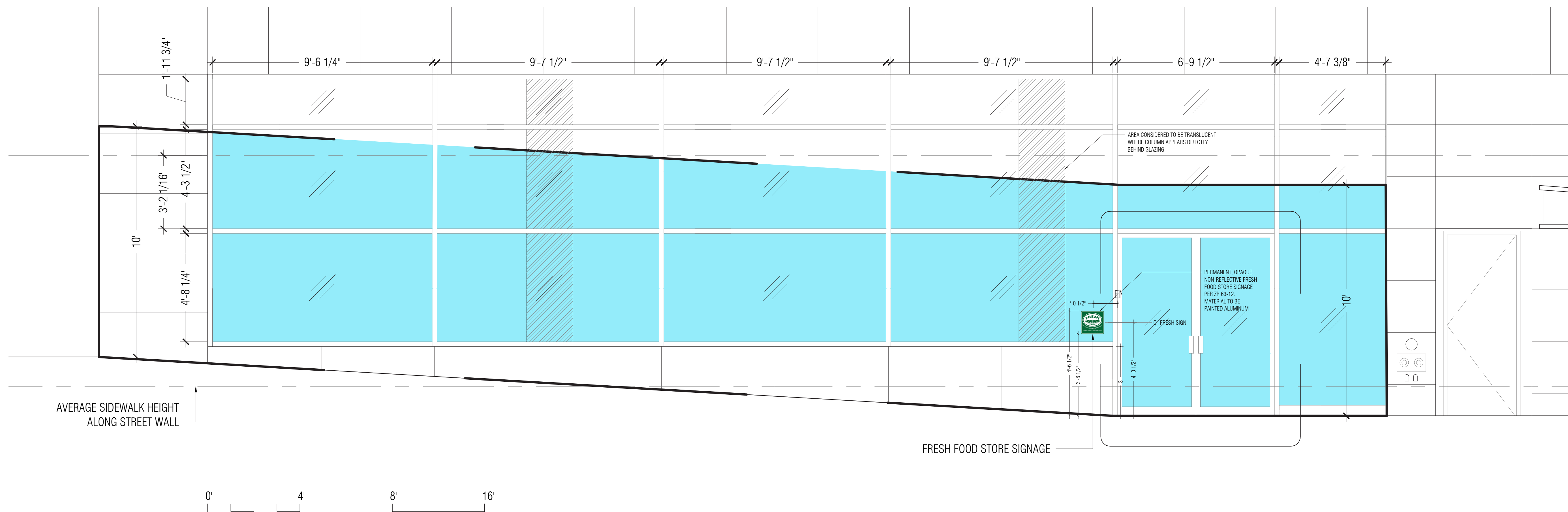
 6,065 SF OF BONUS RESIDENTIAL ZONING AREA GENERATED BY FRESH STORE

 FRESH ENTRY

 RESIDENTIAL ENTRY



<b>ANDERSON ASSOCIATES ARCHITECT, PC</b>		
82 HALSEY STREET BROOKLYN, NY 11216 Phone: (718-789-4701)		
Revision #	Description	Date
	<b>FRESH FOOD STORE PROPOSAL</b>	Issued: July 24 2015
Drawing Title:	Project:	Drawing:
<b>9TH FLOOR PLAN</b>	Lincoln Park Apartments 33 Lincoln Rd, Brooklyn, NY	<b>FR-5</b>



1 LINCOLN ROAD - STOREFRONT ELEVATION

ZONING ANALYSIS

ZR Section	Regulation	Permitted/Required	Proposed	Compliance/Notes
63-23	FRESH FOOD STORE TRANSPARENCY REQUIREMENTS	<p>Minimum Glazing Requirements Ground Floor street wall area within 10' of adjacent sidewalk 70% of street wall area required to be glazed 558.69 x .70 = 391.08 SF</p> <p>Transparent Glazing Requirements Ground Floor street wall area within 10' of adjacent sidewalk 50% of street wall area required to be transparent glazed and up to 20% may be translucent glazed 558.69 x .50 = 279.35 SF 558.69 x .20 = 111.74 SF</p>	<p>Ground floor area within 10' = 558.69 Glazing Area = 396.80</p> <p>71% Glazed Area</p>	Complies
			<p>Ground floor are within 10' = 558.69 Transparent Glazing Area = 366.39 Translucent Glazing Area = 30.41</p> <p>65.6% Transparent Glazed Area 5.4% Translucent Glazed Area</p>	Complies

