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ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) AND SUPPLEMENTAL STUDIES TO THE EAS

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

Prepared for:
1050 Pacific LLC

Prepared by:
Equity Environmental Engineering
500 International Drive, Suite 150
Mount Olive, NJ 07828

October 24, 2018

1050 Pacific Street Rezoning
Crown Heights, Brooklyn NY
Block 1134, Lots 2, 4, 5, 7, 9, 11, 96, 97 and p/o 17
Brooklyn Community District 8

1050 Pacific Street
Brooklyn, New York 10027

CEQR Reference No: 17DCP205K

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City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

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

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

2. *Project Name* 1050 Pacific Street Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
17DCP205K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
160175 ZMK; N 160176 ZRK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
Department of City Planning			1050 Pacific LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Olga Abinader, Acting Director, Environmental Assessment and Review Division			Kevin Williams, Equity Environmental Engineering LLC		
ADDRESS 120 Broadway			ADDRESS 500 International Drive, Suite 150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 973-527-7451x301	EMAIL kevin.williams@equityenvironmental.com	

5. *Project Description*

The applicant, 1050 Pacific LLC seeks a Zoning Map Amendment affecting the eastern portion of Block 1134 in the Crown Heights section of Brooklyn Community District 8 (Block 1134, Lots 2, 4, 5, 7-9, 11, 12, 96, 97, and p/o 17-"The Affected Area"). The Proposed Action would rezone the Affected Area from M1-1 to an MX: R7A/M1-4, and a Zoning Text Amendment to amend Brooklyn Community District 8, Map 1 in Appendix F: Inclusionary Housing Designated Areas to expand the Inclusionary Housing Designated Area in order to include the Affected Area proposed for rezoning as a Mandatory Inclusionary Housing Area.

Projected Development 1: The Proposed Action would facilitate a proposal by the applicant to develop a 114,124 gross square foot (inclusive of cellar parking), 8-story (80' tall) building containing 104 dwelling units and approximately 16,913 gross square feet of ground floor commercial space on the applicant's property (Block 1134, Lot 12, the 'Projected Development Site 1'). It is the applicant's intention to develop the site pursuant to the requirements of MIH, ensuring that 25% of the residential floor area (approximately 21 dwelling units) would be designated for inclusionary housing. Cellar parking for 42 cars and 54 bicycles would be provided. Projected Development 1 would have an FAR of 4.6, maximizing the allowable FAR for residential and commercial floor area under the proposed rezoning with MIH.

Projected Development 2: Pursuant to the Proposed Actions, Lots 5, 7, 8, 9, and 11 (Projected Development Site 2) would be redeveloped with a mixed-use commercial/residential building. The building would be approximately 67,073 square feet of floor area and could contain an FAR of 4.6: 3.8 residential FAR or 55,408 gsf (51,034 zsf) of residential floor area and 0.8 commercial FAR or 11,665 gross square feet (10,801 zsf) of commercial floor area. The building would contain a total of 55 units, 11 of which would be affordable at 80% AMI. Additionally, a 10,000 square feet cellar for storage and parking would be provided.

Potential Development 1: Pursuant to the Proposed Actions, Lots 4, 2, 96, and 97 could potentially be developed with a 9-story 95-foot-high mixed-use commercial and residential building containing 53,292 gross square feet of floor area. Approximately 44,024 gsf (40,763 zsf) would be residential and 9,268 gsf (8,582 zsf) would be commercial for a total FAR

of 4.6 (3.8 FAR residential and 0.8 FAR commercial). Under this scenario, the building would contain a total of 44 units, 9 of which would be affordable at 80% AMI.

The Total Projected Development in the Affected Area under the Proposed Action:
In Combination, Projected Development 1 and Projected Development 2 would result in a total of 181,197 gross square feet (168,747 zoning square feet) of development, including 152,730 gsf of (142,156 zsf) residential floor area and 28,578 gsf (26,591 zsf) of commercial floor area. The Projected Developments would produce a total of 159 dwelling units, 32 of which would be affordable at 80% AMI. The combined Projected With-Action Development would include 62 parking spaces.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 8	STREET ADDRESS 1050 Pacific Street
TAX BLOCK(S) AND LOT(S) Block 1134, Lot 12. Other affected lots are lots 2, 4, 5, 7-9, 11, 12, 96, 97, and p/o 17		ZIP CODE 11238

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Projected Development Site 1 is a through lot with frontage on Pacific and Dean Streets east of Classon Avenue. The Affected Area consists of the eastern portion of the block bounded by Classon Avenue to the west, Pacific Street to the north, Dean Street to the south, and Franklin Street to the east.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1 | ZONING SECTIONAL MAP NUMBER 16c

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

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

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION Appendix F: Inclusionary Housing Designated Areas

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

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

☐ LEGISLATION	☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING	☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES	☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL	☐ PERMITS, specify:
☐ OTHER, explain:	

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

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
	☐ OTHER, explain:

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

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

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

☒ SITE LOCATION MAP	☒ ZONING MAP	☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP	☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 49,061 within Affected Area; 23,183 on Projected Development Site 1

Waterbody area (sq. ft) and type:

Roads, buildings, and other paved surfaces (sq. ft.): 49,061

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): 181,197 (Projected 1: 114,124 gsf, Projected 2: 67,073)

NUMBER OF BUILDINGS: Projected 1: 1 building with 2 towers; Projected 2: 1 building

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 114,124 gsf, 67,073 gsf

HEIGHT OF EACH BUILDING (ft.): the Applicant's proposed project will be 80' tall. This EAS considers a future With-Action scenario (95 feet) only for technical anlaysis where it provides a more conservative analysis for purpose of evlauting potential impacts resulting from the Proposed Action

NUMBER OF STORIES OF EACH BUILDING: 8 stories

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: 23,183

The total square feet not owned or controlled by the applicant: 25,878

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: 32,401 sq. ft. (width x length)

VOLUME OF DISTURBANCE: 350,000 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 32,401 sq. ft. (width x length)

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	152,730 cumulative (Projected Site 1: 97,322; Projected Site 2: 55,408)	28,578 (Projected Site 1: 16,913; Projected Site 2: 11,665)		
Type (*e.g.,* retail, office, school)	159 total - Projected 1: 104 units, Projected 2: 55 units	local 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: approx 360

NUMBER OF ADDITIONAL WORKERS: 57

Provide a brief explanation of how these numbers were determined: based on increment of 159 dwelling units and average household size of 2.09 persons per 2016 ACS for the subject census tract (Brooklyn 305), and two retail employees per 1,000 square feet.

Does the proposed project create new open space? ☒ YES ☐ NO If "yes," specify size of project-created open space: 2,910 sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly: The Applicant Owned Site would be developed with 23,183 square feet of one-story retail development under the existing M1-1 zoning.

9. *Analysis Year* CEQR Technical Manual Chapter 2

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

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18-24

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

Part II: TECHNICAL ANALYSIS

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

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

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

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

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 6,751		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 14,803,173,000		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) see attached	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		

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

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Kevin Williams	10/15/ 2018

SIGNATURE Kevin Williams

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

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

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

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

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

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

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

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

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

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

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

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

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	**DATE**
Olga Abinader	October 26, 2018

SIGNATURE

Olga Abinader

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

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

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Community Facilities and Services

A detailed analysis of community facilities was conducted for public schools. The analysis concludes that in the future With-Action Condition, the collective utilization rate for both elementary and intermediate schools would be below 100 percent. Further, the Proposed Action would result in a one percent increase in utilization from the No-Action Condition for elementary school, and a 1.6 percent increase in utilization from the No-Action conditions for intermediate school. Therefore, pursuant to *CEQR Technical Manual* methodology, the Proposed Action would not result in significant adverse impacts related to elementary or intermediate school utilization.

Urban Design and Visual Resources

A detailed analysis of urban design and visual resources included in this EAS. The analysis concludes that the Proposed Actions would not result in significant adverse impacts related to urban design and visual resources. Development under the Proposed Actions would allow new multi-story mixed-use buildings of up to 95 feet in height in the Affected Area, which would be consistent with the surrounding area's built form, and would not affect street hierarchy, streetwall, curb cuts, or pedestrian activity. There are no visual resources identified in the Affected Area.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-510) for Hazardous Materials, Air Quality, and Noise has been incorporated into the sites affected by the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for a list of sites affected by the proposed (E) designation and applicable requirements. With these measures in place, the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA)

TITLE	LEAD AGENCY
Acting Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	10/26/2018
SIGNATURE	

TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE 10/29/2018
SIGNATURE	

Appendix 1: (E) Designations

To ensure that there would be no significant adverse hazardous material impacts associated with the proposed project, an E designation (E-510) will be placed on the project sites as follows:

The E designation requirements related to hazardous materials, air quality, and noise would apply to:

Projected Development Site 1: Block 1134, Lot 12

Projected Development Site 2: Block 1134, Lots 5, 7, 8, 9, and 11

Potential Development Site 3: Block 1134, Lots 2, 4, 96, and 97

Hazardous Materials

The (E) Designation language is as follows:

Task 1

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

Task 2

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

If remediation is indicated from the test results, a proposed Remedial Action Plan (RAP) must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER in accordance with the approved RAWP. The applicant should then provide proper documentation that remedial action has been satisfactorily completed.

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

Air Quality

The (E) Designation language is as follows:

Block 1134, Lot 12 (Projected Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilation, air conditioning (HVAC) systems and hot water systems, ensure that the stack(s) is located at the highest tier and at least 83 feet above grade, and at least 82 feet from the lot line facing Classon Avenue, and 129 feet from the lot line facing Pacific Street to avoid an potential significant air quality impacts.

Block 1134, Lots 5, 7, 8, 9, 11 (Projected Development Site 2): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water systems, ensure that the stack is located at the highest tier and at least 98 feet above the grade, and is at least 36 feet from the lot line facing Classon Avenue to avoid any potential significant air quality impacts.

Block 1134, Lots 2, 4, 96, 97 (Potential Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilation, air conditioning (HVAC), and hot water systems, ensure that the stack(s) is located at the highest tier and at least 98 feet above grade, and is at least 36 feet from the lot line facing Classon Avenue to avoid any potential significant adverse air quality impacts.

Noise

The (E) Designation language is as follows:

Block 1134, Lot 12 (Projected Development Site 1): To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all facades facing south (Dean Street) and 28 dB(A) of attenuation on all other facades to maintain an interior noise level of 45 dB(A). 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, central air conditioning.

Block 1134, Lots 5, 7, 8, 9, and 11 (Projected Development Site 2): To ensure an acceptable interior noise environment, future residential/commercial uses most provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all

facades facing west (Classon Avenue) and 28 dB(A) of attenuation on all other facades to maintain an interior noise level of 45 dB(A). 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, central air conditioning.

Block 1134, Lots 2, 4, 96, and 97 (Potential Development Site 1): To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window conditions with a minimum of 31 dB(A) window/wall attenuation on all facades facing south (Dean Street) or west (Classon Avenue) and 28 dB(A) of attenuation on all facades facing east (Franklin Avenue) or north (Pacific Street) to maintain an interior noise level of 45 dB(A). To maintain a closed-window conditions, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.

Figure 1-1: Project Location Map

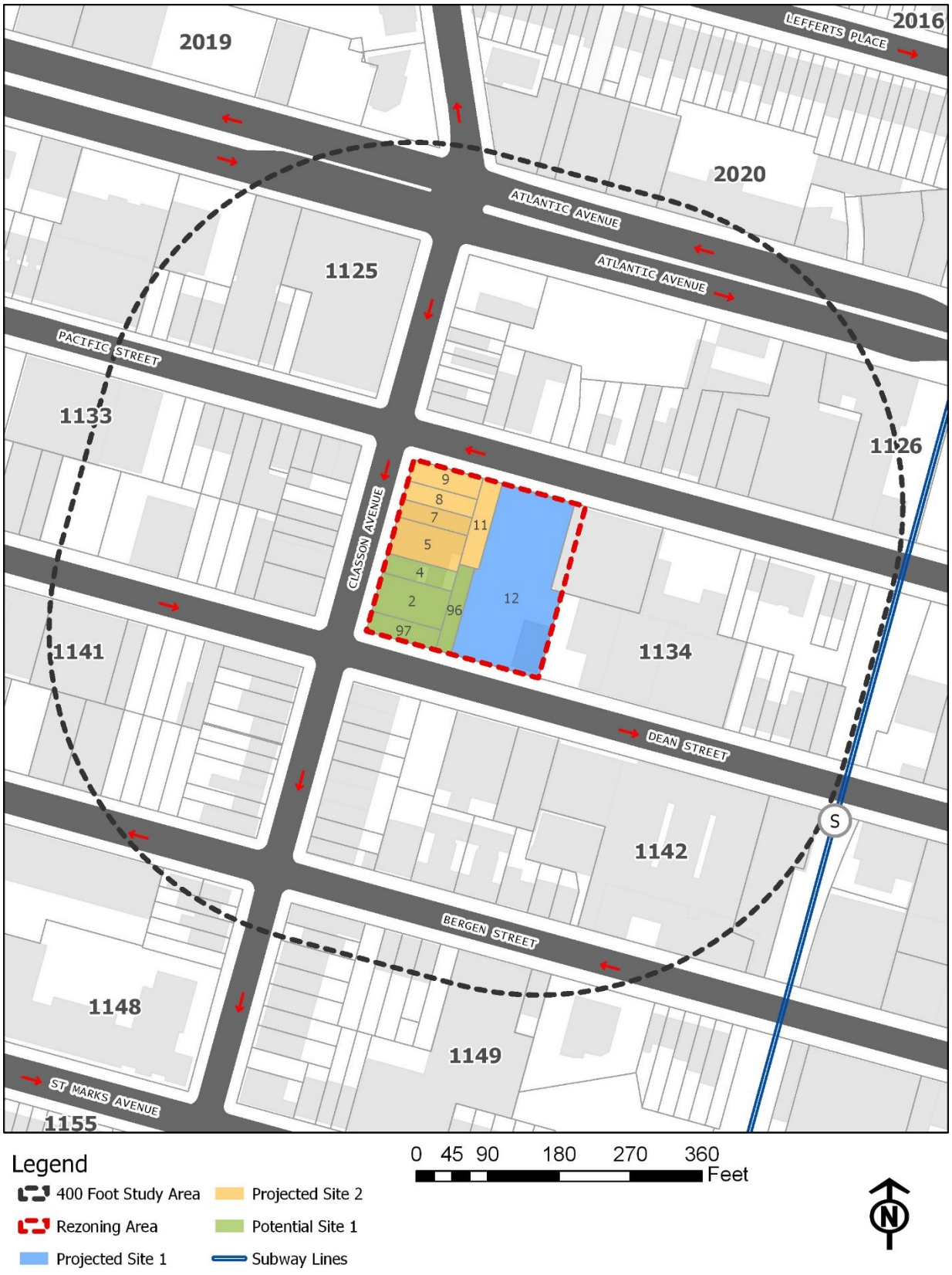


Figure 1-2: Zoning Sectional Map

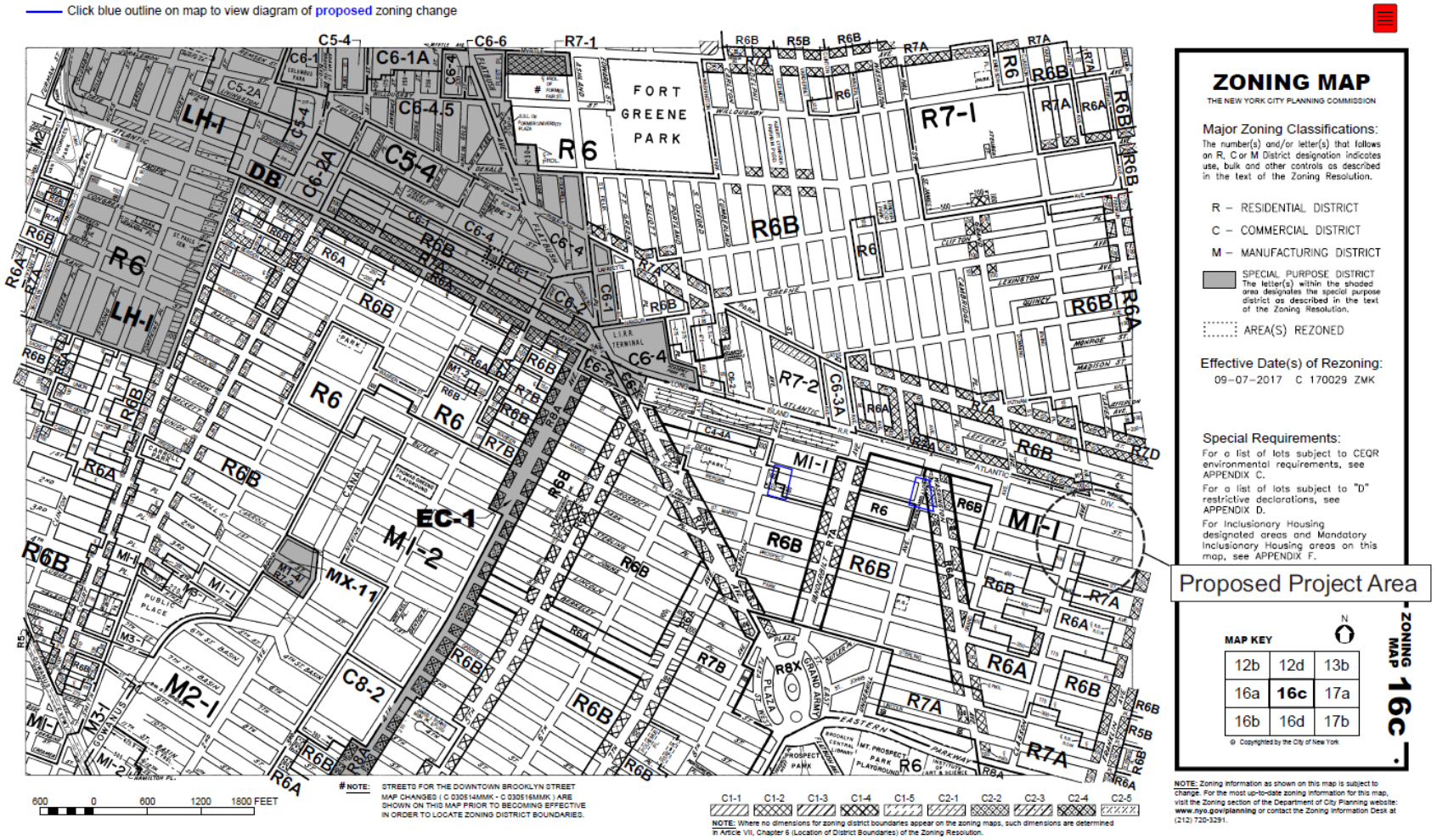
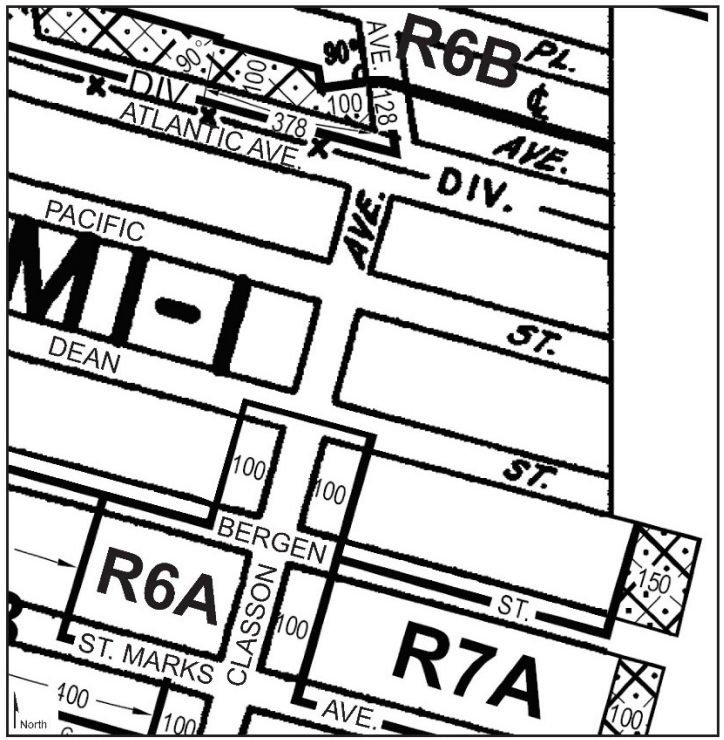
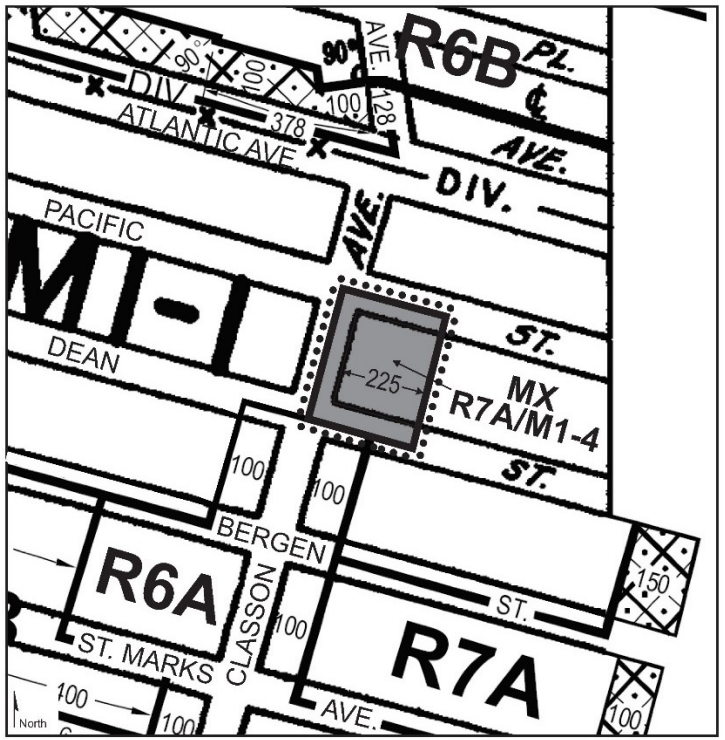


Figure 1-3: Zoning Change Map



Current Zoning Map (Map 16c)



Proposed Zoning Map (Map 16c) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to an (MX) zoning district.

Figure 1-4: Tax Map

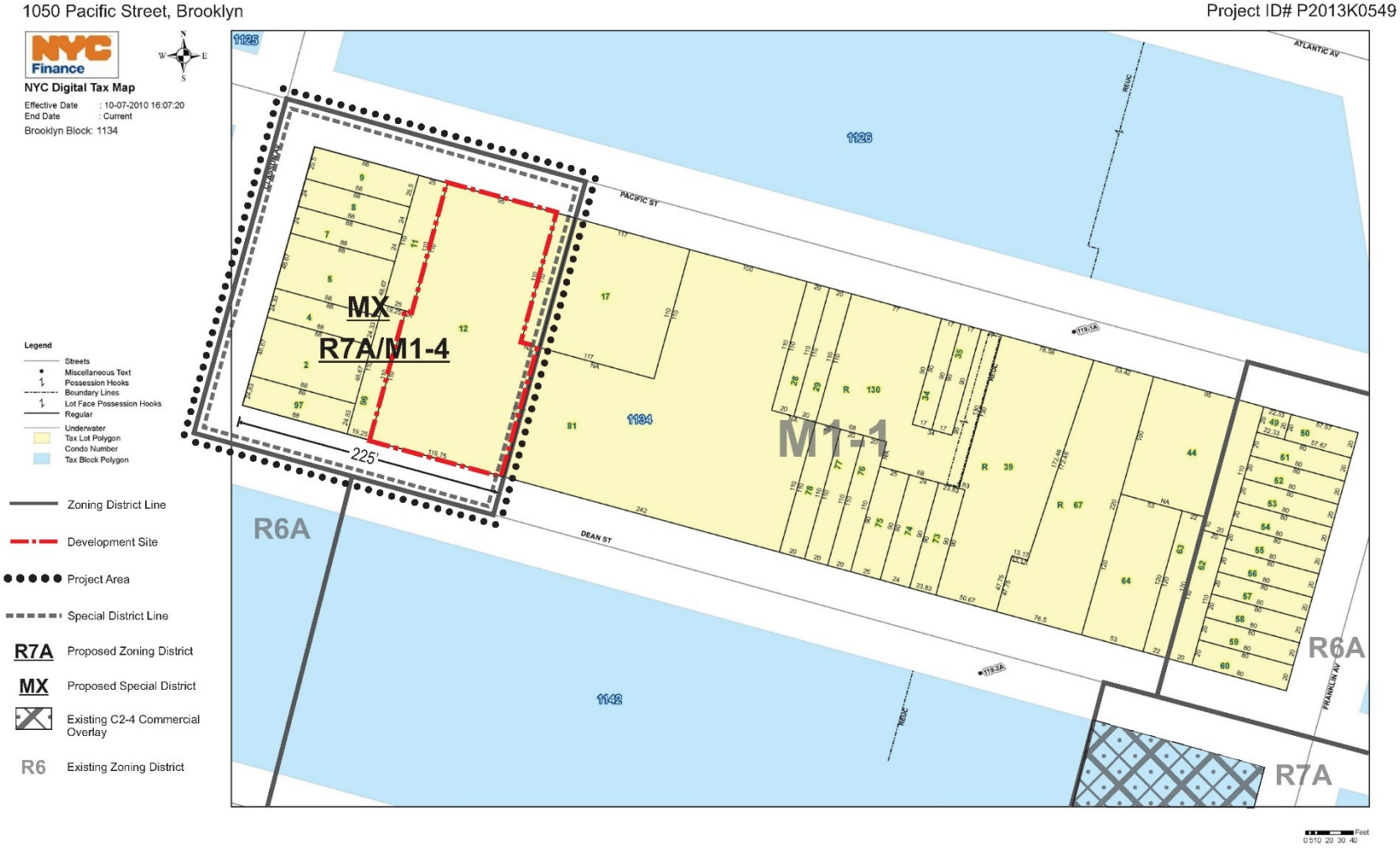


Figure 1-5.1: Site Photos 1-3

1. View of Dean Street facing west (Site at right).

2. View of the sidewalk along the north side of Dean Street facing west (Site at right).

3. View of the Site facing northwest from Dean Street.

Photographs Taken on October 4, 2017

1050 Pacific Street, Brooklyn

Figure 1-5.2: Site Photos 4-6

4. View of the south side of Dean Street facing southeast from the Site.

5. View of the south side of Dean Street facing southwest from the Site.

6. View of the Site facing northeast from Dean Street.

Photographs Taken on October 4, 2017

Figure 1-5.3: Site Photos 7-9

7. View of the sidewalk along the north side of Dean Street facing east (Site at left).

8. View of the north side of Dean Street facing northeast from Classon Avenue.

9. View of Dean Street facing east from Classon Avenue (Site ahead at left).

Photographs Taken on October 4, 2017

Figure 1-5.4: Site Photos 10-12

10. View of the east side of Classon Avenue facing northeast from Dean Street.

11. View of the sidewalk along the east side of Classon Avenue facing north.

12. View of the west side of Classon Avenue facing southwest.

Photographs Taken on October 4, 2017

1050 Pacific Street, Brooklyn

Figure 1-5.5: Site Photos 13-15

13. View of the west side of Classon Avenue facing northwest.

14. View of the sidewalk along the east side of Classon Avenue facing south.

15. View of the east side of Classon Avenue facing southeast from Pacific Street.

Photographs Taken on October 4, 2017

Figure 1-5.6: Site Photos 16-18

16. View of Pacific Street facing east from Classon Avenue (Site ahead at right).

17. View of the south side of Pacific Street facing southeast from Classon Avenue.

18. View of the Site facing southeast from Pacific Street.

Photographs Taken on October 4, 2017

Figure 1-5.7: Site Photos 19-21

19. View of the sidewalk along the south side of Pacific Street facing east (Site at right).

20. View of the north side of Pacific Street facing northwest from the Site.

21. View of the north side of Pacific Street facing northeast from the Site.

Photographs Taken on October 4, 2017

Figure 1-5.8: Site Photos 22-24

22. View of the sidewalk along the south side of Pacific Street facing west (Site at left).

23. View of the Site facing southwest from Pacific Street.

24. View of Pacific Street facing west (Site at left).

Photographs Taken on October 4, 2017

Figure 1-6.1: Proposed Development - Massing Diagram

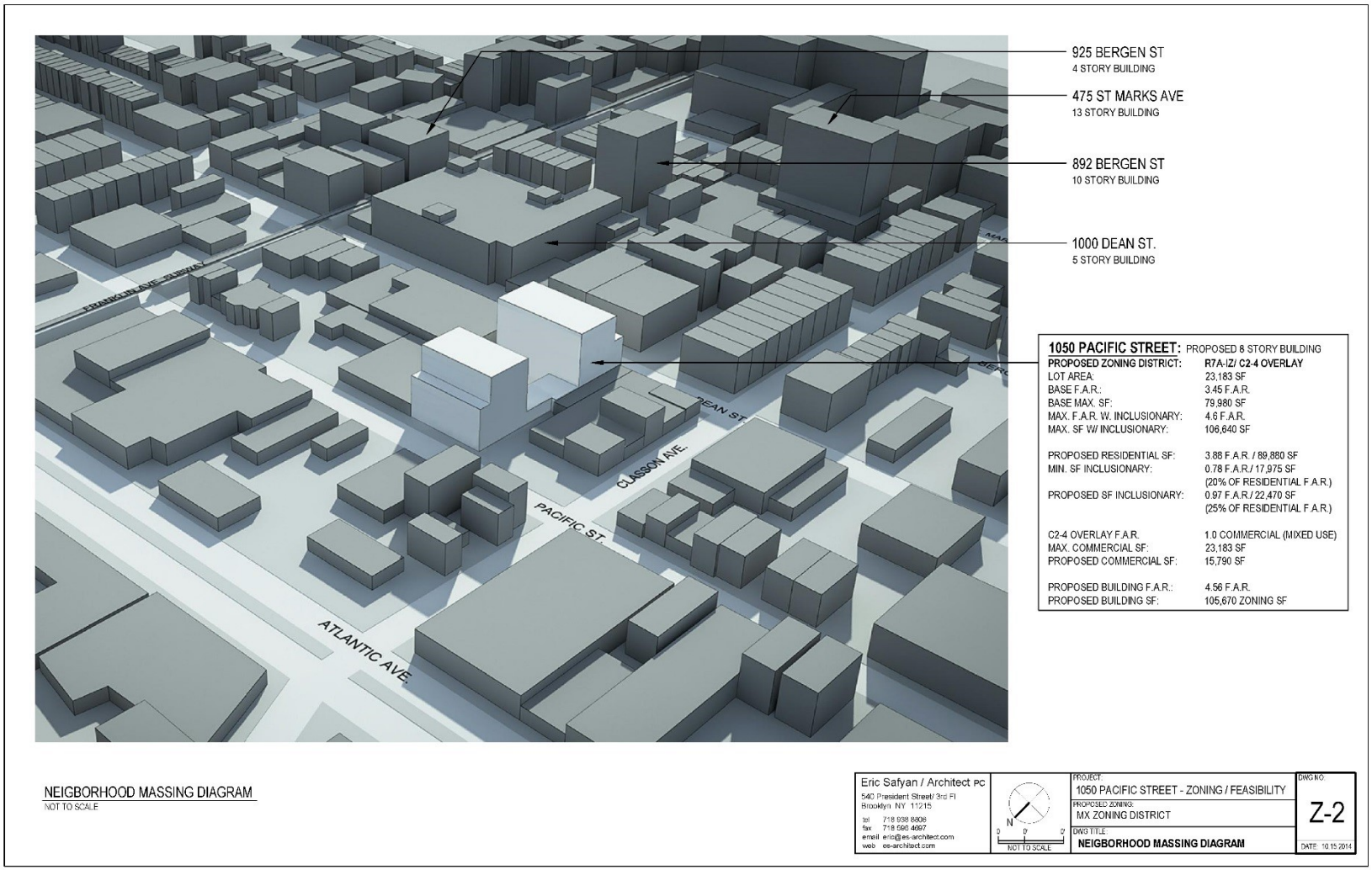


Figure 1-6.2: Proposed Development – Illustrative Site Plan

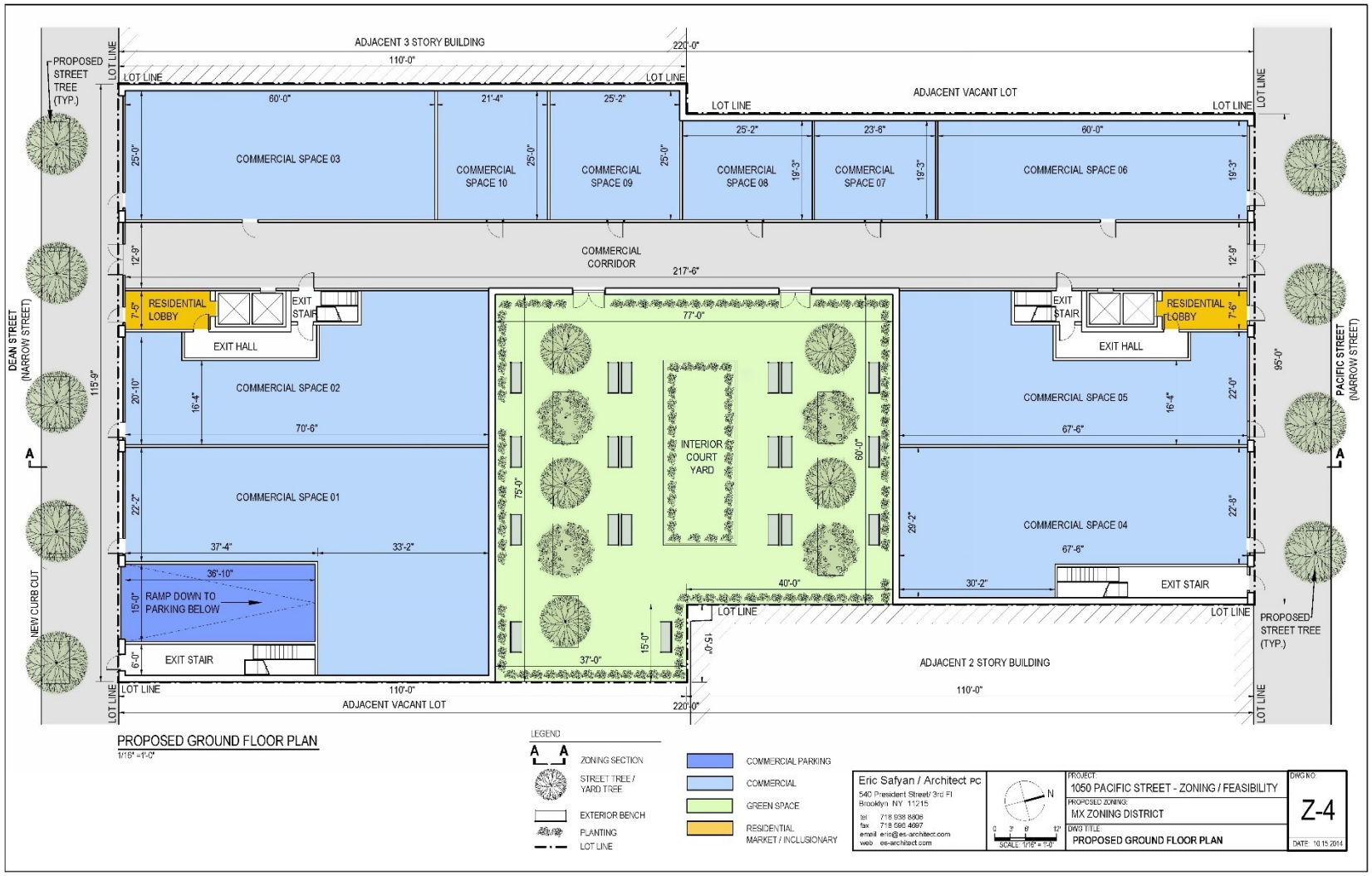
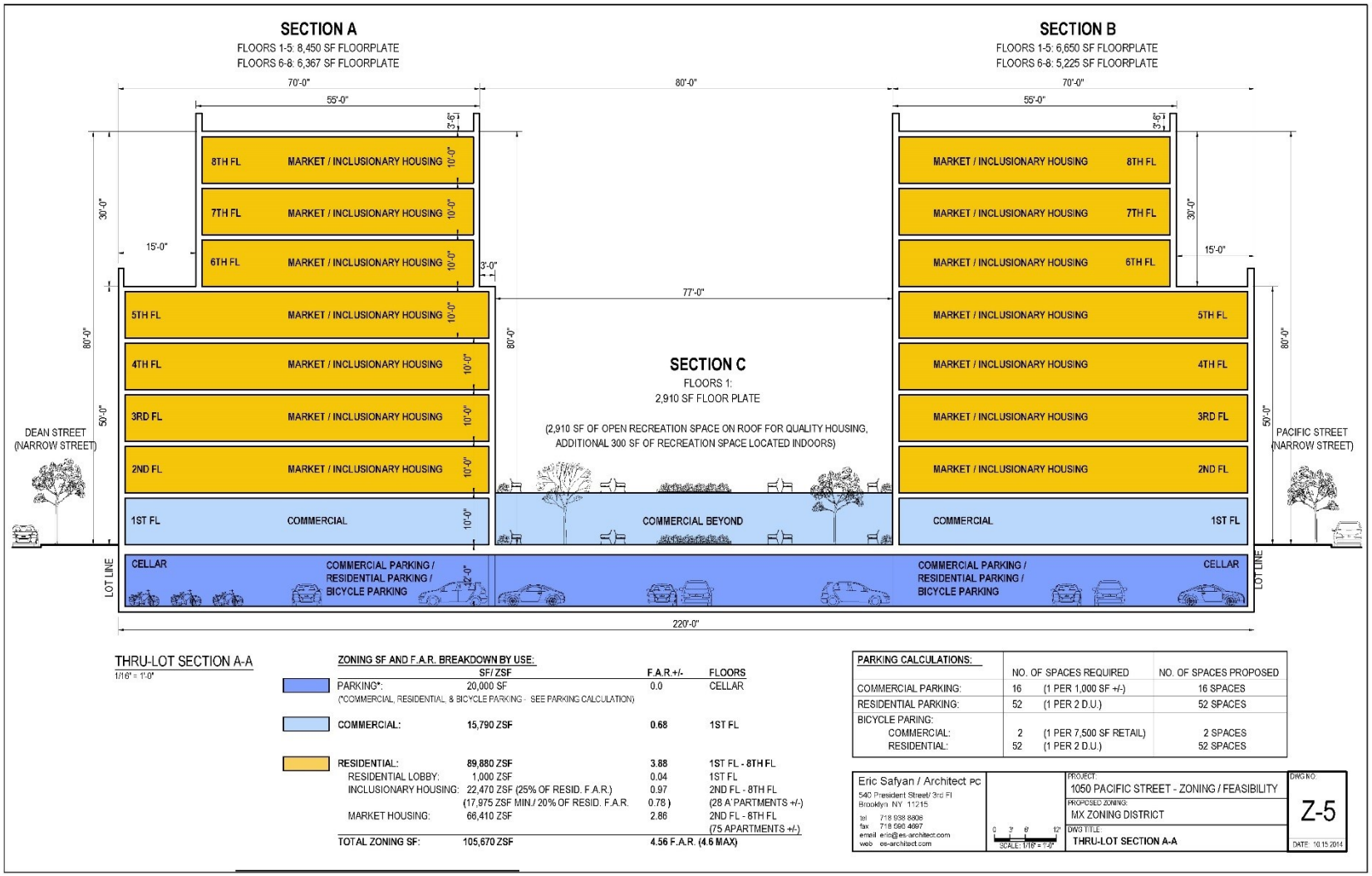


Figure 1-6.3: Proposed Development – Illustrative Section



THRU-LOT SECTION A-A
1/16" = 1'-0"

ZONING SF AND F.A.R. BREAKDOWN BY USE:

	SF/ ZSF	F.A.R.+/-	FLOORS
PARKING*: (*COMMERCIAL, RESIDENTIAL, & BICYCLE PARKING - SEE PARKING CALCULATION)	20,000 SF	0.0	CELLAR
COMMERCIAL:	15,790 ZSF	0.68	1ST FL
RESIDENTIAL:	89,880 ZSF	3.88	1ST FL - 8TH FL
RESIDENTIAL LOBBY:	1,000 ZSF	0.04	1ST FL
INCLUSIONARY HOUSING:	22,470 ZSF (25% OF RESID. F.A.R.)	0.97	2ND FL - 8TH FL
	(17,975 ZSF MIN./ 20% OF RESID. F.A.R.	0.78)	(28 A'PARTMENTS +/-)
MARKET HOUSING:	66,410 ZSF	2.86	2ND FL - 8TH FL (75 APARTMENTS +/-)
TOTAL ZONING SF:	105,670 ZSF	4.56 F.A.R. (4.6 MAX)	

PARKING CALCULATIONS:	NO. OF SPACES REQUIRED		NO. OF SPACES PROPOSED
COMMERCIAL PARKING:	16	(1 PER 1,000 SF +/-)	16 SPACES
RESIDENTIAL PARKING:	52	(1 PER 2 D.U.)	52 SPACES
BICYCLE PARING:			
COMMERCIAL:	2	(1 PER 7,500 SF RETAIL)	2 SPACES
RESIDENTIAL:	52	(1 PER 2 D.U.)	52 SPACES

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4667
email eric@es-architect.com
web es-architect.com

PROJECT: 1050 PACIFIC STREET - ZONING / FEASIBILITY
PROPOSED ZONING: MX ZONING DISTRICT
DWG TITLE: THRU-LOT SECTION A-A
SCALE: 1/16" = 1'-0"
DWG NO: Z-5
DATE: 10.15.2014

Figure 1-6.4: Proposed Development – Illustrative Axonometric

Figure 1-6.5: Proposed Development – Illustrative Rendering 1: Pacific Street View

Figure 1-6.6: Proposed Development – Illustrative Rendering 2: Dean Street View

1.0 PROPOSED ACTION

1.1 Introduction

"The Applicant", 1050 Pacific LLC, seeks a Zoning Map Amendment affecting the western portion of Block 1134 in the Crown Heights neighborhood of Brooklyn Community District 8 from M1-1 to a Special Mixed-Use ("MX") District, which would consist of an R7A zoning district paired with an M1-4 zoning district. The Applicant also proposes a Zoning Text Amendment to Map 1 of Appendix F; Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas for Brooklyn Community District 8, to establish an MIH Area over the Project Area. The area proposed for rezoning includes the western portion of Block 1134 bounded by Pacific Street to the north, Classon Avenue to the west, Dean Street to the south and a line 225-ft. to the east of Classon Avenue, including Lots 2, 4, 5, 7, 8, 9, 11, 12, 96, 97, and p/o 17 (the "Project Area").

The proposed actions are sought in order to facilitate the development of 1050 Pacific Street (Block 1134, Lot 12) (the "Development Site") with a new eight-story plus cellar mixed-use building with approximately 103 dwelling units, including approximately 26 permanently affordable units, and local retail on the ground floor. The Proposed Development would contain a total (*not including cellar parking*) of approximately 113,188 gross square feet of floor area or approximately 105,670 zoning square feet (4.56 FAR). Of the 105,670 zoning square feet, 89,880 square feet is designated for residential use (3.88 FAR) and 15,790 square feet is designated for commercial use (0.68 FAR). Under the applicant's proposed development, cellar level parking (23,183 gross square feet) would provide space for 42 residential spaces and 54 bicycles (2 commercial bike spaces and 52 residential bike spaces).

1.2 Background

The Project Area is located at the northwestern edge of the Crown Heights neighborhood. The Department of City Planning ("DCP") has initiated contextual rezoning of nearly all of the residential areas surrounding the existing M1-1 zoning district where the Project Area is located. However, the existing M1-1 zoning district has remained generally unchanged since it was mapped in 1961.

DCP-Initiated Rezoning Actions

In 1994, a large portion of the Crown Heights neighborhood to the west of the Project Area was rezoned as part of the Prospect Heights Rezoning (C 930430 ZMK, effective February 9, 1994). The Prospect Heights Rezoning established contextual zoning districts in a 53-block portion of the neighborhood in the western part of Community District 8 and a portion of Community District 6. It changed the predominantly R6 zoning to R6B, R6A, R7A, and R8X districts with commercial overlays along Washington, Vanderbilt, and Flatbush avenues.

In 2007, much of the area north of Atlantic Avenue was rezoned in the Fort Greene and Clinton Hill rezoning (C 070430ZMK, effective July 25, 2007). The rezoning changed all or portions of 99 blocks from R6, R7-1, R7-2 and M1-1 districts to contextual R5B, R6B, R6A and R7A districts, including an R7A district with a C2-4 overlay along the north side Atlantic Avenue between Classon and Vanderbilt avenues. R7A districts were mapped to create new housing opportunities in areas that could support greater density within contextual zoning districts that establish height limits. In addition, the rezoning established Inclusionary Housing Designated

Areas ("IHDA") generally along portions of Fulton Street and Myrtle Avenue and portions of surrounding areas. The Inclusionary Housing program provides incentives for the creation and preservation of affordable housing.

In 2007, the Bedford-Stuyvesant South Rezoning (C 070447 ZMK, effective October 29, 2007), rezoned an approximately 206-block area to the north and east of the Project Area with contextual districts, including R6A, R6B, R7D, C4-5D, and MX-10 (M1-1/R7D) districts, some of which with commercial overlays. The Bedford-Stuyvesant South Rezoning also made the Inclusionary Housing Program applicable in R7D and C4-5D districts.

In 2013, the area to the south of the Project Area was rezoned as part of the Crown Heights West rezoning (C 130213 ZMK, effective September 24, 2013) that affected an approximately 55-block area in the western part of Crown Heights that mapped contextual R6B, R6A, and R7A districts and commercial overlays. An R7A was mapped on 18 full and partial blocks between St. Johns Place and Eastern Parkway, along Franklin Avenue, and on portions of blocks between Franklin and Classon avenues north of Park Place. The Project Area is located directly to the north of the Dean Street and Classon Avenue boundary of this rezoning. The Crown Heights West rezoning established new IHDAs to incentivize the development of affordable housing.

Private Applications

In 2009, the 470 Vanderbilt Rezoning (C 090441 ZMK, effective September 30, 2009) mapped a C6-3A (R9A equivalent) district on the block bounded by Atlantic Avenue, Fulton Street, Claremont Avenue, and Vanderbilt Avenue to facilitate the development of a 376-unit new mixed-use building with ground floor retail.

Most recently, the 1350 Bedford Avenue Rezoning (C 170070 ZMK, effective July 20, 2017) changed an existing R6A zoning district to an R7D district to the east of the Project Area on property at the corner of Bedford Avenue and Pacific Street to facilitate the development of a new nine-story residential building containing approximately 93 units of affordable housing.

M1-1 District Study

In 2015, Community Board 8 issued a resolution requesting that DCP study rezoning of the M1-1 zoned area where the proposed Project Area is located. The resolution stated:

- Whereas a six-block area located in the northwest sector of Crown Heights and bound by Atlantic Avenue, Franklin Avenue, Bergen Street, and Grand Avenue is currently zoned M1-1 (the "M1-1 Zone"); and

- Whereas Community Board 8 finds that: the M1-1 Zone contains many properties that are vacant or otherwise underutilized, and that the current zoning provides little economic incentive for owners to improve such properties so that they can become productive; and

- Whereas adjoining neighborhoods outside the M1-1 Zone are experiencing strong demand for both residential and commercial real estate; and

- Whereas Community Board 8 finds that there yet remains an urgent need for affordable housing and jobs paying a living wage or better to be created within its District.

Since that time, Community Board 8 has worked to produce a plan to address the above concerns. In support of this effort, DCP is engaged an area-wide study to establish a zoning framework through ongoing discussion with Community Board 8 and local stakeholders.

1.3 Description of Surrounding Area

The Affected Area, located in the Crown Heights neighborhood, within Community District 8 in the Borough of Brooklyn is located entirely within Block 1134, which is bounded by Pacific Street to the north, Franklin Avenue to the east, Dean Street to the south, and Classon Avenue to the west. Existing land uses within the 400' surrounding area around the Affected Area primarily consist of manufacturing, one- and two-family residences, multi-family residences, mixed commercial and residential buildings, and vacant land. The manufacturing buildings range from 1 to 4 stories in height. The residential buildings consist of one- and two-family attached and semi-detached houses and multiple family apartment buildings ranging from 2 to 14 stories in height. Classon Avenue north and south of the affected area contains a mix of residential and commercial/light industrial uses, with residential uses more predominant to the south. Midblocks to the east and west of Classon Avenue are predominantly commercial/light industrial, with some pre-existing non-conforming one- and two-family residences interspersed. The area south of Bergen Street, one block to the south of the affected area, is predominantly residential. The area immediately to the north of the affected area, between Pacific Street and Atlantic Avenue, as well as the northern blockfronts on Atlantic Avenue, are predominantly commercial and light industrial, while the area further north is predominantly residential.

The Affected Area is within an M1-1 zoning district that extends north to Atlantic Avenue. Areas to the south of the Affected Area are mapped with a variety of medium-density contextual zoning districts including R6A, R6B, and R7A. A further discussion of area zoning is provided in the following Land Use, Zoning, and Public Policy section of this document.

Classon Avenue, to the west of the Affected Area, is a one-way northbound street with two moving lanes and curbside parking and loading. Pacific Street, bounding the affected area to the north, is a one-way westbound street with one moving lane and curbside parking and loading. Dean Street, bounding the affected area to the south, is a one- way eastbound street with one moving lane, a painted bike lane on its north side, and curbside parking and loading. The Affected Area is one block south of Atlantic Avenue, a regional east-west through-street carrying two to four moving lanes in each direction, as well as curbside parking and loading.

The area is well served by transit. The B65 bus connecting Downtown Brooklyn and Crown Heights runs east/west along Dean and Bergen streets. The B25 bus connecting Downtown Brooklyn/DUMBO and Broadway Junction runs east/west along Fulton Street. The B48 bus connecting Lefferts Gardens and Greenpoint and the B45 connecting Downtown Brooklyn and Crown Heights provide north/south bus service. The elevated Franklin Avenue Shuttle operates approximately 400 feet to the east of the Affected Area. The Franklin Avenue subway station with C and S line service is located at the intersection of Fulton Street and Franklin Avenue to the northeast of the Project Area. In addition, the Long Island Rail Road Nostrand Avenue train station provides commuter rail connections for the Babylon, Far Rockaway, Hempstead, Long Beach, and City Zone lines, which run east into Long Island and west to the Atlantic Terminal station.