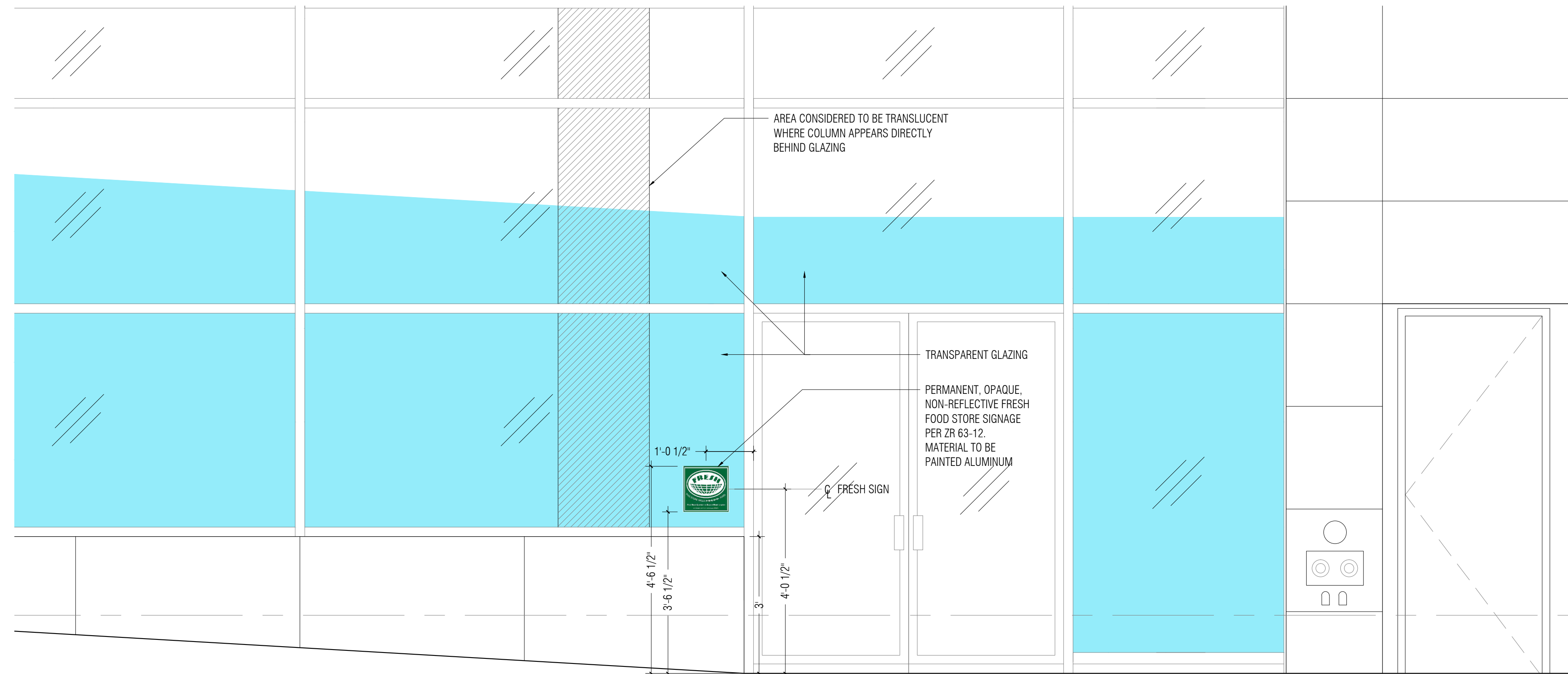
LEGEND

- AREA OF TRANSPARENT GLAZING OF STOREFRONT DOORS AND WINDOWS WITHIN 10' ABOVE ADJACENT SIDEWALK
- AREA OF TRANSLUCENT GLAZING OF WINDOWS WITHIN 10' ABOVE ADJACENT SIDEWALK