1.4 Description of Affected Area

The Project Area is located in the Crown Heights neighborhood within Brooklyn Community District 8. The Project Area is near the borders of Community District 2 and Community District 3, which both have district boundaries running along Atlantic Avenue. The Project Area is bounded by Pacific Street to the north; Franklin Avenue to the east; Dean Street to the south; and Classon Avenue to the west. The Affected Area consists of the westernmost approximately 49,500 sq. ft. portion of Block 1134, including the 11 contiguous tax lots and portions of tax lots, Lots 2, 4, 5, 7, 8, 9, 11, 12, 96, 97, and p/o 17, described below (based on PLUTO data).

The Applicant Owned Development Site

Lot 12 is Applicant owned and located at 1050 Pacific Street, approximately 107 feet east of Classon Avenue. The site has frontage on both Pacific Street to the north and Dean Street to the south. The site is irregular in shape with 95 feet of frontage on Pacific Street, beginning at a point 113-feet east of Classon Avenue, and 115.75 feet of frontage on Dean Street, beginning at a point 107.25 feet east of Classon Avenue, and extending a depth of 220 feet from north to south. The 23,183 square foot lot is presently occupied as storage for Ryder Moving Trucks.

Non-Applicant Controlled Sites

- Lot 2 (643 Classon Avenue) has a lot area of 4,283 square feet and contains a full coverage, 4,283-square foot, one story warehouse building;
- Lot 4 (641 Classon Avenue) has a lot area of 2,141 square feet and contains a 3,066-square foot, three-story mixed residential and commercial building with two dwelling units and a bar/restaurant;
- Lot 5 (639 Classon Avenue) has a lot area of 4,283 square feet and contains a 4,283-square foot one-story co-working office space;
- Lot 7 (635 Classon Avenue) has a lot area of 2,112 square feet and contains a 3,432-square foot building occupied by a co-working space;
- Lot 8 (633 Classon Avenue) is a 2,112-square foot vacant lot;
- Lot 9 (631 Classon Avenue) is a 2,244-square foot vacant lot;
- Lot 11 (1048 Pacific Street) is a 2,750-square foot vacant lot;
- Lot 17 (1058 Pacific Street) is only partially within the Affected Area. It has a lot area of 12,870 square feet, of which 1,650 square feet are within the Affected Area, and contains a 12,870-square foot warehouse structure;
- Lot 96 (953 Dean Street) has a lot area of 2,118 square feet and contains a 2,188-square foot two-story building used as a warehouse; and
- Lot 97 (951 Dean Street) has a lot area of 2,185 square feet and contains a 2,185-square foot building, renovated and enlarged in 2012-2013, and currently occupied by an eating and drinking establishment.

1.5 Description of the Development Site

The Development Site is located at 1050 Pacific Street (Block 1134, Lot 12). It consists of an approximately 23,183 sq. ft. through and interior lot with 95 ft. of frontage on Pacific Street and 115.75 ft. of frontage on Dean Street, both narrow, 70-ft. wide streets. The Development Site is unimproved and was historically used for vehicle storage. According to a 1954 Certificate of Occupancy, the site was previously used for parking and storage for at least five automobiles. It is currently leased as for use as rental truck lot.

1.6 Description of Proposed Development

The Applicant Proposes a Zoning Map Amendment of the Affected Area to a mixed-use MX: R7A/M1-4 Special Purpose District as well as a Zoning Text Amendment to amend Brooklyn Community District 8, Map 1 in Appendix F: Inclusionary Housing Designated Areas to expand the Mandatory Inclusionary Housing (MIH). Under the Proposed Action, residential and non-residential uses (commercial, community facility and light industrial) can be developed as-of-right and be located side-by-side or within the same building. The maximum FAR permitted under the Proposed Action is 4.6 for residential, 2.0 for commercial and manufacturing uses, and 4.0 for Community Facility Uses.

Pursuant to the Proposed Actions, the Applicant proposes to build, on the Project Site, a new mixed commercial and residential building consisting of two 8-story structures facing on Dean Street and on Pacific Street, and an interior one-story portion. The eight-story structures of the proposed development each have a height of 80 ft. with base heights of 50 ft. and 15 ft. setbacks above the sixth floor. The interior one-story portion would be approximately 10'-0'' in height. The one-story commercial use portion would face east, towards Franklin Avenue, and would lead into an open interior courtyard space. The Proposed Development is approximately 113,188 gross square feet (not including cellar parking space), with approximately 105,670 zoning square feet (4.56 FAR). Of the 105,670 zoning square feet, 89,880 square feet is designated for residential use (3.88 FAR), and 15,790 square feet is designated for commercial use (0.68 FAR). Under the applicant's proposed development, cellar level parking (23,183 gross square feet) would provide space for 42 residential spaces and 54 bicycles (2 commercial spaces and 52 residential spaces). An associated new curb cut on Dean Street would provide access to the cellar parking level.

The entire ground floor would be occupied with Use Group 6 commercial (a total of approximately 15,790 zoning square feet), which would be occupied by local retail tenants as permitted under the proposed MX District, along with necessary residential lobby space. The 2nd through 8th stories would contain mixed market rate and inclusionary housing. On the upper floors, the proposed development contains approximately 89,880 sq. ft. of residential floor area with 103 dwelling units developed pursuant to Quality Housing regulations. An approximately 2,910 sq. ft. open recreational space for residents would be located on the roof of the one-story interior portion of the building. An additional 300 sq. ft. of indoor recreation space would be provided within the building. The Applicant is proposing MIH Option 1 for the proposed development, which would result in 26 permanently affordable dwelling units at or below 60 percent of the Area Median Income ("AMI") with 10 percent at or below 40 percent AMI. Cellar level parking accessible from a ramp on Dean Street would provide accessory parking for 42 cars and 54 bicycles. An associated new curb cut on Dean Street would provide access to the cellar parking level.

Build Year

2022 factoring the ULURP process and an 18-24 month construction schedule for the project site and an additional 2 years for the projected development site construction

1.7 Action(s) Necessary to Facilitate the Project

The Project Area is mapped with an M1-1 zoning district that does not permit residential development. The existing M1-1 district has a low maximum FAR and high parking requirement, which do not provide an incentive for new conforming commercial development.

The actions necessary to facilitate construction of the Proposed Development are approvals of:

(1) a Zoning Map Amendment (ZM) to rezone the Affected Area from an M1-1 to MX Zoning District;
(2) a Zoning Text Amendment (ZR) to establish a new MX district; and
(3) a Zoning Text Amendment (ZR) to amend Brooklyn Community District 8, Map 1 in Appendix F: Inclusionary Housing Designated Areas to establish the Affected Area as an MIH Area.

1.8 Purpose and Need

The proposed rezoning would encourage reinvestment in the Affected Area that has seen no new construction in more than a decade,[1] while multiple new residential and mixed-use buildings have been developed in the nearby residential community to the south.

The Project Area and surrounding area within the M1-1 district are underutilized and present an opportunity for new mixed-use growth. It is in close proximity to existing residential districts and to mass transit. There are numerous public transportation options for bus and subway service near the Project Area, including the four bus lines and the Franklin Avenue subway station with C and S line service located at the intersection of Fulton Street and Franklin Avenue.

The Applicant feels the proposed MX (R7A/M1-4) envelope is consistent with the R7A districts mapped in the area. It would permit medium-density residential development at a maximum FAR of 4.6 for developments with a permanent affordable housing set aside pursuant to the MIH program. The maximum building height is 95 feet after a setback from the base height of up to 75 feet. Buildings must set back above the maximum base height to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum of 9 floors. Off-street parking is required for 50 percent of the residential dwelling units but is not required for income-restricted housing units within the Transit Zone. Within the proposed MX district, the bulk regulations of Article IV, Chapter 3 would apply to manufacturing, commercial, and community facility uses. M1-4 districts permit a maximum of 2.0 FAR for commercial or manufacturing use, and 4.0 for community facility uses. Off-Street parking is not required in M1-4 districts. At this density, the Applicant would be able to construct a mixed-use residential and commercial building with 103 units, of which 26 would be permanently affordable at low-income levels under MIH Option 1.

The proposed rezoning would provide new opportunities for affordable and market-rate housing development in an area experiencing population growth. While the Crown Heights North Tabulation Area decreased slightly by 0.3 percent between 2000 and 2010, the local census tract encompassing the Project Area, Brooklyn 305, grew by 16.2 percent. Additionally, new affordable housing is a critical need in Brooklyn Community District 8, where nearly half of the households are rent burdened. According to the U.S. Census Bureau, American Community Survey 2011-15 Five Year Estimates for Public Use Microdata Area (PUMA) 4006 (which

[1] According to Department of Buildings records, only three conforming New Building ("NB") applications were filed from in the past ten years for properties located on the M1-1 portions of Blocks 1199, 1124, 1125, 1126, 1133, 1134, 1141, and 1142 of approximately 300 total NB applications filed 2007 to 2017 in Community Board 8. No new development has occurred based on these three NB applications (Block 1134, Lot 28; Block 1134, Lot 11; and Block 1125, Lot 1). Note that there is an NB application filed in 2005 with recent work permit activity for a new retail building at 1025 Pacific Street (Block 1125, Lot 61 (former Lots 60 and 61)), and a new, non-conforming residential building on Block 1199, Lot 3 was constructed pursuant to a BSA variance with a final Certificate of Occupancy issued in October 2017 (BSA Cal. No. 98-08-BZ).

approximates Brooklyn Community District 8), 44.4 percent of households spend 35 percent or more of their income on rent. The percentage of rent burdened households in Community District 8 is higher than the estimated 46.1 percent in Brooklyn and 44.8 percent Citywide. In addition, 22.7 percent of Brooklyn Community District 8 residents have incomes below the NYCgov Poverty Threshold, above the estimated 21.2 percent in Brooklyn and 20.5 percent Citywide. According to the Furman Center's "State of New York City's Housing and Neighborhoods in 2016", median monthly rent in Community District 8 has risen from $870 in the year 2000 to $1,230 in 2015 as the demand for housing has placed upward pressure on the supply of housing. It reports median asking rents were substantially higher at $2,500 in 2016 having risen rapidly from $1,870 in 2010.[2] The proposed development would add an estimated 103 dwelling units including 26 affordable units to meet this demand on a site now used for parking and would provide opportunities for additional housing supply, including affordable housing on other non-residential sites.

In addition to opportunities for medium-density housing development under the MIH program, mapping an MX (R7A/M1-4) within the Project Area provides opportunities for active, non-residential ground floor use. Establishing an MX district would promote a transition to a mix of uses as envisioned by Community Board 8, helping to foster both residential growth with affordable housing and revitalization of an underutilized manufacturing district. The MX district would encourage job creation and provide increased walk-to-work opportunities for a diverse mix of business uses, while also allowing existing industrial uses to remain in conformance.

The proposed zoning map amendment would thus allow the productive and more intensive reuse of underutilized property. In addition, it would help reknit the urban fabric in the area and better integrate it within the predominately residential portions of the Crown Heights neighborhood surrounding the M1-1 district. The Special Mixed-Use District MX (R7A/M1-4) proposed will allow new local retail and service uses and encourage neighborhood investment and job creation. The proposed development would include opportunities for such employment growth.

Mandatory Inclusionary Housing Area Text Amendment

The proposed text amendment of ZR Appendix F is necessary to establish an MIH Area, which would require new developments to set aside 25-30 percent of the residential floor area for affordable housing. MIH Option 1 requires an affordable housing set aside of 25 percent of the residential floor area at an average of 60 percent of AMI with 10 percent at 40 percent AMI. MIH Option 2 requires an affordable housing set aside of 30 percent of the residential floor area at an average of 80 percent AMI.[3] The Applicant proposes mapping both MIH Option 1 and Option 2 within the Project Area to provide maximum flexibility for non-Applicant controlled sites. The Applicant proposes Option 1 for the Development Site, which would result in approximately 26 permanently affordable units. The proposed affordable housing set-asides would ensure that development within the Project Area would address the critical need for new affordable housing in Brooklyn Community District 8. The proposed MIH Area would address the City's Housing New York: A Five-Borough, Ten-Year Plan goals by increasing affordable housing to help

[2] See New York University Furman Center, State of New York City's Housing and Neighborhoods in 2016, 61; available at: http://furmancenter.org/files/sotc/SOC_2016_Full.pdf.

ensure the community remains economically diverse in the face of increasing pressure for market-rate development.

The Proposed Action is consistent with many of the City's Stated Policy goals such as the concession of more affordable housing, supportive transit-oriented housing, job creation, and the provision of first floor commercial uses that serve the needs of the local community. The Special Mixed-Use District (MX: R7A/M1-4) proposed will encourage neighborhood investment as well as protect light industrial/manufacturing uses, critical to the City's economic viability, from encroachment. The proposed rezoning will respond to the evolving needs of the industrial and manufacturing economy as well as enhance the vitality of the existing neighborhood by ensuring a balanced variety of uses. Due to the proximity between industrial, community facility, commercial and residential uses, the Affected Area is well suited for the Proposed Action and would serve as both a paradigm and a platform for new mixed-use communities throughout the City's Boroughs.

1.9 Analysis Framework

The analysis which follows compares the incremental difference between the proposed and potential development under the proposed action (with-action) and the development which could occur under the existing M1-1 zoning (no-action). This EAS studies the potential for individual and cumulative environmental impacts related to the proposed action occurring in a study area of approximately 400-feet around the rezoning area or (affected area). This environmental assessment considers the potential effects of the proposed action compared to future conditions without the approvals sought by the project sponsor. This analysis framework is described below:

Reasonable Worst-Case Development Scenario

Pursuant to 2014 CEQR Technical Manual methodology, sites may be considered 'soft' if they are built to substantially less than the maximum allowable floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. The minimum size for an economically viable development site is typically considered to be approximately 5,000 square feet. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use.

Future Without the Proposed Action

Under the Project Site's existing M1-1 zoning, development of commercial or light industrial uses at up to 1.0 FAR would be permitted in the future without the proposed action. For most uses, one (1) parking space is required for every 300 sf of development under an M1-1 zone per ZT § 44-21. Parking is waived per ZT § 44-23 if the requirement thereby calculated is less than 15 spaces.

It is expected that any such soft site development would be similar to the recent redevelopment of the property within the Affected Area located at the corner of Dean Street and Classon Avenue (Lot 97, 951 Dean Street). This property was recently redeveloped with a new one-story building that is currently occupied by a bar/restaurant use. In the future without the proposed action, it is therefore expected that other vacant lots or lots used for vehicle storage within the Affected Area, including the Project Site, would be developed similarly, pursuant to 2014 CEQR Technical Manual soft site criteria. These criteria include the availability of significant unused

floor area, and a parcel size, either for an individual lot or as part of an assemblage of 5,000 square feet or more and common ownership of parcels that might be assembled.

The lots that could be redeveloped commercially under the no-action condition – Lots 12 (the Project Site, containing 23,183 square feet of lot area), 8 (2,112 square feet), 9 (2,244 square feet), and 11 (2,750 square feet). Lots 8, 9, and 11 (along with Lots 7 and 5) are part of Projected Development Site 2 in the With-Action Scenario. For analysis purposes, as lots 8 and 9 are under common ownership and currently vacant, it is expected that these lots would form an assemblage under a no-action scenario as an as-of-right M1-1, 4,356 square foot, 1 FAR commercial retail development. Given some recent rehabilitation of commercial space within the Study Area and residential development within 400-feet, it is likely that those sites that are currently vacant and large enough to support commercial development without having to provide parking would be more likely than not to develop under current zoning regulations within the build year envelope. Development of the Lot 12 – Projected Development Site 2, providing 1 FAR of retail, commercial space or 23,183 square feet of floor area is anticipated in the future without the proposed action.

Other buildings within the Affected Area do not meet the CEQR Technical Manual's soft site criteria under existing zoning and would continue in their current use under the no-action scenario. Lot 11 was excluded from assemblage with Lots 8 and 9 in the no-build despite being vacant as the lot is under separate ownership and including it would likely require parking to be required on site. The other Lots in the Affected Area are occupied by commercial or manufacturing buildings built to 1.0 FAR or greater and therefore are not underbuilt under existing zoning.

The existing zoning does not permit residential development, and therefore no market rate or affordable housing would be provided in the no-action condition. The no-action development of the Projected Development Site is shown in the following figures.

Future with the Proposed Action

Projected Development Site 1
While the proposed development as described above constitutes the applicant's intended use of the Projected Development Site, in order to provide a conservative analysis framework, a development scenario was identified for the site that maximizes building size and height under Mandatory Inclusionary Housing (MIH) and Zoning for Quality and Affordability (ZQA).

Under MIH and ZQA, a mixed residential and commercial development with maximum FAR of 4.6 would be permitted. This is essentially the same amount of floor area as proposed by the project applicant but building height would be 8 stories and 95 feet, with the provision of a qualifying first floor. Therefore, analysis of the projected Development Site would be for the same mix of uses as proposed by the applicant, but a building height of up to 95 feet, rather than 80 feet as proposed, would be considered for those aspects of the environmental review which are dependent on building form, and a slightly greater floor area ratio (4.6 rather than 4.56). The added floor area would create 972 zoning square feet (zsf) or 1,040 gross square feet (gsf) and could possibly result in one additional dwelling unit on the Projected Development Site, or 104 dwelling units, rather than 103 as proposed by the Applicant. The actual MIH option mapped pursuant to the Proposed Action is at the discretion of the City Council, negotiated through ULURP. Therefore, for the purposes of worst-case CEQR analysis, 20% of the units are assumed to be affordable. There would be 83 market rate units and 21 affordable units in the future with-action reasonable worst-case scenario. One parking space for every two market-rate

residential units is required (affordable units are exempt from the parking requirement as the site is located in a transit zone), for a total of 42 spaces under MIH and ZQA. There is no accessory parking requirement for commercial under the MX District R7A/M1-4.

Other Affected Sites
The proposed zoning map amendment would affect multiple properties not under the applicant's control. Owners of sites that are currently underdeveloped with respect to the proposed zoning may take advantage of the expanded floor area and uses allowed under the proposed R7A/C2-4. Pursuant to 2014 *CEQR Technical Manual* methodology, sites may be considered 'soft' if they are built to substantially less than the maximum allowable floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. The minimum size for an economically viable development site is typically considered to be approximately 5,000 -sf. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use.

Projected Development Site 2
Lots 7,8,9,11 and 5 would be assembled to form a 13,501-sf lot comprising a 67,073 gsf (62,105 zsf) development. For purposes of analysis, the building would include 55,408 gsf (51,304 zsf) of residential uses containing 55 residential units of which 11 would be affordable and contain 11,665 gsf (10,801 zsf) of commercial retail. The building would have a 10,000-sf cellar parking facility for 20 cars. Under the City's recently adopted ZQA and MIH text amendments, this building could have a maximum height of up to 95 feet with a qualifying first floor. The assemblage of these lots under a With-Action condition is assumed as Lots 7,8,9 have common ownership and 8, 9 and 11 are currently vacant. In addition, Lots 7 and 5, which have active commercial buildings that would be significantly underdeveloped under the proposed rezoning. Together these Lots comprise Projected Development Site 2, and would assemble and develop as one project site that would max out available FAR under the Future With-Action Condition

It is assumed under the Future With-Action Condition, that ground floor development for both Projected Development Sites 1 and 2 would be commercial retail.

It should be noted that due consideration was given to the analysis of a hotel use for both Projected Development Site 1 and 2. It was determined that such a use was neither reasonable (likely) nor a worst-case of development for any lots or lot assemblages considered within the Rezoning Area. Although there are a few hotels within half a mile of the Project Site – all are located on Atlantic Avenue – which as a heavily trafficked corridor with high-visibility is a more market viable location for hotel uses. However, the primary rationale for excluding a hotel from consideration under the With-Action Scenario is that an M1-4 zone only allows 2.0 FAR for a hotel, which compared to the 4.6 FAR allowed for mixed-residential and commercial development – would put a hotel use at a market disadvantage in terms of comparative return on investment. Additionally, in terms of evaluating the most conservative or most intense use to include in RWCDS analysis and the maximum impact of the Proposed Action, a 2.0 FAR hotel – likely 4 or 5 stories on either of the Projected Development Sites would not have the potential impacts in terms of CEQR analysis as a 4.6 FAR mixed-use residential development.

Potential Development Site 1
An assemblage of Lots 2,4, 96 and 97 was identified as having the possibility, but not the likelihood, to be redeveloped under the proposed action. Therefore, the Potential Development Site will be assessed for site-specific issues but will not be considered for issues dependent on the overall density of action-related development under the proposed action. The assembled

Lots would create a 10,727-sf site area and under a reasonable worst-case scenario would allow a 53,292-gsf (49,344-zsf), 9-story, 95-foot building with 44,024-gsf (40,763-zsf) of residential uses comprising 44 units of which 9 would be affordable and 9,268-gsf (8,582-zsf) of commercial retail. The building would have a 7,500-sf cellar parking facility for 18 cars.

The Projected Development Sites and Potential Development Site are shown in **Figure 1.1** while the RWCDS Analysis Framework described above is shown in **Table 1.9-1**

While development of the Potential Development Site will be considered for potential impacts to site-specific aspects of environmental review such as design, noise levels, and air emissions, incremental development under the proposed action, which would be the basis for analysis of density-related aspects of the environment such as traffic, school utilization, and socioeconomic conditions, would be based on the increment between the no-action and with-action condition on the Projected Development Sites 1 & 2. This incremental development would consist of 159 dwelling units; 127 market rate and 32 affordable. The net residential square footage would equal 142,156-zsf or 152,730-gsf and a reduction of 6,676-sf of commercial space. Further, a reduction of 13 parking spaces would result in the with-action condition compared to the no-action condition.

The existing, no-action, and with-action conditions on the lots within the Affected Area are presented in the **Table 1.9-2 Incremental Analysis Table.**

Table 1.9-1: RWCDS Analysis Framework – Existing, No-Action and With-Action Calculations

Existing

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	Exist.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	1050 Pacific Street	1134	12	23,183	23,183	M1-1		0.00	2.40	0.00	0.00	0.00	1.00	0.00	2.40	0.00	skyplane		skyplane		skyplane	0	0	0	0	0	0	0	0	0	0					0			0
	635 Classon Ave		7	2,112				1.63				1.63						2		20		3,432	3,432			3,432	3,432											0
	633 Classon Ave		8	2,112				0.00																														0
Projected Development Site 2	631 Classon Ave		9	2,244	13,501			0.00																														0
	1048 Pacific St		11	2,750				0.00																														0
	639 Classon Ave		5	4,283				1.00				1.00						1		1		4,283	4,283			4,283	4,283											0
TOTAL				36,684	36,684			0.21				0.21										7,715	7,715	0	0	7,715	7,715	0	0	0	0	0	0	0	0	0	0	0

No-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning		TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU		Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	1050 Pacific Street	1134	12	23,183	23,183	M1-1		1.00	2.40	0.00	0.00	1.00	1.00	0.00	2.40	0.00	skyplane	1	skyplane	10	skyplane	23,183	23,183	0	0	23,183	23,183											77	
	635 Classon Ave		7	2,112				1.63				1.63						2		20		3,432	3,432			3,432	3,432											0	
	633 Classon Ave		8	2,112																																		
Projected Development Site 2	631 Classon Ave		9	2,244	4,356			1.00	2.40		0.00	1.00	1.00		2.40			1	skyplane	10	skyplane	4,356	4,356			4,356	4,356												
	1048 Pacific St		11	2,750	2,750			0.00																														
	639 Classon Ave		5	4,283	4,283			1.00				1.00						1		1		4,283	4,283			4,283	4,283											
TOTAL				36,684	36,684			0.96				0.96		0.00								35,254	35,254	0	0	35,254	35,254	0	0	0	0	0	0	0	0	0	0	77	0

1 per 300 retail use parking requirement

With-Action Scenario

	Address	Block	Lot	Lot Size SF	Projected Site Lot Size SF	Existing Zoning	Proposed Zoning	TOTAL FAR		Residential FAR		Commercial FAR		Community Facility FAR		Manufacturing FAR		# of Stories		Height		TOTAL SF		Residential SF		Commercial SF		Community Facility SF		Manufacturing SF		Parking SF	Total DU (Market + Affordable)	Affordable DU (100% per HPD)	Affordable DU (@ 80% AMI)	Market-rate DU	Parking		
								Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	Prop.	Max.	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF	GSF	ZSF						Residential	Commercial	Community
Projected Development Site 1	1050 Pacific Street	1134	12	23,183	23,183	M1-1	R7A/C2-4	4.60	4.60	3.92	4.60	0.68	2.00		4.00		0.00	8	9	85	95	114,124	106,642	97,322	90,852	16,913	15,790	0	0	0	0	23,183	104		21	83	42	n/a	
	635 Classon Ave		7	2,112																																		
	633 Classon Ave		8	2,112																																		
Projected Development Site 2	631 Classon Ave		9	2,244	13,501			4.60		3.80		0.80										67,073	62,105	55,408	51,304	11,665	10,801					10,000	55		11	44	22	n/a	
	1048 Pacific St		11	2,750																																		
	639 Classon Ave		5	4,283																																		
TOTAL				36,684	36,684			4.60		3.88		0.72										181,197	168,747	152,730	142,156	28,578	26,591	0	0	0	0	33,183	159	0	32	127	64	0	0
INCREMENT				0	0																	145,943	133,493	152,730	142,156	(6,676)	(8,663)	0	0	0	0	33,183	159	0	32	127	64	(77)	0

44-21 no parking required in m1-4 for retail use

Table 1.9-2: RWCDS Incremental Analysis Table

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type of residential structures			multi-family high rise	
No. of dwelling units			159	159
No. of low- to moderate-income units	N/A	N/A	32	32
Gross floor area (sq. ft.)			152,730	152,730
Commercial	☑ Yes ☐ No	☑ Yes ☐ No	☐ Yes ☐ No	
If "yes," specify the following:				
Describe type (retail, office, other)	retail, office, warehouse	retail, office, warehouse	retail, office warehouse	
Gross floor area (sq. ft.)	7,715	35,254	28,578	-6,676
Manufacturing/Industrial				
If "yes," specify the following:				
Type of Use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any enclosed activities, specify:				
Community Facility	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes", describe:	7,106	4,400	2706	-1,694
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:		N/A	N/A	
Parking				
Garages	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	N/A		N/A	
No. of accessory spaces	N/A	77	64	-13
Operating hours	N/A	24/7	24/7	
Attended or non-attended	N/A	attended	non-attended	
Lots	☐ Yes ☑ No	☑ Yes ☐ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A		N/A	
No. of accessory spaces	N/A		N/A	
Operating hours	N/A		N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Population				
Residents	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify number:	4	4	361	361
Briefly explain how the number of residents was calculated:	2.27 person per household per ach 2014			
Businesses	☑ Yes ☐ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type	**3 commercial establishments**; Lot 7 - musicians practice space, Lot 5 Co-working/event space, Lot 12 - Ryder truck rental	**14 commercial establishments**; Lot 7 musicians practicing space, Lot 8&9 - retail commercail space - bar/bodega (2 establishements considered), Lot 5 Co-working/event space, Lot 12 - Commercial retail - (10 retailers considered at an approximate size of 2400sf a tenant)	**11 Commercial establishments;** Lots 7,8,9,11,5 - commercial retail (7 retail tenats at approximately 2400 sf); Lot 12 commercial retail (4 retailers considerd at approximately 2400 sf tenants)	9
No. and type of workers by business	**23 TOTAL** Lot 7 - 1 manager; Lot 5 - 2 space managers, 8 random office tennats; Lot 4 - Bar 3 bartenders/manager; Lot 2 - 3 workers; Lot 97 -6 bartender, waitstaff, management, Lot 12 -truck rental staff/manager - 3	**80 TOTAL** Lot 7 - 1 manager; Lot 5 - 2 space managers, 8 random office tennats; Lot 4 - Bar 3 bartenders/manager; Lot 2 - 3 workers; Lot 97 -6 bartender, waitstaff, management, Lot 12 -truck rental staff/manager - 3	**62 Total;** Lot 4 Bar - 3, Lot 2 matress warehouse - 3, Lot 97 Restaurant-bar - 6 , Lot 96 commercial warehouse - 0; Lot 7,8,9,11,5 - commercial retail - 20; Lot 12 commercial retail - 31	-18
No. and type of non-residents who are not workers	30 patrons	200 patrons	140 patrons	-60
Briefly explain how the number of businesses was calculated:	evaluating the existing and proposed spaces by area-approximately 2000 sf per business (average)			
Other (students, visitors, concert-goers, *etc*.)	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	

Description of Existing and Proposed Conditions **Part II - RWCDS Analysis Framework Table**

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If any, specify type and number:				
Briefly explain how the number was calculated:				
Zoning				
Zoning classification	M1-1	M1-1	MX: R7A - M1-4	
Maximum amount of floor area that can be developed	113,785.80	113,785.80	218090.6	104,304.80
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	M1-1, R6A, R7A, C2-4 - mix of residential commercial and manufacturing	M1-1, R6A, R7A, C2-4 - mix of residential commercial and manufacturing	M1-1, R6A, R7A, C2-4 - mix of residential commercial and manufacturing	M1-1, R6A, R7A, C2-4 - mix of residential commercial and manufacturing
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

2.0 ENVIRONMENTAL REVIEW

2.1 Land Use, Zoning, and Public Policy

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning, and public policy are described in detail below. This section considers existing conditions, development trends, and zoning and other public policies in relation to the Projected Development Site and the surrounding area as well as the larger area in which the proposed actions may have an effect. Because the proposed action would permit the development of uses (multiple family residential, commercial) that are not permitted as of right under the Projected Development Site's existing M1-1 zoning, a preliminary assessment of Land Use, Zoning, and Public Policy is provided.

Methodology

Existing land uses were determined by reference to the New York City Zoning and Land Use (Zola) database and PLUTOTM 16v2 shapefiles. These uses were then confirmed through site visits. The evaluation of lots within the 400-foot Study Area was performed with reference to New York City Zoning Maps and the Zoning Resolution of the City of New York and served as the basis for the zoning evaluation of the Future No Action and Future With-Action Conditions. Public Policy research was performed through an evaluation of New York City Department of City Planning (NYCDCP) and other city agencies programs and documentation.

2.1.1 Land Use

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy study area should extend 400 feet from the site of the proposed action. Existing land use patterns of city blocks within approximately 400 feet of the Project Site are presented in **Figure 2.1-1.** The proposed zoning map amendment would affect the following lots: Block 1134, Lots 2, 4, 5, 7, 8, 9, 11, 12 (the Projected Development Site), 96, 97, and p/o 17. Collectively these lots are identified as the Affected Area.

Existing Conditions

Land Use Study Area
The Affected Area is located in the Crown Heights neighborhood, within Community District 8 in the Borough of Brooklyn. Existing land uses within the 400' surrounding area around the Affected Area primarily consist of manufacturing, one- and two-family residences, multi-family residences, mixed commercial and residential buildings, and vacant land. The manufacturing buildings range from 1 to 4 stories in height. The residential buildings range from 2 to 14 stories in height and include one- and two-family attached and semi-detached homes as well as multi-family apartment buildings.

Affected Area
The Affected Area is located entirely on Block 1134, which is bounded by Pacific Street to the north, Franklin Avenue to the east, Dean Street to the south, and Classon Avenue to the west. The Affected Area is composed of lots 2, 4, 5, 7, 8, 9, 11, 12, 96, 97, and p/o 17, and includes the Projected Development Site, which is identified as 1050 Pacific Street, a/k/a 955 Dean Street (Block 1134, Lot 12). The Affected Area encompasses the 223 feet east of Classon

Avenue from Pacific to Dean Street with a depth of 220 feet. The Affected Area is shown in **Figure 1.1** of this document

The proposed Zoning Map Amendment would affect the following lots in the Affected Area:

- Lot 2 (643 Classon Avenue) contains a 4,283-square foot, one story warehouse building;
- Lot 4 (641 Classon Avenue) contains a 3,066-square foot, three-story mixed residential and commercial building with two dwelling units and a bar/restaurant;
- Lot 5 (639 Classon Avenue) contains a 4,283-square foot one-story co-working office space;
- Lot 7 (635 Classon Avenue) contains a 3,432-square foot building occupied by a co-working space;
- Lot 8 (633 Classon Avenue) is a 2,112-square foot vacant lot;
- Lot 9 (631 Classon Avenue) is a 2,244-square foot vacant lot;
- Lot 11 (1048 Pacific Street) is a 2,750-square foot vacant lot;
  (Lots 5, 7, 8, 9, and 11 are collectively the Projected Development Site 2)
- Lot 12 (1050 Pacific Street, "Projected Development Site 1") is an open 23,183-square foot lot used for vehicle storage;
- Lot 17 (1058 Pacific Street) is only partially within the Affected Area. It contains a 12,870-square foot warehouse structure;
- Lot 96 (953 Dean Street) contains a 2,188-square foot two-story building used as a warehouse; and
- Lot 97 (951 Dean Street) has a lot area of 2,185 square feet and contains a 2,185-square foot building, renovated and enlarged in 2012-2013, and currently occupied by an eating and drinking establishment.

Projected Development Site 1
The Projected Development Site (Block 1134, Lot 12) is an open lot used for vehicle storage.

Projected Development Site 2
Projected Development Site 2 (Block 1134, Lots 7,8,9,11,5) is an assemblage – where Lots 8 and 9 and 11 are vacant, Lots 7 is occupied by a co-working space, and Lot 5 is occupied by a one-story co-working office space.

Potential Development Site 1
Potential Development Site 1 (Block 1134, Lots 2, 4, 96 and 97) is an assemblage of Lots; Lot 4 is a residential and commercial building, Lot 2 is a mattress warehouse, Lot 97 is a bar, and Lot 96 is a warehouse.

Table 2.1-1: Land Use Distribution for Brooklyn Community District 8 (2014)

LAND USES	PERCENT OF TOTAL
Residential Uses	
1-2 Family	19.3
Multi-Family	43.2
Mixed Residential/Commercial	8.1
Subtotal of Residential Uses	*70.6*

Non-Residential Uses	
Commercial / Office	2.7
Industrial	3.5
Transportation/Utility	2.4
Institutions	10.2
Open Space/Recreation	5.4
Parking Facilities	2.4
Vacant Land	2.5
Miscellaneous	0.4
Subtotal of Non-Residential Uses	*29.4*
TOTAL	**100.0**

Source: *Community District Profiles, New York City Department of City Planning.*
Note: Percentages may not add up to 100.0 percent due to rounding.

Analysis

Future No-Action Condition

Land Use Study Area
Existing land use patterns are generally expected to continue in the surrounding area in the future without the proposed action. A proposal has been put forth for a zoning map amendment affecting a portion of the block to the west of the Affected Area (Block 1133, Lots 32,42,43,44,45, 46, 47, 48, 49, 51, 52, and 53) from M1-1 to an MX District composed of R7A/M1-4 Zoning Districts to facilitate construction of a ten-story mixed residential and community facility building with approximately 128 dwelling units and 6,134 gross square feet of community facility space at 1010 Pacific Street (Block 1133, Lots 32 and 42).[4] There are no other known major land use changes anticipated in the foreseeable future within the land use study area. Any new residential development in surrounding areas would be governed by contextual zoning districts established by the Crown Heights West Rezoning, adopted by the City Council in September 2013.

Affected Area
It is expected that any such soft site development would be similar to the recent redevelopment of the property within the Affected Area located at the corner of Dean Street and Classon Avenue (Lot 97, 951 Dean Street). This property was recently redeveloped with a new one-story building that is currently occupied by a bar/restaurant use. In the future without the proposed action, it is therefore expected that other vacant lots or lots used for vehicle storage within the Affected Area, including the Project Site, would be developed similarly, pursuant to 2014 CEQR Technical Manual soft site criteria. These criteria include the availability of significant unused floor area, and a parcel size, either for an individual lot or as part of an assemblage of 5,000 square feet or more and common ownership of parcels that might be assembled.

The lots that could be redeveloped commercially under the no-action condition – Lots 12 (the Project Site, containing 23,183 square feet of lot area), 8 (2,112 square feet), 9 (2,244 square feet), and 11 (2,750 square feet). Lots 8, 9, and 11 (along with Lots 7 and 5) are part of the

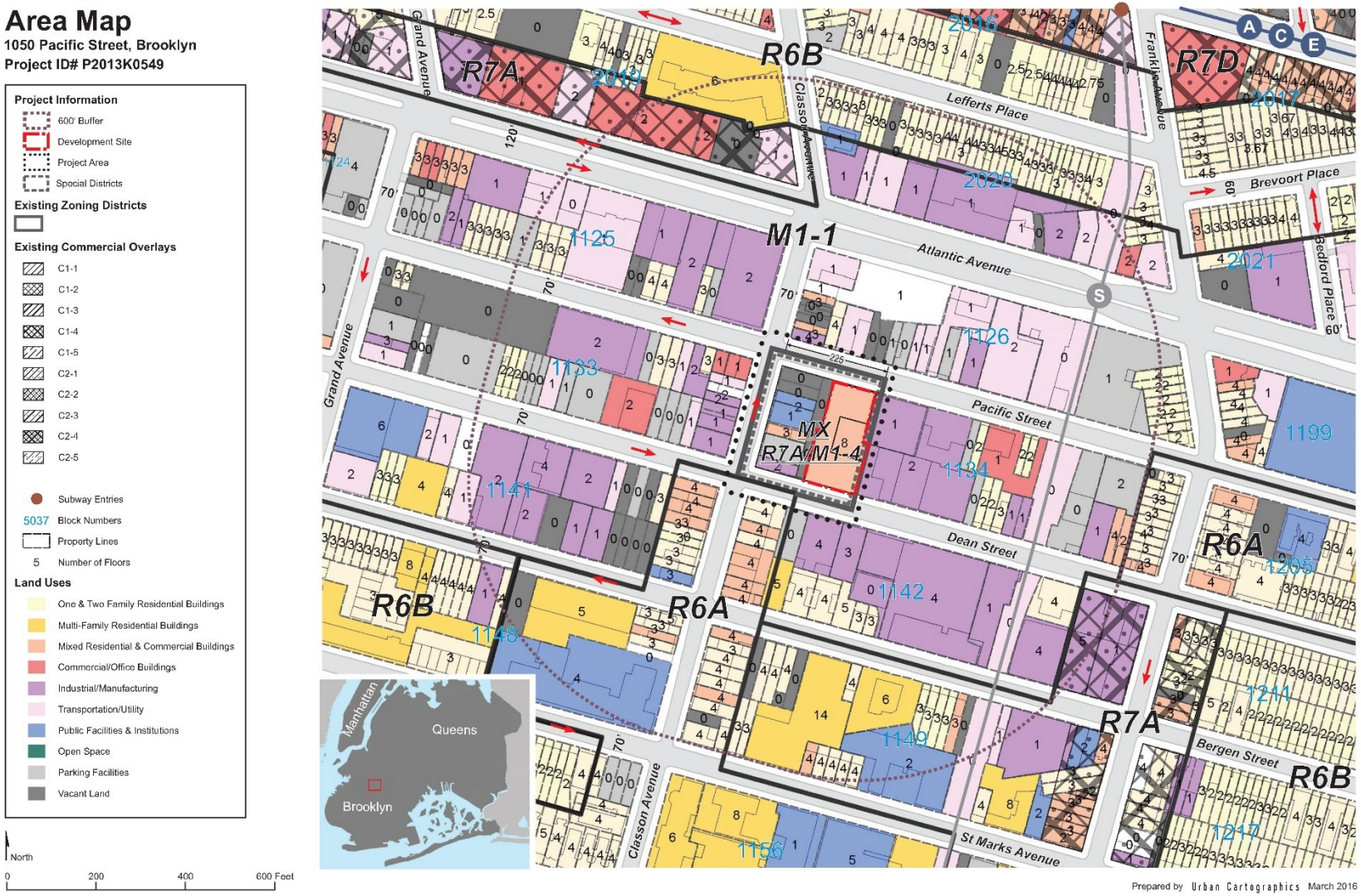
[4] This application is currently pending the granting of discretionary approvals and is therefore not factored into the no-build scenario.

Projected Development Site in the With-Action Scenario. For analysis purposes an assemblage of lots 8 and 9 are under common ownership and currently vacant, it is expected that these lots would develop under a no-action scenario as an as-of-right M1-1, 4,356 square foot, 1 FAR commercial retail development. Given recent revitalization occurring on the project block and residential development within 400-feet, it is likely that those sites that are currently vacant and large enough to support commercial development without having to provide parking would be more likely than not to develop under current zoning regulations within the build year envelope. Development of the Project Site providing 1 FAR of commercial retail space or 23,183 square feet of floor area is anticipated in the future without the proposed action.

Other buildings within the Affected Area do not meet the CEQR Technical Manual's soft site criteria under existing zoning and would continue in their current use under the no-action scenario. Lot 11 was excluded from assemblage with Lots 8 and 9 in the no-build despite being vacant as the lot is under separate ownership and including it would likely require parking to be required on site. The other Lots are occupied by commercial or manufacturing buildings built to 1.0 FAR or greater and therefore are not underbuilt under existing zoning.

The existing zoning does not permit residential development, and therefore no market rate or affordable housing would be provided in the no-action condition. The no-action development of the Projected Development Site is shown in the following figures

Figure 2.1-1: Area to be Rezoned Overlaid Existing Land Use and Zoning Map



Future With-Action Condition

Land Use Study Area
Land use and development patterns in the Land Use Study Area are anticipated to remain unchanged in the future with the proposed action. Any new residential development in the surrounding area would be consistent with the medium-density R7A contextual zoning to the south mapped during the Crown Heights West Rezoning or the proposed rezoning from M1-1 to an MX District composed of R7A/M1-4 of a portion of Block 1133 to the west of the affected area as discussed previously.

Projected Development Site 1
While the proposed development as described above constitutes the applicant's intended use of the Projected Development Site, in order to provide a conservative analysis framework, a development scenario was identified for the site that maximizes building size and height under Mandatory Inclusionary Housing (MIH) and Zoning for Quality and Affordability (ZQA).

Under MIH and ZQA, a 9 story, 95-foot-tall, mixed residential and commercial development with a maximum FAR of 4.6 would be permitted. Light industrial uses would be allowed under the proposed rezoning area. Under the worst-case development scenario, the rezoning would result in a 181,197-gsf development composed of 97,322-gsf of residential and 16,913-gsf of local retail commercial. The building would house 104 units or 83 market rate units and 21 affordable units. Forty-two residential parking spaces would be provided. There is no accessory parking requirement for commercial under the MX District R7A/M1-4.

Other Affected Sites
The proposed zoning map amendment would affect multiple properties not under the applicant's control. Owners of sites that are currently underdeveloped with respect to the proposed zoning may take advantage of the expanded floor area and uses allowed under the proposed MX District R7A/M1-4. Pursuant to 2014 *CEQR Technical Manual* methodology, sites may be considered 'soft' if they are built to substantially less than the maximum allowable floor area ratio and are of a sufficient size or could be assembled into a parcel of sufficient size, to support a feasible development. The minimum size for an economically viable development site is typically considered to be approximately 5,000-sf. Sites that have recently been developed or redeveloped are considered less likely to be soft, due to the significant recent investment in the current use.

Projected Development Site 2
Lots 7,8,9,11 and 5 would be assembled to form a 13,501-sf lot comprising a 67,073 gsf (62,105 zsf) development. For purposes of analysis, the building would include 55,408 gsf (51,304 zsf) of residential uses containing 55 residential units of which 11 would be affordable and contain 11,665 gsf (10,801 zsf) of commercial retail. The building would have a 10,000-sf cellar parking facility for 20 cars. Under the City's recently adopted ZQA and MIH text amendments, this building could have a maximum height of up to 95 feet with a qualifying first floor. The assemblage of these lots under a With-Action condition is assumed as Lots 7,8,9 have common ownership and 8, 9 and 11 are currently vacant. In addition, Lots 7 and 5, which have active commercial buildings that would be significantly underdeveloped under the proposed rezoning. Together these Lots comprise Projected Development Site 2, and would assemble and develop as one project site that would max out available FAR under the Future With-Action Condition

It is assumed under the Future With-Action Condition, that ground floor development for both Projected Development Sites 1 and 2 would be commercial retail. Commercial retail uses

represent a higher return on development investment and are considered more conservative in terms from a CEQR analysis perspective.

Potential Development Site 1
An assemblage of Lots 2,4, 96 and 97 was identified as having the possibility, but not the likelihood, to be redeveloped under the proposed action. Therefore, the Potential Development Site will be assessed for site-specific issues but will not be considered for issues dependent on the overall density of action-related development under the proposed action. The assembled Lots would create a 10,727-sf site area and under a reasonable worst-case scenario would allow a 53,292-gsf (49,344-zsf), 9-story, 95-foot building with 44,024-gsf (40,763-zsf) of residential uses comprising 44 units of which 9 would be affordable and 9,268-gsf (8,582-zsf) of commercial retail. The building would have a 7,500-sf cellar parking facility for 18 cars.

Conclusion

The Proposed Rezoning would allow a change in land use that would allow residential mixed with commercial and light industrial land uses. The surrounding area already contains a large and enduring residential population in mid-rise and high-rise type buildings as well as industrial and commercial land uses. The Proposed Rezoning would allow for the productive redevelopment of the Affected Area with land uses that are similar to the surrounding area and would therefore not result in a significant adverse environmental impact.

2.1.2 Zoning

The *CEQR Technical Manual* suggests that a land use, zoning, and public policy study area should extend 400 feet from the site of the proposed action. Existing zoning districts within approximately 400 feet of the Project Site are presented in **Figure 2.1-1.** The proposed zoning map amendment would affect the following lots: Block 1134, Lots 2, 4, 5, 7, 8, 9, 11, 12 (the Projected Development Site), 96, 97, and p/o 17. Collectively these lots are identified as the Affected Area.

Existing Conditions

Zoning Study Area

The zoning districts within 400 feet of the Affected Area are M1-1, R6B, R6A, and R7A. M1-1 is a light manufacturing zone allowing industrial and most commercial uses at 1.0 FAR and certain community facility uses at 2.4 FAR. Height is controlled by sky exposure planes. R6B, R6A, and R7A are medium density residence districts allowing residential and community facility development. R6B has a height limit of 50 feet and allows residential and community facility development at 2.0 FAR. R6A has a height limit of 70 feet and allows residential and community facility development at 3.0 FAR. R7A has a height limit of 80 feet and allows residential and community facility development at 4.0 FAR.

There is R6A mapped along both sides of Classon Avenue immediately to the south of the Affected Area across Dean Street and on some of the midblocks going south of Dean Street. One block further south, across Bergen Street, the block is zoned R7A except for the Classon Avenue frontage with a commercial overly along Franklin Avenue. There is an R6B district to the southwest along Bergen Street that just touches the 600-foot radius from the Affected Area. The R7A district mapped one block south of the Affected Areas south of Bergen Street is an

Inclusionary Housing Designated Area, where base FAR for residential development is 3.45, and FAR up to 4.6 is permitted if Affordable Housing is provided. These contextual zoning districts were established by the Crown Heights West Rezoning, adopted by the City Council in September 2013.

Table 2.1-2: Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
M1-1	Light Manufacturing UGs 4-14, 16, 17	1.0 FAR – Manufacturing 1.0 FAR – Commercial 2.4 FAR – Community Facility	Varies by Use
R6A	Residential UGs 1-4	3.0 FAR – Residential 3.0 FAR – Community Facility	50 percent of dwelling units (waived if 5 or fewer spaces required)
R6B	Residential UGs 1-4	2.0 – 2.2 FAR for Residential 2.0 FAR for Community Facility	50 percent of dwelling units (waived if 5 or fewer spaces required)
R7D	Residential UGs 1-4	4.2 FAR – Residential (QH) 5.6 FAR – Residential (Inclusionary housing) 4.2 FAR – Community Facility FAR	50 percent of dwelling units (waived if 5 or fewer spaces required)
C2-4	Commercial Overlay UGs 1-9 & 14	2.0 FAR – Commercial	Generally Not Required

Source: Zoning Handbook, New York City Department of City Planning, January 2006

Existing zoning districts in the surrounding area include:

M1-1

The Project Area is within an M1-1 zoning district established in 1961, which extends to the east and west of the Project Area for several blocks generally between Atlantic Avenue to the north and Bergen and Pacific streets to the south. The prevailing built form in the M1-1 district is primarily one- and two-story industrial buildings and open uses, and limited two-, three-, and four-story residential buildings. There are many vacant or underutilized parcels in the M1-1 district.

M1-1 zoning districts permit nearly all industrial uses subject to M1 performance standards. Commercial offices, hotels, and most retail uses are also permitted along with certain community facility uses. In 2017, the Department of City Planning began an environmental review of a proposed zoning text amendment to limit new hotels in M1 districts. New residential use is not permitted within M1-1 districts. The maximum floor area ratio ("FAR") for permitted manufacturing and commercial uses within the M1-1 district is 1.0 and 2.4 for permitted community facility uses. The maximum base height before setback is 30 ft. or two-stories. Off-street parking is required for manufacturing and commercial uses, and for most uses is calculated based on the amount of floor area. In M1-1 districts, the off-street parking requirement may be waived if fewer than 15 spaces are required.

R7A/C2-4

There are R7A/C2-4 zoning districts mapped to the northwest and southwest of the

Project Area generally along the north side of Atlantic Avenue and both sides of Fulton Street from Vanderbilt to Classon Avenue. In addition, there is an R7A/C2-4 district mapped to the southeast of the Project Area on 18 full and partial blocks between St. Johns Place and Eastern Parkway, along Franklin Avenue, and on portions of blocks between Franklin and Classon avenues north of Park Place. These areas are within an IHDA, where the Inclusionary Housing program provides zoning incentives for the creation and preservation of affordable housing in conjunction with new development.