<b>ANDERSON ASSOCIATES ARCHITECT, PC</b>		
82 HALSEY STREET BROOKLYN, NY 11216 Phone: (718-789-4701)		
Revision #	Description	Date
	<b>FRESH FOOD STORE PROPOSAL</b>	Issued: July 24 2015
Drawing Title:	Project:	Drawing:
<b>STREETWALL ELEVATION</b>	Lincoln Park Apartments 33 Lincoln Rd, Brooklyn, NY	<b>FR-6</b>

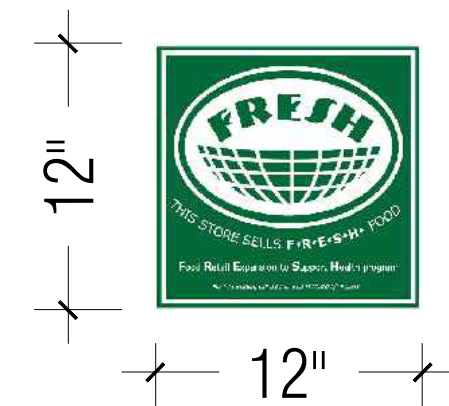




1 FRESH SIGNAGE LOCATION (LINCOLN ROAD ENTRANCE)

LEGEND

- AREA OF TRANSPARENT GLAZING OF STOREFRONT DOORS AND WINDOWS WITHIN 10' ABOVE ADJACENT STREETWALK
- AREA OF TRANSLUCENT GLAZING OF WINDOWS WITHIN 10' ABOVE ADJACENT SIDEWALK