R7A contextual districts produce high lot coverage, seven- to nine-story apartment buildings set at or near the street line designed to be compatible with older buildings in medium-density neighborhoods. R7A is a contextual district that allows for new medium-density residential development up to 4.6 FAR in IHDAs and MIH Areas with a maximum base FAR of 3.45, and community facility uses up to 4.0 FAR. The building form requires a street wall of 40 to 75 feet, a setback above the maximum base height, and a maximum building height of up to 95 feet for Inclusionary Housing buildings with a qualifying ground floor. R7A districts require off-street parking for 50 percent of the dwelling units in a building, with an exemption from parking for income-restricted units within the Transit Zone.

The C2-4 commercial overlay permits Use Groups 5 through 9 and 14, allowing commercial development with up to 2.0 FAR. The C2-4 overlay requires one accessory parking space per 1,000 sq. ft. of commercial floor area for general retail or service uses. In C2-4 districts, the off-street parking requirement for commercial uses may be waived if fewer than 40 spaces are required.

R6B

There are R6B zoning districts mapped to the north, southwest, and southeast of the Project Area. The R6B zoning district permits residential uses with a maximum FAR of 2.0, a minimum streetwall height of 30 feet, a maximum street wall height of 40 feet, and a maximum building height of 50 feet. R6B districts require off-street parking for 50 percent of the dwelling units in a building, with an exemption from parking for income-restricted units within the Transit Zone and a prohibition on curb cuts on zoning lots that are less than 40 feet in width. The Quality Housing program is mandatory for residential developments.

R7D

There is an R7D zoning district to the north of the Project Area generally mapped along Fulton Street between Classon Avenue and Bedford Avenue. R7D districts are medium-density contextual districts that permit residential and community facility uses. In this IHDA, the R7D district permits residential use at a maximum FAR of 5.6 and community facility uses up to 4.2 FAR. The maximum building height for eligible buildings in the IHDA with qualifying ground floors is 115 feet or 11 stories. Buildings must set back above a maximum base height of 95 feet to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising up to the maximum building height. R7D districts require off-street parking for 50 percent of the dwelling units in a building, with an exemption from parking for income-restricted units within the Transit Zone.

R6A/C2-4

There is an existing R6A zoning district to the west that is generally mapped along Washington Avenue from Atlantic Avenue. This area is not an IHDA. R6A districts are medium-density contextual districts that permit residential and community facility uses. R6A districts allow a maximum FAR of 3.0 for residential, and community facility uses (up to 3.6 for residential uses with Inclusionary Housing in designated areas). Bulk regulations for R6A districts require a base height between 40 feet and 65 feet and have a maximum total height limit of 75 feet for Quality Housing buildings with qualifying ground floors (up to 85 feet with Inclusionary Housing in designated areas). R6A districts require off-street parking for 50 percent of the dwelling units in a building, with an exemption from parking for income-restricted units within the Transit Zone.

Affected Area

The Affected Area is zoned M1-1 which permits light industrial and certain commercial uses at 1.0 FAR, and certain community facility uses at 2.4 FAR. M1-1 precludes the development of market rate and affordable housing.

Projected Development Site 1
The Projected Development Site is zoned M1-1.

Projected Development Site 2
Projected Development Site 2 is zoned M1-1.

Potential Development Site 1
The Potential Development Site 1 is zoned M1-1.

Analysis

Future No-Action Condition

Zoning Study Area
With the exception of the proposed rezoning of a portion of Block 1133 to the west of the affected area discussed previously, no changes to zoning and public policy are anticipated in the future without the proposed action in the surrounding area. Existing zoning patterns would generally remain.

Affected Area
No changes to zoning and public policy are anticipated in the future without the proposed action within the affected area. The affected area would continue to be subject to M1-1 zoning.

Projected Development Site
The Projected Development Site would remain zoned M1-1 in the future without the proposed action.

Potential Development Site
The Projected Development Site would remain zoned M1-1 in the future without the proposed action.

Future With-Action Condition

Zoning Study Area
Other than the potential rezoning of a portion of Block 1133 to the west of the Affected Area from M1-1 to R7D/C2-4, no changes to Zoning and Public Policy would occur in the surrounding area in the future with the proposed action. The area within 400 feet of the Affected Area is generally characterized by R7A, R6A, and R6B medium-density contextual zoning districts to the south that were established by the Crown Heights West Rezoning, and M1-1 to the north, east, and west. A medium-density R7A/C2-4 district is mapped along the northern block fronts of Atlantic Avenue one block north of the Affected Area, and beyond that is an R6B district.

Affected Area – MX District (R7/M1-4)
The proposed action would establish an MX District composed of R7A and an M1-4 zoning district within the Affected Area, including on the Projected Development Sites and the Potential Development Site and would establish the Affected Area as a Mandatory Inclusionary Housing Area. The proposed MX (R7A/M1-4) envelope is consistent with the R7A districts mapped in the area. It would permit medium-density residential development at a maximum FAR of 4.6 for developments with a permanent affordable housing set aside pursuant to the MIH program. The maximum building height is 95 feet after a setback from the base height of up to 75 feet. Buildings must set back above the maximum base height to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum of 9 floors. Off-street parking is required for 50 percent of the residential dwelling units but is not required for income-restricted housing units within the Transit Zone. Within the proposed MX district, the bulk regulations of Article IV, Chapter 3 would apply to manufacturing, commercial, and community facility uses. M1-4 districts permit a maximum of 2.0 FAR for commercial or manufacturing use, and 6.5 for community facility uses. Parking is not required for industrial or commercial uses in the MX R7A/ M1-4 districts. On Projected Development Site 1, a worst-case scenario would allow up to 90,852-zsf of residential and 15,790-zsf of commercial or industrial uses containing 104 units, of which approximately 21 would be permanently affordable. On Projected Development Site 2, the Propose Rezoning would allow 51,304-zsf of residential development and 10,801-zsf of commercial or industrial uses containing 55 units, of which approximately 11 would be permanently affordable.

Conclusion

The proposed action would establish a medium-density mixed-use residential district that would mandate provision of a substantial amount of affordable housing. This new development would be consistent with land use in surrounding areas zoned with medium-density R7A, R6A, and R6B zoning districts that were created by the Crown Heights West Rezoning approved by the City Council in September 2013. The proposed action would extend these residential areas and allow redevelopment of underutilized land for new market rate and affordable housing in an area that is well served by transit as well as local commercial and community facility services. The development resulting from the proposed action would not result in significant adverse impacts; therefore, no further analysis is required.

2.1.3 Public Policy

The project site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Fresh Zone, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The proposed action is also not a large publicly sponsored project, and as such, consistency with the City's PlaNYC

2030 for sustainability is not warranted. The project area is located in a transit zone – where parking is optional for new affordable units.

Waterfront Revitalization Program

Actions that are located within the designated boundaries of New York City's Coastal Management Zone are subject to an assessment for consistency with the City's Local Waterfront Revitalization Program (LWRP). The LWRP includes policy objectives that prioritize the development of water-dependent and water-enhancing uses on Coastal Management Zone properties, mandate public access to the waterfront within certain zoning districts, offer construction guidelines for flood zones, and address the maintenance of water quality. Since the rezoning area is not located in the Coastal Management Zone, a consistency review is not warranted for the proposed action.

Conclusion

The proposed action would allow for the neighborhood and based around the Pacific Street and Classon Ave corridor to transition more fully to a mixed residential/ commercial and industrial neighborhood. The current industrial style uses present in the Affected Area do not complement the overall character of the adjacent neighborhood. The proposed action would therefore not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties.

In addition to opportunities for medium-density housing development under the MIH program, mapping an MX (R7A/M1-4) in within the Project Area provides opportunities for active, non-residential ground floor use. Establishing an MX district would promote a transition to a mix of uses as envisioned by Community Board 8, helping to foster both residential growth with affordable housing and revitalization of an underutilized manufacturing district. The MX district would encourage job creation and provide increased walk-to-work opportunities for a diverse mix of business uses, including both commercial and light industrial uses.

The proposed zoning map amendment would thus allow the productive and more intensive reuse of underutilized industrially-zoned property. In addition, it would help reknit the urban fabric in the area and better integrate it within the predominately residential portions of the Crown Heights neighborhood surrounding the M1-1 district. The Special Mixed-Use District MX (R7A/M1-4) proposed will allow new light industrial uses along with local retail and service uses and encourage neighborhood investment and job creation and the proposed development would include opportunities for such employment growth.

Therefore, significant adverse impacts to land use and zoning are not anticipated, and further zoning analysis is not warranted.

2.2 Community Facilities and Services

A community facilities assessment may be necessary if an action could potentially affect the provision of services provided by public or publicly funded community facilities such as schools, hospitals, libraries, day care/Head Start facilities, and fire and police protection. According to the screening levels established in the *CEQR Technical Manual*, there are direct and indirect effects. An assessment of the project's effects on community facilities is generally warranted if:

- a project would add new population to an area that would increase the demand for services and cause potential indirect effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population there may be effects on public or publicly funded schools, libraries, healthcare facilities, or day care/Head Start facilities.

- a project would physically alter a community facility, whether by displacement of the facility or other physical change. This direct effect triggers the need to assess the service delivery of the facility and the potential effect that the change may have on that service delivery.

Preliminary Screening

Based upon the proposed actions, the Affected Area – the Proposed Development and projected induced development sites would add 159 new residential units, 32 of which would be low to moderate income DUs. Based on a preliminary assessment of CEQR thresholds for analysis, as shown in **Table 2.1-1 Community Facilities – Preliminary Assessment of CEQR Thresholds,** this project does not trigger a detailed C*EQR* analysis for libraries, health care facilities, Publicly Funded Day Care/Head Start Facilities, or Police and Fire Protection services. However, there is a potential impact on public schools. A preliminary assessment was conducted to determine the necessity of additional analysis.

Table 2.2-1: Community Facilities-Preliminary Assessment of *CEQR* Thresholds

Community Facility	Threshold	159 total DUs 32 low to moderate income DUs		Exceeds Criteria Threshold
Public Schools Elementary School and Middle School Students	>50 elementary and middle school children (combined)	0.29 0.12	46 19	Yes (Total of 65 elementary and middle school)
High School Students	>150 high school students (see 2014 *CEQR Technical Manual*, Table 6-1a)	0.14	22	No
Libraries >5% Increase in ratio of residential units	>734 DUs in Brooklyn (*CEQR Technical Manual* Table 6-1)		NA	No
Health Care Facilities >600 low or low-to-moderate income units	NA		NA	No

Publicly Funded Day Care/Head Start Facilities <6 years old	> 20 children 32 low-to-moderate income DUs in the Brooklyn generate a total of 6 children (see 2014 *CEQR Technical Manual*, Table 6-1b)	0.178	6	No
Fire Protection	Direct Effect			No
Police Protection	Direct Effect			No

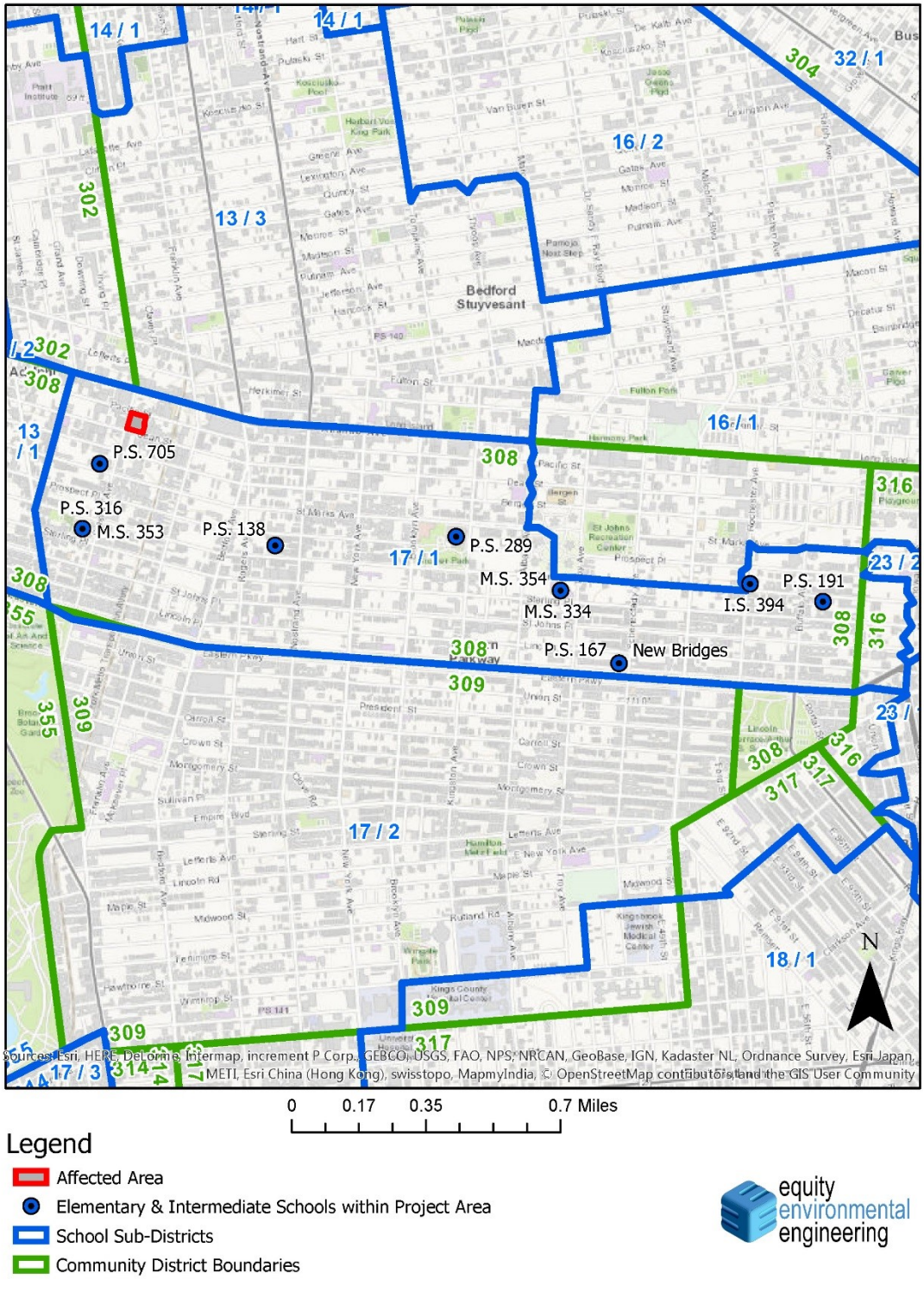
2.2.1 Elementary & Intermediate Schools – Detailed Assessment

Based on this preliminary analysis, the proposed action is expected to result in a total of 65 additional public-school students (46 elementary and 19 middle school students), which is above the threshold of 50 students for the applicable area as warranting further analysis.

Study Area
Per the 2014 CEQR Technical Manual, the study area for the analysis of elementary and intermediate schools is to be conducted in the school district's sub-district in which the project is located. The Affected Area is located entirely within Community School District 17 (CSD 17), Sub-District 1 (**Figure 2.2-1: Public Elementary and Intermediate Schools**). CSD 17 Sub-district 1 is referred to as the Prospect Heights/Crown Heights district. CSD 17 Sub-District 1 has five (5) elementary, two (2) intermediate schools and two (2) intermediate/elementary schools for a total of nine (9) elementary and middle schools combined.

Figure 2.2-1 shows elementary and intermediate schools within CSD 17 Sub-District 1. **Tables 2.2-2** and **2.2-3** provide their location, enrollment capacity, and utilization rate:

Figure 2.2-1: Elementary and Intermediate Schools in the Study Area



Existing Conditions

Elementary Schools CSD 17 Sub-District 1: As shown in Table 2.2-2, excluding charter schools and special education schools, CSD 17 Sub-District 1 has a capacity of 3,880 seats (*excluding transportable classroom units and mini-schools*) at the elementary level, with an enrollment of 2,670 students (*including transportable classroom units and mini-schools*), and a utilization rate of 69 percent. There are currently 1,210 seats available.

Intermediate Schools CSD 17 Sub-District 1: As shown in Table 2.2-3, excluding charter schools and special education schools, CSD 17 Sub-District 1 has a capacity of 1,367 seats at the intermediate level, with an enrollment of 791 students, and a utilization rate of 58 percent. There are currently 575 seats available.

Table 2.2-2: Public Elementary Schools within CSD 17, Sub-District 1
Enrollment, Capacity, and Utilization

ORG ID	School Name	Address	Grades	Enrollment	Target Capacity	Available Seats	Utilization %
Elementary Schools							
K138	P.S. 138-K	760 PROSPECT PLACE	PS/IS*	339	635	296	53
K532	NEW BRIDGES	1025 EASTERN PKWY	PS	471	982	511	49
K191	P.S. 191 - K	1600 PARK PLACE	PS	192	323	131	59
K289	P.S. 289 - K	900 ST MARKS AVENUE	PS	409	709	300	58
K316	P.S. 316 - K	750 CLASSON AVENUE	PS	489	456	0	107
K394	I.S. 394 - K	188 ROCHESTER AVENUE	PS/IS*	392	481	89	81
K705	P.S. 705 - K	443 ST. MARKS AVENUE	PS	378	294	0	129
Totals				**2,670**	**3,880**	**1,210**	**69**

Source: NYC Department of Education, *SCA Blue Book 2016-2017 School Year*
* - P.S. component of P.S./I.S. schools

Table 2.2-3 Public Intermediate Schools within CSD 17, Sub-District 1
Enrollment, Capacity, and Utilization

ORG ID	School Name	Address	Grades	Enrollment	Target Capacity	Available Seats	Utilization%
Intermediate Schools							
K138	P.S. 138 – K	760 PROSPECT PLACE	IS/PS*	244	457	213	53
K353	M.S. 353 – K	750 CLASSON AVENUE	IS	164	287	123	57
K354	M.S. 354 – K	1224 PARK PLACE	IS	223	427	204	52
K394	I.S. 394 – K	188 ROCHESTER AVENUE	IS/PS*	160	196	36	82
Totals				**791**	**1,367**	**576**	**58**

Source: NYC Department of Education, *SCA Blue Book 2016-2017 School Year*
* - I.S. component of P.S./I.S. schools

Future No-Action Condition

Utilizing the latest projections made available by the New York City Department of Education (DOE)[5] for enrollment from 2016 to 2025, elementary enrollment in CSD 17 is expected to decrease from 10,325 students in the 2017-2018 school year to 8,535 students by the 2022-2023 school year. Intermediate enrollment in CSD 17 is expected to decrease from 4,492

[5] The Grier Partnership. *Enrollment Projections 2016 to 2025: New York City Public Schools*

students in the 2017-2018 school year to 3,609 students in the 2022-2023 school year. As **Table 2.2-4** shows, Sub-district 1 has 28.65% of the total elementary school students within CSD 17, and 21.56% of the total intermediate students within CSD 17. Utilizing these apportionments, elementary enrollment in Sub-District 1 is projected to decline from 2,958 students in the 2017-2018 school year to 2,445 students by the 2022-2023 school year. Intermediate enrollment in Sub-District 1 is expected to decline from 968 students in the 2017-2018 school year to 778 students in the 2022-2023 school year.

Table 2.2-4: SCA Enrollment Projections Apportioned to CSD 17 Sub-District 1

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023*	2023-2024	2024-2025	2025-2026
Elementary CSD 17 Total Enrollment	11,370	10,835	10,325	9,901	9,585	9,237	8,895	8,535	8,209	7,898	7,547
% Provided for elementary Sub-district 1	28.65	28.65	28.65	28.65	28.65	28.65	28.65	28.65	28.65	28.65	28.65
Projected Elementary Enrollment for Sub-district 1	3,258	3,104	2,958	2,837	2,746	2,646	2,548	2,445	2,352	2,263	2,162
Intermediate CSD 17 Total Enrollment	4,946	4,686	4,492	4,418	4,165	3,913	3,696	3,609	3,452	3,292	3,148
% Provided for Intermediate Sub-district 1	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56	21.56
Projected Intermediate Enrollment for Sub-district 1	1,066	1,010	968	953	898	844	797	778	744	710	679

*2022 Build Year

In the Future without the Proposed Action, Projected Development Site 1 would develop as a 23,183-sf commercial development, while a portion of Projected Development Site 2 (Lots 8 & 9) would develop as a 4,356-sf commercial development. All other lots within the rezoning area would remain as they are under the existing conditions. Therefore, no project generated students would result under the No-Action Condition.

Utilizing the above projections (**Table 2.2-4**), a final adjusted estimate for enrollment in the 2022-2023 school year for CSD 17 Sub-District 1 was developed by including SCA estimates for Housing Generated Pipeline Students[6] and determining whether any adjacent significant new development would produce demand for school seats. SCA estimates for Housing Generated Pipeline Students identified a projected addition of 433 elementary students and 182 intermediate students in CSD 17 Sub-District 1. **Table 2.2-5** reveals that under the Future No-Action Condition, it is projected that public elementary schools within CSD 17, Sub District 1 would operate at 74 percent utilization, and public intermediate schools would operate at 70 percent utilization.

[6] *NYC School Construction Authority. Housing Pipeline Projections 2016*

Table 2.2-5: 2022 No-action, Enrollment, Capacity and Utilization for Public Schools in CSD 17, Sub-District 1

	Projected Enrollment 2022-2023	SCA Pipeline No-Action Students	Total No Action Enrollment	Capacity	Available Seats	Utilization
Elementary School						
CSD 17, Sub District 1	2,445	433	2,878	3,880	1,002	74%
Intermediate Schools						
CSD 17, Sub District 1	778	182	960	1,367	407	70%

Future With-Action Scenario

Under the Proposed Action, an additional 159 dwelling units (32 low-income) are expected to be developed within the Affected Area by 2022. This would generate 46 elementary and 19 intermediate school students by the 2022 analysis year, as shown in **Table 2.2-6**. The resulting Enrollment, Capacity, and Utilization for Public Schools in CSD 17, Sub-District 1 in the Future with the Proposed Action is identified in **Table 2.2.7**. Under the With-Action Condition, the Proposed Action would generate additional students, resulting in 75% utilization for Elementary Schools and 71.6% utilization of Intermediate School seats in the 2022-2023 school year.

Table 2.2-6 Public School Students Generated by the Proposed Action[7]

Project- generated DUs	E.S. Students	I.S. Students	Total E.S./I.S. Students
159	46	19	65

Table 2.2-7 Projected Public Elementary and Intermediate School Enrollment, Capacity and Utilization in 2022 with the Proposed Action

	Projected No-Action Enrollment	Project Generated Students	Total with-Action Enrollment	Capacity	Available Seats	Utilization
Elementary School						
CSD 17, SD1	2,878	46	2,924	3,880	956	75%
Intermediate Schools						
CSD 17, SD1	960	19	979	1,367	388	71.6%

Conclusion

[7] *Source: CEQR Technical Manual,* 2014, Table 6-1a

As stated in Section 6-410 of the 2014 CEQR Technical Manual, a significant impact may result warranting consideration of potential mitigation, if a proposed project would result in both of the following conditions:

- A collective utilization rate of the elementary or intermediate schools that is equal to or greater than 100 percent in the With-Action Condition; and
- An increase of five percent or more in the collective utilization rate between the No-Action and With-Action conditions.

This analysis indicates that the in the future With-Action Condition the utilization rate at both of elementary and intermediate schools would be below 100%. Further, the Proposed Action would result in only a 1% increase in utilization from the No-Action Condition for Elementary Schools and a 1.6% increase in utilization from the No-Action Condition for Intermediate Schools. Therefore, pursuant to CEQR Technical Manual methodology, the proposed action would not result in significant adverse impacts related to elementary or intermediate school utilization.

2.3 Open Space

Open space is defined as publicly or privately-owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment.

Pursuant to Chapter 7, Section 100 of the *2014 CEQR Technical Manual,* Open Space Resources are defined as active and/or passive, and may include, but is not limited to, the following:

- *Parks operated or managed by the City, State, or Federal governments and include neighborhood and regional parks, beaches, pools, golf courses, boardwalks, playgrounds, ballfields, and recreation centers that are available to the public at no cost or through a nominal fee, as in the case of recreation centers and golf courses;*
- *Open space designated through regulatory approvals (such as zoning), including large-scale permits that prescribe publicly accessible open space, such as public plazas;*
- *Outdoor schoolyards if available to the public during non-school hours;*
- *Publicly-accessible institutional campuses;*
- *Esplanades;*
- *Designated greenways, as shown on the City's Bike Map, and defined as multi-use pathways for non-motorized recreation and transportation along natural and manmade linear spaces such as rail and highway rights-of-way, river corridors, and waterfront spaces;*
- *Landscaped medians with seating;*
- *Housing complex grounds, if publicly accessible;*
- *Nature preserves, if publicly accessible;*
- *Gardens, if publicly accessible;*

The *CEQR Technical Manual* defines the need for an open space assessment if the proposed action would have a direct or indirect effect on open space resources. Direct effects would occur if the proposed action would result in the physical loss of a public open space; change of use of an open space so that it no longer serves the same user population; limit public access to an open space; or cause increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness, whether temporary or permanent. Indirect effects would occur if the proposed action resulted in an increase of population sufficiently large enough to noticeably diminish the ability of an area's open space to serve the future population.

Methodology

According to the guidelines of the City's *CEQR Technical Manual* for analysis of residential development, census tracts with at least half of their geographic area within a one-half mile radius of the development site should comprise the open space study area. Using current population figures, an open space ratio is calculated for both the future no-action and future action scenarios, expressed as the amount of open space acreage per 1,000 user population. Typically, a comparison is made to the median open space ratio, which is 1.50 acres per 1,000 residents, and the city's planning goal of 2.50 acres per 1,000 residents. A reduction in the open space ratio increment of more than 5 percent over future no-action conditions generally warrants a more detailed analysis, unless the open space ratio is below the citywide average, in which case even a small reduction could be considered significant.

In addition to field surveys, information from the NYC Department of City Planning's Community District Needs Statements, NYC Parks Department website, and U.S. Census data were utilized in preparing the open space analysis.

2.3.1 Preliminary Open Space Assessment

The Proposed Action would result in the total Projected Development of 181,197 gross square feet of development, including 152,730 gsf of residential floor area and 28,578 gsf of commercial floor area. The Proposed Action is projected to result in the development of 159 dwelling units within the Affected Area. Assuming an average occupancy of 2.09 persons based on the average household size within the subject census tract (Brooklyn Census Tract 305)[8], population introduced as a result of the Proposed Action would be approximately 332 residents. Additionally, the Proposed Action, when compared to the future absent the Proposed Actions, would not introduce a net additional number of workers to the area. The residential population is above the relevant threshold size requiring assessment of open space utilization and availability. The Affected Area is within an area that is identified as underserved by open spaces, and therefore the threshold for assessment of the potential for indirect impacts is 50 new residents or 125 additional employees. Therefore, an assessment of indirect effects for on public open space resources is warranted.

Study Area Definition

In accordance with the guidelines established in the City's 2014 *CEQR Technical Manual*, the open space study area is defined to analyze both the nearby open spaces and the population using those open space resources. It is generally defined by a reasonable walking distance that users would travel to reach local open spaces and recreational areas. Pursuant to the *2014 CEQR Technical Manual*, the open space study area ("The Study Area") includes all U.S. Census Tracts that have 50 percent or more of their area within a half-mile radius of the Affected Area, as shown in **Figure 2.3-1** below, consisting of the following Census Tracts shown in **Table 2.3-1** below. Using these criteria, the census tracts that have 50% or more of their area within the ½ mile study area are 201, 203, 205, 207 215, 217, 219, 221, 227, 229, 231, 245, 247,305, and 315.

Study Area Population

Secondary sources were used to determine the residential and non-residential populations served by the existing open space resources in the study area. Pursuant to CEQR Technical Manual Methodology, the total residential population for the Study area was established using data from the most recent 2010 decennial census data with population adjustments based on subsequent population estimates from the 2012-2016 American Community Survey (ACS) Census for the Study Area developed by the Department of City Planning's (DCP) Population Division.

Based on the 2012-2016 ACS data, as of 2016, the Study Area had a residential population of 58,362 persons as shown in **Table 2.3-1** below.

[8] 2012-2016 American Community Survey Data

Figure 2.3-1: Open Space Study Area Census Tracts

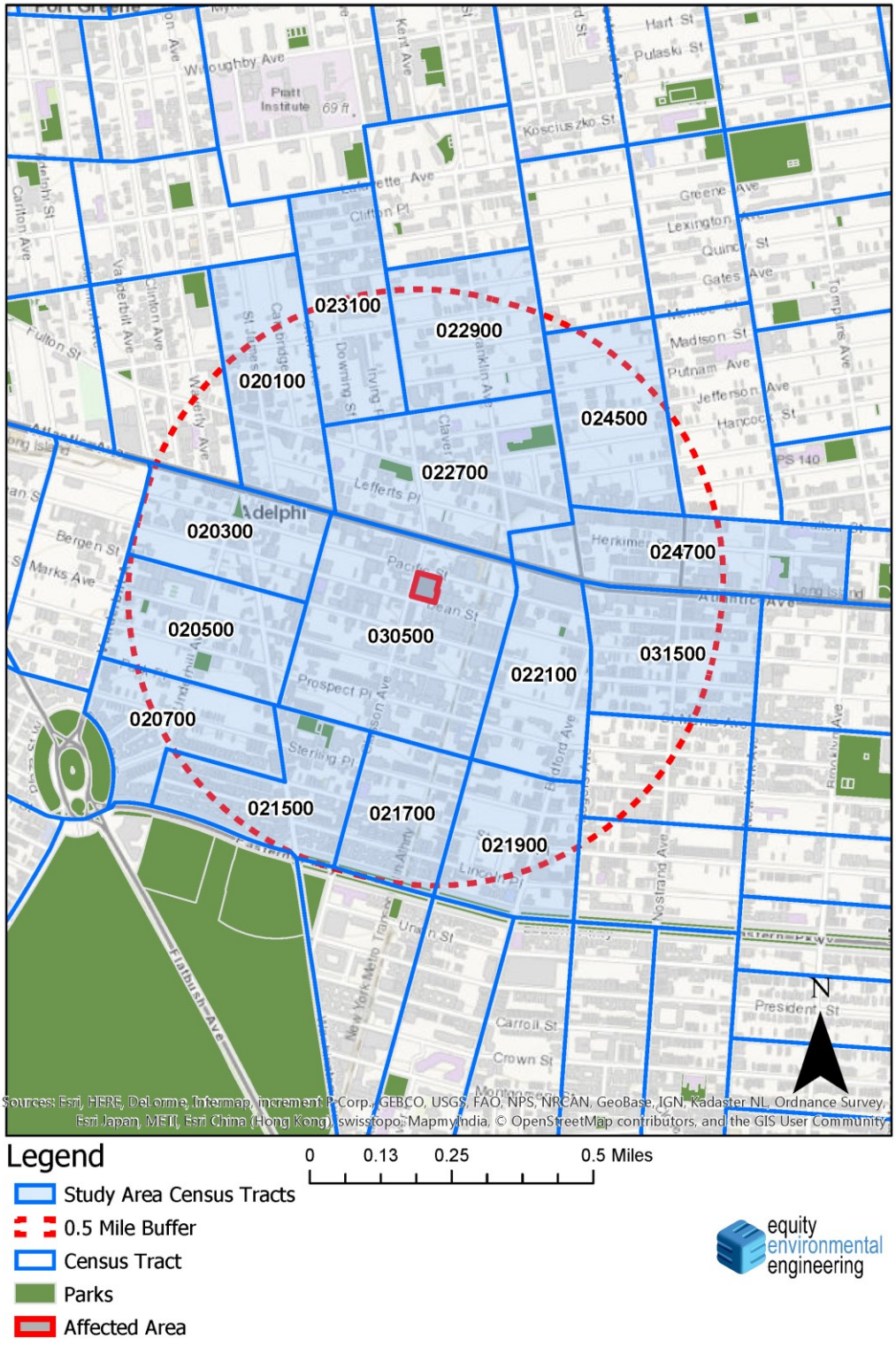


Table 2.3-1: Study Area Population 2016

Census Tract	2016 Population
201	3,828
203	1,776
205	2,703
207	4,301
215	5,116
217	3,906
219	3,639
221	4,014
227	3,972
229	3,719
231	3,535
245	4,223
247	2,295
305[9]	6,042
315	5,234
Total	**58,362**

Existing Condition

A growth rate was calculated to determine a 2018 population for the Study Area by identifying the historic annual growth exhibited in population for the Study Area Census Tracts from 2010 to 2016. Based on the ACS population data from 2006-2010 to 2012-2016, the Study Area experienced a growth of 3,235 residents over the six-year period from 2010 to 2016 (a growth rate of 5.9% or an annual growth rate of .98%). Forecasting the 2018 population was determined by applying the .98% annual growth rate to the above 2016 Study Area population of 58,362. Using this approach, the estimated 2018 existing condition population is 59,511.

Future No-Action Condition

No other major projects contributing residential development were identified for the Project Area. The Project Area No-Action is assumed to be the 2018 population projected to the 2022 build year with no additional adjustment to the Affected Area population as residential land uses would not be allowed without the Proposed Action. Applying the per annum growth factor of .98% identified above to the 2018 existing condition – a No-Action 2022 population for the Study Area would be 61,879. **Table 2.3-2** shows the comparative population change from 2010 to 2022.

Future With-Action

The Study Area With-Action population is determined by adding the With-Action population increment of 332 residents derived from the 159 units under the reasonable worst-case scenario or a Study Area population of 62,211.

[9] Note: Shaded Row indicates Census Tract of the Affected Area

Table 2.3-2: Population in the Study Area through 2022[10]

Census Tract	2010	2016	2018	Without-Action 2022	With-Action 2022
Total	54,856	58,362	59,511	61,878	62,211

Open Spaces Resources

There are 8 open space resources within the Study Area identified in **Table 2.3-3**. There are 12.34 acres of open space resources in the Study area, of these 10.91 or 88% are active, and 1.43 or 12% are passive. The location of these resources, as well as community gardens present in the Study Area, are shown in **Figure 2.3-2.**

Table 2.3-3: Open Space Resources

ID #	Name	Address	Ownership	Acreage	% Active	% Passive	Total Active	Total Passive	Features
1	Lowry Triangle	Pacific St, Washington St, Underhill Ave	NYC DPR	0.11	0	100	0	0.11	Be
2	Underhill Playground	Underhill Ave btwn Prospect Pl & Park Pl	NYC DPR	0.59	75	25	.44	.15	BR, HB, PG, SS
3	Stroud Playground	Sterling Pl to Park Pl btwn Classon Ave & Washington Ave.	NYC DPR	1.19	75	25	.89	.30	BC, HB, SS, BR, PG
4	Crispus Attucks Playground	Classon Ave btwn Fulton St & Lefferts Pl	NYC DPR	0.93	75	25	.70	.23	HB, PG, SS
5	John Hancock Playground	Bedford Ave, Hancock St, Jefferson Ave	NYC DPR	1.55	75	25	1.16	.39	BC, HB, PG, SS
6	Putnam Triangle	Fulton St, Putnam St and Grand Av	NYC DPR	.01	0	100	0	.01	Be
7	P.S. 93 Schoolyard-to - Playground	31 New York Avenue		.96	75	25	.72	.24	Be, PG
8	Eastern Parkway	Along Eastern Parkway	NYC DPR	7[12]	100	0	7	0	Be, Bi, GW
	TOTAL			**12.34**	**88%**	**12%**	**10.91**	**1.43**	

Features: BC=Basketball Courts HB= Handball Courts PG=Playground BR=Bathrooms BF=Baseball fields FE=Fitness Equip RT=Running track VC=Volleyball courts SF=Soccer Fields Be=Benches WA=Walkways SS= Spray Showers CG=Community Garden Bi = Bicycling GW = Greenways

[10] Source: NYC Census Fact Finder
[12] The approximate area of Eastern Parkway within the Study Area

Figure 2.3-2: Open Space Resources within the Study Area

Determination of Significance

Existing Condition
The Study Area has 12.34 acres of open space and an existing residential population of 59,511. The open space ratio (OSR) under existing conditions is 0.21 acres per thousand residents.

Prospect Park – a 526-acre park of regional significance is located just outside a half mile or a ten-minute walk from the Project Site. Further, Eastern Parkway is a two-mile long 63.64-acre greenway located at the southern edge of the study area. The trail contains bicycle and walking paths as well as benches. The portion of Eastern Parkway that is within the Study Area is included in the OSR.

Future No-Action Condition
In the future absent the proposed action, the population for the Study Area in the 2022 build year is forecasted to be 61,878 and is projected to be served by same 12.34 acres of open space as in the existing condition. With this population, the open space ratio would be 0.20 acres per thousand people. This is well below the citywide average of 1.5 acres per thousand people and reflects the area's high population density and lack of large park facilities within a ½-mile radius.

Future With-Action Conditions
The Proposed Action would result in an increase in no-action population of 332 people by the 2022 build year. As noted above, this would increase population within the study area to 62,221. With this small addition to area population, the open space ratio would be 0.20 acres per thousand people in the future with-action condition.

While the Affected Area is within an area of Brooklyn identified in the 2014 CEQR Technical Manual as being underserved with respect to open space and recreational facilities, it should be noted that Prospect Park is just slightly outside a ½ mile radius from the project site. This park is a major regional open space resources used by people throughout Brooklyn and the City. It is expected that residents of induced development under the proposed action would take advantage of Prospect Park as well. Additionally, the project sponsor's intended development for the Project Site includes the provision of a rooftop recreational space and interior courtyard for the use of building occupants.

Conclusion

Under the existing, no-action and with-action conditions, open space ratio in the area would be well below 1.5 acres per thousand residents, which is the citywide average. By *CEQR Technical Manual* methodology, a decrease in open space ratio in an underserved area that approaches or exceeds 5 percent is generally considered to be a substantial change warranting more detailed analysis. The *CEQR Technical Manual further* states that detailed analysis of open space effects on residents is generally unnecessary if the open space ratio decreases by less than 1 percent. The proposed action would not result in a reduction to the open space ratio, compared to the no-action condition in the 2022 build year; therefore further assessment is not warranted, and no significant impacts to open space utilization or availability would occur as result of the Proposed Action. Additionally, as stated above, the Affected Area is located just outside the ½ mile radius of Prospect Park, a 526-acre regional park. It is anticipated that this park would serve project generated residents.

2.4 Shadows

The *CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space, or feature. An incremental shadow is an additional or new shadow that a building or other built structure resulting from a proposed project would cast on a sunlight-sensitive resource during the year. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources, and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

The duration and dimensions of Shadows are determined by the geographic location of the area from which the shadow is cast and the time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast towards the south than shadows cast in early and late winter months.

The *CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or, (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved such as handball or basketball courts, contain no seating areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of projected development sites, as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with the *CEQR Technical Manual*.

Methodology

A preliminary analysis of shadows follows the guidelines set forth in the 2014 CEQR Technical Manual for a preliminary assessment (Section 310). According to the 2014 CEQR Technical Manual, a preliminary shadow assessment includes the development of a base map showing the site location in relation to any sunlight-sensitive resources as per guidelines provided in the 2014 CEQR Technical Manual. Following these guidelines, the longest shadow study area is determined, and a Tier 1 screening assessment is conducted to determine if any sunlight-sensitive resources fall within the study area. If no resources are found, no further analysis would be needed. If sunlight-sensitive resources lay within the longest shadow study area, the next tier of screening assessment should be conducted. This preliminary assessment includes a basic description of the proposed project that would be facilitated by the proposed action in order to determine whether a more detailed assessment would be appropriate.

Analysis

The proposed development site and potential development site are located on Block 1134 in the Crown Heights neighborhood of Brooklyn. The development proposed by the project sponsor would consist of an 8-story building of 80 feet in height, to be constructed on Block 1134, Lot 12. However, because the proposed R7A/C2-4 zoning district would allow development of up to 95 feet in height, the shadow analysis would assume a building of this height. Additionally, Block 1134, Lots 7, 8, 9 and 11 were identified as a potential assemblage for redevelopment under the proposed action. A building of up to 95 feet in height could also be built on this site under the proposed zoning. Accordingly, a preliminary assessment of shadows is warranted.

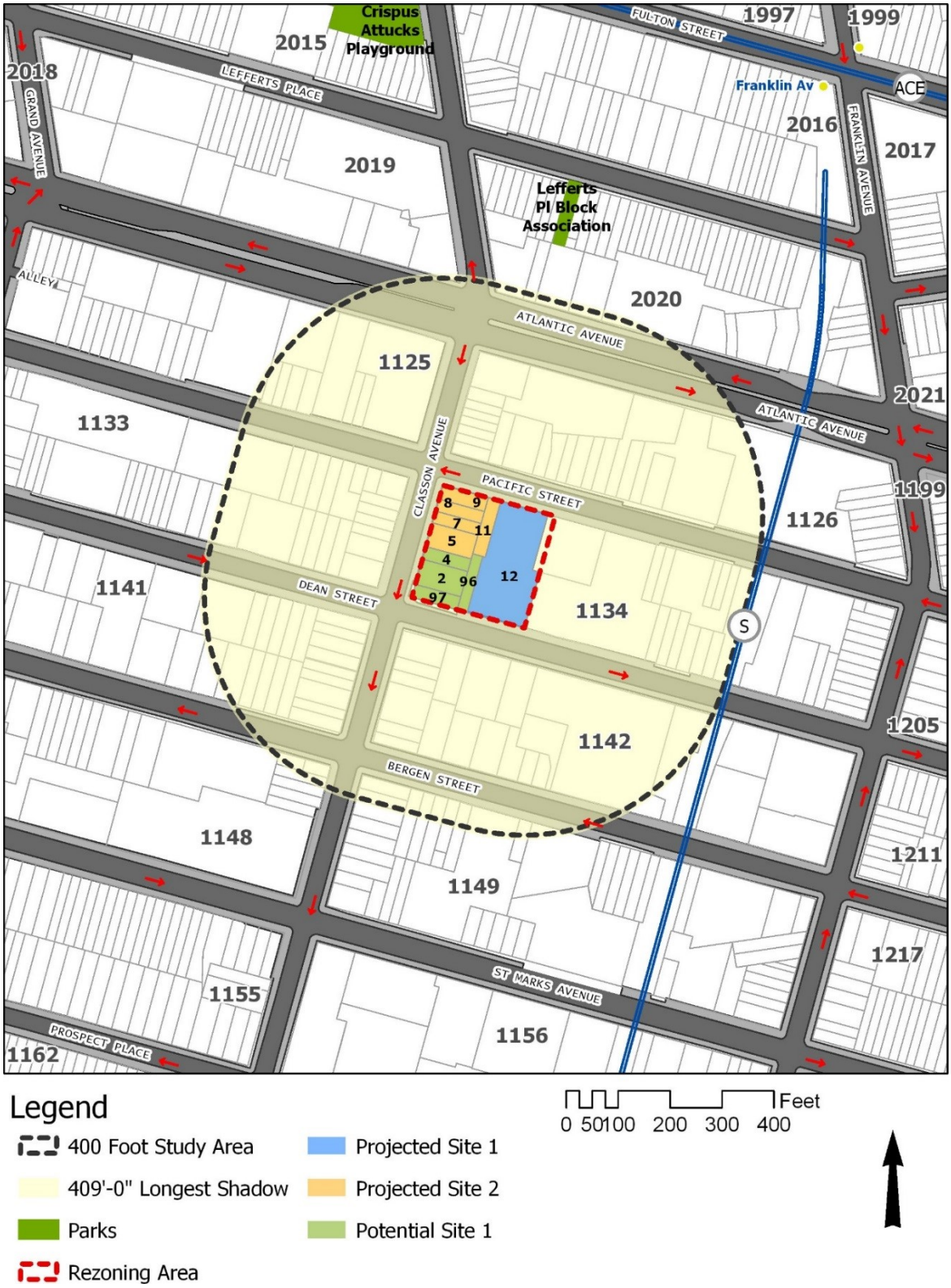
Tier 1 Screening Assessment

Under the Future With-Action condition, Projected Development Site 1 (Block 1134, Lot 12) as well as Projected development Site 2 (Block 1134, Lots 5, 7, 8, 9, and 11), and Potential Development Site 1 (Block 1134, Lots 4, 2, 97 and 96) could be developed with new buildings having a maximum height of 95 feet and the longest action-induced shadow would be approximately 409 ft (4.3 x 95 feet) in length. The first step in a shadow analysis is to determine if there are any sunlight sensitive resources located within a radius of this length. As Figure 2.4-1 shows, there are no sunlight sensitive resources within 409 feet of any of the Projected or Potential Development Sites.

Conclusion

As indicated below, the Tier I analysis showed no sunlight sensitive resources within the area. Therefore, no impacts are foreseeable, and no further analysis is necessary.

Figure 2.4-1: Tier 1 Shadow Study Screening



2.5 Historic and Cultural Resources

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated, according to the *CEQR Technical Manual*.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

2.5.1 Architectural Resources

Per CEQR Technical Manual guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the project site plus an approximately 400-foot radius around the proposed action area. To determine whether the projected development has the potential to affect nearby off-site historic or architectural resources, the study area was screened for historic and architectural resources. No architectural resources were found in the project area that were considered historic or significant.

The LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and by letter dated October 1, 2016, indicating that the Study Area does not contain any sites of buildings of known architectural or archeological significance (see Appendix).

2.5.2 Cultural and Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells, and privies. The CEQR Technical Manual requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated. The proposed action would result in new in-ground construction on the Projected Development Site and the Potential Development Sites.

As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on October 1, 2016 (see Appendix). The LPC has indicated that no cultural resource, architectural or archaeological significance is associated with the Study Area. Therefore, significant adverse impacts to archaeological resources are not expected because of the proposed action, and further analysis is not warranted.

2.6 Urban Design and Visual Resources

According to the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings. Pursuant to the 2014 *CEQR Technical Manual*, an assessment of Urban Design may be warranted when a Proposed Action may affect one or more of the elements that contribute to the pedestrian experience of an area, specifically the arrangement, appearance, and functionality of the built environment.

The proposed rezoning of the Affected Area from M1-1 to MX District combining an R7A/M1-4 would alter permitted use, bulk, and height within the Affected Area. Therefore, further analysis is warranted. The differences between existing and proposed zoning, with regards to those aspects of zoning affecting urban design, are presented in the following **Table 2.6-1**

Table 2.6-1: No-Action and With-Action Zoning Controls

	No-Action	**With-Action**
Zoning	M1-1	MX: R7A/M1-4
Permitted Uses	Manufacturing, commercial, community facility	Residential, commercial, community facility, manufacturing
Maximum FAR	1.0 manufacturing and commercial, 2.4 community facility	4.6 residential (with mandatory inclusionary housing) 6.5 community facility 2.0 commercial 2.0 manufacturing
Maximum Height	30' perimeter height, max. height controlled by sky exposure plane	95' max. height with qualifying ground floor

Existing Conditions

The study area is located in the Crown Heights North neighborhood of Brooklyn. A ground level photograph map key is provided in the previously presented **at the end of the EAS short form,** with ground-level photographs of the projected development site and the immediate surrounding area are provided in previously presented **along with the photo keys.**

The area's predominant land uses are of manufacturing, one- and two-family residences, multi-family residences, mixed commercial and residential buildings, and vacant land and open parking lots. Because of this diversity of use and form, there is no unity of built form in the area. The manufacturing buildings range from 1 to 4 stories in height. The multi-story industrial loft buildings have high floor to ceiling heights so that they are significantly taller than a typical four-story residential building. The residential buildings range from 2 to 14 stories in height and consist of one- and two-family attached and semi-detached houses and multi-story apartment buildings. Most buildings within the Study Area are arranged regular (parallel) with respect to their lot placement. Buildings along within the area are generally built out to their lot lines.
The street grid is regular. Pacific and Dean Streets are one-way streets with a single moving lane and curbside parking and loading. Traffic on Pacific Street is westbound, and traffic on Dean Street is eastbound. Classon Avenue is a one- way northbound street with one moving lane. One

block to the north of the affected area, Atlantic Avenue is a major east-west thoroughfare with two to three moving lanes in each direction. Toward the eastern end of the subject block, approximately 350 feet from the affected area, the Franklin Avenue Shuttle subway line operates on elevated tracks.

There are a few streetscape elements within the study area. Along Pacific St, there are a few scattered trees on a decayed streetscape with erupted and uneven sidewalks is, scattered non-pedestrian oriented lighting and little in the way of visual interest. Directly next to the project site on Pacific is an equal mix of residential, light industrial, commercial and manufacturing all in varied states of repair. Dean St is transitioning rapidly – with a ten-story high-end residential building located on Franklin St and Dean St and Franklin and the rehabilitation of a warehouse and industrial building directly across from the project site on Dean St. Classon Ave, along the western border of the Affected Area, features multiple rehabilitated and active commercial uses that provide quality architecture and signage to create a sense of place. Along Classon Ave, the quality of the pedestrian environment is uneven and disjointed, the street lacks quality assemblage of street trees, street amenities or pedestrian-oriented lighting and appears overwhelmingly an amalgam of land uses and deteriorated structures next to rehabilitated or revitalized buildings. No other notable streetscape elements (e.g., benches), lighting, or any form of pocket parks are located within the study area.

The street hierarchy of the study area includes several different functional classifications. Atlantic Avenue is classified as a Principal Arterial Roadway under the Surface Transportation Program, while Dean and Bergen Streets are classified as Major Collector Roadways. To the east of the rezoning site, Classon Ave is a minor collector. All other roadways in the study area are classified as local. The affected area is shown in the following aerial photograph.

Future Without the Proposed Action

In the future without the proposed action, the Projected Development Site 1 and Lots 8 & 9 of Projected Development Site 2 Site be redeveloped with one-story commercial retail buildings – as shown in the photomontage and rendering below. These buildings would be consistent with that element of the existing built form consisting of one-story commercial, warehouse, and manufacturing uses.

A proposal to rezone a portion of Block 1133, to the west of the Affected Area, would allow development of a new 10-story mixed residential and community facility building at 1010 Pacific Street, approximately 500 feet to the west.

In terms of the other sites within the rezoning area - It is expected that while tenants within area office, manufacturing and retail and other buildings may change, the overall use of these buildings within the study area would remain the same, and any physical changes to buildings in the study area would comply with designated zoning regulations and other surrounding districts. No significant changes to the area's urban character are anticipated. No changes to the area's views to the adjacent parks and open spaces are also expected.

Future with the Proposed Action

Projected Development 1:
Pursuant to the Proposed Actions the applicant owned property (Block 1134, Lot 12, "Projected Development Site 1") would be developed under an RWCDS with 95-foot, 9-story mixed-use building totaling 114,124-gsf or 106,642-zsf with 97,732-gsf or 90,852-zsf of residential floor

area. The building would consist of two mixed-use buildings fronting Dean Street and Pacific Street respectively, with a connecting interior one-story 10' high portion. The one-story commercial portion would face east on Franklin Avenue and would lead into an open interior courtyard space. The building would contain 104 dwelling units and approximately 16,913 gross square feet (15,790 zoning square feet) of UG 6 ground floor commercial space. Twenty-five (25) percent of the residential floor area, or 21 of the proposed 104 units, would be designated for inclusionary housing units. 23,183 square feet of cellar space would provide for storage, parking for 42 cars and 54 bicycles.

Projected Development 2:
Pursuant to the Proposed Actions, Lots 5, 7, 8, 9, and 11 (Projected Development Site 2) could be redeveloped with a 9-story, 95-foot high, 67,073-gross square foot (62,105 zoning square foot) mixed-use commercial/residential building. The building could contain an FAR of 4.6: 3.8 residential FAR or 55,408 gross square feet of residential floor area and 0.8 commercial FAR or 11,665 gross square feet (10,801 zsf) of commercial floor area. The building would contain a total of 55 units, 11 of which would be affordable. Additionally, 10,000 square feet cellar for storage and parking would be provided. Parking for commercial uses would be waived per M1-4 district regulations, while parking would be provided for 50% of the market rate residential units under the R7A or 22 spaces.

Potential Development 1:
Pursuant to the Proposed Actions, Lots 4, 2, 96, and 97 could potentially be developed with a 9-story 95-foot-high mixed-use commercial and residential building containing 53,292 gross square feet of floor area. Approximately 44,024 gsf (40,763 zsf) would be residential, and 9,268 gsf (8,582 zsf) would be commercial for a total FAR of 4.6 (3.8 FAR residential and 0.8 FAR commercial). Under this scenario, the building would contain a total of 44 units, 9 of which would be affordable.

The development which would occur under the proposed action would not have an adverse impact on the area's urban design elements. It would allow development of new multi-story buildings on the Projected Development Site and Potential Development Height of up to nine stories and 95 feet in height. This new development would be consistent with the surrounding areas-built form although at a slightly greater height and scale. It would not result in buildings which are substantially different in height, bulk, scale and/or use than the component of the area's built form consisting of multi-story residential buildings. It would not affect street hierarchy, streetwall, curb cuts or pedestrian activity. As illustrated in the attached enclosed renderings showing the proposed and projected buildings and surrounding development, the proposed action would result in development that can provide context and a sense of place in an area of transition.

Figure 2.6-1: Urban Design Study Area – Photomontage Locations

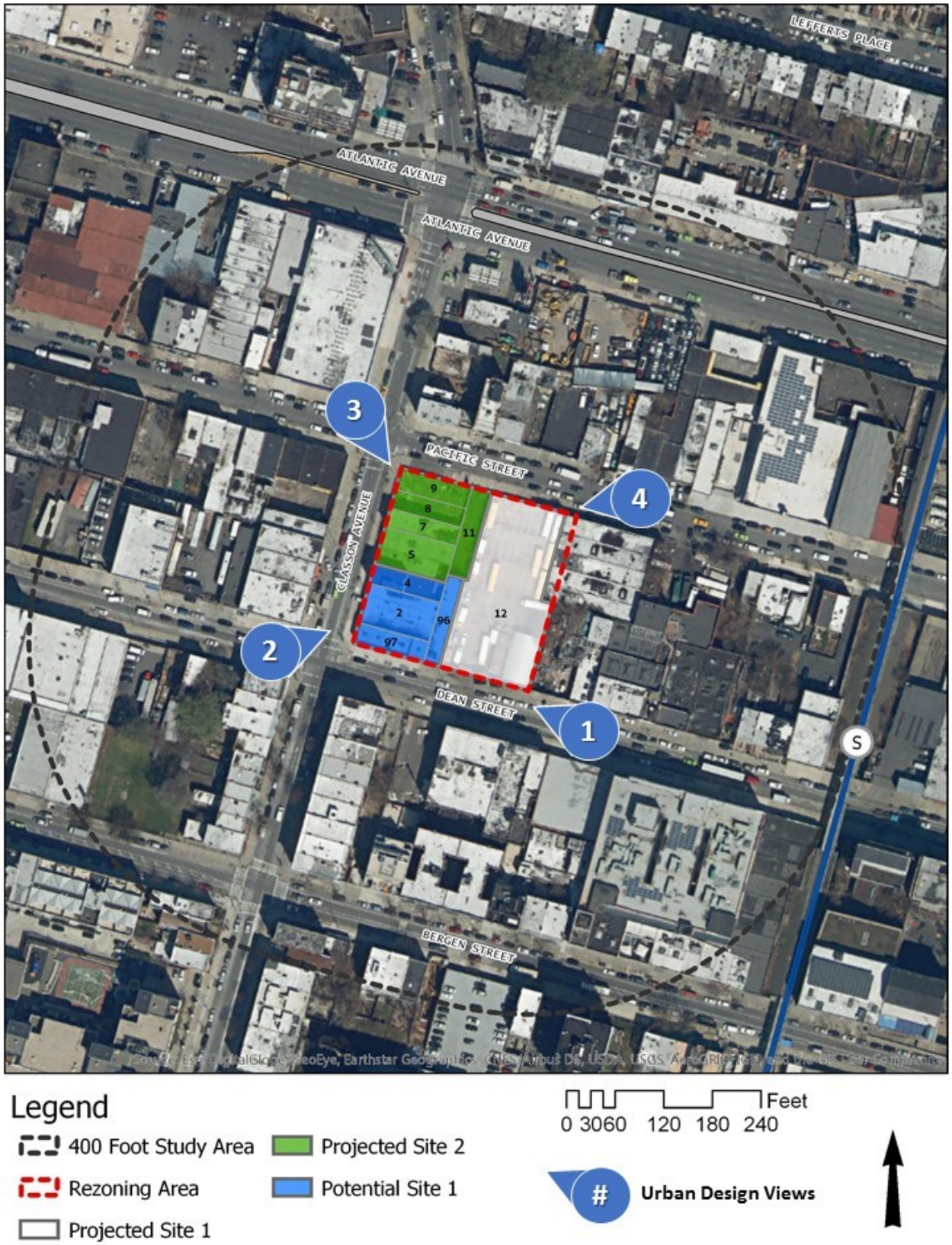


Figure 2.6-2: Existing Condition 1– Looking West on Dean Street

Figure 2.6-3: No-Action Condition 1 – Looking West on Dean Street

Figure 2.6-4: With-Action Condition 1 – Looking West on Dean Street

Figure 2.6-5: Existing Condition 2– Looking East at Dean Street and Classon Ave

Figure 2.6-5: No-Action 2– Looking East at Dean Street and Classon Ave

Figure 2.6-6: With-Action 2– Looking East at Dean Street and Classon Ave

Figure 2.6-7: Existing 3 – Looking East at Classon Ave and Pacific St

Figure 2.6-8: No-Action 3 – Looking East at Classon Ave and Pacific St

Figure 2.6-9: With-Action 3 – Looking East at Classon Ave and Pacific St

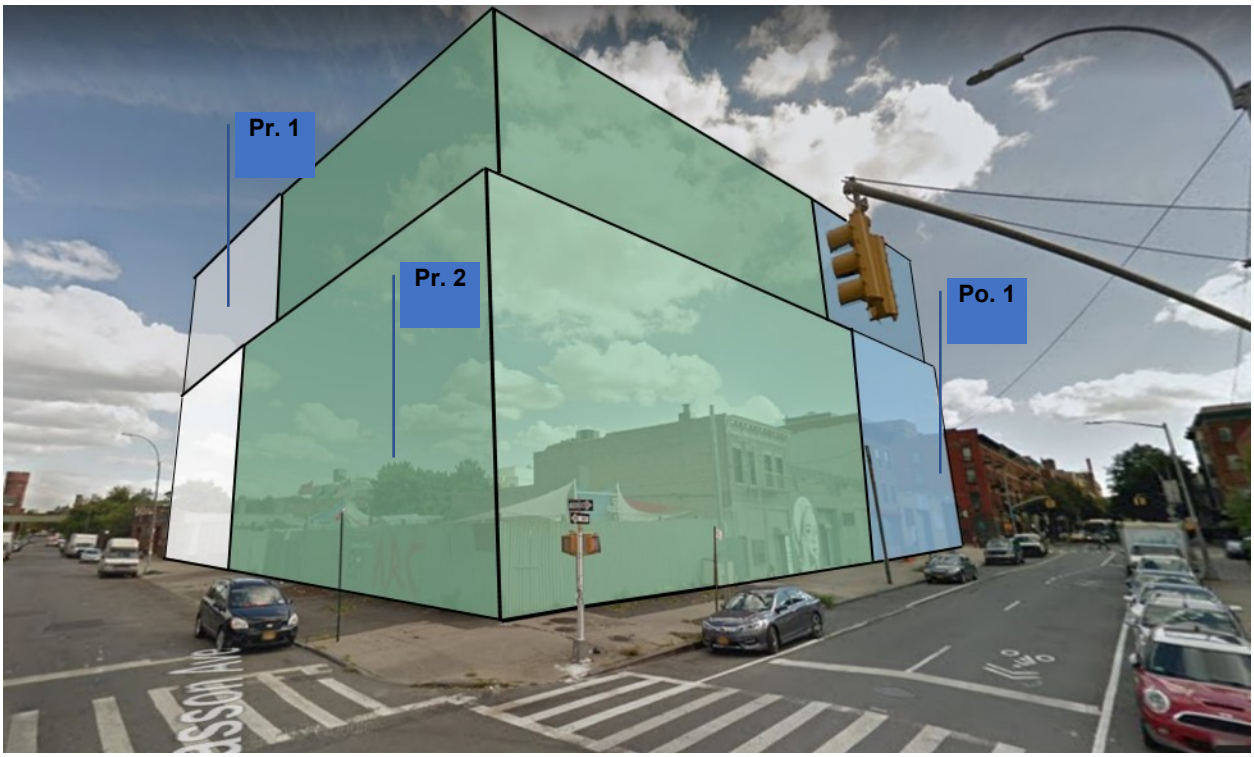
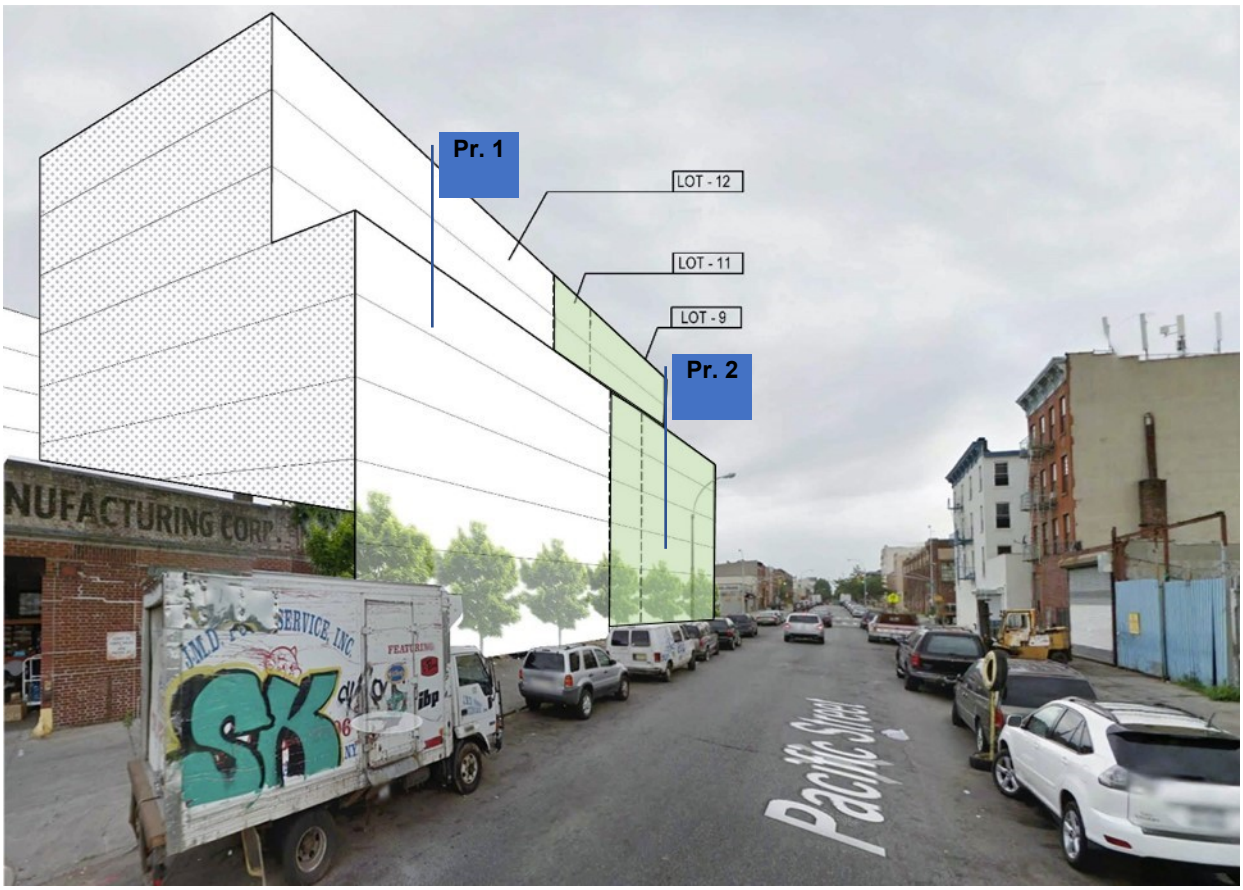


Figure 2.6-10: With-Action – Looking West down Pacific St

Figure 2.6-11: No-Action 4 – Looking East at Classon Ave and Pacific St

Figure 2.6-10: No-Action 4 – Looking East at Classon Ave and Pacific St



Visual Resources

There are no significant visual resources within the vicinity of the Affected Area. The proposed action would not block any public view of a resource of significant aesthetic value. Therefore, it would not result in significant adverse impacts related to urban design and visual resources.

2.7 Hazardous Materials

According to the CEQR Technical Manual, the potential for significant impacts from hazardous materials can occur when: (a) hazardous material exists on a site, and (b) an action would increase pathways to their exposure, or (c) an action would introduce new activities or processes using hazardous materials.

Methodology

The hazardous materials assessment begins with a Phase 1 ESA, which is a qualitative evaluation of the environmental conditions present at a site, based on a review of available information site observations, and interviews. Pursuant to the 2014 CEQR Technical Manual, the Phase 1 ESA is conducted in accordance with the standards established by the current ASTM Phase 1 ESA Standard and includes research and field observations to determine whether the site may contain contamination from either past or present activities on the site or as a result of activities on adjacent or nearby properties. If a potential REC is identified during this assessment, then building any subsurface investigations are usually conducted as part of a Phase II ESA to confirm the presence and extent of the contamination.

Analysis

Projected Development Site 1, Block 1134 Lot 12, is occupied by a Ryder Truck storage lot. Projected Development Site 2, Block 1134, Lots 5, 7, 8, 9, and 11) contains vacant sites and a building used as a coworking facility. Potential Development Site 1 contains a number of uses, warehouse space, a mixed-use bar and residential building and bar/lounge space. The proposed rezoning would allow for residential, commercial and light industrial uses to be built in a historic manufacturing area. Accordingly, a Phase I Environmental Site Assessment (ESA) was conducted for the Project Site by Equity Environmental Engineers (EEE) on November 6, 2017. A copy of this report is included as an Attachment. This Phase I ESA will be reviewed by the Department of Environmental Protection.

The purpose of a Phase I ESA is to determine whether any type of environmental hazard exists within or adjacent to the project site. Environmental hazards may include, but are not be limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; asbestos within the building materials/structures; and identification of potential off-site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. De minimis RECs are those that do not present a threat to health or the environment and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimis RECs, were considered in the Phase I.

EEE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13. The following conditions were observed:

- The subject property It is comprised of 23,199 sq. ft of land and is currently a paved and gravel parking lot occupied by Ryder System Inc. A temporary office trailer is located on

the site.

- RECs - Equity found no RECs associated with the property.
- HRECs - Equity found no HRECs associated with the property.
- CRECs - Equity found no CRECs associated with this property.
- VECs - Based on the evidence provided in the database report and knowledge of the subject property, it is Equity's conclusion that a Vapor Encroachment Condition (VEC) can be ruled out.

The following conditions were identified for the surrounding area:

- According to EDR (Environmental Data Resources), Pacific Auto Body is listed at 1048 Pacific Street (Adjoining west) and is listed on the FINDS, RCRA-Non-Generator and NY Spills Database. A “Spill” #9415158 was reported on 02-18-95 due to “Human Error” Spill Closed Date: 01-26-04. No further action is recommended regarding spill #9415158 due to the fact that it was “Closed” by the NYC DEC.
- According to Sanborn History Maps, a Welding Manufacturing is located to the east of the Property equipped with gasoline tanks. No reported spills are associated with this Property. No further action is recommended.

Conclusion

Based on the findings of the Phase 1 ESA, no RECs, HRECs, CRECs or VECs were identified related to the subject property, nor does environmental data sources indicate current or historical issues of present concern related to any other properties within the Affected Area. Based on the Phase 1 performed, development of the Projected Development Sites and the Potential Development Site under the proposed action does not have the potential for adverse impacts related to hazardous materials.

However, per NYCDEP letter dated January 10, 2017 shown in Appendix A, following review of the previously conducted December 2015 Phase I report prepared by Singer Environmental Group Ltd., on behalf of the applicant for the above referenced project, a Phase II Environmental Site Assessment is deemed necessary based on the historical on-site and surrounding area land uses.

DEP requests a Phase II Investigative Protocol/Work Plan to summarize the proposed drilling, soil, groundwater, and soil vapor sampling activities should be submitted to DEP for review and approval.

Therefore, an E-Designation will be mapped on the Affected Area. The E-Designation language related to Hazardous Materials is as follows:

E-Designation (E-510)

Block 1134, Lots 12, 5, 7, 8, 9, 11, 2, 4, 96, 97
An E designation should be placed on these sites to assure that testing and mitigation will be performed, as necessary, before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor’s Office of Environmental Remediation (OER).,

Task 1-Sampling Protocol

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

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

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

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

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.

2.8 Transportation

Pursuant to CEQR Technical Manual methodology, a transportation assessment may be necessary when a proposed action would alter the transportation network by closing, opening, or realigning an element of the transportation system such as a roadway, pedestrian way, or transit route, or if it would generate new trips on the transportation network. The objective of the transportation analyses is to determine whether a proposed project may have a potential significant impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, bicyclists and vehicles), on- and off-street parking, or goods movement.

Methodology

The *CEQR Technical Manual* states that a preliminary trip generation assessment should be prepared to determine whether a quantified analysis of any technical areas of the transportation system is necessary. Except in unusual circumstances, a further quantified analysis would typically not be needed for a technical area if the proposed development would result in fewer than the following increments:

- 50 peak hour vehicle trips;
- 200 peak hour subway/rail or bus transit riders (or 50 bus trips in a single direction on a single route during a peak hour); or
- 200 peak hour pedestrian trips.

The *CEQR Technical Manual* also states that if the threshold for traffic is surpassed, a parking assessment may also be warranted. This chapter assesses the potential for project-generated vehicle, transit, and pedestrian trips to affect the local transportation network, as well as an assessment of transportation safety in the study area.

Analysis

Future No-Action Scenario

Lot 12, Projected Development Site 1, a 23,183 square feet lot would develop as a 23,183-sf commercial-local retail use and provide 77 parking spaces on site or 1 per every 300-sf as required in an M1-1. Lots 8 & 9, p/o Projected Development Site 2, a 4,356-sf assemblage would develop as a 1 FAR commercial-local retail use and could waive out of providing on-site accessory parking as under 15 cars would be needed for a 4,356-sf commercial use.

Future With-Action Scenario

Projected Development 1:
Pursuant to the Proposed Actions the applicant owned property (Block 1134, Lot 12, “Projected Development Site 1”) would be developed under an RWCDS with 95-foot, 9-story mixed-use building totaling 114,124-gsf or 106,642-zsf with 97,732-gsf or 90,852-zsf of residential floor area. The building would consist of two mixed-use buildings fronting Dean Street and Pacific Street respectively, with a connecting interior one-story 10’ high portion. The one-story commercial portion would face east on Franklin Avenue and would lead into an open interior courtyard space. The building would contain 104 dwelling units and approximately 16,913 gross

square feet (15,790 zoning square feet) of UG 6 ground floor commercial space. Twenty-five (25) percent of the residential floor area, or 21 of the proposed 104 units, would be designated for inclusionary housing units. 23,183 square feet of cellar space would provide for storage, parking for 42 cars and 54 bicycles.

Projected Development 2: Pursuant to the Proposed Actions, Lots 5, 7, 8, 9, and 11 (Projected Development Site 2) could be redeveloped with a 67,073-gross square foot (62,105 zoning square foot) mixed-use commercial/residential building. The building could contain an FAR of 4.6: 3.8 residential FAR or 55,408 gross square feet of residential floor area and 0.8 commercial FAR or 11,665 gross square feet (10,801 zsf) of commercial floor area. The building would contain a total of 55 units, 11 of which would be affordable. Additionally, 10,000 square feet cellar for storage and parking would be provided. Parking for commercial uses would be waived per M1-4 district regulations, while parking would be provided for 50% of the market rate residential units under the R7A or 22 spaces.

Potential Development 1: Pursuant to the Proposed Actions, Lots 4, 2, 96, and 97 could potentially be developed with a 9-story 95-foot-high mixed-use commercial and residential building containing 53,292 gross square feet of floor area. Approximately 44,024 gsf (40,763 zsf) would be residential, and 9,268 gsf (8,582 zsf) would be commercial for a total FAR of 4.6 (3.8 FAR residential and 0.8 FAR commercial). Under this scenario, the building would contain a total of 44 units, 9 of which would be affordable.

Total Induced and Net Development within the Affected Area
In total, under the Proposed Rezoning-Future Build Scenario – the net induced development of Project Development 1 and Projected Development 2 would consist of 152,730-gsf or 142,156-zsf feet of residential floor area (159 dwelling units) and a reduction of 8,663 square feet of commercial floor area and a reduction of 13 parking spaces.

Preliminary Trip Generation Screening
Based on the Affected Area's location, it is within Traffic Zone 3. According to Table 16-1 of the 2014 CEQR Technical Manual, a residential development of fewer than 200 residential units, 15,000 square feet of local retail, or 25,000 square feet of community facility space typically does not warrant further assessment of the potential for adverse effects on Transportation. Incremental development under the Proposed Action, compared to no-action conditions, would consist of 159 residential dwelling units and a reduction of 8,663 square feet of retail space as well as a reduction in parking of 13. Therefore, no further assessment of transportation impacts is warranted.

2.9 Air Quality

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

- The potential for changes in vehicular travel associated with proposed development activities to result in significant mobile source (vehicular related) air quality impacts.
- The potential for an atypical (*e.g.*, not at-grade) source of vehicular pollutants to significantly impact the proposed development.
- The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby planned and/or existing land uses.
- The potential for air toxic emissions released from existing industrial facilities to significantly impact the proposed development.
- The potential for significant air quality impacts from the emissions of facilities that require Prevention of Significant Deterioration permits (Title V), and facilities which require a state facility permit to significantly impact the proposed development.
- The potential for facilities' malodorous emissions to unreasonably interfere with the proposed project's occupant's comfortable enjoyment of life or their property.

Project Description

The Development Sites, located in the Crown Heights neighborhood of Brooklyn, Community District 8, is comprised of 10 lots on Block 1134. Projected Development Site 1 is the Applicant owned property. The other two Development Sites are the Projected Development Site 2 and the Potential Development Site 1.

Projected Development Site 1, the Applicant owned property, actual height would be 80 feet. The building would contain 97,322 gross square feet (gsf) of residential floor area and 16,913 gsf of retail commercial space. The building's HVAC equipment would operate on natural gas.

The Projected Development Site 2 and the Potential Development Site 1 Reasonable Worst-Case Development Scenarios (RWCDS) would facilitate the construction of 9-story, 95 feet tall buildings. The buildings' HVAC systems would operate on natural gas. Table 17-1 summarizes the Projected Development Sites. Table 2.9-1 summarizes the Projected Development Sites.

Table 2.9-1: The RWCDS of the Development Sites on Block 1134.

Site ID	Lot	Building Height	Gross Floor Area (gsf)	No. of Parking Spaces
Projected Development Site 1	12	80	114,124	42
Projected Development Site 2	5, 7, 8, 9, 11	95	67,073	20
Potential Development Site 1	2, 4, 96, 97	95	53,292	18

For the purpose of the air quality analysis, the Development Sites (mixed-use buildings, predominantly residential and each building contains commercial retail space) boilers' heat inputs assumed residential uses as a conservative measure (residential use consumes more fuel per floor area than other uses). In addition, each building's HVAC system would operate on natural gas.

2.9.1 Methodology & Standards

Air Pollutants and Applicable Standards/Guidelines

National Air Quality Standards

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

> *Carbon Monoxide (CO) is mainly produced by motor vehicles from the incomplete combustion of gasoline. The impact of CO on the ambient air is analyzed next to roadways, intersections, parking lots, and parking garages vents as these locations are the most affected.*
>
> *Nitrogen Dioxide (NO_2) is a main concern related to the burning of natural gas. Emitted NOx from the burning of fossil fuel gradually convert to NO_2 in a chemical reaction that is affected by ozone concentration and the presence of sunlight. In a micro scale analysis, buildings HVAC systems are analyzed for NO_2 impact.*
>
> *Ozone (O_3) is formed by chemical reaction between hydrocarbons and nitrogen oxides and its impact is analyzed on a regional scale by monitoring stations.*
>
> *Lead (Pb) in the ambient air is monitored on a regional level. In a project scale analysis, impact due to Lead concentration levels are analyzed if a new source, such as lead smelters, is introduced into the environment or if a project is located next to a lead emitter.*
>
> *Particulate Matter emissions are associated with both stationary sources and mobile sources. Two sizes of particulate matters are analyzed: Inhalable Particles (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$), where the subscript number refers to the diameter of the particulate matter in micrometers.*
>
> *Sulfur Dioxide (SO_2) emission is principally associated with stationary sources that use oil or coal as the fossil fuel for the equipment. These fuels contain sulfur that bond to oxygen atoms in the burning process.*

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA, and New York State has adopted the NAAQS as the State ambient air quality standards. The NO_2 and $PM_{2.5}$ standards— the criteria pollutants of main concern for HVAC systems fueled by natural gas—together with their health-related averaging periods are presented in **Table 2.9-2**.

NO_2 NAAQS

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

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

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

NYC Interim Guidelines

In addition to the NAAQS, the *CEQR TM* requires that projects subject to CEQR apply a $PM_{2.5}$ and CO 8-hour averaging time significant impact criteria (based on concentration increments). These criteria are named *de minimis* and they are more stringent than the NAAQS, and the state standards as the *de minimis* concentrations set a maximum increase of pollutant concentration that is below the national standard. If the estimated impacts of a proposed project are less than the *de minimis* criteria, the impacts are not considered to be significant. As outlined in the *CEQR TM,* $PM_{2.5}$ significant impacts are evaluated as follow:

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

Background Concentrations

Determination of significant impact criteria is evaluated by adding the background concentrations at the nearest NYSDEC monitoring station to the concentrations of criteria pollutants in the ambient air of the existing and planned land uses.

Background concentrations of NO_2 and $PM_{2.5}$—the criteria pollutants of main concern for HVAC systems fueled by natural gas—were obtained from the NYSDEC's annual report for 2017 at the nearest monitoring stations. Table 2.9-2 shows the background concentrations the NAAQS.

Table 2.9-2: Background Concentrations at the Nearest Monitoring Stations

Pollutant	Averaging Period	National and State Standards	Background Concentration	Monitoring Station
NO_2	98th Percentile of Daily Maximum 1-hour averaged over last 3 years	188 µg/m^3	112.2 µg/m^3	Queens College
	Annual Arithmetic Mean	100 µg/m^3	28.7 µg/m^3	
$PM_{2.5}$	24-Hour average of 98th percentile for last 3 years	35 µg/m^3	19.6 µg/m^3	JHS 126
	Average of last 3 years annual means	12 µg/m^3	8.2 µg/m^3	

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

- 24-hour $PM_{2.5}$ 7.70 µg/m^3
- Annual $PM_{2.5}$ 0.3 µg/m^3

2.9.2 Analysis

Mobile Sources

Projects may result in significant mobile source impacts when they create mobile sources of pollutants, change traffic patterns, or add new uses near mobile sources of pollutants. Per CEQR guidelines, a detailed analysis is conducted to predict whether the Proposed Actions could potentially have a significant adverse air quality impact if certain threshold criteria are met or exceeded, while proposed projects that do not meet or exceed the threshold criteria (screen out) are not expected to have a mobile source impact. Projects that require a detailed analysis model the ambient air CO and PM_{10}/$PM_{2.5}$ concentrations—the mobile source pollutants of concern—and compare the modeled concentrations with the applicable air quality standard.

Mobile Source Screen

Project-Generated Traffic
Per the *CEQR TM*, localized increases in CO and $PM_{2.5}$ levels may result from increased vehicular traffic volumes and changed traffic patterns in the study area as a consequence of the proposed development. As such, screening analyses for CO and $PM_{2.5}$ were carried out to determine whether the project-generated traffic has the potential to cause significant impact. Projected development under the proposed action is below threshold levels requiring further transportation analysis. Therefore, the proposed action does not have the potential for adverse impacts related to mobile source air emissions

Parking Garage
Based on CEQR recommendations, the maximum capacities of parking garages are evaluated with a threshold criterion to predict whether the potential impacts associated with mobile source emissions are significant. The threshold criteria level, per CEQR guidelines, is 85 off-street parking spaces. If the threshold is met or exceeded, a detailed analysis is warranted. As seen in

Table 17-1, the Proposed Actions would facilitate 42, 20, and 18 parking spaces in Projected Development Site 1, Projected Development Site 2, and Potential Development Site 1 respectively. These number of parking spaces do not exceed the parking spaces threshold criterion. Therefore, no detailed air quality analysis is required, and no significant mobile source air quality impacts are expected as a result of the parking facilities.

Existing Mobile Sources of Pollutant
According to *CEQR Technical Manual*, projects that would result in new sensitive uses within 200 feet of an atypical roadways or near an existing parking facility may result in significant mobile source air quality impacts. These impacts are estimated at sensitive receptors located at air intakes, operable windows, and terraces of the receptor building. There is no atypical roadway within 200 feet of the proposed project, and there are no large parking facilities located near the proposed project. Therefore, no analysis was required, and no mobile source significant adverse air quality impacts are expected to the proposed project from vehicular emission generated at an existing nearby mobile source of pollutant.

Stationary Sources

According to CEQR, an action can result in stationary source air quality impacts when it creates new stationary sources of pollutants such as emission stacks for industrial plants, hospitals, or other large institutional uses, or even building boilers- that can affect surrounding uses, or when they introduce sensitive uses near existing (or planned future) emissions stacks, and the new uses might be affected by the emissions from the stack.

Project HVAC Systems Analysis

The HVAC analysis considers the potential for emissions from the HVAC systems of the proposed developments to significantly impact existing land uses (project-on-existing) within 400 feet, and the potential of each or all of the proposed developments to significantly impact each other (project-on-project).

As outlined in the *CEQR TM*, the analysis of buildings' HVAC systems follows stationary sources methodology and based on CEQR guidelines, a preliminary screening analysis is to be conducted as a first step to predict whether the potential impacts of the heat and hot water system boiler emissions can be significant. This CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. Otherwise, a detailed dispersion analysis is required.

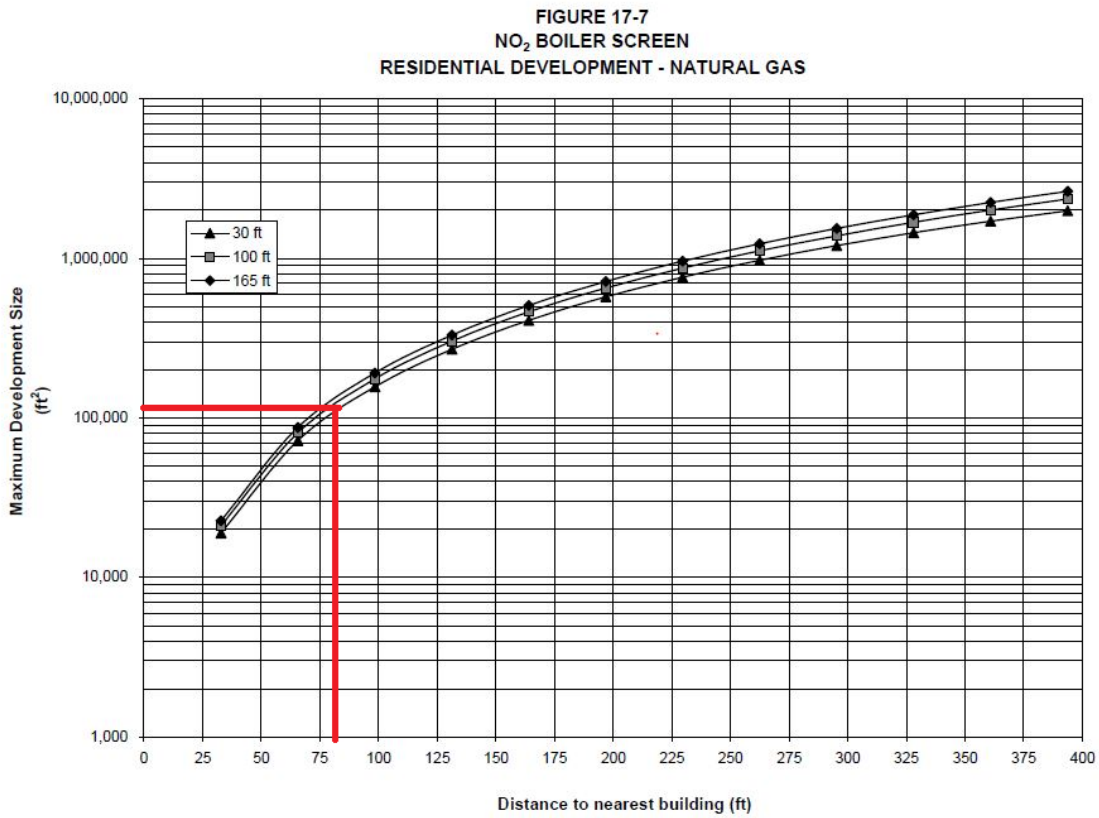
The anticipated development within the proposed rezoning area would consist of 3 buildings. Each of the 3 buildings would be equipped with its own separate natural gas-fueled heat and hot water system. Therefore, screening analyses were performed for natural gas use and environmental designations were added to specify use of natural gas only.

As previously mentioned, the screening analysis is only applicable to a single smokestack, and this CEQR screening procedure is applicable to buildings that are not less than 30 feet from the nearest building of similar or greater height. As the proposed developments are clustered together, the CEQR screening analysis is not applicable for the project-on-project scenario. As such, project-on-project detailed analyses were conducted. The project-on-existing screening analysis considered two scenarios:

1. Projected Development Site 1 actual height of 80 feet and 114,124 gsf of residential floor area.
2. The cumulative impact of the proposed project, assuming residential occupancy, building height of 95 feet, and 234,600 gsf of floor area.

Per the *CEQR Technical Manual*, the CEQR nomographs depicted on Figure 17-7 of the *CEQR Technical Manual Appendix* for a 30-foot stack height were applied (as the 30 feet curve height is closest to but not higher than the proposed stack height of any of the proposed buildings.) The Stationary Source Screen Figure 17-7 referenced in the *Appendices* of the *CEQR Technical manual* is a generic screen assuming the HVAC system is fueled by natural gas. In addition, and per *CEQR Technical Manual*, the distance to nearest building of similar or greater height was assumed to be 400 feet if the actual distance is greater. Figure 2.9-1 (*CEQR Figure 17-7*) shows the Projected Development Site 1 screening analysis.

Figure 2.9-1. The Projected Development Site 1 Minimum Distance - HVAC Screen Nomograph



The screening analysis **Figure 2.9-1** nomograph shows that a detailed analysis would be required for any existing land uses that are 80 feet or taller and at a distance of less than 80 feet from the Projected Development Site 1.

A review of existing land uses around the Projected Development Site 1 shows that the nearest building of similar or greater height is the 10-story, 115 feet tall building, located at 892 Bergan Street (Block 1149, Lot 7501), which is 406 feet south of the Projected Development Site 1. The

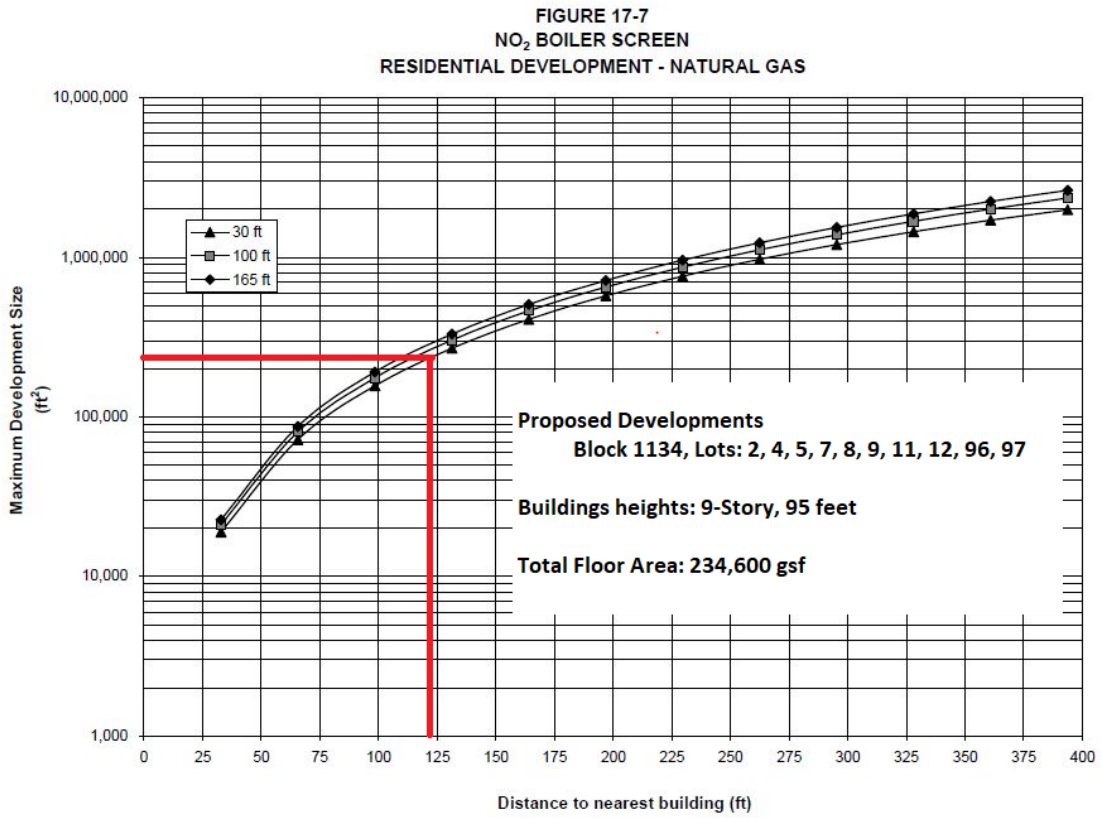
building footprint data geo metadata, used to assess buildings' roof heights, was obtained from the NYC Open Data Building Footprints Shapefile[13]. In addition, note that the 14-story tower portion of the residential building located on 880 Bergen Street (Block 1149, Lot 18) is 540 feet from the Projected Development Site 1.

A review of planned land use applications shows that the nearest building of similar or greater height is the planned developments of 1010 Pacific Street Rezoning application. 1010 Pacific Street Rezoning include five developments in total, each 115 feet high, on Block 1133, Lots 32, 42, and 45-52. The nearest developments lie east of Classon Avenue and directly across the street from Projected Development Site 2. These developments are 160 feet from Projected Development Site 1.

Screening analysis is only applicable to a single smokestack. However, for purpose of a cumulative analysis, emissions from multiple stacks could be combined in a single stack situated as close as possible to the receiving building. As such, the project-on-existing screening analysis was conducted. Per *CEQR TM*, the CEQR nomograph depicted on Figure 17-7 of the *CEQR TM* for a 30-foot stack height was applied (as the 30 feet curve height is closest to but not higher than any of the proposed stacks heights, as the CEQR screening procedure requires). This nomograph depicts the size of the development versus distance below which the potential impact can occur and provides a conservative estimate of the threshold distance. **Figure 2.9-2** (*CEQR Figure 17-7*) shows the project-on-existing cumulative screening analysis.

[13] https://data.cityofnewyork.us/Housing-Development/Building-Footprints/nqwf-w8eh/data.

Figure 2.9-2. The Development Sites Minimum Distance - HVAC Screen Nomograph



The screening analysis **Figure 2.9-2** nomograph shows that a detailed analysis would be required for any existing land uses that are 95 feet or taller and at a distance of less than 123 feet from the Development Sites.

A review of existing land uses around the Development Sites shows that the nearest building of similar or greater height is the 10-story, 115 feet tall building, located at 892 Bergan Street (Block 1149, Lot 7501), which is 406 feet south of the Projected Development Site 1. The building footprint data geo metadata, used to assess buildings' roof heights, was obtained from the NYC Open Data Building Footprints Shapefile[14]. In addition, note that the 14-story tower portion of the residential building located on 880 Bergen Street (Block 1149, Lot 18) is 540 feet from the Affected Area.

A review of planned land use applications shows that the nearest building of similar or greater height is the planned developments of 1010 Pacific Street Rezoning application. 1010 Pacific Street Rezoning include five developments in total (one development (Block 1133, Lot 43 and 44) is an existing building which is not anticipated for development), each 115 feet high, on Block 1133, Lots 32, 42, and 45-52. The nearest developments lie east of Classon Avenue and directly across the street from Projected Development Site 2 and 70 feet from the Affected Area, and therefore fails the screening analysis. The 1010 Pacific Street Projected Development Site

[14] https://data.cityofnewyork.us/Housing-Development/Building-Footprints/nqwf-w8eh/data.

1, located on Block 1133, Lots 32 and 42, is at least 270 feet from the Affected Area and therefore screens out.

Therefore, the Proposed Actions fail the screening analysis regarding its potential impact on existing or planned land uses.

Table **2.9-3** shows the screening analyses framework and results, where "Use AERMOD" indicate that a detailed analysis using AERMOD dispersion analysis is required.

Table 2.9-3: Screening Analysis Results.

Source Building Site ID	Heated Area (sq. ft.)	Screen Distance (ft.)	Receiving Building (Site ID or Block/Lot)	Receiving Building Distance (ft.)	Pass/ Fail
Project-on-Project					
Projected Development Site 1	114,124	N.A. (<30 ft.)	Projected Development Site 2	0	Use AERMOD
			Potential Development Site 1	0	Use AERMOD
Projected Development Site 2	67,073	N.A. (<30 ft.)	Potential Development Site 1	0	Use AERMOD
Potential Development Site 1	53,292	N.A. (<30 ft.)	Projected Development Site 2	0	Use AERMOD
Project-on-Existing and/or Planned Land Uses					
Projected Development Site 1	114,124	80	Existing Land use (1149/ 7501)[(1)]	> 400	Pass
Projected Development Site 1	114,235	80	1010 Pacific Street Rezoning (1133/ 48-53)	160	Use AERMOD
Development Sites (Cumulative)	234,600	123	Existing Land use (1149/ 7501)[(1)]	> 400	Pass
Development Sites (Cumulative)	234,600	123	1010 Pacific Street Rezoning (1133/ 48-53)	70	Use AERMOD

1. Note that the 14-story tower portion of the residential building located on 880 Bergen Street (Block 1149, Lot 18) is 540 feet from the Affected Area.

Detailed Analysis

AERMOD dispersion analyses were run to determine whether exhaust from the HVAC systems of the anticipated for development buildings might have a significant adverse impact on another anticipated for development building and/or the some of the planned developments of 1010 Pacific Street Rezoning application. In accordance with CEQR guidance, this analysis was conducted assuming stack tip downwash, urban dispersion surface roughness length of 1.0-meter, elimination of calms, and population of 2,000,000. Building Profile Input Program (BPIP) was run with the downwash effect enabled. Flat terrain option was specified in the AERMOD models.

Projected Development Site 1 (Lot 12) is a through lot, with street wall fronts on both Dean Street and Pacific Street. Projected Development Site 2 is located at the north-west corner of block 1134, and Potential Development Site 1 is a located at the south-west corner of Block 1134. Each Development Site shares a wall with two other Development Sites. As such, two project-on-project detailed analyses, as seen in Table 2.9-4, were conducted. Each air dispersion analysis is the potential impact of Projected Development Site 1, the lowest building, and another Development Site on the remaining Development Site (cumulative analysis).

The potential impact on the planned for development buildings of 1010 Pacific Street Rezoning application combined the emissions of Projected Development Site 2 and Potential Development Site 1 in one stack, 98 feet high, as close as possible to the developments of 1010 Pacific Street project, and directly downwind with the stack of Projected Development Site 1. The stack of Projected Development Site 1 was located with a setback distance determined in the project-on-project detailed analysis and at a height of 98 feet, the same height as the combined stack of the other developments to maximize impact.

The developments' HVAC equipment would be fueled by natural gas. Per the *CEQR Technical Manual*, the pollutants of concern for natural gas fueled boilers are NO_2 and $PM_{2.5}$. The boilers heat capacities were calculated from the annual fuel usage and the buildings' gross floor area. The boiler of Projected Development Site 1 assumed that the HVAC system will serve 16,913 gsf of commercial space and 97,322 gsf of residential space. Projected Development Site 2 and Potential Development Site 1 assumed that the buildings' fuel usage would resemble that of a residential building. Pertinent energy intensity values were obtained from the *CEQR Technical Manual Appendix* for air quality, and the assumption that all fuel would be consumed during the 100-day (or 2,400 hour) heating season. Emission factors were obtained from the EPA AP-42 manual. **Table 2.9-4** shows the short-term and annual emission rates.

Table 2.9-4 The Developments HVACs Equipment

Site ID	Stack Height (ft)	HVAC Equipment (MMBtu/hr)	Pollutant	Short-term Emission Factors		Annual Emission Factor	
				(lb/hr)	(g/s)	(lb/yr)	(g/s)
Projected Development Site 1	83	2.8	NO_2	0.272	3.42E-02	652	9.37E-03
			$PM_{2.5}$	0.021	2.60E-03	50	7.12E-04
Projected Development Site 2	98	1.7	NO_2	0.165	2.08E-02	396	5.70E-03
			$PM_{2.5}$	0.013	1.59E-03	30	4.33E-04
Potential Development Site 1	98	1.3	NO_2	0.131	1.65E-02	315	4.53E-03
			$PM_{2.5}$	0.010	1.26E-03	24	3.44E-04

The diameter of the stack and the exhausts' exit velocities were estimated based on values obtained from the New York City Department of Environmental Protection (DEP) "CA Permit" database for the corresponding boiler size (i.e., rated heat input or million Btu per hour). The

stacks exit temperatures were assumed to be 300°F (423°K), which is appropriate for boilers. The New York City Building Code (Building Code) requires that a rooftop stack should be at least 10 feet away from the edge of the roof and at least 3 feet higher than the roofline. These stacks' locations were applied in the AERMOD modules. In addition, stacks were placed where the maximum predicted concentration would occur, and stack set back distance was applied if impact was predicted.

All analyses were conducted using the latest five consecutive years of meteorological data (2013-2017). Surface data was obtained from La Guardia Airport and upper air data was obtained from Brookhaven station, New York. These meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period. Meteorological data were combined to develop a 5-year set of meteorological conditions, which was used for the AERMOD modeling runs and Anemometer height of 9.4 meters was specified per Lakes Environmental Software Inc.

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

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

NO_2 1-hour were modeled with a Tier 3 approach with NO_2 and ozone background concentrations. 2013-2017 Ozone hourly background concentrations were obtained from the NYSDEC[15] Queens College monitoring station. The maximum ozone hourly concentration was filled for missing values. 2015-2017 NO_2 hourly background concentrations were obtained from the NYSDEC for Queens College monitoring station. The 3-year of data was compiled, and a 5-year of hourly background concentrations file created following the EPA March 2011 Memorandum (Page 17)[16].

AERMOD calculates concentrations according to the dispersion option, pollutant and averaging time, and output specified in the model, where the model is capable of handling multiple sources in a single run. As such, each pollutant was modeled separately and two stacks, one for the short-term and the other for annual averaging times, were created, except the NO_2 1-hour Tier 3 analysis. In addition, the Tier 3 NO_2 1-hour analyses specified emission during the October 1st to May 31st months, the period when "residential building owners in New York City are legally required to provide heat and hot water to their tenants.[17]"

For the project-on-project analysis, the receptors on receiving buildings were placed all around the buildings envelope in 10-foot increments, and on all floor levels. Ground floor receptors were placed at a height of 6-foot. The analysis assumed that all the ground floor levels are 15 feet high, and each other floor is 10 feet high. As such, the 2nd to 9th floor receptors were placed 5-foot above their respective height of floor levels. The top-level receptors were placed at a height of 90 feet.

[15] http://www.nyaqinow.net/
[16] https://www.epa.gov/sites/production/files/2015-07/documents/appwno2_2.pdf
[17] https://www1.nyc.gov/nyc-resources/service/1815/residential-heat-and-hot-water-requirements

For the project-on-existing analysis, the receiving buildings were modeled as a single building, 115 feet high, located on Block 1133, Lots 45-53. Receptors on that receiving building were placed all around the buildings envelope in 10-foot increments, and on all floor levels. Ground floor receptors were placed at a height of 6-foot. The analysis assumed that all the ground floor levels are 15 feet high, and each other floor is 10 feet high. As such, the 2nd to 11th floor receptors were placed 5-foot above their respective height of floor levels. The top-level receptors were placed at a height of 110 feet.