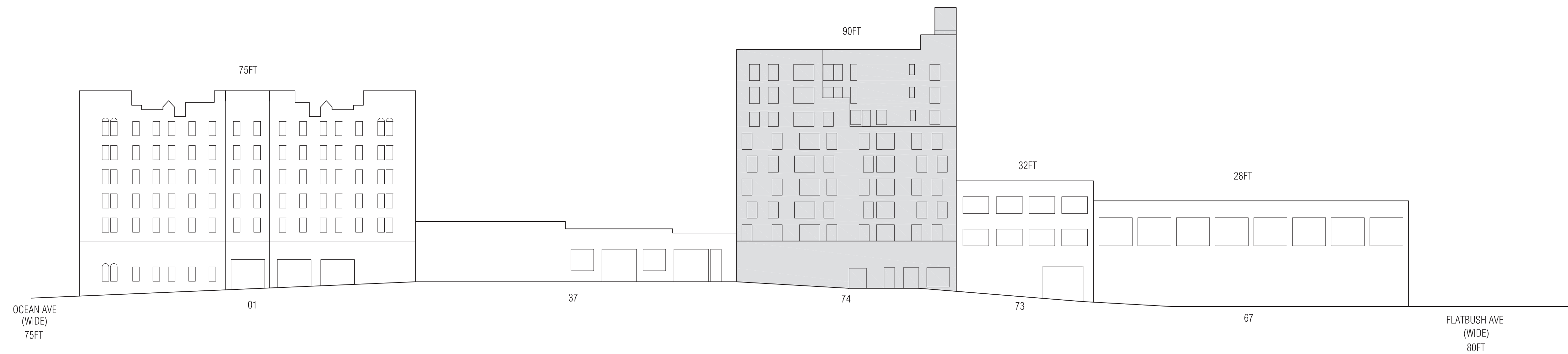


2 FRESH SIGNAGE DETAIL

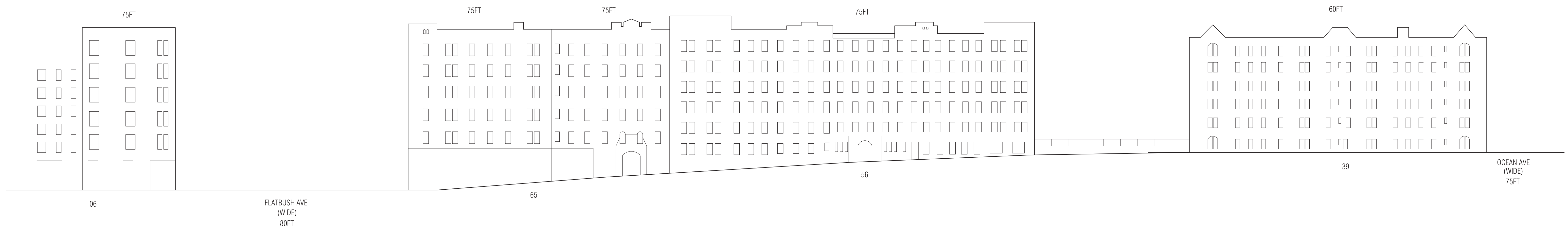
ZR Section	Regulation	Permitted/Required	Proposed	Compliance/Notes
63-12	SPECIAL SIGN REGULATIONS	Mounted on an exterior building wall adjacent to an no more than five feet from the principal entrance of the FRESH Food Store and directly visible, without any obstruction, to customers entering the FRESH Food Store	Provided 1'-0 1/2" from the building entrance	Complies
		Mounting Height: No less than three feet and not more than five feet above the adjoining grade	Bottom of Sign is at 3'-6 1/2" Top of Sign is at 4'-6 1/2" above adjoining grade	Complies
		Sign Dimensions: FRESH Food Store symbol shall be no less the 12 inches by 12 inches and no more than 16 inches by 16 inches	12" x 12"	Complies
		Sign Material: Fully Opaque, Non-Reflective and constructed of permanent, highly durable materials	Painted Aluminum	Complies



<b>ANDERSON ASSOCIATES ARCHITECT, PC</b>		
82 HALSEY STREET BROOKLYN, NY 11216 Phone: (718-789-4701)		
Revision #	Description	Date
	<b>FRESH FOOD STORE PROPOSAL</b>	Issued: July 24 2015
Drawing Title:	Project:	Drawing:
<b>FRESH FOOD STORE SIGNAGE</b>	Lincoln Park Apartments 33 Lincoln Rd, Brooklyn, NY	<b>FR-7</b>



**A** LINCOLN ROAD - LOOKING NORTH

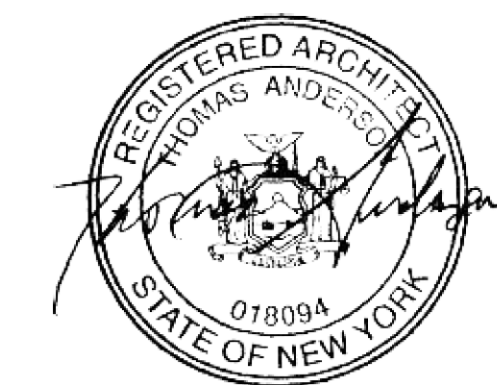


**B** LINCOLN ROAD - LOOKING SOUTH

NOTE:  
 HEIGHTS SHOWN FOR THE EXISTING BUILDINGS ARE ESTIMATED BASED ON NUMBER OF STORIES:  
 COMMERCIAL FLOOR ASSUMED - 15'-0"  
 RESIDENTIAL FLOOR ASSUMED - 10'-0"



KEY PLAN



<b>ANDERSON ASSOCIATES ARCHITECT, PC</b>		
<b>82 HALSEY STREET BROOKLYN, NY 11216 Phone: (718-789-4701)</b>		
Revision #	Description	Date
	<b>FRESH FOOD STORE PROPOSAL</b>	<b>Issued: July 24 2015</b>
Drawing Title:	Project:	Drawing:
<b>EXISTING/PROPOSED NORTH &amp; SOUTH STREETSCAPES</b>	<b>Lincoln Park Apartments 33 Lincoln Rd, Brooklyn, NY</b>	<b>FR-8</b>