Results of Dispersion Analyses

As stated in the AERMOD Setting section, each pollutant averaging time was modeled twice—with building wake effect enabled/disabled. The predicted concentration is the highest concentration of these. The results are compared with the 24-hour/annual $PM_{2.5}$ significant impact criteria, and the 1-hour/annual NO_2 NAAQS. Result of the project-on-project HVAC NO_2 and $PM_{2.5}$ analyses are shown in Table 2.9-5.

Table 2.9-5. Detailed HVAC Analyses Results

Receiving Development Site ID	24-hr $PM_{2.5}$ Impact	Annual $PM_{2.5}$ Impact	1-hour NO_2 Impact	Annual NO_2 Impact
	µg/m³	µg/m³	µg/m³	µg/m³
Project-on-Existing or Planned				
1010 Pacific Street	3.30	0.050	171	33.0
Project-on-Project				
Projected Development Site 2	4.47	0.204	178	33.9
Potential Development Site 1	3.75	0.115	175	33.9
Standard	**7.7**	**0.3**	**188**	**100**

As seen in Table 2.9-5, the $PM_{2.5}$ modeled concentrations are less than the significant impact criterions of 7.7 µg/m³ and 0.3 µg/m³, respectively, and both the 1-hour and annual NO_2 concentrations estimated are less than the 1-hour and annual NO_2 NAAQS of 188 µg/m³ and 100 µg/m³, respectively.

The project-on-existing analysis results required stacks' set back distances. Projected Development Site 1 stack set back distance was determined in the project-on-project analysis. The Projected Development Site 2 and Potential Development Site 1 (combined stack) required a setback distance of 36 feet from the lot lines facing Classon Avenue. The curbside width of Classon Avenue is 15 feet; therefore, the stacks set back distances of Projected Development Site 2 and Potential Development Site 1 is 51 feet from Classon Avenue.

Therefore, with (E) Designations in place, the emission of each of the Development Sites HVAC systems would not pose an adverse air quality impact to any of the other Development Sites, and the cumulative emissions from the Development Sites would not pose an adverse air quality impact to another Development Site. In addition, the cumulative emissions of the Development Sites HVAC systems would not pose an adverse air quality impact to existing land uses.

(E) Designation (E-510)

The HVAC analysis for the Proposed Actions concluded that fuel would need to be restricted to the exclusive use of natural gas in the HVAC systems of all the Development Sites. In addition,

the minimum stacks' heights of the Projected Development Site 2 and Projected Development Site 1 would need to be specified, and all stacks would require set back distances.

The (E) Designation language (E-501) is as follows:

Block 1134, Lot: 12 (Projected Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) systems and hot water systems, ensure that the stack(s) is located at the highest tier and at least 83 feet above grade, and at least 82 feet from the lot line facing Classon Avenue, and 129 feet from the lot line facing Pacific Street to avoid any potential significant air quality impacts.

Block 1134, Lots: 5, 7, 8, 9, 11 (Projected Development Site 2): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water systems, ensure that the stack is located at the highest tier and at least 98 feet above the grade, and is at least 36 feet from the lot line facing Classon Avenue to avoid any potential significant air quality impacts.

Block 1134, Lot 2, 4, 96, 97 (Potential Development Site 1): Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC), and hot water systems, ensure that the stack(s) is located at the highest tier and at least 98 feet above grade, and is at least 36 feet from the lot line facing Classon Avenue to avoid any potential significant air quality impacts.

Industrial Emissions Sources

A search of potential industrial sites was performed to identify any NYC DEP, and USEPA1 Air Quality Permits issued within 400 feet of the Affected Area. This Study Area and uses, preliminarily identified as manufacturing or industrial based on NYCDCP MAPPLUTO database, are identified in Figure 2.9-3. This search was performed to determine if hazardous air toxics would have the potential to impact the proposed development.

Twenty-three (23) sites were originally identified as potentially manufacturing or industrial in nature as identified as ID Number 1-23 in Figure 2.9-3. These uses were screened further using Google and in field assessment on multiple occasions – the latest on March 24th, 2017. Table 2.9-7 shows the twenty-three (23) properties within approximately 400 feet of the Project Area (*not including the Potential Development Site, which was subsequently added)* that were screened as potentially industrial or manufacturing sites – these sites were further reviewed for reviewed for permit activity and the actual use currently present at the site.

As shown in Table 2.9-7, only 3 sites (those highlighted under ID Number 1-23) were determined to have industrial or manufacturing type uses and none of these have an active DEP industrial permit. However, all twenty-three (23) of these sites were then screened with the Director of Bureau and Air Resources at the NYC Department of Environmental Protection (DEP) for industrial permits through a request on April 06, 2016. As indicated in Appendix D, on March 21, 2017, DEP responded to the permit inquiry for the sites – identifying a total of three (3) industrial type permits issued for three sites within the 400-foot study area. This search identified one other location at 1010 Pacific (same as site 13 – 998 Pacific) as having past industrial permit activity, in addition to the sites identified as potential sources of industrial emissions through land-use and internet research.

Lastly in August 2018, based on a modified buffer area inclusive of the Potential Development Site, three additional sites were included in the analysis of which one has an active industrial permit. Additionally, Site ID 27 was investigated further based on the autobody supply/paint shop present. All twenty-seven (27) sites are identified in Table 2.9-7; the sites highlighted in yellow, which have active or expired permits, or which were determined to be potentially unpermitted industrial sources of process emissions requiring further investigation, were analyzed based on the permit information and in-field findings.

Table 2.9-7: Industrial Sites within 400 feet of Affected Area

Site Key #	Block	Lot	Address	Owner Name	Actual Use	Permit
1	1125	40	1050 ATLANTIC AVENUE	CUBESMART, L.P.	Self-Storage Facility	na
2	1126	75	1093 PACIFIC STREET	GMDC ATLANTIC AVENUE	WUD Furniture Design	Industrial permit PB021815 (8/17/2017) - spray
3	1125	33	1042 ATLANTIC AVENUE	GOLD STAR A REALTY	Leader Refrigeration Manufacturing	Boiler Permit - expired
4	1134	73	1011 DEAN STREET	GRAND DEAN REALTY COR	KAI Study Event Party Rental Space	na
5	1133	54	624 CLASSON AVENUE	DEAN CLASSON, L.L.C.	vacant	na
6	1133	45	1024 PACIFIC STREET	PACIFIC GRAND REALTY,	Vacant - warehouse/garage	na
7	1141	33	904 DEAN STREET	GOLDEN SELDAN REALTY	Murray International Trading company (warehouse/garage)	na
8	1133	53	622 CLASSON AVENUE	ENGBERG IAN	Live Poultry store (grocery)T&S Live Poultry	na
9	1134	81	971 DEAN STREET	BYG REALTY CORP	Office and non-conforming residential	na
10	1142	16	972 DEAN STREET	JEFFERS, OSWALD	Office/warehouse space	na
11	1133	57	630 CLASSON AVENUE	DEAN CLASSON, L.L.C.	Luna's Tire Shop	na
12	1134	74	1009 DEAN STREET	GRAND DEAN REALTY COR	Residential	na
13	1133	32	998/1010 PACIFIC STREET	MARTENSSON, LISA	Vacant-warehouse	Expired industrial permit (11/28/2016)- spray booth
14	1125	29	1034 ATLANTIC AVENUE	GOLD STAR A REALTY	Everlasting Glass and Display	na
15	1133	46	1026 PACIFIC STREET	ENGBERG IAN	Enberg Design and Development- woodworking	na
16	1142	12	964 DEAN STREET	964 DEAN ACQUISITION	Uraycar Transport Services - Shipping Co	na
17	1142	34	1010 DEAN STREET	KWOK, CHING MANG	Crossfit Gym	na
18	1142	82	893 BERGEN STREET	893 BERGEN LLC	Moosohe USA - martial arts gym	na
19	1133	55	626 CLASSON AVENUE	DEAN CLASSON, L.L.C.	Luna's Tire Shop	na
20	1134	17	1058 PACIFIC STREET	TEN FIFTY EIGHT LLC	Coast to Coast - health and beautiy aid distributer - warehouse	na
21	2020	86	1035 ATLANTIC AVENUE	1035 ATLANTIC AVE. LL	Atlantic Restaurant Equipment sales & storage	na
22	2020	1	1025 ATLANTIC AVENUE	1025 REALTY CORP.	Auto-repair and collision	Expired industrial permit - (4/21/2011)
23	2020	77	1041 ATLANTIC AVENUE	SLAW REALTY CO., INC.	Gaffney Plumbing and heating supply	NO2 Fuel New Boiler Burner (EXPIRED 2/25/16)
24	1141	28	892 DEAN STREET	GOLDEN SELDAN REALTY	Warehouse	na
25	1141	59	837 BERGEN STREET	GOLDEN YEAR REALTY	Warehouse	Expired industrial permit – spray booth (10/6/2001)
26	1141	61	831 BERGEN STREET	GOLDEN SELDAN REALTY	Warehouse	na
27	1133	49	614 CLASSON AVENUE	DEM DEROSAS INC	Auto and Paint Supplies	na

Figure 2.9-3: Potential Industrial and Manufacturing Uses within the 400-Foot Study Area

Per DEP, only three (3) sites; 2, 3 and 13 above were identified as having relevant industrial permitting activity within the Study Area, while site 22 was identified as being a manufacturing use based on research. Of these, only 1 at 1093 Pacific Avenue (identified as Site 2 in above Table and Figure) has an active Industrial Permit.

Site ID 13: 1010/998 Pacific Avenue

DEP identified Site at 1010 Pacific Avenue is located 300-feet to the northwest of the Affected Area. Although the DEP and CATS database indicate that this site was previously issued an Industrial Permit for Paint Spray Booth and Woodworking uses in 2007, the building is currently vacant as confirmed with owner representation and field visit which has been photographically documented. As there are no active industrial or manufacturing uses present that could pose a risk to the Proposed Project - this site does not pose a risk of potential significant impact to the Proposed Rezoning Area.

Site 2: 1093 Pacific Street

Site 2, BJORKE/CARLE Furniture Design at 1093 Pacific Street (Block 1126, Lot 75) is located approximately 100 feet to the northeast of the Affected Area. This business designs and manufactures custom furniture. This site has an active industrial permit for spray booth operations (this permit is contained in Appendix D of this EAS). Per the permit details – the spray facility uses active emissions controls filter for VOCs. This is a modern permit issued in 2015 for a new facility with state-of-the-art filters with 95% control efficiency for paint fume filtration, including topcoat, primer, and catalyst application emissions. Air dispersion analysis for the emission of pollutants identified in the permit application was performed versus NYS DEC DAR-1 guidelines, and none of the concentrations for each of the contaminants exceeded the DAR-1 SGC/AGC guideline thresholds. The facility is completely enclosed with no outdoor emissions uses and given appropriate use of the spray booth for application of paint and finishes to furniture – which is located more than 260 feet from the edge of the Proposed Development; this location would not pose a potential impact to development within the Affected Area.

Site 3: 1042 Atlantic Avenue

Site 3, Leader Refrigerator Manufacturing at 1042 Atlantic Avenue operates approximately 300-feet to the northwest of the Affected Area. There are no industrial air quality permits at this location. This site only assembles the refrigerators and based on site visit, applies no chemical or painted finishes to their products. Therefore, no refrigerants or other toxic or potentially toxic chemicals or effluent that would require an emissions permit are produced or used at the site. Given the absence of any air quality permit history related to industrial uses, this site does not pose a risk of potentially significant impact on the Proposed Rezoning Area.

Site 22: 1025 Atlantic Avenue

Site 22, at 1025 Atlantic Avenue is an Auto-Repair and Collision repair shop and is separated from the Proposed Rezoning Area by an entire block and all of Atlantic Avenue. Although the site was issued a Spray Area permit in 2004, that permit is no longer active – expiring in the same year - 2004. This site does not have an active permit, and examination of aerial photographs indicate that only the southernmost end of Site 22 (Block 2020, Lot 1) is within the 400-foot study area. Based on site visits and inspection of aerial photography, there are no emission sources on Site 22 within a 400-foot radius of the Affected Area.

Site 25: 837 Bergen Street

Although the DEP and CATS database indicate that this site was previously issued an Industrial Permit for Paint Spray Booth, the permit expired in 2001 and the building is currently occupied by a warehouse. Therefore, there are no active industrial or manufacturing uses present that could pose a risk to the Proposed Project.

Site 27: 614 Classon Avenue

Per DCP request, 614 Classon Avenue was further investigated. This site is located adjacent to the Project Area on the west side of Classon Avenue, and currently occupied by an autobody supply/paint shop. This facility is a coating supplier and distributor and does not manufacture or spray onsite; therefore, there are no manufacturing or industrial activities that could pose a risk to project occupants.

As discussed above, based on a reconnaissance of the area and research of each potential industrial or manufacturing use in the Study Area – there is no evidence is present to conclude there are illegal, unpermitted air emissions present in the study area. Based on the above research there does not appear to be any potentially significant impact in terms of air toxics to the Proposed Rezoning Area.

Conclusion

The air quality analyses addressed mobile sources, stationary HVAC systems, and air toxics. The results of the analyses are summarized below.

- Emissions from project-related vehicle trips would not cause significant air quality impacts to receptors at the local or neighborhood scale;
- Emissions from project-related heating, ventilation, and air conditioning systems (HVACs) would not cause significant air quality impacts to receptors at the local scale with (E) - Designations in place.
- No significant air quality impacts to the proposed project are anticipated from air toxics; and
- As no existing large or major sources are located within 1,000 feet of the Development Sites, emissions from existing stationary sources would not cause a significant air quality impact to the proposed project.

2.10 Noise

According to the *2014 CEQR Technical Manual,* a Noise Analysis may be required if the project would (1) generate any mobile or stationary sources of noise; and/or (2) be located in an area with existing high ambient noise levels. If the proposed project is located in areas with high ambient noise levels, which typically include those near highly-trafficked thoroughfares, airports, rail, or other loud activities, further noise analysis may be warranted to determine the attenuation measures that are appropriate for the proposed project.

2.10.1 Methodology

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

In terms of hearing, humans are less sensitive to low frequencies (<250 Hz) than mid-frequencies (500-1,000 Hz). Humans are most sensitive to frequencies in the 1,000 to 5,000 Hz range. Since ambient noise contains many different frequencies all mixed together, measures of human response to noise assign more weight to frequencies in this range. This is known as the A-weighted sound level.

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed “dB(A).” The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A). **Table 2.11-1** shows the range of noise levels for a variety of indoor and outdoor noise levels.

Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

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

The *CEQR Technical Manual* recommends an analysis of two principal types of noise sources: mobile sources; and stationary sources. Both types of noise sources are examined in the following sections.

2.10.2 Analysis

Mobile Sources

Mobile noise sources are those which move in relation to receptors. The mobile source screening analysis addresses potential noise impacts associated with vehicular traffic generated by the Proposed Action.

Per the CEQR Technical Manual, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a Proposed Action, a detailed analysis is generally performed. No significant adverse mobile source noise impacts due to vehicular traffic are anticipated because of the Proposed Action as It does not increase existing passenger equivalent values by more than 100 percent.

As discussed in the CEQR Technical Manual, if the proposed project is located in areas with high ambient noise levels, which typically include those near heavily-traveled thoroughfares, airports, exposed rail, or other loud activities. Accordingly, ambient noise levels were measured at the proposed development site to provide an assessment of the potential for ambient noise to have a significant adverse effect on future residents of the proposed development.

The CEQR Technical Manual provides noise exposure guidelines in terms of Leq and L10 for the maximum amount of allowable noise under existing regulations. Leq is the continuous equivalent sound level. The sound energy from the fluctuating sound pressure levels is averaged over time to create a single number to describe the mean energy or intensity level. High noise levels during a measurement period will have greater effect on the Leq than low noise levels. The Leq has an advantage over other descriptors because Leq values from different noise sources can be added and subtracted to determine cumulative noise levels. In comparison, L10 is the SPL exceeded 10 percent of the time. Similar descriptors include the L50, L01, and L90 values.

Table 2.10-1 Sound Pressure Level & Loudness of Typical Noises in Indoor & Outdoor Environments

Noise Level dB(A)	Subjective Impression	Typical Sources		Relative Loudness (Human Response)
		Outdoor	Indoor	
120-130	Uncomfortably Loud	Air raid siren at 50 feet (threshold of pain)	Oxygen torch	32 times as loud
110-120	Uncomfortably Loud	Turbo-fan aircraft at take-off power at 200 feet	Riveting machine Rock band	16 times as loud
100-110	Uncomfortably Loud	Jackhammer at 3 feet		8 times as loud
90-100	Very Loud	Gas lawn mower at 3 feet Subway train at 30 feet Train whistle at crossing Wood chipper shredding trees Chain saw cutting trees at 10 feet	Newspaper press	4 times as loud
80-90	Very Loud	Passing freight train at 30 feet Steamroller at 30 feet	Food blender Milling machine	2 times as loud

		Leaf blower at 5 feet Power lawn mower at 5 feet	Garbage disposal Crowd noise at sports event	
70-80	Moderately Loud	NJ Turnpike at 50 feet Truck idling at 30 feet Traffic in downtown urban area	Loud stereo Vacuum cleaner Food blender	Reference loudness (70 dB(A))
60-70	Moderately Loud	Residential air conditioner at 100 feet Gas lawn mower at 100 feet Waves breaking on beach at 65 feet	Cash register Dishwasher Theater lobby Normal speech at 3 feet	2 times as loud
50-60	Quiet	Large transformers at 100 feet Traffic in suburban area	Living room with TV on Classroom Business office Dehumidifier Normal speech at 10 feet	1/4 as loud
40-50	Quiet	Bird calls Trees rustling Crickets Water flowing in brook	Folding clothes Using computer	1/8 as loud
30-40	Very quiet		Walking on carpet Clock ticking in adjacent room	1/16 as loud
20-30	Very quiet		Bedroom at night	1/32 as loud
10-20	Extremely quiet		Broadcast and recording studio	
0-10	Threshold of Hearing			

Sources: Noise Assessment Guidelines Technical Background, by Theodore J. Schultz, Bolt Beranek and Newman, Inc., prepared for the US Department of Housing and Urban Development, Office of Research and Technology, Washington, D.C., undated; Sandstone Environmental Associates, Inc.; Highway Noise Fundamentals, prepared by the Federal Highway Administration, US Department of Transportation, September 1980; Handbook of Environmental Acoustics, by James P. Cowan, Van Nostrand Reinhold, 1994.

Assessment Basis

Development under the proposed action would not generate or reroute significant volumes of vehicular traffic and would not result in a doubling of vehicular traffic. Additionally, the proposed uses are not significant stationary noise generation sources. Therefore, the proposed action's potential to generate noise does not require further assessment.

Because the proposed action would permit residential occupancy of sites within 1,500 feet of an elevated train and within 1,500 feet of Atlantic Avenue – a major arterial roadway, an assessment of the potential for ambient noise levels to result in adverse impacts on building occupants was performed.

Affected Area

The proposed action would allow for redevelopment of the Project Site ("Projected Development Site 1") for a mixed residential and commercial use building. Additionally, mixed residential and commercial development may occur on Projected Development Site 2, Block 1134, Lots 5, 7, 8, 9, and 11 and Potential Development Site 1, Block 1134, Lots 2, 4, 96 and 97. The Project Site is a through-lot currently used as a parking lot for school buses. It has northern frontage on Pacific Street, southern frontage on Dean Street, on a block bounded by Classon Avenue to the

west and by Franklin Avenue to the east. The Potential Development Site is located at the southeast corner of Pacific Street and Classon Avenue. The Franklin Avenue Shuttle elevated tracks are located toward the eastern end of the block. Train and vehicular traffic are the predominant sources of noise, and therefore the proposed development warrants an assessment of the potential for adverse effects on project occupants from ambient noise. The proposed redevelopment would create a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

Pacific Street is a one-way westbound street with one moving lane. Dean Street is a one-way eastbound street with one moving lane. Classon Avenue is one way northbound, with two moving lanes. Both intersections of Pacific and Dean Streets with Classon Avenue are controlled by traffic lights. The area in which the subject property is located consists primarily of industrial-use manufacturing warehouses, residential buildings, and vacant lots.

Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is vehicular and train traffic, noise monitoring was conducted during peak vehicular travel periods, 07:30 am - 09:00 am, 12:00 pm - 1:30 pm, and 4:30 pm - 6:00 pm. Noise monitoring was conducted using a Type 1 Casella CEL-63X sound meter, with wind screen. The monitor was placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitor was calibrated prior to and following each monitoring session. Heavy commercial truck and elevated subway train traffic constitute a worst-case condition for noise at the Project Site and Potential Development Site.

Noise monitoring was performed to document ambient noise levels at Project Development Site 1, Projected Development Site 2 and Potential Development Site 1. Measurements for the project were performed during three different monitoring dates. The first round of monitoring occurred on at locations 1 and 2 on November 15th, 2015, the second round of monitoring occurred at locations 3 and 4 on February 2nd, 2016, the third round of monitoring took place at locations 5 and 6 on October 26th, 2017, and the fourth round of monitoring at Location 7 took place on July 25th, 2018. The weather was dry; and wind speeds were moderate throughout the monitoring days. There were no significant impacts to noise from vehicular traffic observed. Idling trucks and/or buses on Dean Street were a significant source of ambient noise. Traffic volumes and vehicle classification were documented during the noise monitoring. The sound meter was calibrated before and after each monitoring session.

The first round of monitor readings were conducted at the following two locations:

- 20-minute readings were conducted on Pacific Street adjacent to Projected Development Site 1 (“*Location 1”*)
- One-hour readings were conducted on Dean Street adjacent to Projected Development Site 1 and Potential Development Site 1 to account for audible elevated Franklin Shuttle (*“Location 2”*)

The second round of monitor readings were conducted at the following two locations:

- 20-minute readings were conducted on Pacific Street adjacent to Projected Development Site 2 (“*Location 3”*)

- 20-minute readings were conducted on Classon Avenue adjacent to Projected Development Site 2 ("Location 4")

The third round of monitor readings were conducted at the following two locations:

- 20-minute readings were conducted on Classon Avenue adjacent to the Projected Development Site 2 ("Location 5")
- One-hour readings were conducted on Pacific Street at the edge of Projected Development Site 1 closest to the elevated Franklin Shuttle line ("Location 6")

The fourth round of monitor readings were conducted at the following location:

- 1-hour readings were conducted on the elevated Franklin Shuttle line platform approximately 875' from Projected Development Site 1 (Location 7")

Figure 2.10-1 maps the noise monitoring locations above and **Figures 2.10-2** through **2.10-8** show pictures of the monitoring locations.

Figure 2.10-1: Noise Monitoring Locations

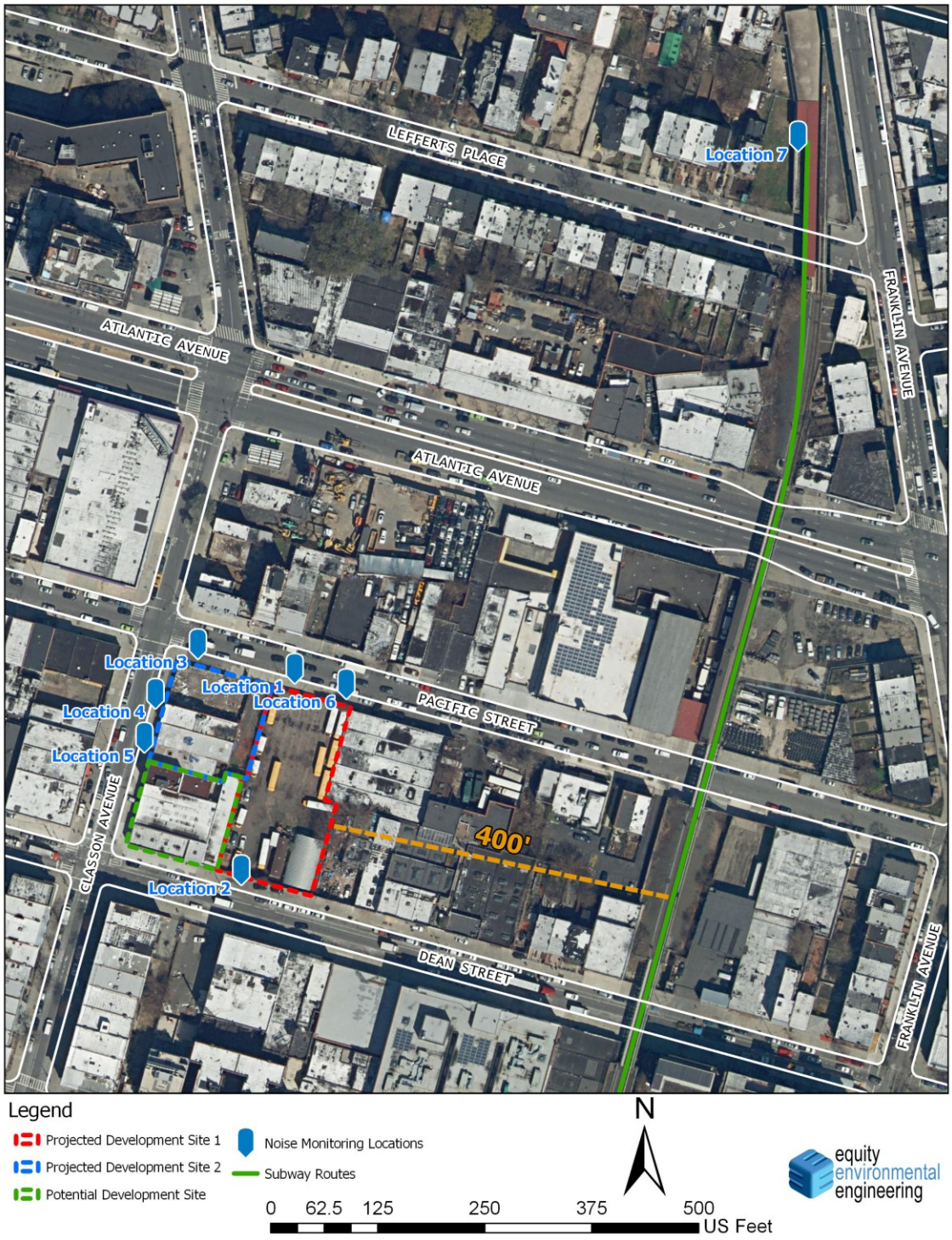


Figure 2.10-2: Pacific Street (noise monitoring location #1); Direction facing North

Figure 2.10-3: Dean Street (noise monitoring location #2); Direction facing South

Figure 2.10-4: Pacific Street (noise monitoring location #3); Direction facing South

Figure 2.10-5: Classon Avenue (noise monitoring location #4); Direction facing West

Figure 2.10-6: Classon Avenue (noise monitoring location #5) Direction facing West

Figure 2.10-7: Pacific Street (noise monitoring location #6) Direction facing Northeast

Figure 2.10-8: Franklin Shuttle Line Platform (noise monitoring location #7) approximately 875' from Projected Development Site 1

Existing Conditions

Based on the noise measurements taken at the Projected and Potential Development Sites, the predominant sources of noise in the area are commercial vehicular traffic, elevated subway train traffic, and current operations at the Projected Development Site 1 of school buses entering, exiting, and idling. The volume of vehicular traffic, and its corresponding level of noise, is moderate to heavy on both Pacific and Dean Streets. **Tables 2.10-2 – 2.10-8** contain the results of the measurements taken at the monitoring locations.

Table 2.10-2: Noise Levels at Monitoring Location 1 (20-Minute Periods)

	Tuesday, November 24, 2015		
	8:15 – 8:35 am	11:45 – 12:05 pm	4:42 – 5:02 pm
Lmax (dB)	87.9 dB	90.1 dB	91.4 dB
L10 (dB)	63.5 dB	67.0 dB	66.5 dB
Leq (dB)	62.6 dB	64.2 dB	64.0 dB
L50 (dB)	56.5 dB	59.0 dB	59.5 dB
L90 (dB)	51.5 dB	56.0 dB	54.5 dB
Lmin (dB)	46.1 dB	53.4 dB	48.4 dB

Table 2.10-3: Noise Levels at Monitoring Location 2 (One-Hour Periods)

	Tuesday, November 24, 2015		
	8:40 – 9:40 am	12:08 – 1:08 pm	5:05 – 6:05 pm
Lmax (dB)	87.0 dB	88.9 dB	89.8 dB

L10 (dB)	68.0 dB	67.5 dB	74.5 dB
Leq (dB)	65.4 dB	65.1 dB	71.3 dB
L50 (dB)	61.0 dB	60.0 dB	68.0 dB
L90 (dB)	54.0 dB	52.5 dB	54.5 dB
Lmin (dB)	46.8 dB	48.6 dB	48.3 dB

Table 2.10-4: Noise Levels at Monitoring Location 3 (20-Minute Periods)

	Tuesday, February 2, 2016		
	8:34 – 8:55 am	11:28 – 12:49 pm[18]	5:38 – 5:59 pm
Lmax (dB)	77.5	82.4	80.3
L10 (dB)	67.6	68.0	64.4
Leq (dB)	64.1	65.5	61.6
L50 (dB)	60.6	61.4	58.8
L90 (dB)	56.1	56.9	53.9
Lmin (dB)	52.8	50.5	51.3

Table 2.10-5: Noise Levels at Monitoring Location 4 (20-Minute Periods)

	Tuesday, February 2, 2016		
	8:06 – 08:27 am	12:01 – 12:22 pm	5:11 – 5:35 pm
Lmax (dB)	80.5	87.3	81.5
L10 (dB)	68.9	70.1	72.9
Leq (dB)	65.9	68.9	68.2
L50 (dB)	62.5	62.4	63.5
L90 (dB)	57.2	57.3	57.2
Lmin (dB)	53.2	51.9	53.3

Table 2.10-6: Noise Levels at Monitoring Location 5 (20-Minute Periods)

	October 26, 2017		
	8:39 – 08:59 am	1:10 - 1:30 pm	5:31 – 5:51 pm
Lmax (dB)	86.8	79.6	83.8
L10 (dB)	69.0	65.5	66.5
Leq (dB)	65.4	62.6	63.6
L50 (dB)	62.5	60.5	60.5
L90 (dB)	57.0	55.5	55.0
Lmin (dB)	52.5	50.2	49.7

[18] Meter was left running for 81 minutes rather than 20-minute frame.

Table 2.10-7: Noise Levels at Monitoring Location 6 (1 Hour Periods)

	October 26, 2017		
	7:38 – 08:38 am	12:09 – 1:09 pm	4:30 – 5:30 pm
L_{max} (dB)	111.1	84.1	112.7
L_{10} (dB)	70.0	65.5	71.3
L_{eq} (dB)	69.5	61.5	**71.3***
L_{50} (dB)	61.5	57.0	60.5
L_{90} (dB)	54.0	52.5	53.5
L_{min} (dB)	48.1	48.3	48.6

*Note: Pursuant to City Guidance, because the PM Leq value exceeds the PM L10 value of 68.5 dB, the Leq value was used as the representative noise level for the PM peak-hour.

Table 2.10-8: Noise Levels at Monitoring Location 7 (1 Hour Periods)

	July 25, 2018		
	7:56 – 8:56 am	12:03 – 1:03 pm	4:34 – 5:34 pm
L_{max} (dB)	93.3	107	95.9
L_{10} (dB)	84	82	83.5
L_{eq} (dB)	79.5	79.6	78.8
L_{50} (dB)	74	72	71
L_{90} (dB)	69.5	64.5	67
L_{min} (dB)	62.3	60.6	61.4

Table 2.10-9: Traffic Volumes and Vehicle Classifications 1 -11/24/15

11/24/2015	**AM**		**MD**		**PM**	
Monitoring Location	Loc. 1 (20-min)	Loc. 2 (60-min)	Loc. 1 (20-min)	Loc. 2 (1-hr)	Loc. 1 (20-min)	Loc. 2 (1-hr)
Car /Taxi	33	98	29	106	43	189
Van/ Light Truck/ SUV	35	140	38	116	30	204
Heavy Truck	4	20	10	21	4	10
Bus	0	23	0	4	1	11
Mini-Bus	0	5	0	3	0	3
Elevated Subway Train	3	12	0	8	1	11

Table 2.10-10: Traffic Volumes and Vehicle Classifications 2 - 02/02/16

February 2, 2016	**AM**		**MD**		**PM**	
Monitoring Location:	Loc. 3 (20-min)	Loc. 4 (20-min)	Loc. 3 (20-min)	Loc. 4 (20-min)	Loc. 3 (20-min)	Loc. 4 (20-min)
Car /Taxi	35	70	42	43	45	76
Van/ Light Truck/ SUV	39	58	24	38	50	80
Heavy Truck	1	2	1	3	20	4
Bus	1	4	0	5	0	3
Mini-Bus	5	1	0	1	1	2

Motorcycle (M), Airplane (A)	1(M)	1(M)	2 (A)	1 (M)	0	0

Table 2.10-11: Traffic Volumes and Vehicle Classifications 3 – 10/26/17

October 26, 2017	**AM**		**MD**		**PM**	
Monitoring Location	Loc. 5 (20-min)	Loc. 6 (60-min)	Loc. 5 (20-min)	Loc. 6 (60-min)	Loc. 5 (20-min)	Loc. 6 (60-min)
Car /Taxi	76	20	37	28	69	23
Van/ Light Truck/ SUV	68	36	35	25	55	17
Heavy Truck	**3**	**1**	**7**	**1**	**1**	**1**
Bus	5	2	2	2	0	6
Train	0	1	0	1	0	0

Table 2.10-12: Traffic Volumes and Vehicle Classifications 4 – 7/25/18

July 25, 2018	**AM**	**MD**	**PM**
Monitoring Location	Loc. 7 (60-min)	Loc. 7 (60-min)	Loc. 7 (60-min)
Train	5	5	5

Conclusions

The 2014 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a proposed residential and commercial mixed-use development, an L10 of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure.

- The highest L_{10} at the Pacific Street frontage of the Project Site (monitoring location #6) was **71.3 dB** during the PM-peak one-hour period.
- The highest recorded L_{10} at the Dean Street frontage of the Project Site (monitoring location #2) was **74.5 dB** during the evening one-hour period.
- The highest recorded L_{10} at the Classon Avenue frontage of the Potential Development Site (monitoring location #4) was **72.9 dB** during the evening 20-minute period.
- The highest recorded L_{10} at Location 7 was **84** dB during the morning one-hour period. Using the equation provided in the *CEQR Technical Manual,* the distance the noise monitor was set up from the rail line (30-feet) subtracted 3 dB from the reading for every time its distance was doubled from the Project Site. Since the rail line is approximately 400-feet from the Project Site, a reduction of 11.25 dB is considered. This results in a **72.75 dB** reading at the western façade of Projected Development Site 1.

Based on the noise monitoring results, an E-Designation related to noise will be placed on Projected Development Site 1 (Block 1134, Lot 12), Projected Development Site 2 (Block 1134, Lots 11, 9, 8, 7, and 5), and Potential Development Site 1 (Block 1134, Lots 4, 2, 97 and 96).

The text of the E-Designation would be as follows:

[E] Designation (E-510)

Block 1134, Lot 12 (Projected Development Site 1):

To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all facades facing south (Dean Street) and 28 dB(A) of attenuation on all other facades to maintain an interior noise level of 45 dB(A). 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, central air conditioning.

Block 1134, Lots 5, 7, 8, 9 and 11 (Projected Development Site 2):

To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all facades facing west (Classon Avenue) and 28 dB(A) of attenuation on all other facades to maintain an interior noise level of 45 dB(A). 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, central air conditioning.

Block 1134, Lots 2, 4, 96 and 97 (Potential Development Site 1)

To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31 dB(A) window/wall attenuation on all facades facing south (Dean Street) or west (Classon Avenue) and 28 dB(A) of attenuation on all facades facing east (Franklin Avenue) or north (Pacific Street) to maintain an interior noise level of 45 dB(A). 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, central air conditioning.

An [E] Designation with the above levels of window-wall attenuation will ensure that no adverse impacts related to noise occur as a result of the proposed action.

2.11 Public Health

According to the 2014 CEQR Technical Manual, Public health is the organized effort of society to protect and improve the health and well-being of the population through monitoring; assessment and surveillance; health promotion; prevention of disease, injury, disorder, disability and premature death; and reducing inequalities in health status. The goal of CEQR with respect to public health is to determine whether adverse impacts on public health may occur as a result of a proposed project, and if so, to identify measures to mitigate such effects.

Pursuant to 2014 CEQR Technical Manual methodology, for most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

Conclusion

Based on the analyses presented in this report, the proposed action does not have the potential for significant unmitigated impacts to any of the constituent elements of public health. Therefore, no further analysis of public health is warranted.

2.12 Neighborhood Character

According to the 2014 CEQR Technical Manual, in a neighborhood character assessment under CEQR, one considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in any technical area presented below, or when the project may have moderate effects on several of the elements that define a neighborhood's character.

A Neighborhood Character assessment is appropriate when a project has the potential to result in any significant impacts in the following areas:

Land Use, Zoning, and Public Policy;

Socioeconomic Conditions;

Open Space;

Historic and Cultural Resources;

Urban Design and Visual Resources;

Shadows;

Transportation; or

Noise.

Conclusion

Based on the analyses conducted previously, including placement of an 'E' designation for noise, the proposed action would not result in significant impacts to any of the constituent elements of neighborhood character. Therefore, no further analysis is warranted and no impacts related to neighborhood character are anticipated.

2.13 Construction

According to the 2014 *CEQR Technical Manual*, construction activities, although temporary in nature, can sometimes result in significant adverse impacts. A project's construction activities may affect a number of technical areas analyzed for the operational period, such as air quality, noise, and traffic; therefore, a construction assessment relies to a significant extent on the methodologies and resulting information gathered in the analyses of these technical areas.

The following considerations are used to determine whether further analysis of a project's construction activities is needed for any technical area.

Transportation
A transportation analysis of construction activities is predicated upon the duration, intensity, complexity, and/or location of construction activity. Analysis of the effects of construction activities on transportation is often not required, as many projects do not generate enough construction traffic to warrant such analysis. An analysis should consider a number of factors before determining whether a preliminary assessment of the effect of construction on transportation is needed. These factors include whether the construction would be located in a Central Business District or along an arterial or major thoroughfare, whether any closures or narrowing of moving or parking lanes or pedestrian facilities would be located in an area with high pedestrian activity or near sensitive land uses such as schools, hospitals, or parks, and whether the project would involve construction on multiple development sites in the same geographic area such that there is the potential for several construction timelines to overlap, and last for more than two years overall.

The proposed development would not affect major traffic routes. There would be no construction activity within a Central Business District or on an arterial or major thoroughfare. The proposed development would occur in an area that experiences moderate pedestrian activity and does not contain sensitive land uses such as schools, hospitals or parks. While two development sites have been identified, cumulative development on these sites is not expected to overlap and last for more than two years overall.

Air Quality and Noise
According to the CEQR Technical Manual, an assessment of air quality and noise for construction activities is likely not warranted if the project's construction activities:

- Are considered short-term (less than two years);
- Are not located near sensitive receptors; and
- Do not involve the construction of multiple buildings where there is a potential for on-site receptors on buildings to be completed before the final build-out.

The proposed action would not result in construction activities lasting longer than two years and would not result in construction near sensitive receptors. Build out and occupancy of development sites is expected to occur in such a way that occupancy of on-site receptors would not occur prior to final build out of a site.

Historic and Cultural Resources
The area does not possess architectural or archaeological resources. Therefore, construction activity does not have the potential for adverse impacts.

Hazardous Materials

As discussed in *Section 2.7: Hazardous Materials*, per NYCDEP letter dated January 10, 2017 shown in Appendix A, following review of the previously conducted December 2015 Phase I report prepared by Singer Environmental Group Ltd., on behalf of the applicant for the above referenced project, a Phase II Environmental Site Assessment is deemed necessary based on the historical on-site and surrounding area land uses.

Therefore, an E-Designation will be mapped on the Affected Area to ensure that testing and mitigation will be performed, as necessary, before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation (OER). With these measures in place, the construction and occupancy of action-induced development would not result in significant adverse impacts related to hazardous materials.

Natural Resources

The proposed action would result in redevelopment within a fully urbanized area that does not provide habitat for any rare or endangered plant or animal species. Construction activities would not have the potential for adverse impacts to natural resources.

Open Space, Socioeconomic Conditions, Community Facilities, Land Use and Public Policy, Neighborhood Character, And Infrastructure

According to the CEQR Technical Manual, a preliminary construction assessment is generally not needed for these technical areas unless the following are true:

- The construction activities are considered "long-term" (more than 2 years); or
- Short-term construction activities would directly affect a technical area, such as impeding the operation of a community facility (e.g., result in the closing of a community health clinic for a period of a month(s)).

Conclusion

None of the constituent elements related to construction impact would occur. Therefore, the proposed action does not have the potential for significant adverse impacts related to construction activity.

Appendix A: Agency Correspondence

Landmarks Preservation Commission

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

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

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project:
Date received: 10/1/2016

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 635 CLASSON AVENUE, BBL: 3011340007
2) ADDRESS: 633 CLASSON AVENUE, BBL: 3011340008
3) ADDRESS: CLASSON AVENUE, BBL: 3011340009
4) ADDRESS: 1048 PACIFIC STREET, BBL: 3011340011
5) ADDRESS: PACIFIC STREET, BBL: 3011340012

Gina Santucci 10/6/2016

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 31824_FSO_DNP_10062016.doc

NYC Environmental Protection

Vincent Sapienza, P.E.
Acting Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4479
alicata@dep.nyc.gov

January 10, 2017

Mr. Robert Dobruskin
Director, Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: 1050 Pacific Street Rezoning
Block 1134, Lots 2, 4, 5, 7, 8, 9, 11, 12, p/o 17, 96 and 97
CEQR # 77DCP197K
Brooklyn, New York

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the October 2016 Environmental Assessment Statement prepared by Equity Environmental Engineering and the December 2015 Phase I Environmental Site Assessment (Phase I), prepared by Singer Environmental Group Ltd., on behalf of 1050 Pacific LLC., (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone Block 1134, Lots 2, 4, 5, 7, 8, 9, 11, 12, p/o 17, 96 and 97 from M1-1 to R7A/C2-4. The applicant is also seeking a zoning text amendment to amend Map 1 in Appendix F: Inclusionary Housing Designated Area, to expand the Inclusionary Housing Designated Area in order to include the area proposed for rezoning as a Mandatory Inclusionary Housing Area. The property is located between Classon Avenue and Franklin Avenue in the Prospect Heights neighborhood of Brooklyn Community District 8. As currently proposed, the rezoning action would facilitate the development of a vacant lot used for parking (lot 12), into a 136,639 gross square foot (gsf.) 8-story building containing 103 dwelling units and approximately 15,790 gsf. of ground floor commercial space. It should be noted that Block 1134, Lot 12, is applicant-owned, while lots 2, 4, 5, 7, 8, 9, 11, p/o 17, 96 and 97 are not owned or under the control of the applicant.

The December 2015 Phase I report revealed that historical on-site and surrounding area land uses consists of manufacturing and commercial uses including a moving company, a storage facility, a bus company, a machine shop, an auto paint facility, an auto body repair shop, a truck body manufacturing facility, a welder manufacturing facility as well as residential dwellings. Regulatory databases such as the New York State Department of Environmental Conservation (NYSDEC) SPILLS, Leaking Underground Storage Tank (LUST), Leaking Storage Tanks (LTANKS), Resource Conservation and Recovery Act Generators, and Petroleum Bulk Storage (PBS) Underground Storage Tanks (USTs) identified several sites in close proximity

to the project site. The SPILLS database reported 20 spills within a 1/8-mile radius of the project site, the PBS USTs database reported 17 USTs within a 1/4-mile radius of the project site and the LTANKS database reported 40 LTANKS within a 1/2-mile radius of the project site. It should be noted that the Phase I also reported two, 275-gallon and one 200-gallon aboveground storage tanks on the project site.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Development Site – Block 1134, Lot 12 (Owned and controlled by the applicant)

- DCP should inform the applicant that based on the historical on-site and surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject parcels. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil boring locations and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, Target Analyte List metals (filtered and unfiltered for groundwater samples) and soil vapor samples by EPA Method TO-15. The soil vapor sampling should be conducted in accordance with NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

- DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork.

Block 1134, Lots 2, 4, 5, 7, 8, 9, 11, p/o 17, 96 and 97 (Sites not under the control or ownership of the applicant)

- Since the above Lots are not under the control or ownership of the applicant and they are not included in the proposed development plans for this project, DEP recommends that if these Lots are considered for any future development under the rezoning action, an (E) designation for hazardous materials should be assigned on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution. The (E) designation will ensure that testing and mitigation will be performed, as necessary, before any future development and/or soil disturbance. Further hazardous materials assessments should be coordinated through the Mayor's Office of Environmental Remediation.

Future correspondence related to this project should include the following CEQR number **77DCP197K**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595-6756.

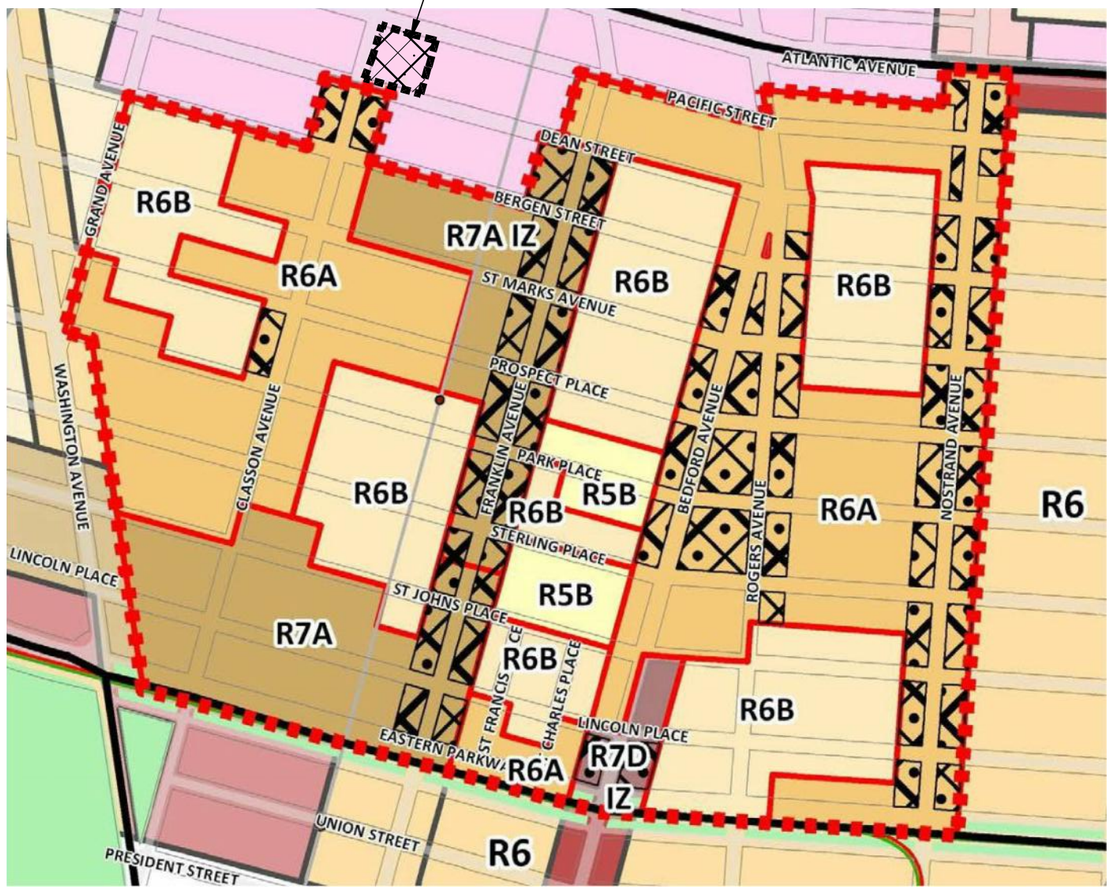
Sincerely,

Wei Yu

Wei Yu
Acting Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
C. Scantlebury
M. Wimbish
S. Nourieli (DCP)
O. Abinader (DCP)
M. Bertini (OER)

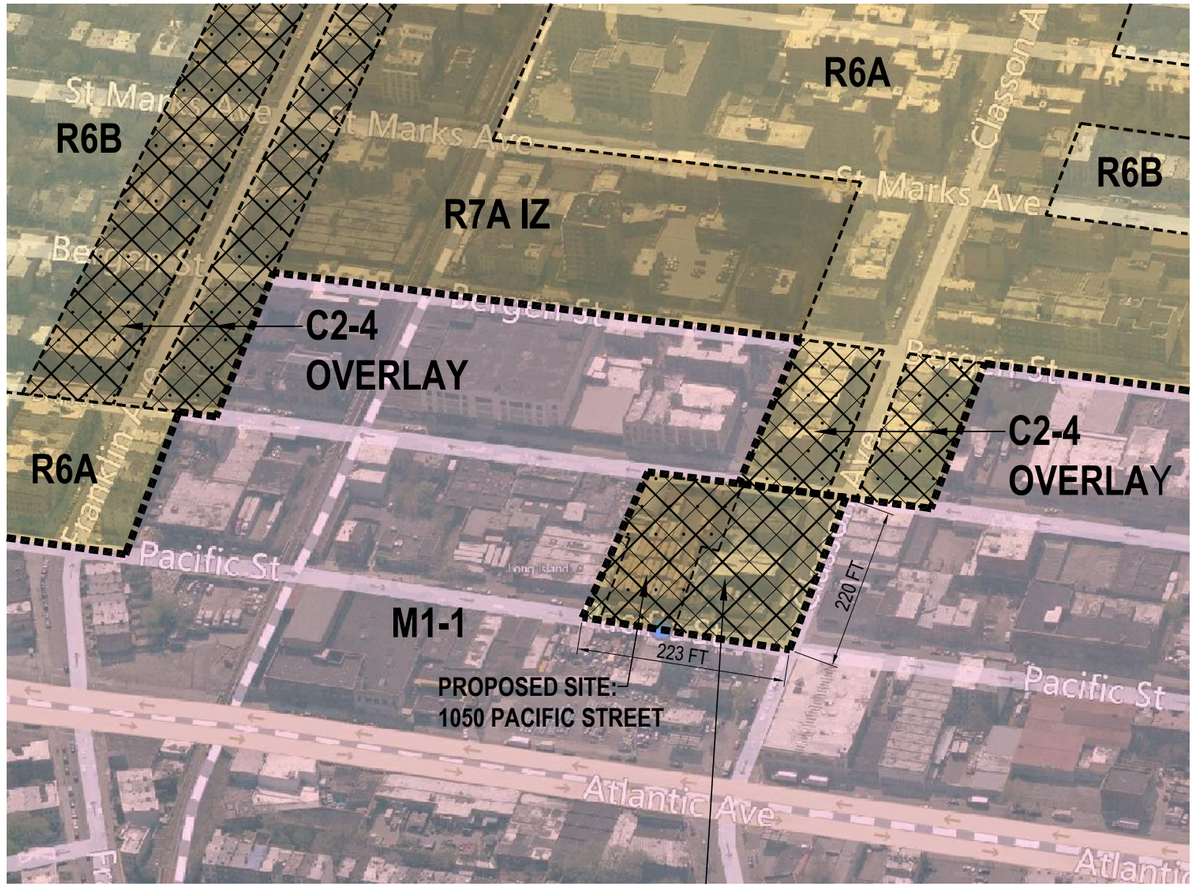
Appendix B: Architectural Drawings



ZONING MAP OF THE AREA
NOT TO SCALE

N

Legend
- Rezoning Area
- C2-4
- R5B
- R6B
- R6A
- R7A
- R7D



AERIAL PHOTO W/ ZONING OVERLAY
NOT TO SCALE

N

PROPOSED REZONING AREA.
PROPOSED ZONING: R7A-IZ/C2-4 OVERLAY

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

0 0' 0'
NOT TO SCALE

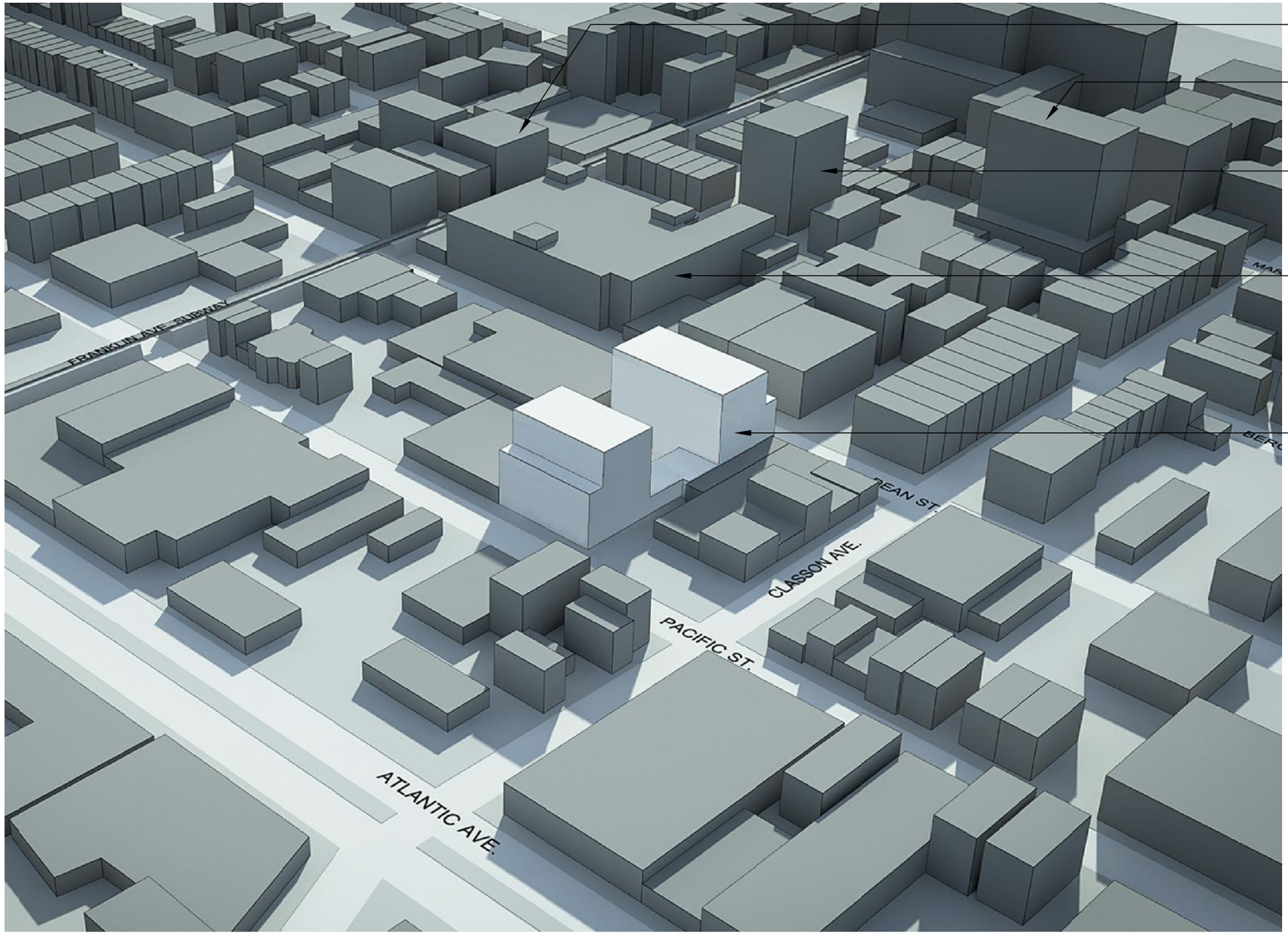
PROJECT:
1050 PACIFIC STREET - ZONING / FEASIBILITY

PROPOSED ZONING:
R7A-IZ/ C2-4 ZONING DISTRICT

DWG TITLE:
NEIGBORHOOD ZONING MAP

DWG NO:
Z-1

DATE: 10.15.2014



925 BERGEN ST
4 STORY BUILDING

475 ST MARKS AVE
13 STORY BUILDING

892 BERGEN ST
10 STORY BUILDING

1000 DEAN ST.
5 STORY BUILDING

1050 PACIFIC STREET: PROPOSED 8 STORY BUILDING

PROPOSED ZONING DISTRICT:	**R7A-IZ/ C2-4 OVERLAY**
LOT AREA:	23,183 SF
BASE F.A.R.:	3.45 F.A.R.
BASE MAX. SF:	79,980 SF
MAX. F.A.R. W. INCLUSIONARY:	4.6 F.A.R.
MAX. SF W/ INCLUSIONARY:	106,640 SF
PROPOSED RESIDENTIAL SF:	3.88 F.A.R. / 89,880 SF
MIN. SF INCLUSIONARY:	0.78 F.A.R./ 17,975 SF (20% OF RESIDENTIAL F.A.R.)
PROPOSED SF INCLUSIONARY:	0.97 F.A.R./ 22,470 SF (25% OF RESIDENTIAL F.A.R.)
C2-4 OVERLAY F.A.R.	1.0 COMMERCIAL (MIXED USE)
MAX. COMMERCIAL SF:	23,183 SF
PROPOSED COMMERCIAL SF:	15,790 SF
PROPOSED BUILDING F.A.R.:	4.56 F.A.R.
PROPOSED BUILDING SF:	105,670 ZONING SF

NEIGBORHOOD MASSING DIAGRAM
NOT TO SCALE

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

N
0 0' 0'
NOT TO SCALE

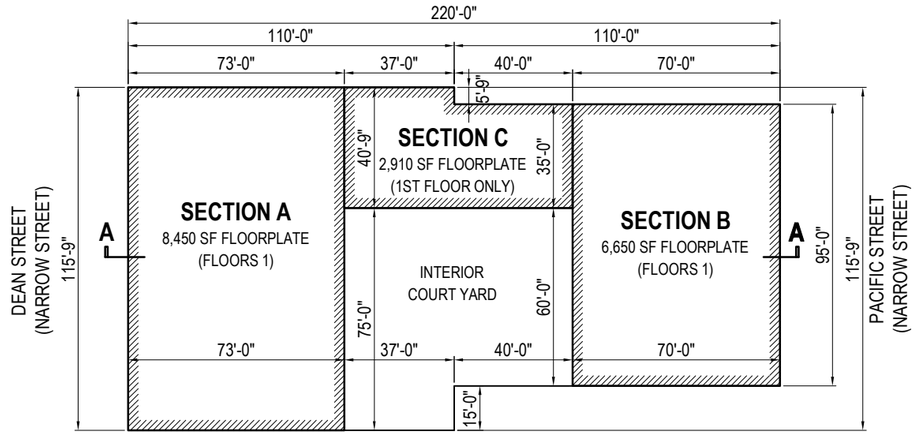
PROJECT:
1050 PACIFIC STREET - ZONING / FEASIBILITY

PROPOSED ZONING:
R7A-IZ/ C2-4 ZONING DISTRICT

DWG TITLE:
NEIGBORHOOD MASSING DIAGRAM

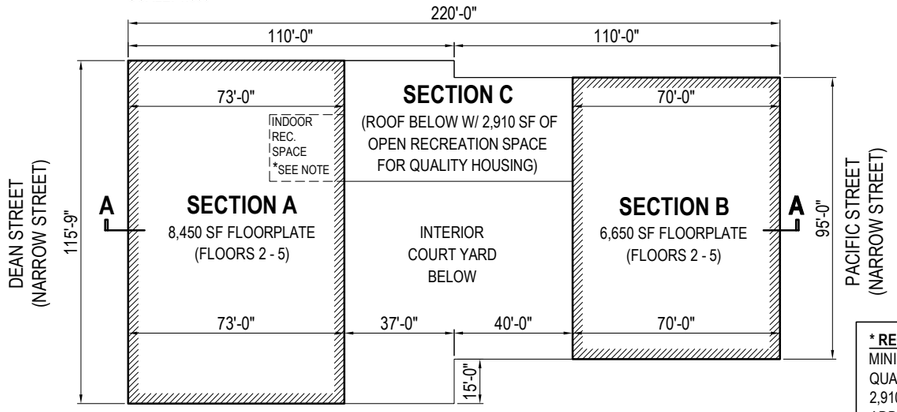
DWG NO:
Z-2

DATE: 10.15.2014



PLOT PLAN DIAGRAM - FLOORS 1

SCALE: 1:600

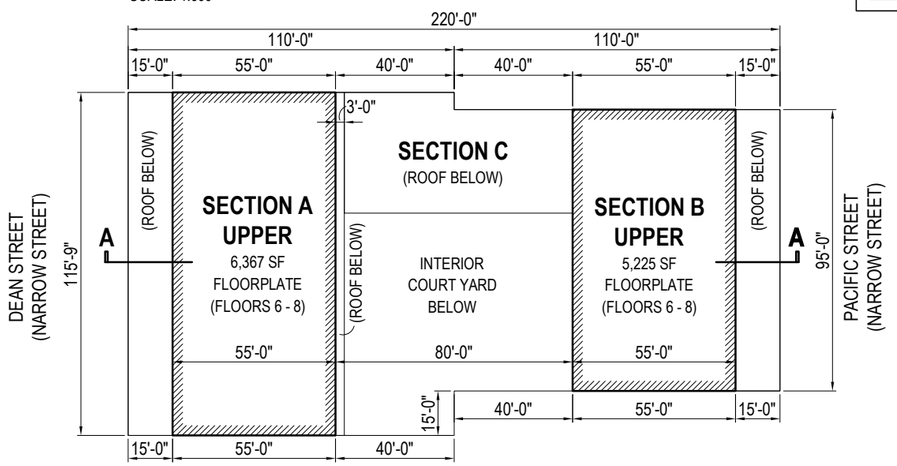


PLOT PLAN DIAGRAM - FLOORS 2 - 5

SCALE: 1:600

*** RECREATION SPACE NOTE:**

MINIMUM OF 2,966 SF OF OPEN SPACE IS REQUIRED FOR QUALITY HOUSING (3.3% OF 89,880 RESIDENTIAL SF)
2,910 SF OF OUTDOOR RECREATION SPACE PROVIDED.
ADDITIONAL 300 SF OF INDOOR RECREATION SPACE TO BE PROVIDED ADJACENT TO OUTDOOR RECREATION SPACE.
TOTAL RECREATION SPACE: 2,910 SF + 300 SF = 3,210 SF



PLOT PLAN DIAGRAM - FLOORS 6 - 8

SCALE: 1:600

ZONING CALCULATIONS:

PROPOSED ZONING DISTRICT:	**R7A-IZ/ C2-4 OVERLAY**
LOT AREA:	23,183 SF
BASE F.A.R.:	3.45 F.A.R.
BASE MAX. SF:	79,980 SF
MAX. F.A.R. W. INCLUSIONARY:	4.6 F.A.R.
MAX. SF W/ INCLUSIONARY:	106,640 SF
PROPOSED RESIDENTIAL SF:	3.88 F.A.R. / 89,880 SF
MIN. SF INCLUSIONARY:	0.78 F.A.R./ 17,975 SF (20% OF RESIDENTIAL F.A.R.)
PROPOSED SF INCLUSIONARY:	0.97 F.A.R./ 22,470 SF (25% OF RESIDENTIAL F.A.R.)
C2-4 OVERLAY F.A.R.	1.0 COMMERCIAL (MIXED USE)
MAX. COMMERCIAL SF:	23,183 SF
PROPOSED COMMERCIAL SF:	15,790 SF
PROPOSED BUILDING F.A.R.:	4.56 F.A.R.
PROPOSED BUILDING SF:	105,670 ZONING SF

SF BREAKDOWN BY FLOOR

FLOOR				GROSS SF	DEDUCTIONS	ZONING SF
CELLAR				23,183 SF	100%	0 SF
	SECTION A	SECTION B	SECTION C	SUBTOTAL		
1ST FL	8,450 SF	6,650 SF	2,910 SF	18,010 SF	6.6% +/-	16,790 SF
2ND FL	8,450 SF	6,650 SF	0 SF	15,100 SF	6.6% +/	14,100 SF
3RD FL	8,450 SF	6,650 SF	0 SF	15,100 SF	6.6% +/	14,100 SF
4TH FL	8,450 SF	6,650 SF	0 SF	15,100 SF	6.6% +/	14,100 SF
5TH FL	8,450 SF	6,650 SF	0 SF	15,100 SF	6.6% +/	14,100 SF
				(78,410 SF SUB)	6.6% +/	(73,190 SF SUB)
6TH FL	6,367 SF	5,225 SF	0 SF	11,592 SF	6.6% +/	11,150 SF
7TH FL	6,367 SF	5,225 SF	0 SF	11,592 SF	6.6% +/	11,150 SF
8TH FL	6,367 SF	5,225 SF	0 SF	11,592 SF	6.6% +/	11,150 SF
				(34,776 SF SUB)	6.6% +/	(32,480 SF SUB)
				TOTAL GROSS SF:	**113,186 SF**	**TOTAL ZONING SF: 105,670 SF**
				TOTAL GROSS SF W/ CELLAR:	**136,369 SF**	**(4.56 F.A.R.)**

ZONING SF AND F.A.R. BREAKDOWN BY USE:

	SF/ ZSF	F.A.R.+/-	FLOORS
MECHANICAL SPACE:	3,183 SF	0.0	CELLAR
PARKING*:	20,000 SF	0.0	CELLAR
(*COMMERCIAL, RESIDENTIAL, & BICYCLE PARKING - SEE PARKING CALCULATION, PAGE Z-5)			
CELLAR SUB-TOTAL:	23,183 SF	0.0	
COMMERCIAL SUB-TOTAL:	**15,790 ZSF**	**0.68**	1ST FL
RESIDENTIAL LOBBY:	1,000 ZSF	0.04	1ST FL
INCLUSIONARY HOUSING:	22,470 ZSF (25% OF RESID. F.A.R.)	0.97	2ND FL - 8TH FL
	(17,975 ZSF MIN./ 20% OF RESID. F.A.R.	0.78)	(28 APARTMENTS +/-)
MARKET HOUSING:	66,410 ZSF	2.86	2ND FL - 8TH FL (75 APARTMENTS +/-)
RESIDENTIAL SUB-TOTAL:	**89,880 ZSF**	**3.88**	1ST FL - 8TH FL
TOTAL ZONING SF:	**105,670 ZSF**	**4.56 F.A.R.**	

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

N

0 10' 20' 30' 40'

SCALE: 1:600

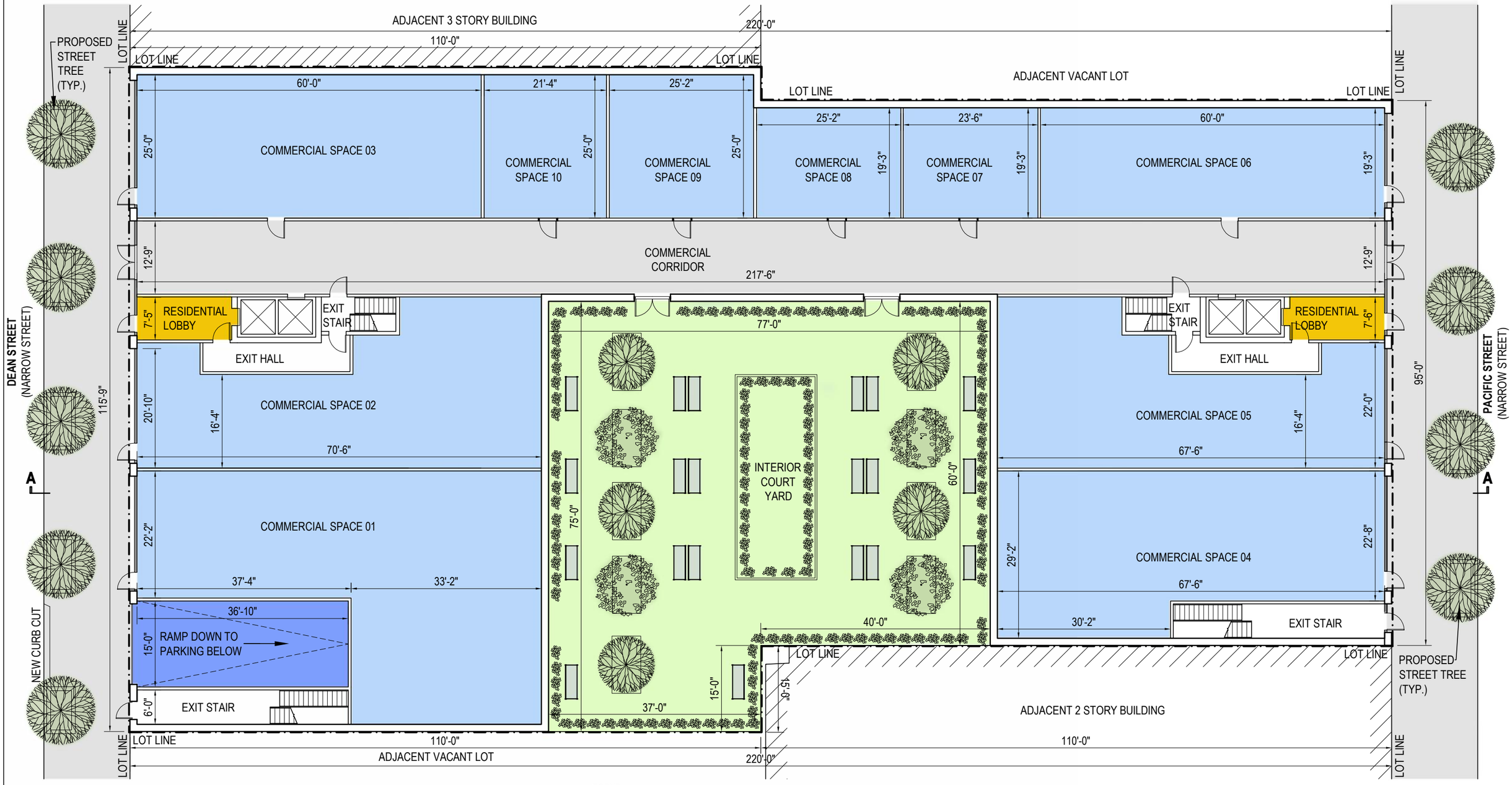
PROJECT:
1050 PACIFIC STREET - ZONING / FEASIBILITY

PROPOSED ZONING:
R7A-IZ/ C2-4 ZONING DISTRICT

DWG TITLE:
PLAN DIAGRAMS

DWG NO:
Z-3

DATE: 10.15.2014



PROPOSED GROUND FLOOR PLAN

1/16" =1'-0"

LEGEND

- A A — ZONING SECTION
- STREET TREE / YARD TREE
- EXTERIOR BENCH
- PLANTING
- LOT LINE
- COMMERCIAL PARKING
- COMMERCIAL
- GREEN SPACE
- RESIDENTIAL MARKET / INCLUSIONARY

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

N

0 3' 6' 12'

SCALE: 1/16" = 1'-0"

PROJECT: 1050 PACIFIC STREET - ZONING / FEASIBILITY

PROPOSED ZONING: R7A-IZ/ C2-4 ZONING DISTRICT

DWG TITLE: **PROPOSED GROUND FLOOR PLAN**

DWG NO: Z-4

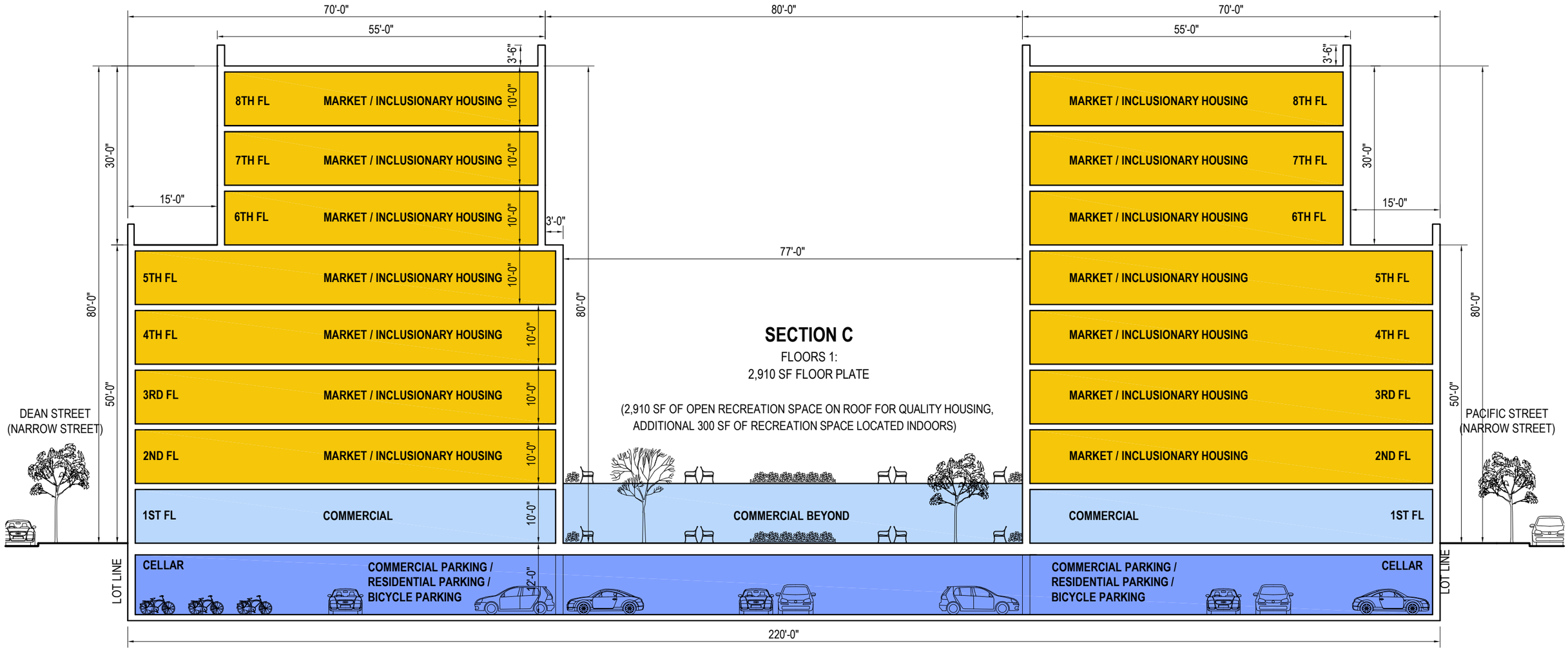
DATE: 10.15.2014

SECTION A

FLOORS 1-5: 8,450 SF FLOORPLATE
FLOORS 6-8: 6,367 SF FLOORPLATE

SECTION B

FLOORS 1-5: 6,650 SF FLOORPLATE
FLOORS 6-8: 5,225 SF FLOORPLATE



SECTION C

FLOORS 1:
2,910 SF FLOOR PLATE

(2,910 SF OF OPEN RECREATION SPACE ON ROOF FOR QUALITY HOUSING,
ADDITIONAL 300 SF OF RECREATION SPACE LOCATED INDOORS)

THRU-LOT SECTION A-A

1/16" = 1'-0"

ZONING SF AND F.A.R. BREAKDOWN BY USE:

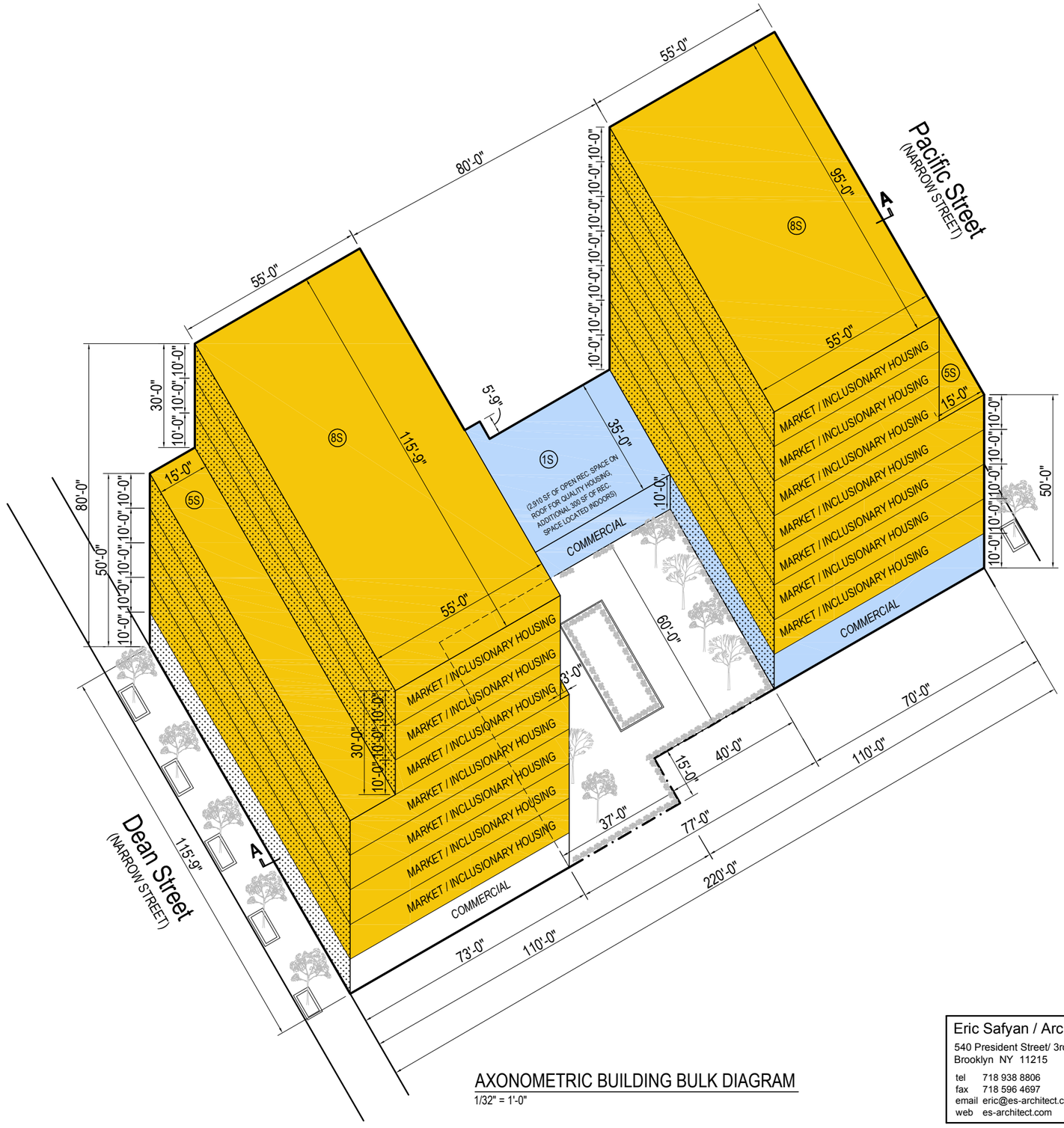
	SF/ ZSF	F.A.R.+/-	FLOORS
PARKING*:	20,000 SF	0.0	CELLAR
(*COMMERCIAL, RESIDENTIAL, & BICYCLE PARKING - SEE PARKING CALCULATION)			
COMMERCIAL:	**15,790 ZSF**	**0.68**	**1ST FL**
RESIDENTIAL:	**89,880 ZSF**	**3.88**	**1ST FL - 8TH FL**
RESIDENTIAL LOBBY:	1,000 ZSF	0.04	1ST FL
INCLUSIONARY HOUSING:	22,470 ZSF (25% OF RESID. F.A.R.)	0.97	2ND FL - 8TH FL
	(17,975 ZSF MIN./ 20% OF RESID. F.A.R.	0.78)	(28 A`PARTMENTS +/-)
MARKET HOUSING:	66,410 ZSF	2.86	2ND FL - 8TH FL
			(75 APARTMENTS +/-)
TOTAL ZONING SF:	**105,670 ZSF**	**4.56 F.A.R. (4.6 MAX)**	

PARKING CALCULATIONS:	NO. OF SPACES REQUIRED		NO. OF SPACES PROPOSED
COMMERCIAL PARKING:	16	(1 PER 1,000 SF +/-)	16 SPACES
RESIDENTIAL PARKING:	52	(1 PER 2 D.U.)	52 SPACES
BICYCLE PARING:			
COMMERCIAL:	2	(1 PER 7,500 SF RETAIL)	2 SPACES
RESIDENTIAL:	52	(1 PER 2 D.U.)	52 SPACES

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

0 3' 6' 12'
SCALE: 1/16" = 1'-0"

PROJECT: 1050 PACIFIC STREET - ZONING / FEASIBILITY
PROPOSED ZONING: R7A-IZ/ C2-4 ZONING DISTRICT
DWG TITLE: **THRU-LOT SECTION A-A**
DWG NO: Z-5
DATE: 10.15.2014



AXONOMETRIC BUILDING BULK DIAGRAM

1/32" = 1'-0"

LEGEND

🟦	COMMERCIAL
🟨	RESIDENTIAL: MARKET / INCLUSIONARY
(1S)	NUMBER OF STORIES
A A	ZONING SECTION
— · —	LOT LINE

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

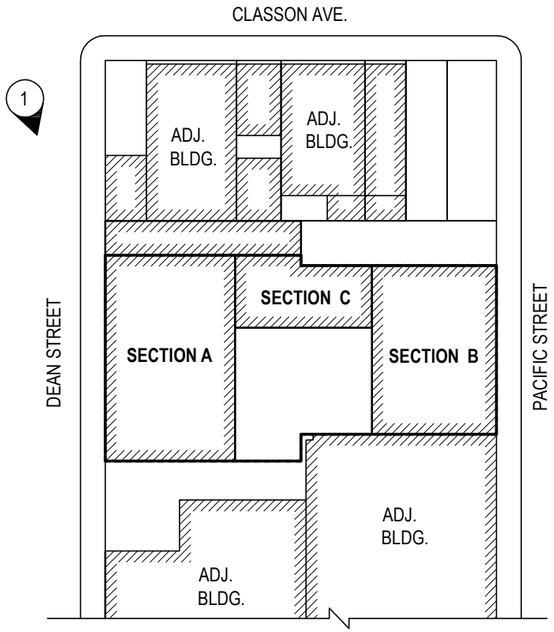
N
0 10' 25'
SCALE: 1/32" = 1'-0"

PROJECT:
1050 PACIFIC STREET - ZONING / FEASIBILITY
PROPOSED ZONING:
R7A-IZ/ C2-4 ZONING DISTRICT
DWG TITLE:
3-DIMENSIONAL BULK DIAGRAM

DWG NO:
Z-6
DATE: 10.15.2014

DEAN STREET - EXISTING VIEW
NOT TO SCALE

1 DEAN STREET - PROPOSED MASSING
NOT TO SCALE



KEY PLAN
1:1000
N

LEGEND
1 VIEW LOCATION

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

N
0 0' 0'
NOT TO SCALE

PROJECT:
1050 PACIFIC STREET - ZONING / FEASIBILITY

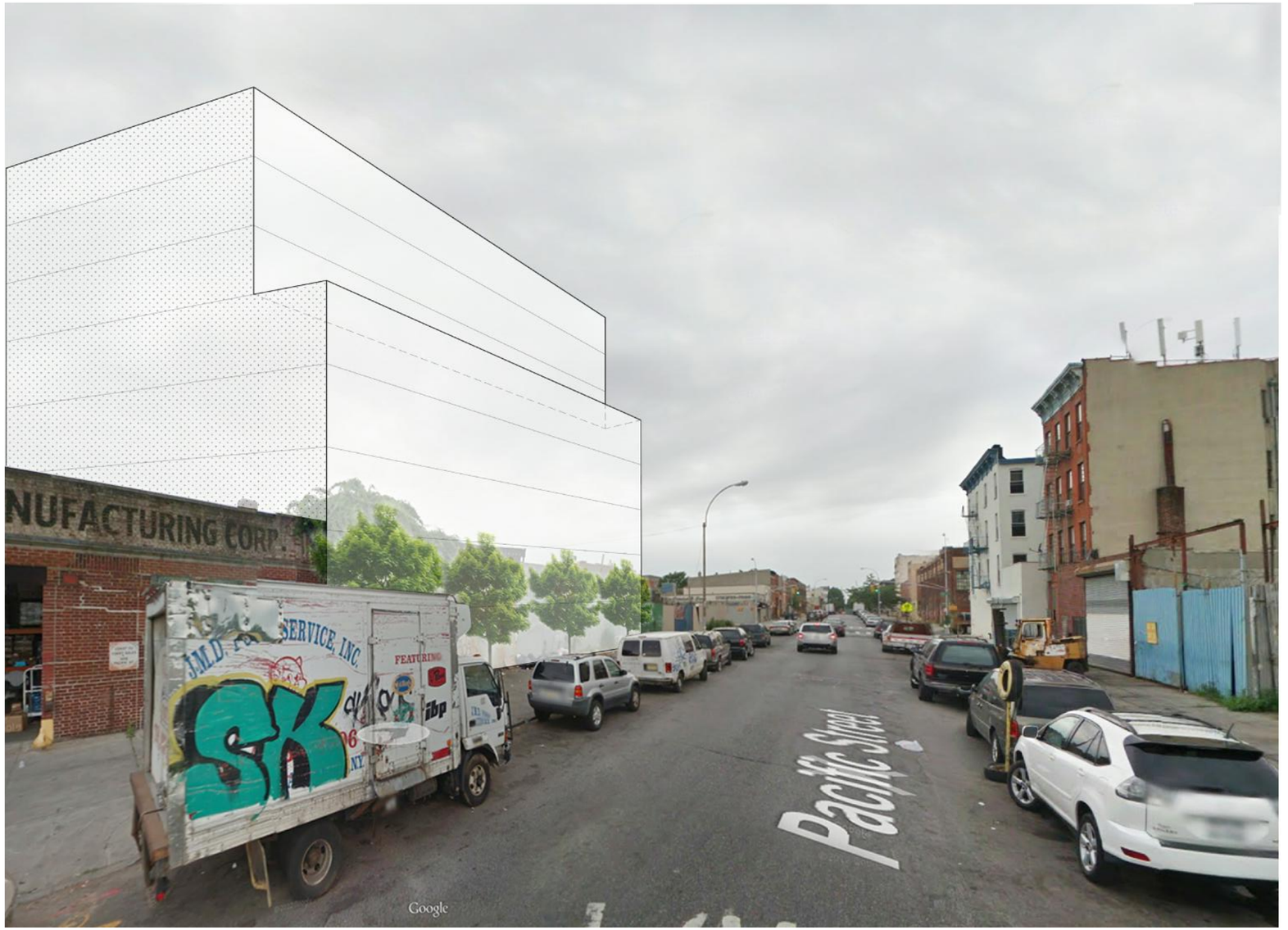
PROPOSED ZONING:
R7A-IZ/ C2-4 ZONING DISTRICT

DWG TITLE:
DEAN STREET VIEWS

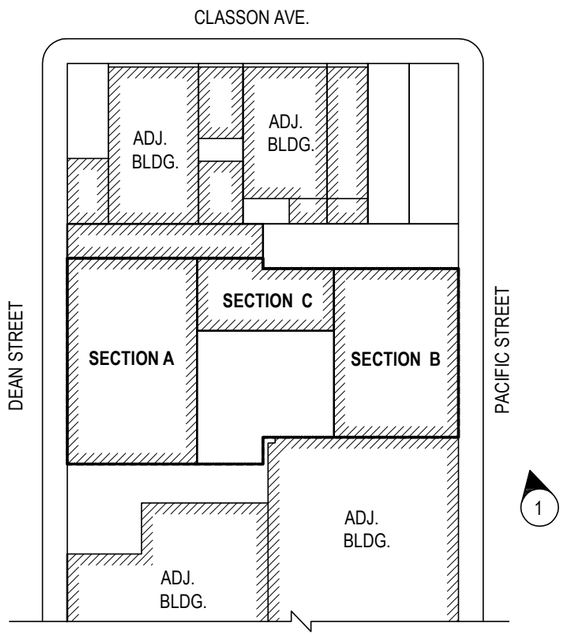
DWG NO:
Z-7

DATE: 10.15.2014

PACIFIC STREET - EXISTING VIEW
NOT TO SCALE



1 PACIFIC STREET - PROPOSED MASSING
NOT TO SCALE



KEY PLAN
1:1000
N

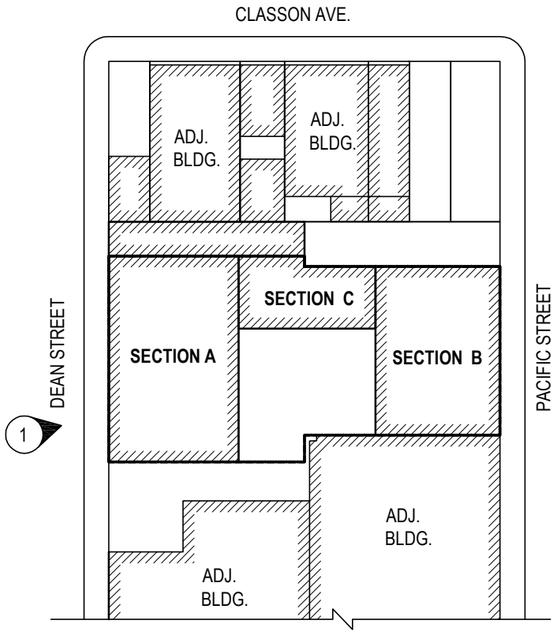
LEGEND
1 VIEW LOCATION

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

0 0' 0'
NOT TO SCALE

PROJECT:
1050 PACIFIC STREET - ZONING / FEASIBILITY
PROPOSED ZONING:
R7A-IZ/ C2-4 ZONING DISTRICT
DWG TITLE:
PACIFIC STREET VIEWS

DWG NO:
Z-8
DATE: 10.15.2014



KEY PLAN
1:1000

N

1 DEAN STREET SAMPLE RENDERING
N.T.S.

LEGEND

1 VIEW LOCATION

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

0 0' 0'
NOT TO SCALE

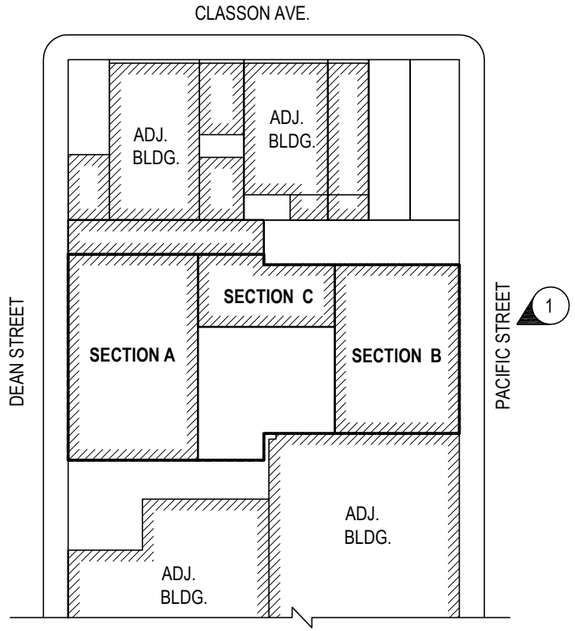
PROJECT:
1050 PACIFIC STREET - ZONING / FEASIBILITY

PROPOSED ZONING:
R7A-IZ/ C2-4 ZONING DISTRICT

DWG TITLE:
PROPOSED DEAN STREET RENDERING

DWG NO:
Z-9

DATE: 10.15.2014



KEY PLAN
1:1000

N

1 PACIFIC STREET SAMPLE RENDERING
N.T.S.

LEGEND

1 VIEW LOCATION

Eric Safyan / Architect PC
540 President Street/ 3rd Fl
Brooklyn NY 11215
tel 718 938 8806
fax 718 596 4697
email eric@es-architect.com
web es-architect.com

0 0' 0'
NOT TO SCALE

PROJECT:
1050 PACIFIC STREET - ZONING / FEASIBILITY

PROPOSED ZONING:
R7A-IZ/ C2-4 ZONING DISTRICT

DWG TITLE:
PROPOSED PACIFIC STREET RENDERING

DWG NO:
Z-10

DATE: 10.15.2014

Appendix C: Phase I ESA

Phase I Environmental Site Assessment Report

1050 Pacific
1050 Pacific
Brooklyn, NY 11238

Prepared for

1050 Pacific LLC
1274 49th Street
Brooklyn,, NY 11219

Prepared by

Equity Environmental Engineering
500 International Drive
Mount Olive, NJ 07828
Phone: 973-527-7451

Job Number: 2014069
11/06/2017

TABLE OF CONTENTS

1.0 GENERAL INFORMATION

Project Information:
1050 Pacific
Project Number:
2014069

Consultant Information:
Equity Environmental Engineering
500 International Drive
Mount Olive, NJ 07828
Phone: 973-527-7451
Fax: 973-858-0280
E-mail Address: robert.jackson@EquityEnvironmental.com
Inspection Date: 10/26/2017
Report Date: 11/06/2017

Site Information:
1050 Pacific
1050 Pacific
Brooklyn, NY 11238
Latitude, Longitude: 40.678507, -73.958023
Site Access Contact:

Client Information:
1050 Pacific LLC

1274 49th Street
Brooklyn,, NY 11219

Site Assessor

Gene Bove
Project Scientist

Senior Reviewer

Robert L. Jackson
Managing Director

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Robert L. Jackson - Managing Director

2.0 EXECUTIVE SUMMARY

2.1 Subject Property Description

The subject property is designated as block 1103, lot 12. It is comprised of 23,199 sq. ft of land and is currently a paved and gravel parking lot occupied by Ryder System Inc. A temporary office trailer is located on the site. The Site is currently zoned M1-1, light industrial use.

2.2 Data Gaps

There were no data gaps found in the Phase I assessment.

2.3 Environmental Report Summary

Report Section		No Further Action	REC	HREC	CREC	Issue/Further Investigation	Comments
4.4	**Current Use of Property**	X					
4.6	**Adjoining Property Information**						
6.1	**Standard Environmental Records Sources**	X					
6.4.1	**Historical Summary**	X					
6.4.7	**Other Environmental Reports**	X					
7.3.1	**Hazardous Substances**	X					
7.3.2	**Petroleum Products**	X					
7.3.3	**USTs**	X					
7.3.4	**ASTs**	X					
7.3.5	**Other Suspect Containers**	X					
7.3.6	**Equipment Likely to Contain PCBs**	X					
7.3.7	**Interior Staining/Corrosion**	X					
7.3.8	**Discharge Features**	X					
7.3.9	**Pits, Ponds, And Lagoons**	X					
7.3.10	**Solid Waste Dumping/Landfills**	X					
7.3.11	**Stained Soil/Stressed Vegetation**	X					
7.3.12	**Wells**	X					

2.4 Recommendations

The purpose of this Phase I ESA is to determine whether any type of hazardous substance or petroleum product exists within or adjacent to the property in question. Environmental hazards would include, but not be limited to, hazardous/toxic wastes or raw chemicals stored, dumped, or spilled on the site, underground and above ground storage of petroleum or hazardous materials; likely presence of asbestos within the building materials/structures; and identification of potential off site sources of hazardous waste contamination, such as industrial facilities adjacent to the subject property.

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. Historic RECs (HRECs) are RECs previously remediated to government standards. Controlled RECs (CRECs) are RECs in which an engineering control has been implemented to contain the REC. De minimis RECs are those that do not present a threat to health or the environment, and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimus RECs are discussed.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of1050 Pacific Avenue Brooklyn, NY. Any exceptions to, or deviations from, this practice are described in Section VIII of this report. This assessment has revealed the following:

2.4 Recommendations (continued)

RECs - Equity found no RECs associated with the property.

HRECs - Equity found no HRECs associated with the property.

CRECs - Equity found no CRECs associated with this property.

VECs - Based on the evidence provided in the database report and knowledge of the subject property, it is Equity's conclusion that a Vapor Encroachment Condition (VEC) can be ruled out.

3.0 INTRODUCTION

3.1 Purpose

The purpose of the Phase I Environmental Site Assessment (ESA) was to evaluate the current and historical conditions of the Subject Property in an effort to identify recognized environmental conditions in connection with the Subject Property.

A Recognized Environmental Condition (REC) is defined by ASTM as: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment; or conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

The identification of RECs in connection with the subject property may impose an environmental liability on owners or operators of the site, reduce the value of the site, or restrict the use or marketability of the site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

3.2 Scope of Work

The Phase I ESA conducted at the Subject Property was in general accordance with ASTM Standard E 1527-13 and included the following:

- Review of previous environmental site assessments;
- Records review;
- Interviews with regulatory officials and personnel associated with the subject and adjoining properties;
- A site visit; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this Phase I ESA, no additions to the ASTM E 1527-13 standard were made.

3.3 Significant Assumptions

No significant assumptions were made during the Phase I Assessment.

3.4 Limitations and Exceptions

Along with all of the limitations set forth in various sections of the ASTM E 1527-13 protocol, the accuracy and completeness of this report may be limited by access limitations, physical obstructions to observation's, outstanding information requests, and historical data source failure.

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the property. Where required, the documents listed in Appendices A and E were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, Equity in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of Equity based on the data obtained from the work. Due to the nature of investigation and the limited data available, Equity cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

3.5 Deviations

There were no deviations from the standard ASTM Phase I.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given by 1050 Pacific LLC on October 26, 2017. Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Mark Rigerman.

3.7 Reliance

This report has been prepared for the sole benefit of the 1050 Pacific LLC. The report may not be relied upon by any other person or entity without the express written consent of 1050 Pacific LLC.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The Subject Property is located at 1050 Pacific Street in Brooklyn, New York. The Subject Property is located on Block 1134, Lot 12. The site is currently owned by 1050 Pacific LLC.

4.2 Activity/Use Limitations

Equity is not aware of any activity or use limitations placed on the Subject Property.

4.3 Site and Vicinity Description

The Subject Property consists of approximately 23,199 square feet of land and is a vacant parking lot. The ground surface at the site slopes north towards Pacific Street. Ground cover consists primarily of asphalt and gravel. The subject property can be accessed from Pacific Street and Dean Street.

The site is zoned M1-1. The area surrounding the Property is primarily light industrial and commercial.

4.4 Current Use of Property

At the present time, the Subject Property is a parking lot. There is a temporary office trailer located on the Property.

4.5 Description of Structures and Other Improvements

There are no permanent structures on the subject property. There is a temporary office trailer located along the Dean Street property line.

4.6 Adjoining Property Information

During the vicinity reconnaissance, Equity Environmental observed the following land use on properties in the immediate vicinity of the Property.
North - Commercial/Light Industrial
South - Commercial/Light Industrial
East - Commercial/Light Industrial
West - Commercial/Light Industrial

5.0 USER PROVIDED INFORMATION

5.1 Specialized Knowledge

Equity has no specialized knowledge of the Subject Property outside of the research which was conducted and reported as part of this report.The property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this Subject Property outside of what is contained in this report.

5.2 Valuation Reduction for Environmental Issues

Equity has not been provided with an appraisal for the subject property. No environmental issues were identified by the user/client that could result in property value reduction.

5.3 Owner, Property Manager, and Occupant Information

No written or verbal communication with the property owner, manager and/or tenants revealed any information which suggested that there are currently or historically any recognized environmental conditions associated with the subject property.

5.4 Reason For Performing Phase I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-13) in connection with the Subject Property. Equity understands that the findings of this study may be used to evaluate a pending financial transaction in connection with the Subject Property.

The Phase I ESA is being conducted because of a proposed rezoning and development that includes an in ground disturbance.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records Sources

Equity contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-13 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix D of this report.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1	0	0	0	0	NR	0
Proposed NPL		1	0	0	0	0	NR	0
NPL LIENS		0.001	NR	NR	NR	NR	NR	0
Delisted NPL		1	0	0	0	0	NR	0
CORRACTS		1	0	0	0	0	NR	0
RCRA-TSDF		0.5	0	0	0	NR	NR	0
RCRA-LQG		0.25	2	9	NR	NR	NR	11
RCRA-SQG		0.25	1	3	NR	NR	NR	4
RCRA-CESQG		0.25	2	3	NR	NR	NR	5
US ENG CONTROLS		0.5	0	0	0	NR	NR	0
US INST CONTROL		0.5	0	0	0	NR	NR	0
ERNS		0.001	NR	NR	NR	NR	NR	0
LUCIS		0.5	0	0	0	NR	NR	0
EDR Hist Auto		0.125	27	NR	NR	NR	NR	27
SEMS		0.5	0	0	0	NR	NR	0
SEMS-ARCHIVE		0.5	0	0	0	NR	NR	0
FEDERAL FACILITY		0.5	0	0	0	NR	NR	0
RCRA NonGen / NLR		0.25	33	101	NR	NR	NR	134
FEMA UST		0.25	0	0	NR	NR	NR	0
NY MANIFEST		0.25	39	136	NR	NR	NR	175
NY TANKS NASSAU		0.25	0	0	NR	NR	NR	0
NY DRYCLEANERS		0.25	0	2	NR	NR	NR	2
NY LTANKS		0.5	3	10	32	NR	NR	45
NY MOSF		0.5	0	0	0	NR	NR	0
NY SPILLS		0.125	26	NR	NR	NR	NR	26
NY CBS AST		0.25	0	0	NR	NR	NR	0
NY ENV RES DECL		0.125	0	NR	NR	NR	NR	0
NY VAPOR REOPENED		1	0	0	0	0	NR	0
NY RES DECL		0.125	2	NR	NR	NR	NR	2
NY CBS UST		0.25	0	0	NR	NR	NR	0
NY HIST LTANKS		0.5	0	0	0	NR	NR	0
NY TANKS		0.25	2	1	NR	NR	NR	3
NY VCP		0.5	0	0	0	NR	NR	0
NY SWF/LF		0.5	1	1	2	NR	NR	4
NJ MANIFEST		0.25	6	25	NR	NR	NR	31
NY E DESIGNATION		0.125	7	NR	NR	NR	NR	7
NY AST		0.25	7	28	NR	NR	NR	35
NY UST		0.25	5	16	NR	NR	NR	21
NY ERP		0.5	0	0	0	NR	NR	0
NY BROWNFIELDS		0.5	0	0	0	NR	NR	0
NY SHWS		1	0	0	0	1	NR	1
NY MOSF AST		0.5	0	0	0	NR	NR	0
NY CBS		0.25	0	0	NR	NR	NR	0
NY INST CONTROL		0.5	0	0	0	NR	NR	0
NY MOSF UST		0.5	0	0	0	NR	NR	0
NY ENG CONTROLS		0.5	0	0	0	NR	NR	0

6.1 Standard Environmental Records Sources (continued)

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		0.5	0	0	0	NR	NR	0
INDIAN UST		0.25	0	0	NR	NR	NR	0
INDIAN VCP		0.5	0	0	0	NR	NR	0

6.1.1 Regulatory File Review

No records were obtained that provided any evidence that there is a potential threat to the Property. a FOIL request was submitted to NY State but no records have been returned as of this writing.

6.2 Additional Environmental Record Sources

No additional environmental record sources were reviewed.

6.3 General Site Setting

The general site setting for the Subject Property is a densely packed commercial area of Brooklyn. North, across Pacific Stree, is a vacant lot and event venue. The property to the east is a distribution facility. The property's to the west are commercial. The property north across Dean Street is commercial.

6.3.1 Topography

Based on a review of the 2013 USGS topographic map for the site area, groundwater is inferred to flow to the northeast. The general area is flat. The Site is slightly sloped to the north towards Pacific Street. The site elevation of the property is 87 feet above sea level.

6.3.2 Surface Water Bodies

The nearest surface water in the vicinity of the Subject Property is Prospect Lake approximately 1.5 miles south.

6.3.3 Geology and Hydrology

Soil types in the area are generally loamy sand, silt loam, sandy loam, and fine sandy loam. There are no predominant geological features on the subject property. No settling ponds, lagoons, surface impoundments, wetlands, or natural catchbasins were observed at the Property at the time of the site reconnaissance.

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining, and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on soil Conservation Service STATSGO data.

Depth to Bedrock Max: > 10 inches
Depth to Bedrock Min: > 10 inches
Corrosion Potential - Uncoated Steel: Not Reported
Hydric Status: Hydric Status: Soil does not meet the requirements for a hydric soil.
Soil Drainage Class: Not reported
Hydrologic Group: Not reported
Soil Surface Texture: variable
Soil Component Name: URBAN LAND

6.4 Historical Use

6.4.1 Historical Summary

There is no historical information that identifies any potential RECs on the Property.

Source Reviewed	Date(s)	Source Details
USEPA Enforcement Compliance History Online	June 2007	http://www.epa.gov/echo/
USEPA Envirofacts Data Warehouse Multi-System Report	June 2007	http://www.epa.gov/enviro/html/multisystem_query_java.html
County Appraiser Website	June 2007	
EDR Aerial Photo Decade Package (Inquiry Number 5080560.9S)	1924, 1951, 1954, 1961, 1966, 1974, 1976, 1980, 1984, 1991, 1994, 2006, 2009, 2011	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR City Directory Abstract (Inquiry Number 5080560.5S)	1928, 1934, 1940, 1945, 1949, 1960, 1965, 1970, 1973, 1976, 1980, 1985, 1992, 1997, 2000, 2005, 2010, 2014	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Historical Topo Map (Inquiry Number 5080560.4S)	1897, 1898, 1900, 1947, 1956, 1967, 1979, 1995, 2013	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Sanborn Map Search/Print (Inquiry Number 5080560.3S)	1888, 1906, 1908, 1926, 1932, 1951, 1962, 1963, 1965, 1976, 1978, 1979, 1982, 1985, 1987, 1988, 1989, 1991, 1992, 1993, 1994, 1995, 2001, 2002, 2003, 2004, 2005, 2006, 2007	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Radius Map Report (Inquiry Number 5080560.2S)		EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Aerial Photo Decade Package (Inquiry Number 5080560.9S)	1924, 1951, 1954, 1961, 1966, 1974, 1976, 1980, 1984, 1991, 1994, 2006, 2009, 2011	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR City Directory Abstract (Inquiry Number 5080560.5S)	1928, 1934, 1940, 1945, 1949, 1960, 1965, 1970, 1973, 1976, 1980, 1985, 1992, 1997, 2000, 2005, 2010, 2014	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Historical Topo Map (Inquiry Number 5080560.4S)	1897, 1898, 1900, 1947, 1956, 1967, 1979, 1995, 2013	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Sanborn Map Search/Print (Inquiry Number 5080560.3S)	1888, 1906, 1908, 1926, 1932, 1951, 1962, 1963, 1965, 1976, 1978, 1979, 1982, 1985, 1987, 1988, 1989, 1991, 1992, 1993, 1994, 1995, 2001, 2002, 2003, 2004, 2005, 2006, 2007	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Radius Map Report (Inquiry Number 5080560.2S)		EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.

6.4.2 Title Records

Equity was not provided with any chain of title records.

6.4.3 City Directories

The City Directory provided information from 1928 to 2014. The listing shows a moving company is 1934. 1050 Pacific Street did not show up on the City Directory for the other years provided.

6.4.4 Aerial Photos

Fourteen aerial photographs were provided for the subject property from 1924 to 2011. No discernable information could be obtained from these photographs. The photographs are provided in Appendix C.

6.4.5 Sanborn/Historical Maps

Equity reviewed twenty nine Sanborn Fire Insurance Maps from 1888 to 2007.

Summary

Date(s)	Property Comments	Surrounding Area Comments
1888 - 1906	The property consisted of stables and sheds.	The surrounding area was primarily residential dwellings.
1908 - 1962	The property consisted of a single dwelling, sheds, an office, and is labeled as storage of house moving equipment.	The surrounding area is primarily residential and light industry.
1963-2007	The property is labeled as a parking lot with miscellaneous storage.	The surrounding area is primarily light industry and some residential .

6.4.6 Historical Topographic Maps

Nine Historical Topographic Maps were provided for the subject property from 1897 to 2013.No discernable information could be obtained from these maps. The photographs are provided in Appendix C.

6.4.7 Other Environmental Reports

New York City Department of Finance records were reviewed and are provided in Appendix E.

6.4.8 Building Department Records

Department of Buildings records were reviewed and can be found in Appendix E.

6.5 Environmental Liens and Activity/Use Limitations

There are no known Environmental Liens or Activity/Use Limitations for the subject property.

6.6 Vapor Encroachment Evaluation

Based on Equity's review of the EDR Vapor Enchroachment Screen, a Vapor Encroachment Condition can be ruled out.

7.0 SITE RECONNAISSANCE

7.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on October 26, 2017 by Gene Bove, Project Scientist with Equity, accompanied by Mr. Mike Langkamer of Ryder. Weather conditions at the time of the site reconnaissance were 65 degrees and overcast. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structure was observed along with interior accessible areas. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix B.

7.2 General Site Setting

The property consists of 23,199 sq. ft of land and is currently a parking lot occupied by Ryder System Inc. A temporary office trailer is located on the site. The site cover consists of asphalt and gravel. The Subject Property can be accessed from Pacific Street and Dean Street.

7.3 Site Visit Findings

7.3.1 Hazardous Substances

No hazardous substances were identified during the site reconnaissance.

7.3.2 Petroleum Products

No petroleum products were identified on the subject property during the site reconnaissance.

7.3.3 USTs

No apparent evidence of underground storage tanks (USTs) was identified on the subject property during the site reconnaissance.

7.3.4 ASTs

No apparent evidence of aboveground storage tanks (ASTs) was identified on the subject property during the site reconnaissance.

7.3.5 Other Suspect Containers

No other suspect containers were identified on the subject property during the site reconnaissance.

7.3.6 Equipment Likely to Contain PCBs

No equipment likely to contain PCBs was observed in the subject building during the site reconnaissance.

7.3.7 Interior Staining/Corrosion

No interior staining or corrosion was observed in the temporary office trailer during the site reconnaissance.

7.3.8 Discharge Features

No discharge features (floor drains, catch basins, oil/water separators, etc.) were observed on the subject property during the site reconnaissance.

7.3.9 Pits, Ponds, And Lagoons

No pits, ponds or lagoons were observed on the subject property during the site reconnaissance.

7.3.10 Solid Waste Dumping/Landfills

No apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the subject property during the site reconnaissance. A small dumpster was located near the southern end of the Property.

7.3.11 Stained Soil/Stressed Vegetation

No Stained Soil/Stressed Vegetation was observed on the subject property during the site reconnaissance.

7.3.12 Wells

No wells were observed on the subject property during the site reconnaissance.

8.0 INTERVIEWS

Interviews were conducted during the Phase I inspection with Mr. Mike Langkamer of Ryder System Inc. He provided some basic information on the Property, but nothing that would indicate a REC or decrease in valuation of the property.

CONCLUSIONS

Recognized Environmental Conditions (RECs) are defined as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, past release, or a material threat of a release into structures on the property or into the ground, groundwater or surface waters of the property. Historic RECs (HRECs) are RECs previously remediated to government standards. Controlled RECs (CRECs) are RECs in which an engineering control has been implemented to contain the REC. De minimis RECs are those that do not present a threat to health or the environment, and would not be the subject of an enforcement action by a government agency. All RECs, excluding de minimus RECs are discussed.
We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of1050 Pacific Avenue Brooklyn, NY. Any exceptions to, or deviations from, this practice are described in Section VIII of this report. This assessment has revealed the following:

RECs - Equity found no RECs associated with the property.

HRECs - Equity found no HRECs associated with the property.

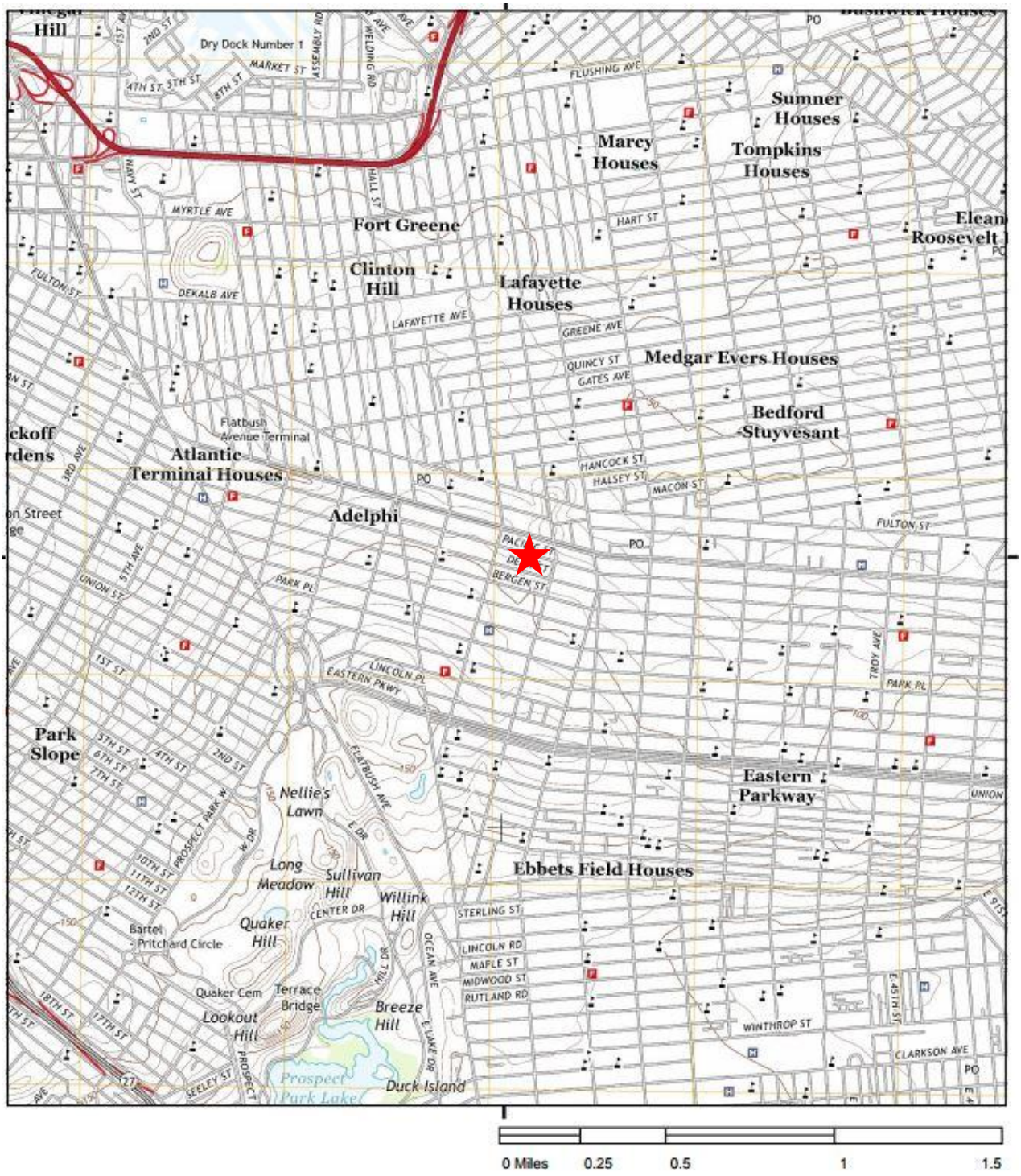
CRECs - Equity found no CRECs associated with this property.

VECs - Based on the evidence provided in the database report and knowledge of the subject property, it is Equity's conclusion that a Vapor Encroachment Condition (VEC) can be ruled out.

Based on the information gathered for this Phase I ESA, there are no RECs.

Appendix A:

Figures



N

Legend

★ Site Location

Figure 1
USGS Site Location Map

1050 Pacific Street
Brooklyn, New York
Block 1103 Lot 12

equity environmental engineering
500 International Drive Suite 150, Mount Olive, NJ 07828
Office: (973) 527-7451 / Fax (973) 858-0280

DRAWN BY / DATE	CHK / DATE	DRAWING NUMBER
GB / 11117	JH / 11117	2014069-03

N

Legend

Property Boundary

Figure 2
Site Location Map

1050 Pacific Street
Brooklyn, New York
Block 1103 Lot 12

equity environmental engineering
500 International Drive Suite 150, Mount Olive, NJ 07828
Office: (973) 527-7451 / Fax (973) 858-0280

DRAWN BY / DATE	CHK / DATE	DRAWING NUMBER
GB / 10172017	JH / 10172017	2014069-02

Click blue outline on map to view diagram of **proposed** zoning change

600 0 600 1200 1800 FEET

 # NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 030514MMK - C 030516MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

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

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

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:

09-07-2017 C 170029 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

N

12b	12d	13b
16a	**16c**	17a
16b	16d	17b

ZONING MAP **16c**

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

Appendix B:

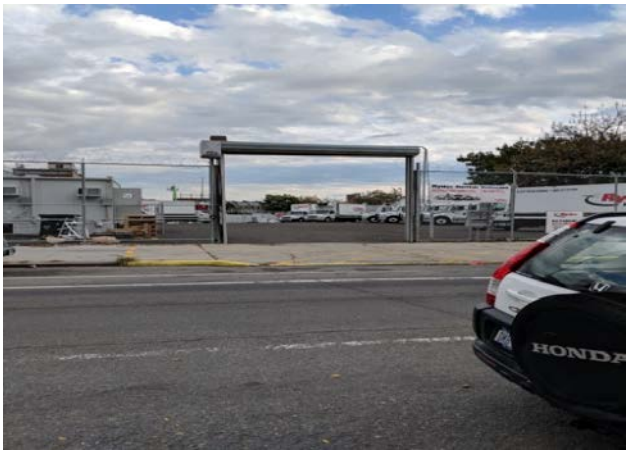
Photographs

Phase I Environmental Site Assessment
Photo Log
1050 Pacific Street
Brooklyn, New York

PHOTOGRAPHIC LOG

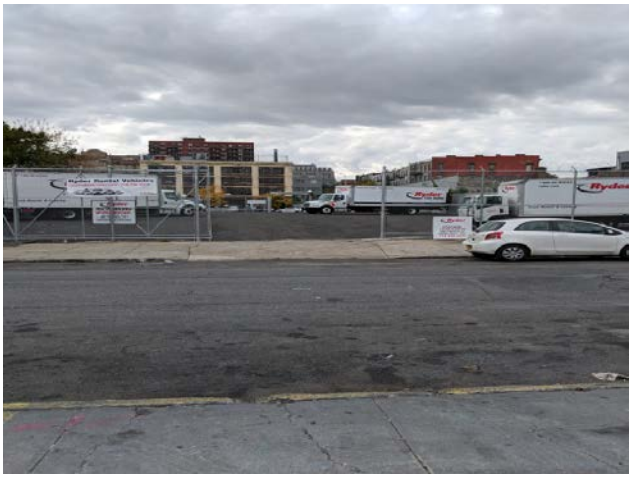
Photograph Number: 1
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove
Direction Looking: North

Street frontage on Dean Street.



Photograph Number: 2
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove
Direction Looking: South

Street frontage on Pacific Street



Photograph Number: 3
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove
Direction Looking: South

Subject Property looking towards Dean Street entrance with view of temporary office trailer.

Phase I Environmental Site Assessment
Photo Log
1050 Pacific Street
Brooklyn, New York

PHOTOGRAPHIC LOG

Photograph Number: 4
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove
Direction Looking: North

Subject Property looking towards Pacific Street entrance.

Photograph Number: 5
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove
Direction Looking: West

Western property boundary.

Photograph Number: 6
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove
Direction Looking: East

Eastern property boundary.

Phase I Environmental Site Assessment
Photo Log
1050 Pacific Street
Brooklyn, New York

PHOTOGRAPHIC LOG

Photograph Number: 7
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove

Small dumpter located near Dean Street.

Photograph Number: 8
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove

Electric meter for the Site located along Dean Street.

Photograph Number: 9
Project Name: 1050 Pacific
Location: Brooklyn, NY
Date: 09/22/17
Taken By: Gene Bove

Example of vehicles being parked on site.

Appendix D: Industrial Processing Emissions Permits

From: Kelpin, Gerry <Gerryk@dep.nyc.gov>
Sent: Friday, April 21, 2017 3:32 PM
To: Kevin Williams
Cc: James Heineman
Subject: RE: aq permit review for DCP EAS submission - 1050 Pacific
Attachments: pb021815.pdf; pb041607.pdf; pbo41507.pdf; pb425403.pdf

I didn't include the boilers and I didn't find any information for 904 Dean St by address or block and lot. I'll check again.

From: Kevin Williams [mailto:kevin.williams@equityenvironmental.com]
Sent: Friday, April 21, 2017 10:04 AM
To: Kelpin, Gerry <Gerryk@dep.nyc.gov>
Cc: James Heineman <james.heineman@equityenvironmental.com>
Subject: RE: aq permit review for DCP EAS submission - 1050 Pacific

Gerry,

Any luck with finding permits on these properties. Let me know if you have a time frame that I can relay to DCP and my client.

Thank you!

Kevin

From: Kevin Williams
Sent: Thursday, April 06, 2017 11:14 AM
To: 'Gkelpin@DEP.NYC.gov' <Gkelpin@DEP.NYC.gov>
Cc: James Heineman <james.heineman@equityenvironmental.com>
Subject: aq permit review for DCP EAS submission - 1050 Pacific

Gerry,

Please see attached letter and figure for 1050 Pacific Avenue. We are requesting your assistance in obtaining copies of the industrial air permits that may exist for those properties surrounding 1050 Pacific Avenue. The attached letter and figure describe the request in detail. Please let me know if you have any questions at all.

Thanks – as always,

Kevin A. Williams
Senior Project Manager

equity environmental engineering
WORKING TOGETHER TO DESIGN SOLUTIONS
Please note our new address:
500 International Drive, Suite 150, Mount Olive, NJ 07828
(973)527-7451 x301 work
(917)664-8667 cell
kevin.williams@equityenvironmental.com

X43028

NYC Environmental Protection

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION

Bureau of Environmental Compliance
59-17 Junction Boulevard, 9th Floor, Flushing, New York 11373
Records Control (718) 595-3855

IND-PRO-EQUIP_NOV2014

DEP AIR PERMITTING, BEC
2015 AUG 10 A 9:49

INDUSTRIAL PROCESS EQUIPMENT APPLICATION

PART I: FACILITY INFORMATION

PREMISE INFORMATION

(Location where the process is to take place)

Facility Name (if any):	Facility:
BJORKE/CARLE WOODWORKING	☒ NEW ☐ EXISTING

Facility Location (Number and Street Address):	Borough:	State:	Block:	Lot:	Zip:	Building Section / Number:
1093 PACIFIC STREET	Brooklyn	NY	1126	75	11238	3027582

Equipment Location:	Is this equipment a replacement for equipment presently certified?	If yes, provide the installation number of the equipment you are replacing: PA / PB:	Is this a legalized source?
001	☐ YES ☒ NO	PB021815Y	☐ YES ☒ NO

OWNER INFORMATION

Owner's Name:			
BRIAN T. COLEMAN			
Number and Street Address:	Town / Borough:	State:	Zip:
1155 MANHATTAN AVENUE	BROOKLYN	NY	11222
Owner Email:	Telephone:	Fax:	
BRIANC@GMDCONLINE.ORG	(718) 383-3935		

Facility Classification:
- ☒ A. COMMERCIAL
- ☐ B. INDUSTRIAL
- ☐ C. UTILITY
- ☐ D. SCHOOL
- ☐ E. PRIVATE HOSPITAL
- ☐ F. RESIDENTIAL
- ☐ G. NYCHA
- ☐ H. DEPARTMENT OF EDUCATION
- ☐ I. NYC HOSPITAL
- ☐ J. OTHER:

P.E. AND INSTALLER INFORMATION

Name of P.E. or R.A.:	N.Y.S. License Number:	P.E. Email:	Telephone:	Fax:
ANDREW KATZ	051094	AKATZ@ANDREWKATZENGINEERS.COM	(718) 252-8735	(718) 253-2712

Company Name:	Number and Street Address:	Town or Borough:	State:	Zip:
ANDREW KATZ CONSULTIN	3452 BEDFORD AVENUE	BROOKLYN	NY	11210

Name of Installer:	NYC Installer License #:	Installer Email:	Telephone:	Fax:
JOHN PIETROMONICO	22325	fireviolations@gmail.com	(718) 545-3473	(718) 668-1867

Company Name:	Number and Street Address:	Town or Borough:	State:	Zip:
FIRE VIOLATIONS, INC.	979 BAY STREET, SUITE#6	STATEN ISLAND	NY	10305

FEE EXEMPTION

(If applying for fee exemption, attach Department of Finance document along with this form.)

Is this a tax exempt property?	Is government owned property?	Agency Name:
☐ YES ☒ NO	☐ YES ☒ NO	

SUPPLEMENTAL INFORMATION

What type of business is being conducted at this equipment location?

- ☐ DRY CLEANING
- ☐ AUTOBODY
- ☒ WOODWORKING
- ☐ CEMENT PROCESSING
- ☐ ENGINE / GENERATOR
- ☐ JEWELRY MANUFACTURING
- ☐ METAL STRIPPING / POLISHING
- ☐ ELECTROPLATING
- ☐ COFFEE ROASTING
- ☐ CO-GENERATOR
- ☐ PRINTING PRESS
- ☐ MEAT PROCESSING
- ☐ LAB HOOD
- ☐ WWTP ODOR CONTROL
- ☐ OTHER:

What emission sources are present at this facility?

PAINT SPRAY BOOTH

Building Type: ☐ STAND ALONE (NO OTHER OCCUPANTS)

If mixed-use, check all boxes that describe the other types of tenants:

- ☐ RESIDENCES
- ☐ RETAIL STORE
- ☐ COIN LAUNDROMAT
- ☐ SCHOOL
- ☐ EXERCISE / GYM / DANCE STUDIO
- ☒ OTHER BUSINE

1628141

525 Receipt No. 001011
C.C.: XP

STACK PARAMETERS

Emission Point ID:	Ground Elevation (ft):	Height Above Structures (ft):	Stack Height (ft):	Inside Diameter (in):	Exit Velocity (ft/sec):	Exit Flow Rate (ACFM):	Exit Temperature (°F):
PAINT SPRAY BOOTH	8'-2"	6	10	24	1000	8000	AMBIENT

Fan Manufacturer:	Fan Model Number:	Number of Units:	Total ACFM / Unit:
COL-MET IB-885 OPEN FACE SPRAYBOOTH	220-460/60/3	1	8000

Fan Diameter (in):	Fan Motor (HP / RPM):	Dimensions of Area Ventilated by Fan:	Are multiple pieces of equipment exhausted to this stack?
24"	2HP	8'-4"X5'-0"	☐ YES ☒ NO

If so, list all pieces of equipment:

EMISSION CONTROL

Does this equipment have an emission control?	Is the control part of the equipment?	Type(s) of pollutant(s) controlled:
■ YES ☐ NO	■ YES ☐ NO	■ VOC ☐ PM ☐ OTHER:

Emission Controls(s):

■ FILTER ☐ SCRUBBER ☐ CATALYTIC OXIDIZER
☐ CARBON ADSORBER ☐ BAG HOUSE ☐ CONDENSER / REFRIGERATION
☐ OTHER:

Description of Control Device(s):

CONTAMINANT		EMISSIONS					
NAME	CAS NUMBER	EMISSION FACTOR AMT	EMISSION FACTOR UNITS	HOURLY EMISSIONS (lbs/hr)	ANNUAL EMISSIONS (lbs/year)	PERCENT REMOVAL	HOW DETERMINED
Total Particulates	NY079-00-0						
Total VOC							

Detailed Calculations (Est. max hourly and max annually):
SEE ATTACHED

PROPOSED ENVIRONMENTAL RATING:

HEATER INFORMATION

If the process is equipped with a heater, please provide the following information.

Is the heater a separate unit?	Input (BTU/hr):	Output (BTU/hr):	Firing Rate (CFH/GPH):
☐ YES ✓ NO			

Manufacturer:	Model Number:	Fuel Type:

ADDITIONAL PERMITTED EQUIPMENT IN FACILITY

INSTALLATION NO.	DESCRIPTION	CERTIFICATE OF OPERATION EXPIRATION DATE

PART II: DRY CLEANING

Provide the following information only if you are operating a dry cleaning facility.

EQUIPMENT INFORMATION

Manufacturer:	Model Number:	Serial Number:
Year of Manufacture:	Date of Installation:	Capacity (lbs/load):

Machine Type: **	# of Machines:

Solvent Type: *	Spill Pan:	Exhaust Systems (check all that apply):	Maximum Operating Temp. for the Machine (°F):	Is a sprinkler system installed in this facility?
	☐ YES ☐ NO	☐ VAPOR BARRIER INSTALLED ☐ GENERAL EXHAUST VENTILATION SYSTEM INSTALLED		☐ YES ☐ NO

USAGE INFORMATION

Annual Solvent Consumption (gal/yr):	Maximum Hourly Solvent Usage (gal/hr):	Loads / Day:	Operational Days / Year:

PART III: SPRAY BOOTH / SPRAY AREA

Provide the following information if you are operating a spray booth or spray area at your facility.

EQUIPMENT INFORMATION

Equipment Type:	Manufacturer:		Type:	Opening Height (ft.):
☐ OPEN SPRAY ☒ SPRAY BOOTH ☐ PREP STATION ☐ OTHER: _____	COL-MET IB-885 OPEN FACE BOOTH		☐ AUTOMOTIVE: ☐ Downdraft ☐ Semi-Downdraft ☐ Cross Draft ☐ BENCH TYPE ☒ FLOOR TYPE	
	Model Number:	Date of Installation:		Opening Width (ft.):
	AS NOTED ABOVE	07/20/2015		

OPERATIONAL INFORMATION

Hours / Day:	Days / Year:	Article(s) Sprayed:	Method of Application:	Gun Cleaning Method:
1/2	300	☐ AUTOMOBILE ☒ WOODWORKING ☐ METAL ☐ PLASTIC / FIBERGLASS ☐ OTHER: _____	☒ AIR ATOMIZATION ☐ ELECTROSTATIC ☐ PRESSURE ATOMIZATION (AIRLESS) ☐ HVLP (HIGH VOLUME LOW PRESSURE) ☐ AIR ASSISTED AIRLESS ☐ OTHER: _____	☐ ENCLOSED GUN CLEANING SYSTEM ☐ MANUAL WIPE ☒ OPEN FLUSH ☐ OTHER: _____

Waterwash Pump (HP):	Water Flow Rate (GPM):
N/A	N/A

USAGE INFORMATION

TYPE OF MATERIAL	PRODUCT NAME AND PRODUCT NUMBER	MATERIAL VOC (lbs VOC/gal material)	MAXIMUM HOURLY USAGE (gal/hr)	ANNUAL USAGE (gal/year)
Paint				
Lacquer				
Stain				
	SEE ATTACHED			

PART IV: OTHER INDUSTRIAL PROCESS

Provide the following information for any other type of industrial process or operation

EQUIPMENT INFORMATION

Material Being Processed:	Maximum Hourly Processing Rate:	Annual Amount of Material Processed:

Description of the Equipment:	Manufacturer: / Model Number:	Number of Units:	Year of Installation:
Is there a control unit specific to this equipment? ☐YES ☐NO	Is the control unit venting directly into the room? ☐YES ☐NO	If applicable, list the type of control unit(s) used:	
Description of the Equipment:	Manufacturer: / Model Number:	Number of Units:	Year of Installation:
Is there a control unit specific to this equipment? ☐YES ☐NO	Is the control unit venting directly into the room? ☐YES ☐NO	If applicable, list the type of control unit(s) used:	
Description of the Equipment:	Manufacturer: / Model Number:	Number of Units:	Year of Installation:
Is there a control unit specific to this equipment? ☐YES ☐NO	Is the control unit venting directly into the room? ☐YES ☐NO	If applicable, list the type of control unit(s) used:	
Description of the Equipment:	Manufacturer: / Model Number:	Number of Units:	Year of Installation:
Is there a control unit specific to this equipment? ☐YES ☐NO	Is the control unit venting directly into the room? ☐YES ☐NO	If applicable, list the type of control unit(s) used:	

PART V: COMBUSTION SOURCES

Provide the following information for any engine, generator, or cogen.

EQUIPMENT INFORMATION

Manufacturer:	Model Number:	Serial Number: *Multiple serial numbers should be entered in the space provided below*

Engine Model Year:	EPA Engine Family Name:	EPA Tier:	Displacement (Liters):	Fuel Type:

Maximum Fuel Delivery Rate (GPH/CFH):	KW Rating:	Horsepower:	Gross Input (BTU/hr):

Multiple Serial Numbers:

Is the exhaust stack adequate for all equipment that vents to the stack? ☐YES ☐NO	Is there an induced fan? ☐YES ☐NO	If so, where is it located?

If the unit is a cogen, is it equipped with a heat recovery boiler? ☐YES ☐NO	Supplemental fuel used, if applicable:	Recovery Boiler Output (million BTU/hr):

USAGE INFORMATION

Primary Use:	Noise Control:	Hours / Day:	Days / Week:	Weeks / Year:

PART VI: SIGNATURE INFORMATION

I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. / R.A. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a class A misdemeanor pursuant to sec. 24-190 of the NYC air pollution control code and sec. 210-45 of the penal law. All equipment and apparatus in addition to complying with the NYC DEP Bureau of Environmental Compliance shall also meet the requirements of other federal, state and local agencies including but not limited to the Federal Government EPA, NYS Department of Environmental Conservation, NYS Department of Labor Board of Standards and Appeals, Fire Department of NY, and NYC Department of Buildings. This project meets all applicable Safety Standards. DEP reserves the right to revoke this permit for cause. I understand that there may be audit inspections of this facility by DEP to verify the equipment in this application.

Owner or Officer's Name and Title:		Telephone:
BRIAN T. COLEMAN	OFFICER	(718) 383-3935
Owner or Officer's Signature:		Date: 8-2-2015

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans, and any supplementary data submitted. I hereby certify that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be designed and installed in accordance with the requirements of the NYC Air Pollution Control Code.

STATE OF NEW YORK ★ ANDREW KATZ ★ 051094 ★ LICENSED PROFESSIONAL ENGINEER

PLACE SEAL ABOVE

Name of New York State P.E. or R.A. and License Number:		
ANDREW KATZ	051094	
Signature of New York State P.E. or R.A.:		Date: 7/14/15

WORK PERMIT will not be issued unless:
(A) Installer is named and (B) Workmen's compensation and disability are on file with the BEC.
Final approval of the installation in the form of a **CERTIFICATE OF OPERATION** will not be issued until compliance with all applicable provisions of law, rules, and regulations of the NYC Air Pollution Control Code have been verified at the installation site by a representative of the department.

Company Name of the Installer:			
FIRE VIOLATIONS, INC.			
Company Address:	Town or Borough:	State:	Zip
979 BAY STREET, SUITE#6	STATEN ISLAND	NY	10305

(This application is complete and accurate) I hereby certify that upon approval of this application, plans and any supplementary data I will make the installation of and adjustment to the equipment and/or apparatus described herein.

Installer's Name:	License Number:	Class:
JOHN PIETROMONICO	22325	G
Installer's Signature:	Email Address (Mandatory):	Date:
	fireviolations@gmail.com	8-3-2015

ANDREW KATZ, P.E. TEL: (718)252-8735
e-mail: aktz@aol.com FAX: (718)253-2712

3452 BEDFORD AVENUE, BROOKLYN, N.Y. 11210

July 14, 2015

NYC DEP
Bureau of Environmental Compliance

Re: Estimated Emission Calcs
Bjorke/Carle Woodworking
1093 Pacific St

PART 1: FACILITY INFORMATION EMISSION CONTROL

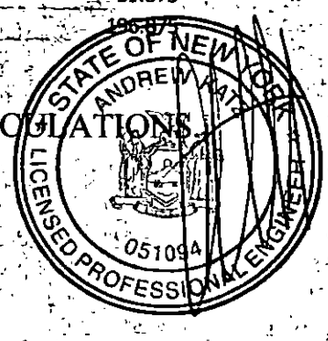
PRODUCT NAME AND NUMBER	PRODUCT ID	MATERIAL VOC (LBS/GAL)	MAX. HOURLY (LB/HR)	MAX. ANNUAL (LB/YR)
MATADOR WHITE TOPCOAT	DH5600012	4.1154	0.0588	287.7899
ULTRA HIDE PRECAT PRIMER	ND5203001	6.8175	0.0199	476.7478
BERNYL FACETT LV HAPS	NM5212040	6.006	0.0157	419.9996
CATALYST 2750	DV5940000	6.5884	0.0057	460.7268
AKVASURF PRIMER	ED5561001	8	0.0503	559.4400

PART 3: SPRAY BOOTH USAGE INFORMATION

INGREDIENT	CAS #	MAX. HOURLY (LB/HR)	MAX. ANNUAL (LB/YR)
N-BUTYL ACETATE	123-86-4	0.04123875	296.919
TITANIUM DIOXIDE	13463-67-7	0.04750025	342.0018
FORMALDEHYDE	50-00-0	9.47625E-05	0.68229
XYLENE	1330-20-7	0.021254625	153.0333
1-BUTANOL	71-36-3	0.006594	47.4768
ETHANOL	64-17-5	0.028084875	202.2111
ETHYLBENZENE	100-41-4	0.00189525	13.6458
AMORPHOUS SILICA	7631-86-9	0.002842875	20.4687
TALC	14807-96-6	0.009662625	69.5709
ETHYLBENZENE	100-41-4	0.002386125	17.1801
2-PROPANOL	67-63-0	0.009205875	66.2823
ETHYL ACETATE	141-78-6	0.0034125	24.57
TOULENE	108-88-3	0.024073	173.3256
4-METHYLBENZENESULFONIC ACID	104-15-4	0.0069685	50.1732
SULFURIC ACID	7664-93-9	0.001267	9.1224
1-(2-BUTOXYMETHYLETHOXY)-PROPANO	29911-28-2	0.0021875	15.75
BUTOXYPROPANOL	5131-66-8	0.00546875	39.375
BARIUM SULFATE	7727-43-7	0.02734375	196.875

PLEASE SEE ATTACHED APPENDIX FOR DETAILED CALCULATIONS.

ANDREW KATZ, P.E.



APPENDIX

SYSTEM PARAMETERS			MAX. HOURLY EMISSIONS: SOLID (LB/HR)	
MATADOR WHITE TOPCOAT			(SOLID CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.06
PRODUCT ID:	DH5600012			
PAINT TYPE:	TOPCOAT		MAX. ANNUAL EMISSIONS: SOLID (LB/YR)	493.5231
WEIGHT (LB./GAL.)	10.83			
SOLID CONTENT (LB./GAL.)	6.7146		MAX. HOURLY EMISSIONS: VOC (LB/HR)	
VOC CONTENT (LB./GAL.)	4.1154		(VOC CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.04
TRANSFER EFFICIENCY	65%			
FILTER CONTROL EFFICIENCY	95%		MAX. ANNUAL EMISSIONS: VOC (LB/YR)	287.7899
MAX. PAINT SPRAY (GAL./HR)	0.50			
MAX. TIME (HR/DAY)	4			
MAX. GALLONS PER YEAR	600			

INGREDIENT	CAS #	PERCENT	DENSITY (LB./GAL.)	MAX. HOURLY (LB/HR)	MAX. ANNUAL (LB/YR)
N-BUTYL ACETATE	123-86-4	5%	0.5415	0.0047	34.1145
TITANIUM DIOXIDE	13463-67-7	24%	2.5992	0.0227	163.7496
FORMALDEHYDE	50-00-0	0.10%	0.0108	0.0001	0.6823
XYLENE	1330-20-7	9.00%	0.9747	0.0085	61.4061
1-BUTANOL	71-36-3	3.00%	0.3249	0.0028	20.4687
ETHANOL	64-17-5	3.00%	0.3249	0.0028	20.4687
ETHYLBENZENE	100-41-4	2.00%	0.2166	0.0019	13.6458
AMORPHOUS SILICA	7631-86-9	3.00%	0.3249	0.0028	20.4687
TALC	14807-96-6	6.00%	0.6498	0.0057	40.9374

SYSTEM PARAMETERS		MAX. HOURLY EMISSIONS: SOLID (LB/HR)	
ULTRA HIDE PRECAT PRIMER		(SOLID CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.02
PRODUCT ID:	ND5203001		
PAINT TYPE:	PRIMER	MAX. ANNUAL EMISSIONS: SOLID (LB/YR)	167.0288
WEIGHT (LB./GAL)	9.09		
SOLID CONTENT (LB./GAL)	2.2725	MAX. HOURLY EMISSIONS: VOC (LB/HR)	
VOC CONTENT (LB./GAL)	6.8175	(VOC CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.06
TRANSFER EFFICIENCY	65%		
FILTER CONTROL EFFICIENCY	95%	MAX. ANNUAL EMISSIONS: VOC (LB/YR)	476.7478
MAX. PAINT SPRAY (GAL./HR)	0.50		
MAX. TIME (HR/DAY)	4		
MAX. GALLONS PER YEAR	600		

INGREDIENT	CAS #	PERCENT	DENSITY (LB./GAL.)	MAX. HOURLY (LB/HR)	MAX. ANNUAL (LB/YR)
n-BUTYL ACETATE	123-86-4	50%	3.9650	0.0347	249.7950
2-METHOXY-1-METHYLETHYL ACETATE	108-65-6	7.50%	0.5948	0.0052	37.4693
1-METHOXY-2-PROPANOL	107-98-2	7.50%	0.5948	0.0052	37.4693
XYLENE	1330-20-7	2.50%	0.1983	0.0017	12.4898
CARBON BLACK	1333-86-4	2.50%	0.1983	0.0017	12.4898
PROPAN-2-OL	67-63-0	2.50%	0.1983	0.0017	12.4898
ETHYLBENZENE	100-41-4	0.50%	0.0098	0.0001	0.6160

SYSTEM PARAMETERS		MAX. HOURLY EMISSIONS: SOLID (LB/HR)	
BERNYL FACETT LV HAPS		(SOLID CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.02
PRODUCT ID:	NM5212040		
PAINT TYPE:	TOPCOAT	MAX. ANNUAL EMISSIONS: SOLID (LB/YR)	131.859
WEIGHT (LB./GAL.)	7.8		
SOLID CONTENT (LB./GAL.)	1.794	MAX. HOURLY EMISSIONS: VOC (LB/HR)	
VOC CONTENT (LB./GAL.)	6.006	(VOC CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.05
TRANSFER EFFICIENCY	65%		
FILTER CONTROL EFFICIENCY	95%	MAX. ANNUAL EMISSIONS: VOC (LB/YR)	419.9996
MAX. PAINT SPRAY (GAL./HR)	0.50		
MAX. TIME (HR/DAY)	4		
MAX. GALLONS PER YEAR	600		

INGREDIENT	CAS #	PERCENT	DENSITY (LB./GAL.)	MAX. HOURLY (LB/HR)	MAX. ANNUAL (LB/YR)
N-BUTYL ACETATE	123-86-4	36%	2.8080	0.0246	176.9040
1-BUTANOL	71-36-3	2.00%	0.1560	0.0014	9.8280
ETHANOL	64-17-5	23.00%	1.7940	0.0157	113.0220
ETHYL ACETATE	141-78-6	5.00%	0.3900	0.0034	24.5700
2-PROPANOL	67-63-0	3.00%	0.2340	0.0020	14.7420

ANDREW KATZ
ENGINEERS

Re: Estimated Emission Calcs
Bjorke/Carle Woodworking

SYSTEM PARAMETERS	
CATALYST 2750	
PRODUCT ID:	DV5940000
PAINT TYPE:	CATALYST
WEIGHT (LB./GAL.)	7.24
SOLID CONTENT (LB./GAL.)	0.6516
VOC CONTENT (LB./GAL.)	6.5884
TRANSFER EFFICIENCY	65%
FILTER CONTROL EFFICIENCY	95%
MAX. PAINT SPRAY (GAL./HR)	0.50
MAX. TIME (HR/DAY)	4
MAX. GALLONS PER YEAR	600

MAX. HOURLY EMISSIONS: SOLID (LB/HR)	
(SOLID CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.01
MAX. ANNUAL EMISSIONS: SOLID (LB/YR)	47.8926
MAX. HOURLY EMISSIONS: VOC (LB/HR)	
(VOC CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.06
MAX. ANNUAL EMISSIONS: VOC (LB/YR)	460.7268

INGREDIENT	CAS #	PERCENT	DENSITY (LB./GAL.)	MAX. HOURLY (LB/HR)	MAX. ANNUAL (LB/YR)
TOULENE	108-88-3	38%	2.7512	0.0241	173.3256
4-METHYLBENZENESULFONIC ACID	104-15-4	11.00%	0.7964	0.0070	50.1732
ETHANOL	64-17-5	46.00%	3.3304	0.0291	209.8152
SULFURIC ACID	7664-93-9	2.00%	0.1448	0.0013	9.1224

AKVASURF PRIMER			(SOLID CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.05
PRODUCT ID:	ED5561001			
PAINT TYPE:	PRIMER		**MAX. ANNUAL EMISSIONS: SOLID (LB/YR)**	422.625
WEIGHT (LB./GAL.)	12.5			
SOLID CONTENT (LB./GAL.)	5.75		**MAX. HOURLY EMISSIONS: VOC (LB/HR)**	
VOC CONTENT (LB./GAL.)	8		(VOC CONTENT)x(MAX. PAINT SPRAY)x(1-TE)x(1-FE)	0.07
TRANSFER EFFICIENCY	65%			
FILTER CONTROL EFFICIENCY	95%		**MAX. ANNUAL EMISSIONS: VOC (LB/YR)**	559.44
MAX. PAINT SPRAY (GAL./HR)	0.50			
MAX. TIME (HR/DAY)	4			
MAX. GALLONS PER YEAR	600			

INGREDIENT	CAS #	PERCENT	DENSITY (LB./GAL.)	MAX. HOURLY (LB/HR)	MAX. ANNUAL (LB/YR)
1-(2-BUTOXYMETHYLETHOXY)-PROPANOL	29911-28-2	2%	0.2500	0.0022	15.7500
BUTOXYPROPANOL	5131-66-8	5.00%	0.6250	0.0055	39.3750
TALC	14807-96-6	6.00%	0.7500	0.0066	47.2500
BARIUM SULFATE	7727-43-7	25.00%	3.1250	0.0273	196.8750
TITANIUM DIOXIDE	13463-67-7	11.00%	1.3750	0.0120	86.6250

SPRAY BOOTH NOTES:

1. THE PLANS AND DOCUMENTATION SUBMITTED SHALL COMPLY TO ALL REQUIREMENTS OF THE TITLE 29, NEW YORK CITY FIRE CODE, AND OF TITLE 28, NEW YORK CITY CONSTRUCTION CODES, OF THE NYC ADMINISTRATIVE CODE, AND THE REFERENCE STANDARDS FOR THE INSTALLATION OF THE PAINT SPRAY BOOTH.
2. CONSTRUCTION OF THE FLOOR AND CEILING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION FC 1504 "SPRAY FINISHING".
3. THE TERMINATION POINT FOR EXHAUST DUCTS DISCHARGING INTO THE ATMOSPHERE SHALL BE LOCATED WITH THE FOLLOWING MINIMUM DISTANCES AS OUTLINED IN SECTION MC 502.7.3.6 "TERMINATION POINT".
4. THE SPRAYING SPACE SHALL BE VENTILATED WHEN THE SPRAY IS IN OPERATION SO THAT THE MOVEMENT OF AIR SHALL BE AT LEAST 100 FT./MIN. IN THE BREATHING ZONE OF THE OPERATOR.
5. PAINT SPRAY BOOTH EXHAUST FAN CONTROLS SHALL BE INTERCONNECTED WITH THE SPRAY GUN SO AS TO OPERATE SIMULTANEOUSLY.
6. NO OPEN FLAMES OR DEVICES CREATING OPEN FLAMES OR ARCS SHALL BE OPERATED WITHIN 20 FT. OF ANY SPRAY SPACE OR VAPOR AREAS, UNLESS SEPARATED BY A PERMANENT PARTITION.
7. PERSON(S) HOLDING FDNY CERTIFICATE OF FITNESS SHALL CONTINUOUSLY SUPERVISE PAINT SPRAY OPERATIONS.
8. THE PAINT STORAGE AND MIXING ROOM SHALL BE PROVIDED WITH INDEPENDENT SUPPLY AND EXHAUST OPENINGS OR DUCTS AND WITH MECHANICAL VENTILATION DESIGNED TO PROVIDE A MINIMUM CONTINUOUS RATE OF NOT LESS THAN 1 CFM/SQ.FT. OF FLOOR AREA OVER THE STORAGE AREA, OR 150 CFM, WHICHEVER IS GREATER, IN ACCORDANCE WITH SECTIONS 3404.3.7.4 AND 2704.3 OF THE FIRE CODE, SECTION 502.8 OF THE MECHANICAL CODE AND 6.3.1(4) OF NFPA 33.
9. THE FIREPROOF ACCESS DOOR LEADING TO THE PAINT STORAGE AND MIXING ROOM SHALL BE PROVIDED WITH A SILL TO CONTAIN A SPILL OF THE CONTENTS OF THE ROOM.
10. ELEVATED TEMPERATURE DRYING OPERATIONS SHALL BE PROHIBITED. ONLY AMBIENT TEMPERATURE DRYING SHALL BE PERMITTED. THE EXHAUST FANS SHALL RUN CONTINUOUSLY WHEN AMBIENT TEMPERATURE DRYING OPERATIONS ARE BEING CARRIED OUT IN THE SPRAY AREA.
11. SMOKING SHALL BE PROHIBITED. APPROVED "NO SMOKING" SIGNS SHALL BE CONSPICUOUSLY POSTED IN ACCORDANCE WITH FC310.
12. AN ADEQUATE NUMBER OF PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF FC 1504.6.4
13. ALL ELECTRICAL WIRING AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH NYC ELECTRICAL CODE AND FC 1503.2.
14. THE ENTIRE INSTALLATION OF THE SPRAY BOOTH AND PAINT STORAGE AND MIXING ROOM SHALL BE SUBJECT TO MECHANICAL INSPECTION.

TENANT SAFETY NOTES:

1. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THE LOCAL BUILDING CODE. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
2. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
3. CONSTRUCTION WORK WILL BE CONFINED TO THE SPRAY BOOTH AND WILL NOT CREATE DUST, DIRT TO INCONVENIENCE OTHER DWELLING UNITS
4. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
5. CONSTRUCTION OPERATION WILL BE FROM 8 A.M. TO 5 P.M. MONDAY THRU FRIDAY.
6. CONSTRUCTION OPERATION WILL NOT INERRUPT HEATING, WATER, ELECTRIC TO OTHER TENANTS OF THE BUILDING.

THE PLANS AND DOCUMENTATION SUBMITTED SHALL COMPLY TO ALL REQUIREMENTS OF THE TITLE 29, NEW YORK CITY FIRE CODE, AND OF TITLE 28, NEW YORK CITY CONSTRUCTION CODES, OF THE NYC ADMINISTRATIVE CODE, AND THE REFERENCE STANDARDS FOR THE INSTALLATION OF THE PAINT SPRAY BOOTH.

SPRINKLER SPECIFICATIONS

1. SCOPE OF WORK
   - A. FURNISH ALL LABOR AND MATERIALS REQUIRED TO CONNECT TO AND TO MODIFY THE EXISTING SPRINKLER SYSTEM AS REQUIRED FOR THE INSTALLATION OF THE NEW SPRINKLER WORK.
   - B. ALL NEW SPRINKLER WORK SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE SECTIONS OF NFPA BULLETIN NO. 13 LATEST EDITION, FIRE DEPARTMENT AND LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING OWNER'S INSURANCE RATING ORGANIZATION.
   - C. PROVIDE NEW SPRINKLER PIPING, SUPPORTS, SPRINKLER HEADS.
   - D. THE CONTRACTOR SHALL COMPLY TO NYC BUILDING CODE.
2. PIPE INSTALLATION
   - A. ALL PIPING SHALL BE INSTALLED IN AN APPROVED MATTER.
   - B. PIPING SHALL RUN PARALLEL TO BUILDING WALLS AND SHALL BE AMPLY SUPPORTED FROM BUILDING STRUCTURE.
   - C. PIPE SUPPORTS SHALL CONFORM TO CHAPTER 3 OF NFPA BULLETIN NO. 13
   - D. ALL PIPING SHALL RUN AS HIGH AS POSSIBLE WITHIN HUNG CEILING WHERE HUNG CEILINGS ARE PROVIDED.
   - E. THIS CONTRACTOR SHALL REVIEW THE PLANS OF OTHER TRADES AND COORDINATE HIS WORK TO PROVIDE FOR ADEQUATE SPACE AND CLEARANCES AS THE WORK PROGRESSES AS REQUIRED FOR NEW WORK AS SHOWN ON DRAWINGS.
   - F. FOR EXACT LOCATION OF EXISTING SPRINKLER SYSTEM, PARTITIONS, CEILING HEIGHTS, SOFFITS, ETC., REFER TO SPRINKLER DRAWINGS, ARCHITECTURAL DRAWINGS AND VISIT THE JOB SIGHT.
   - G. PIPE OPENINGS THROUGH FIRE RATED WALL OPENINGS SHALL BE SEALED WITH U.L. APPROVED SEALANT.
3. THE SPRINKLER CONTRACTOR SHALL VISIT AND CAREFULLY EXAMINE THE PREMISES SO AS TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES.
4. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
5. MATERIALS
   - A. PIPING SHALL BE SCHEDULE 40 BLACK STEEL ASTM A-120 AS MANUFACTURED BY BETHLEHEM STEEL, NATIONAL STEEL, OR REPUBLIC STEEL FOR GROOVE CONNECTIONS FOR GROOVE CONNECTIONS.
   - B. FITTINGS FOR PIPING UP TO 2" SHALL BE THREADED MALLEABLE IRON, FOR PIPING 2½" AND LARGER TO BE GROOVED OR WELDED FLANGES FITTINGS FREE OF ANY DEFECTS.
   - C. SPRINKLER HEADS IN SPRAY BOOTH AND EXHAUST DUCT TO BE HI-TEMPERATURE 286°F RATED SPRINKLER HEADS IN PAINT STORAGE OR MIXING ROOM TO BE ORDINARY TEMPERATURE RATED. SPRINKLER HEADS TO BE RELIABLE MEA 4258-93-E.
   - D. CONTRACTOR SHALL FURNISH 6 SPARE SPRINKLER HEADS OF EACH TYPE SPECIFIED IN AN APPROVED POLYESTER COATED METAL STORAGE BOX SIMILAR TO POTTER ROEMER FIG. 6162.
6. TESTING
   - A. ALL LABOR, MATERIAL, INSTRUMENTS, ETC., REQUIRED FOR TESTING SHALL BE PROVIDED BY THIS CONTRACTOR TO THE SATISFACTION OF ALL AUTHORITIES HAVING JURISDICTION.
   - B. ALL NEW AND EXISTING SPRINKLER PIPING SHALL BE THOROUGHLY TESTED AT 150 PSI FOR A DURATION OF 2 HOURS WITHOUT ANY LOSS OF PRESSURE. CONTRACTOR SHALL MAKE ANY REQUIRED REPAIRS AND RETEST UNTIL SATISFACTORY TEST CAN BE ACCOMPLISHED.
7. HANGERS AND SUPPORTS
   - A. SUPPORT SPRINKLER PIPING FROM BUILDING STRUCTURE ONLY, BY MEANS OF HANGERS AND OTHER SUPPORTS AS PER REQUIREMENTS OF NFPA SECTION 3-15.
8. CUTTING AND PATCHING
   - A. CUTTING AND PATCHING TO BE DONE BY THIS CONTRACTOR.
9. OUTLETS
   - A. ALL OUTLETS LEFT DURING CONSTRUCTION OF SPRINKLER WORK SHALL BE PROPERLY CAPPED TO PREVENT ENTRY OF FOREIGN OBJECTS.

ENERGY ANALYSIS COMMERCIAL		
ITEM	PROPOSED DESIGN VALUE	CODE PRESCRIBED VALUE AND CITATION
A PAINT SPRAY BOOTH IS AN INDUSTRIAL PROCESS AND IS THEREFORE NOT REGULATED BY THE ENEROY CODE AS PER THE ENERGY CODE DEPARTMENT.		

FIRE DEPT. NOTES

ENTIRE INSTALLATION MUST CONFORM TO THE 2008 NYC FIRE CODE, NFPA 33/2000 AND NFPA 34/2000 IN ADDITION TO THE APPLICABLE BUILDING CODE AND OSHA CODE. THE OWNER OF THE BOOTH MUST COMPLY WITH ALL REGULATIONS WHETHER SHOWN OR SPECIFIED ON THIS DRAWING.

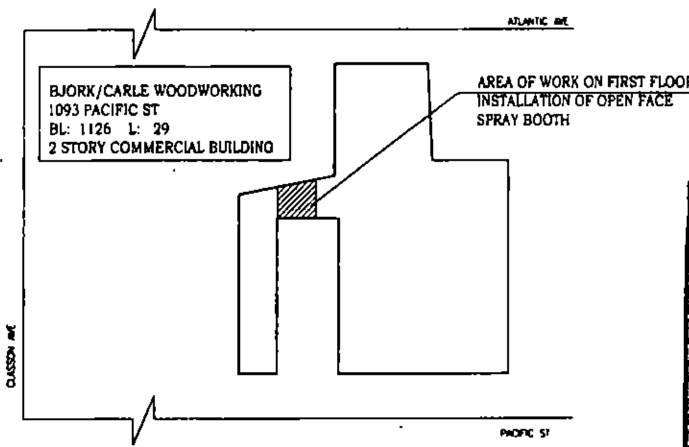
1 – SPRAY BOOTHS SHALL BE CONSTRUCTED OF MIN. 18 GA. SHEET METAL, DOUBLE WALLED ASSEMBLIES SHALL BE MIN. 20 GA.
2 – ALUMINUM SHALL NOT BE USED FOR ANY PART OF THE SPRAY BOOTH OR EXHAUST DUCT WORK.
3 – SPRAY BOOTHS SHALL BE SEPARATE FROM OTHER OCCUPANCIES MIN. OF 3 FEET.
4 – PANELS FOR LIGHT FIXTURES OR FOR OBSERVATION SHALL BE HEAT TREATED GLASS, WIRED GLASS OR HAMMERED WIRED GLASS AND SHALL BE SEALED TO CONFINE ANY SPRAY VAPORS TO THE SPRAY AREA.
5 – LIGHTING AND WIRING SHALL BE AS PER FIGURE 4.3.2(a) AND 4.3.4
6 – ALL PARTS OF THE SPRAY BOOTH SHALL BE ELECTRICALLY BOUNDED AND GROUNDED.
7 – THE INWARD AIR VELOCITY TO ANY BOOTH OPENINGS SHALL BE A MIN. OF 100 FPM.
8 – THE EXHAUST DUCT DISCHARGE SHALL BE A MIN. OF 25 FEET OF ANY COMBUSTIBLE CONSTRUCTION OR FROM ANY UNPROTECTED AIR INTAKES THAT ARE NON COMBUSTIBLE OR LIMITED CONSTRUCTION MATERIAL.
9 – EXHAUST DUCT SHALL HAVE ACCESS DOORS AT ALL SPRINKLERS OR OTHER FIRE PROTECTIONS DEVICES AND TO PROVIDE ACCESS TO ALL AREAS OF THE DUCT WORK.
10 – PAINT STORAGE CABINETS MUST MEET NFPA 30 CONSTRUCTION REQUIREMENTS.
11 – THERE SHALL BE A MAX. OF 3 STORAGE CABINETS IN ANY PROCESS AREA. ANY SINGLE CABINET SHALL CONTAIN NOT MORE THAN 120 GAL. OF CLASS 1, CLASS 2 OR CLASS 3A LIQUIDS OF WHICH NOT MORE THAN 60 GALS SHALL BE CLASS 1 OR CLASS 2 LIQUIDS.
12 – WHERE A MIXING ROOM IS LOCATED WITHIN 6 FEET OF A SPRAY BOOTH, THE MAX. AMOUNT OF PAINT/THINNERS IN THE BOOTH AND MIXING ROOM IS 120 GALS TOTAL.
13 – ALL SPRAY AREAS INCLUDING THE EXHAUST DUCTS SHALL BE KEPT FREE OF ACCUMULATED DEPOSITS OF COMBUSTIBLE RESIDUE.
14 – ALL DISCARDED OVERSPRAY FILTERS, PAINT RESIDUE, ETC. SHALL BE REMOVED AND PLACED IN A WATER FILLED METAL CONTAINER AND DISPOSED OF AT THE CLOSE OF THE DAY'S BUSINESS UNLESS MAINTAINED COMPLETELY UNDER WATER. ONLY NON-SPARKING TOOLS SHALL BE USED FOR CLEANING SPRAY BOOTHS.
15 – RAGS AND WASTE SHALL BE DEPOSITED IMMEDIATELY IN APPROVED METAL WASTE CANS AND DISPOSED OF AT THE END OF EACH SHIFT.
16 – CLOTHING CONTAMINATED BY SPRAY SHALL BE LEFT ON THE PREMISES OVERNIGHT UNLESS KEPT IN METAL LOCKERS.
17 – SOLVENTS FOR CLEANING OPERATIONS SHALL HAVE A FLASH POINT ABOVE 100F
18 – OPEN SPARKS AND FLAMES SHALL BE KEPT A MIN. OF 20 FT. FROM A SPRAY BOOTH UNLESS SEPARATED BY A PERMANENT PARTITION.
19 – POST THE FOLLOWING SIGNS IN ALL SPRAY BOOTH AREAS:
   A – "NO SMOKING"
   B – "NO WELDING. THE USE OF WELDING OR CUTTING EQUIPMENT IN OR NEAR THIS AREA IS DANGEROUS BECAUSE OF FIRE."
20 – INTERLOCK THE EXHAUST FAN WITH THE PAINT SPRAY GUN SO THAT THE EXHAUST FAN MUST BE ON IN ORDER TO SPRAY. EXHAUST FAN MUST OPERATE FOR A SUFFICIENT AMOUNT OF TIME AFTER SPRAYING TO ALLOW RESIDUAL FUMES TO BE VENTED.
21 – FILTER SHALL BE CHANGED PRIOR TO SPRAYING MATERIALS THAT COULD REACT TO PREVIOUSLY SPRAYED MATERIALS AND CAUSE SPONTANEOUS IGNITION SUCH AS LACQUER WHEN COMBINED WITH VARNISHES, STAINS AND PRIMERS.
22 – SPRAY BOOTHS SHALL BE CLEANED BETWEEN THE SPRAYING OF DIFFERENT TYPES OF COATINGS WHICH CAN CAUSE SPONTANEOUS COMBUSTION.
23 – THE SPRAYING PROCEDURE SHALL USE CONVENTIONAL SPRAY APPLICATION.

GENERAL NOTES

1 – EXHAUST FAN TO BE INTERLOCKED WITH THE SPRAY GUN TO PREVENT SPRAYING WHEN THE EXHAUST FAN IS CLOSED.
2 – MOTOR TO BE LOCATED OUTSIDE SPRAYING SPACE.
3 – VENTILATING DUCTS ONLY STEEL UP TO [illegible] GA. OVER [illegible] TO [illegible] GA.
4 – EXHAUST FAN BLADES TO BE CONSTRUCTED OF NON-FERROUS METAL.
5 – ELECTRICAL EQUIPMENT TO BE LOCATED AS PER DETAIL ON DRAWING.
6 – LIGHTING TO BE FIXED STEM TYPE, ENCLOSING ALL WIRING AND EQUIPPED WITH KEYLESS SOCKETS HAVING VAPOR PROOF GLOBES OR APPROVED FOR CLASS 1, DIVISION 1 LOCATIONS.
7 – NO COMBUSTIBLE CONSTRUCTION WITHIN 3' OF SPRAY BOOTH.
8 – FRESH AIR INLET THRU WINDOWS AND DOORS.
9 – PERSON HAVING CERTIFICATE OF FITNESS TO BE IN CHARGE OF OPERATIONS.
10 – EACH OPERATOR SHALL HAVE A MIN. OF 3' CLEAR WORKING SPACE.
11 – ENTIRE INSTALLATION TO CONFORM TO OSHA CODE.
12 – SPRINKLER INSTALLATION TO CONFORM WITH ALL RULES AND REGULATIONS OF THE BUILDING DEPT. AND N.Y.C. BUILDING CODE AND NFPA #13, LATEST EDITION.
13 – IF PAINT STORAGE OR MIXING ROOM IS SHOWN, LIGHTING AND WIRING SHALL BE CLASS 1, DIVISION 2 INSIDE ROOM.
14 – PRIME AND FINISH COAT ALL STRUCTURAL STEEL.
15 – IF THE BOOTH IS HEATED, THE GAS LINE TO GAS BURNER SHALL HAVE AN EMERGENCY SHUT OFF VALVE INSTALLED NOT CLOSER THAN 25' FROM THE GAS BURNER.

NOTES

1 – THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPEC. SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR CONSIDERED AS BEING EITHER APPROVED OR IN ACCORDANCE WITH APPLICATION CODES.
2 – ITEMS OF SPECIAL INSPECTIONS
   A – MECHANICAL SYSTEMS
   B – FINAL INSPECTION-DIRECTIVE 14
   C – FIRESTOPPING
3 – NO CHANGE IN USE, OCCUPANCY OR EGRESS PROPOSED UNDER THIS APPLICATION
4 – IN COMPLIANCE WITH LL60/85

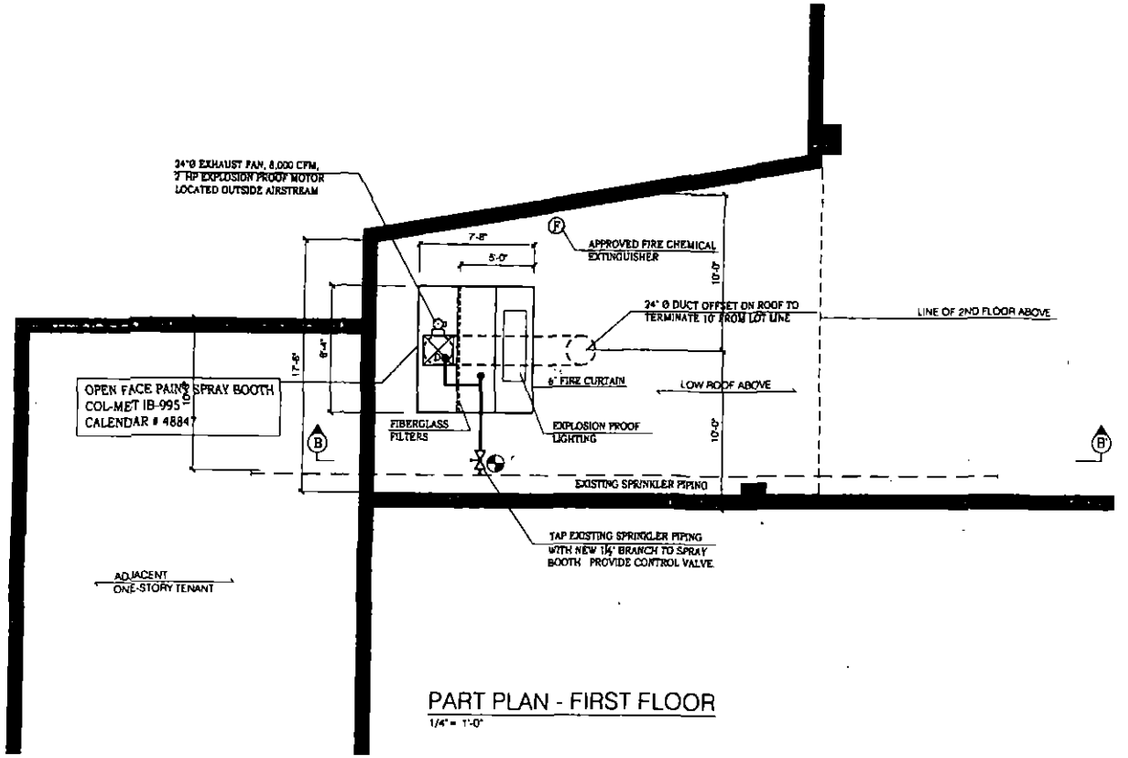


PLOT PLAN

SEAL & SIGNATURE
STATE OF NEW YORK
ANDREW KATZ
LICENSED PROFESSIONAL ENGINEER

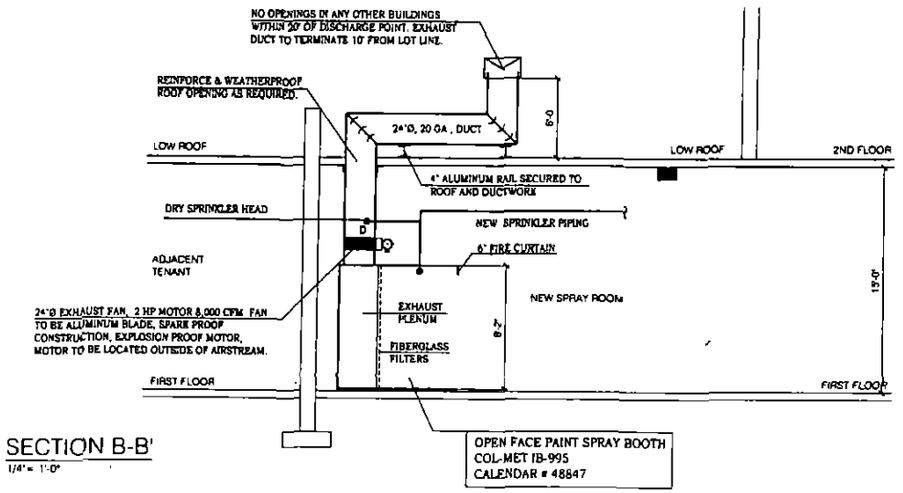
ANDREW KATZ
CONSULTING ENGINEERS
452 BEDFORD AVENUE
BROOKLYN, NY 11210
TEL:(718)252-8735 FAX:(718)253-2712

COMPANY:	BJORK/CARLE WOODWORKING
PROJECT	1093 PACIFIC AVE AKA 1102 ATLANTIC AVE BROOKLYN, NY
TITLE	NEW OPEN FACE SPRAY BOOTH
DATE	07/13/15
SCALE:	AS NOTED
DWG	M-001.00
	1 OF 2



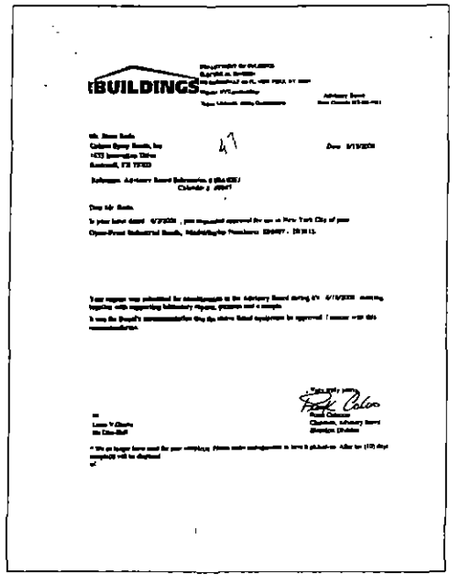
PART PLAN - FIRST FLOOR

1/4" = 1'-0"



SECTION B-B'

1/4" = 1'-0"



BUILDINGS

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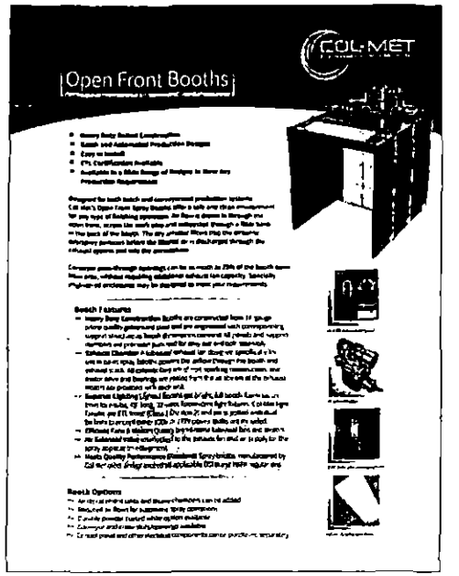
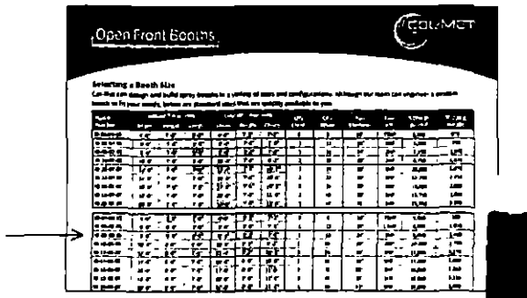




SC131212018

COMPANY: BJORK/CARLE WOODWORKING

SEAL & SIGNATURE: STATE OF NEW YORK ANDREW KATZ LICENSED PROFESSIONAL ENGINEER	ANDREW KATZ CONSULTING ENGINEERS 3452 BEDFORD AVENUE BROOKLYN, NY 11210 TEL.(718)252-8735 FAX.(718)253-2712	1093 PACIFIC AVE AKA 1102 ATLANTIC AVE PROJECT BROOKLYN, NY TITLE NEW OPEN FACE SPRAY BOOTH	DATE: 07/13/15 SCALE AS NOTED DWG M-002.00 2 OF 2

DEP Registrations

Installation #:

PB 041607

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
JOEL A. MIELE SR., P.E., Commissioner

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air Noise & Hazardous Materials

ORIGINAL - KEEP IN FILE

Date: 8/29/07

Y26395

PB041607 X

(Installation Number)

(EN Number)

Fee $ 200 Receipt No. 012360

B.E.C. Clerk

Re: 1010 Pacific Street (Premise Address) Brooklyn (Boro)

PROFESSIONAL CERTIFICATION

Being duly mindful of my responsibilities as a Licensed Professional Engineer in the State of New York and acting as Designated Agent for the applicant, I hereby certify that the application, plans and all supplementary documents submitted in connection with this filing are complete and fully comply with all applicable laws, codes, rules, regulations and directives of the Department of Environmental Protection, Bureau of Air, Noise & Hazardous Materials of the City of New York in effect at the time filed.

STATE OF NEW YORK
STANLEY WALD
LIC. NO. 36063
LICENSED PROFESSIONAL ENGINEER

Stanley Wald

P.E. Seal & Signature

[redacted]

Company Name of Installer: Legalize

Company Address:

Town or Boro **State:** **Zip:**

Installer's Name: **Title:**

Installer's Signature:

DEP AIR PERMIT UNIT
2007 SEP 20 A 11:35

59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
JOEL A. MIELE SR., P.E., Commissioner

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air Noise & Hazardous Materials

ORIGINAL - KEEP IN FILE

INDUSTRIAL PROCESSES DIVISION
ENVIRONMENTAL RATING REPORT
SUMMARY OF POINTS OF EMISSION

EN NO. _____

Premise Identification No.

1. Company Name Affinity Creations Inc.

2. Premise Address 1010 Pacific Street Brooklyn **Zip** 11238

3. Mailing Address same **Zip** _____

Telephone No. 718-789-1010

4. Name of Person Preparing Report Stanley Wald, P.E.

5. Address 2316 East 64th Street Brooklyn, NY **Zip** 11234

6. Telephone No. 718-763-2596

7. SEC.	LOT	BLOCK
	32	1133

8. Emission Point No.	9. Operation Producing Emission	10. Environmental Rating Proposed	Assigned By BAR
1 2-4	Paint Spray Booth Woodworking	B D	

This Report is: **New** ☒ **Revision** ☐ **Addendum** ☐

Signature Stanley Wald **Title** P.E. **Date** 8/29/07

STATE OF NEW YORK STANLEY WALD No. 38068 P.E. LICENSED PROFESSIONAL ENGINEER

ORIGINAL – KEEP IN FILE

PLEASE PRINT OR TYPE

The City of New York

ENVIRONMENTAL PROTECTION ADMINISTRATION
DEPARTMENT OF AIR RESOURCES
120 WALL STREET, NEW YORK, N. Y. 10005
BUREAU OF ENGINEERING
PROCESS EXHAUST OR VENTILATION SYSTEM
APPLICATION FOR CERTIFICATE OF OPERATION

1133 BLOCK 32 LOT ZONING (By Applicant)

SECTION A

1. COMPANY NAME: Affinity Creations Inc.

2. NUMBER AND STREET ADDRESS: 1010 Pacific Street

3. TOWN OR BORO: Brooklyn 4. STATE: NY 5. ZIP: 11238

6. OWNER CLASSIFICATION: A ☐ COMMERCIAL B ☒ INDUSTRIAL C ☐ UTILITY D ☐ FEDERAL E ☐ STATE F ☐ MUNICIPAL G ☐ EDUC INST. H ☐ HOSPITAL I ☐ RESIDENTIAL J ☐ OTHER

7. OWNER OR OFFICER'S NAME: Ted Bogart TITLE: Pres.

8. OWNER OR OFFICER'S SIGNATURE: [signature]

9. TELEPHONE: 718-789-1010

"I hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Section 1403.2-15.75 of the NYC Air Pollution Control Code and Section 210.45 of the Penal Law."

10. NAME OF P.E.: Stanley Wald 11. TELEPHONE: 763-2596

12. NUMBER AND STREET ADDRESS: 2316 E. 64 St.

13. TOWN OR BORO: Bklyn 14. STATE: NY 15. ZIP: 11234

16. Application includes: A. ☐ NEW EQUIP'T B. ☐ MODIFICATION C. ☒ EXISTING EQUIP'T ONLY

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans and any supplementary data submitted.

PLACE SEAL ABOVE

17. NYS P.E. LIC. NO. 36068 18. SIGNATURE OF PROFESSIONAL ENGINEER: Stanley Wald

WORK PERMIT WILL NOT BE ISSUED UNLESS:
(a). INSTALLER IS NAMED AND
(b). WORKMEN'S COMP. & DISABILITY ARE ON FILE WITH DAR

19. FACILITY NAME (IF DIFFERENT FROM COMPANY NAME): same

20. FACILITY LOCATION (NUMBER AND STREET ADDRESS): same

21. BORO: same 22. ZIP: same

23. BLDG. NAME OR NUMBER: same 24. FLOOR NAME OR NUMBER: 1st

25. DATE APPLICATION RECEIVED: 9-20-07 26. IDENTIFICATION #: PB 0416-07X

27. DATE APPLICATION REVIEWED: / /

28. APPLICATION INCLUDES: A. ☐ NEW EQUIP'T B. ☐ MODIFICATION C. ☐ EXISTING EQUIP'T ONLY

ASSIGN NYC - DAR PREMISES I.D. NO. AND SOURCE IN. PT. NO. IN SECTION A

FEE: 300 DATE OF RECEIPT / / 19__
RECEIPT 012360 CASHIER TW

FINAL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

"I hereby certify that upon approval of this application, plans and any supplementary data, I will make the installation of and adjustments to the equipment and/or apparatus described herein:"

Installer's Signature ____________

Company Name of Installer: Legalize Installer's Name ____________ Title ____________

Company Address ____________ Town or Boro ____________ State ____________ Zip ____________

40. CONDITIONS OF WORK PERMIT:
a) PROPOSED DEVIATION FROM APPROVED APPLICATION MUST BE BY FILING OF AMENDMENT, AND APPROVAL OF SAME.
b) STACK TEST REQUIRED YES ☐ NO ☐
c) APPROVAL OF THIS APPLICATION DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENT(S) FOR OTHER LICENCES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.

APPROVED FOR WORK PERMIT ONLY:

By ____________ Head, Industrial Processes Division

By ____________ Director of Engineering

FOR AGENCY USE ONLY

29. LOCATION CODE	30. FACILITY ID NO	31. U T M (E)	32. U T M (N)	33. SIC NUMBER	WORK PERMIT 37. DATE ISSUED	38. DATE EXPIRES
					/ /	/ /

C.O. APPROVAL

41. DATE ISSUED	42. EXP.	DATE
/ /	/ /	

No. /Yr. /

Date / / COPY TO NYS - DEC

SECTION B

41. SPRAY BOOTHS: (FURNISH DATA &/OR CHECK APPROPRIATE BOXES)

Mfr. A.	Model B.	Frontal opening: Height x Width C.	D.	Baffles Single E.	Triple F.	Filters G.	Water wash H.

Nonregun I.	Automatic J.	Air atomizing K.	Airless L.	Electrostatic M.	Coating Mat'l N.	O. Use Rate Max. ___ Gals./hr. ___ Hrs./Day	P. Odor Yes ___ No ___

(CONTINUED ON OTHER SIDE)

OP | LOCATION | FACILITY | EMISSION POINT

A ADD
C CHANGE
D DELETE

READ INSTRUCTIONS CONTAINED IN FORM 76-11-12 BEFORE ANSWERING ANY QUESTION

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PROCESS, EXHAUST OR VENTILATION SYSTEM

APPLICATION FOR PERMIT TO CONSTRUCT OR CERTIFICATE TO OPERATE

SECTION A

1. NAME OF OWNER / FIRM	9. NAME OF AUTHORIZED AGENT	10. TELEPHONE
Affinity Creations Inc.	Stanley Wald, P.E.	718-763-2596

2. NUMBER AND STREET ADDRESS	11. NUMBER AND STREET ADDRESS
1010 Pacific Street	2316 East 64th Street

3. CITY - TOWN - VILLAGE	4. STATE	5. ZIP	12. CITY - TOWN - VILLAGE	13. STATE	14. ZIP
Brooklyn	NY	11238	Brooklyn	NY	11234

6. OWNER CLASSIFICATON
A. ☐ COMMERCIAL C. ☐ UTILITY E. ☐ STATE F. ☐ MUNICIPAL H. ☐ HOSPITAL I. ☐ RESIDENTIAL
BK ☒ INDUSTRIAL D. ☐ FEDERAL G. ☐ EDUC. INST. J. ☐ OTHER

15. NAME OF P.E. OR ARCHITECT PREPARING APPLICATION	16. N.Y.S. P.E. OR ARCHITECT LICENSE NO.	17. TELEPHONE
Stanley Wald, P.E.	36068	718-763-2596

7. NAME & TITLE OF OWNERS REPRESENTATIVE	8. TELEPHONE	18. SIGNATURE OF OWNERS REPRESENTATIVE OR AGENT WHEN APPLYING FOR A PERMIT TO CONSTRUCT
Ted Bogart, Pres.	718-789-1010	

19. FACILITY NAME (IF DIFFERENT FROM OWNER / FIRM)	
20. FACILITY LOCATION (NUMBER AND STREET ADDRESS)	
21. CITY - TOWN - VILLAGE	22. ZIP
23. BUILDING NAME OR NUMBER	24. FLOOR NAME OR NUMBER: 1st
25. START UP DATE: 9 / 07 (MO / YR)	26. DRAWING NUMBERS OF PLANS SUBMITTED: A3000

27. PERMIT TO CONSTRUCT
A. ☐ NEW SOURCE
B. ☐ MODIFICATION

28. CERTIFICATE TO OPERATE
A. ☐ NEW SOURCE C. ☒ EXISTING SOURCE
B. ☐ MODIFICATION

SEC. B

29. EMISSION POINT ID.	30. GROUND ELEVATION (FT.)	31. HEIGHT ABOVE STRUCTURES (FT.)	32. STACK HEIGHT (FT.)	33. INSIDE DIMENSIONS (IN.)	34. EXIT TEMP.(°F)	35. EXIT VELOCITY (FT./SEC.)	36. EXIT FLOW RATE (ACFM)
2-5	25	na	na	na	70	3	1600

37. SOURCE CODE	38. HRS / DAY	39. DAYS / YR	40. % OPERATION BY SEASON: Winter	Spring	Summer	Fall
2410	8	200	25	25	25	25

SEC. C

41. DESCRIBE PROCESS OR UNIT		
	1. (4) Woodworking Dust Collecting Systems	2.
	3. (Woodworking)	4.
	5.	6.
	7.	8.

SEC. D

EMISSION CONTROL EQUIPMENT I.D.	CONTROL TYPE	MANUFACTURER'S NAME AND MODEL NUMBER	DISPOSAL METHOD	DATE INSTALLED MONTH / YEAR	USEFUL LIFE
42.	43.	44.	45.	46. /	47.
48.	49.	50.	51.	52. /	53.

SECTION E

CALCULATIONS

Equipment used intermittently throughout workday.
E.S.#2 - Table Saw connected to Coral Dust Arrestor - 2HP - 400 CFM
E.S.#3 - Table Saw connected to Jet Dust Arrestor - 2HP - 400 CFM
E.S.#4 - Sander connected to Jet Dust Arrestor - 2HP - 400 CFM
E.S.#5 - Router connected to Coral Dust Arrestor - 2HP - 400 CFM

1# of wood fines collected /8 hrs. = .125#/hr.

$ERP = \frac{.125}{.999} = .1251\#/hr.$

SECTION F

CONTAMINANT NAME	CAS NUMBER	INPUT OR PRODUCTION	UNIT	ENV. RATING	EMISSIONS ACTUAL	EMISSIONS UNIT	EMISSIONS HOW DET.	EMISSIONS PERMISSIBLE	% CONTROL EFFIC'CY	HOURLY EMISSIONS (LBS/HR) ERP	HOURLY EMISSIONS (LBS/HR) ACTUAL	ANNUAL EMISSIONS (LBS/YR) ACTUAL	ANNUAL EMISSIONS (LBS/YR) 10ª	ANNUAL EMISSIONS (LBS/YR) PERMISSIBLE
54. Wood Fines	55. NY 075 - 00 0	56.	57.	58. D	59. .001	60. 1	61. 6	62. .001	63. 99.9	64. .125	65. .001	66. .16	67. 0	68. 1-6
69.	70. - -	71.	72.	73.	74.	75.	76.	77.	78.	79.	80.	81.	82.	83.
84.	85. - -	86.	87.	88.	89.	90.	91.	92.	93.	94.	95.	96.	97.	98.
99.	100. - -	101.	102.	103.	104.	105.	106.	107.	108.	109.	110.	111.	112.	113.
114.	115. - -	116.	117.	118.	119.	120.	121.	122.	123.	124.	125.	126.	127.	128.
129.	130. - -	131.	132.	133.	134.	135.	136.	137.	138.	139.	140.	141.	142.	143.

SEC. G

SOLID FUEL TYPE	SOLID FUEL TONS / YR	SOLID FUEL % S	LIQUID FUEL TYPE	LIQUID FUEL THOUSANDS OF GALLONS/YR	LIQUID FUEL % S	GAS TYPE	GAS THOUSANDS OF CF/YR	GAS BTU/CF
144.	145.	146.	147.	148.	149.	150.	151.	152.

APPLICABLE RULE	APPLICABLE RULE
153. 212	154.

Upon completion of construction sign the statement listed below and forward to the appropriate field representative

THE PROCESS, EXHAUST OR VENTILATION SYSTEM HAS BEEN CONSTRUCTED AND WILL BE OPERATED IN ACCORDANCE WITH STATED SPECIFICATIONS AND IN CONFORMANCE WITH ALL PROVISIONS OF EXISTING REGULATIONS.

155. SIGNATURE OF AUTHORIZED REPRESENTATIVE OR AGENT — DATE: 8/29/07

AGENCY USE ONLY

156. LOCATION CODE	157. FACILITY ID. NO.	158. U.T.M. (E)	159. U.T.M. (N)	160. SIC NUMBER	161. DATE APPL. RECEIVED	162. DATE APPL. REVIEWED	163. REVIEWED BY:
				3553	09/20/07	10/05/07	TORABI, M

PERMIT TO CONSTRUCT

164. DATE ISSUED	165. EXPIRATION DATE	166. SIGNATURE OF APPROVAL	167. FEE
10/5/07	04/05/08	M. Torabi	200.00

168.
1. DEVIATION FROM APPROVED APPLICATION SHALL VOID THIS PERMIT
2. THIS IS NOT A CERTIFICATE TO OPERATE
3. TESTS AND/OR ADDITIONAL EMISSION CONTROL EQUIPMENT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE TO OPERATE

CERTIFICATE TO OPERATE

169. DATE ISSUED	170. EXPIRATION DATE	171. SIGNATURE OF APPROVAL	172. FEE
/ /	/ /		

173.
1. ☐ INSPECTED BY _____ DATE _____
2. ☐ INSPECTION DISCLOSED DIFFERENCES AS BUILT VS. PERMIT, CHANGES INDICATED ON FORM
3. ☐ ISSUE CERTIFICATE TO OPERATE FOR SOURCE AS BUILT
4. ☐ APPLICATION FOR C.O. DENIED _____ (DATE) _____ (INITIALED)

174. SPECIAL CONDITIONS:

1. PB0416-07X	2.
3.	4.
5.	6.
7. M.T.-E093	8.

DEP Registrations

Installation #:

___PB 425403

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
JOEL A. MIELE SR., P.E., Commissioner

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air Noise & Hazardous Materials

Y16014

DEP AIR PERMITTING

ORIGINAL - KEEP IN FILE

Date: 5-7-04

2004 MAY 21 A 4:33

RB 4254-137

(Installation Number)

(EN Number)

Re: 1025 Atlantic Ave (Premise Address) BKlyN (Boro)

PROFESSIONAL CERTIFICATION

Being duly mindful of my responsibilities as a Licensed Professional Engineer in the State of New York and acting as Designated Agent for the applicant, I hereby certify that the application, plans and all supplementary documents submitted in connection with this filing are complete and fully comply with all applicable laws, codes, rules, regulations and directives of the Department of Environmental Protection, Bureau of Air, Noise & Hazardous Materials of the City of New York in effect at the time filed.

LICENSED PROFESSIONAL ENGINEER DONALD LANDER 046665 STATE OF NEW YORK

Fee $ JSR Receipt No. 450700

C. Clerk

P.E. Seal & Signature

FORM F
1ST ONLY

Company Name of Installer: _____

Company Address: _____

Town or Boro _____ State: _____ Zip: _____

Installer's Name: _____ Title: _____

Installer's Signature: _____

59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
JOEL A. MIELE SR., P.E., Commissioner

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air Noise & Hazardous Materials

INDUSTRIAL PROCESSES DIVISION
ENVIRONMENTAL RATING REPORT
SUMMARY OF POINTS OF EMISSION

ORIGINAL - KEEP IN FILE

EN NO. _____

Premise Identification No.

1. Company Name R&R AUTO WORKS AND COLLISION
2. Premise Address 1025 ATLANTIC AVE-BKLYN Zip 11238
3. Mailing Address SAME Zip _____
   Telephone No. 718-622-8885
4. Name of Person Preparing Report Donald Friedlander, P.E.
5. Address 1091 Willowbrook Road, Staten Island, N.Y. Zip 10314
6. Telephone No. 718-698-7545

7. SEC.	LOT	BLOCK

8. Emission Point No.	9. Operation Producing Emission	10. Environmental Rating Proposed	Assigned By BAR
1	PAINT SPRAY booth	B	B

This Report is: New ☑ Revision ☐ Addendum ☐

11. Signature _____ Title P.E. Date 5-7-04

Application For Certificate to Operate
An Existing Autobody Shop

ORIGINAL - KEEP IN FILE

OP	LOCATION	FACILITY	EMISSION POINT
			1

1. NAME OF OWNER/FIRM	9. NAME OF AUTHORIZED AGENT	10. TELEPHONE	19. FACILITY NAME (IF DIFFERENT FROM OWNER/FIRM)
R&R Auto Works & Collision	Donald Friedlander	718-698-7545	
2. NUMBER AND STREET ADDRESS	**11. NUMBER AND STREET ADDRESS**		**20. FACILITY LOCATION (NUMBER AND STREET ADDRESS)**
1025 Atlantic Ave.	1091 Willowbrook Road		1025 Atlantic Ave

3. CITY - TOWN - VILLAGE	4. STATE	5. ZIP	12. CITY - TOWN - VILLAGE	13. STATE	14. ZIP	21. CITY-TOWN-VILLAGE	22. ZIP	25. STARTUP DATE
Bklyn	N.Y.	11238	Staten Island	N.Y	10314			/

6. OWNER CLASSIFICATION	7. NAME OF OWNERS REPRESENTATIVE	8. TEL NUMBER	37. SOURCE CODE	38. HRS/DAY	39. DAYS/YR
A ☐ COMMERCIAL	Donald Friedlander	718-698-7545	A1330	6	250.

42. CONTROL ID	43. CONTROL TYPE	44. MANUFACTURER'S MAKE AND MODEL	45. DISPOSAL METHOD	158. UTM(E)	159. UTM(N)
01	22	Paint Spray Area - 5000 CFM, 1312 RPM, 1 HP Fiberglass Filters	9		

CONTAMINENT / CAS NUMBER	USAGE	UNIT	ENV. RATING	EMISSIONS ACTUAL	EMISSIONS UNIT	EMISSIONS HOW DET.	EMISSIONS PERMISSIBLE	% CONTROL EFFIC'CY	HOURLY EMISSIONS(LBS/HR) ERP	HOURLY EMISSIONS(LBS/HR) ACTUAL	ANNUAL EMISSIONS(LBS/YR) ACTUAL
55. (SOLIDS) NY079-00-0	56. 750	57. 33	58. B	59. 0.05	60. 20	61. 6	62. .05	63. 80	64. .025	65. .125	66. 97.6
70. (SOLVENTS) NY998-00-0	71. 750	72. 33	73. B	74. 3.1	75. 1	76. 6	77.	78. 0	79. 3.1	80. 3.1	81. 4650

THIS SYSTEM WILL BE OPERATED IN ACCORDANCE WITH STATED SPECIFICATIONS AND IN CONFORMANCE WITH ALL PROVISIONS OF EXISTING REGULATIONS	155. SIGNATURE OF AUTHORIZED REPRESENTATIVE OR AGENT	DATE	APPLICABLE RULE 153. 212 | 154. 228
		5/7/04	

41.	160. SIC NUMBER	161. DATE APPL. RECEIVED	162. DATE APPL. REVIEWED	163. REVIEWED BY:
1 AUTOBODY REPAIR SHOP	7531	05/21/04	06/10/04	TORABI, M.

AGENCY USE ONLY

RECOMMENDED ACTION RE: CO

169. DATE ISSUED	170. EXPIRATION DATE	171. SIGNATURE OF APPROVAL	172. FEE	173. 1. ☐ INSPECTED BY: ____ DATE: / / 3. ☐ ISSUE CERTIFICATE TO OPERATE FOR SOURCE AS BUILT 4. ☐ APPLICATION FOR C.O. DENIED (DATE) (INITIAL)
06/10/04	12/10/04	M. Torabi		

174. SPECIAL CONDITIONS:	
1 PB4254-03P	2
3	4
5 M.T. - E093	6

Emissions Worksheet

		(A) Solids	(B) Solvents
W1	Enter the maximum gallons of coatings used in any one hour in columns (A) and (B). (See note below)	0.5	0.5
W2	Weight fraction factor	0.65	6.20
W3	Multiply the values in line W1 by values in line W2. Enter the results in boxes (a) and (c)	(a) .325	(c) 3.1
W4	Enter Control Factor from instructions for appl box 43	0.7	
W5	Multiply the value in box (a) by value in line W4. Enter the result in box (b).	(b) 0.065	

		(A) Solids	(B) Solvents
W6	Enter gallons of coatings used per year from appl box 56 in both columns (A) and (B)	750	750
W7	Weight fraction factor	0.65	6.20
W8	Multiply the values in line W6 by values in line W7. Enter the results in boxes (d) and (f)	(d) 488	(f) 4650
W9	Enter Control Factor from instructions for appl box 43	0.2	
W10	Multiply the value in box (d) by value in line W9. Enter the result in box (e).	(e) 97.6	

Note: The gallons of coating used per hour is the sum of all coatings actually sprayed on a vehicle. This includes primer, base coats, topcoats, clear coats, thinner, reducer, surfacers and any other paint additives.

APC - 5PA
(Rev. 1/76)

ORIGINAL - KEEP ON FILE

The City of New York

DEPT. OF ENVIRONMENTAL PROTECTION
AIR RESOURCES
295 LAFAYETTE ST., NEW YORK, N.Y. 10012
BUREAU OF ENGINEERING
PROCESS EXHAUST OR VENTILATION SYSTEM
APPLICATION FOR CERTIFICATE OF OPERATION

LOCATION | FACILITY | EMISSION POINT
I

BLOCK | LOT | ZONING
(By Applicant)

PLEASE PRINT OR TYPE xx

SECTION A

1. COMPANY NAME: R&R AUTO WORKS & COLLISION
2. NUMBER AND STREET ADDRESS: 1025 ATLANTIC AVE.
3. TOWN OR BORO: BKLYN | 4. STATE: NY | 5. ZIP: 11238
6. OWNER CLASSIFICATION: A. [X] COMMERCIAL B. [ ] INDUSTRIAL C. [ ] UTILITY D. [ ] FEDERAL E. [ ] STATE F. [ ] MUNICIPAL G. [ ] EDUC INST. H. [ ] HOSPITAL I. [ ] RESIDENTIAL J. [ ] OTHER
7. OWNER OR OFFICER'S NAME: ROGER LEVEILLE — TITLE: MGR.
8. OWNER OR OFFICER'S SIGNATURE: Roger Leveille
9. TELEPHONE: 718-622-8885

"I hereby affirm under penalty of perjury that the information provided on this form is true to the first of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Section 1408.2-15.25 of the NYC Air Pollution Control Code and Section 210.45 of the Penal Law."

10. NAME OF P.E.: Donald Friedlander, P.E.
11. TELEPHONE: 718-698-7545
12. NUMBER AND STREET ADDRESS: 1091 Willowbrook Road
13. TOWN OR BORO: Staten Island | 14. STATE: N.Y. | 15. ZIP: 10314

LICENSED PROFESSIONAL ENGINEER — DONALD FRIEDLANDER — 046665 — STATE OF NEW YORK

16. application includes: A. [ ] NEW EQUIP'T C. [ ] EXISTING EQUIP'T ONLY B. [ ] MODIFICATION

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans and any supplementary data submitted.

PLACE SEAL ABOVE

17. NYS P.E. Lic. NO.: 46665
18. SIGNATURE OF PROFESSIONAL ENGINEER

WORK PERMIT WILL NOT BE ISSUED UNLESS:
(a) INSTALLER IS NAMED AND
(b) WORKMEN'S COMP. & DISABILITY ARE ON FILE WITH DAR

FINAL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

"I hereby certify that upon approval of this application, plans and any supplementary data, I will make the installation of and adjustments to the equipment and/or apparatus described herein."

Installer's Signature _____

Company Name of Installer: LEGALIZATION — Installer's Name _____ — Title _____

Company Address _____ — Town or Boro _____ — State _____ — Zip _____

19. FACILITY NAME (IF DIFFERENT FROM COMPANY NAME)
20. FACILITY LOCATION (NUMBER AND STREET ADDRESS)
21. BORO | 22. ZIP
23. BLDG. NAME OR NUMBER | 24. FLOOR NAME OR NUMBER

25. DATE APPLICATION RECEIVED: / /
26. IDENTIFICATION #
27. DATE APPLICATION REVIEWED: / /
28. APPLICATION INCLUDES: A. [ ] NEW EQUIP'T C. [ ] EXISTING EQUIP'T ONLY B. [ ] MODIFICATION

ASSIGN NYC - DAR PREMISES I.D. NO. AND SOURCE EM. PT. NO. IN SECTION B

FEE: $_____ DATE OF RECEIPT _____ 19____

RECEIPT # _____ CASHIER _____

40. CONDITIONS OF WORK PERMIT:
a) PROPOSED DEVIATION FROM APPROVED APPLICATION MUST BE BY FILING OF AMENDMENT, AND APPROVAL OF SAME.
b) STACK TEST REQUIRED YES [ ] NO [ ]
c) APPROVAL OF THIS APPLICATION DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENT(S) FOR OTHER LICENCES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.

APPROVED FOR WORK PERMIT ONLY:

by _____
Head, Industrial Processes Division

by _____
Director of Engineering

C.O. APPROVAL
41. DATE ISSUED: / / | 42. EXPIRATION DATE: / /

EM No. /Yr. _____ / _____

Date / / COPY TO NYS - DEC

FOR AGENCY USE ONLY

29. LOCATION CODE	30. FACILITY ID NO.	31. U.T.M.(E)	32. U.T.M.(N)	33. SIC NUMBER	WORK PERMIT 37. DATE ISSUED	38. DATE EXPIRES
					/ /	/ /

SECTION B

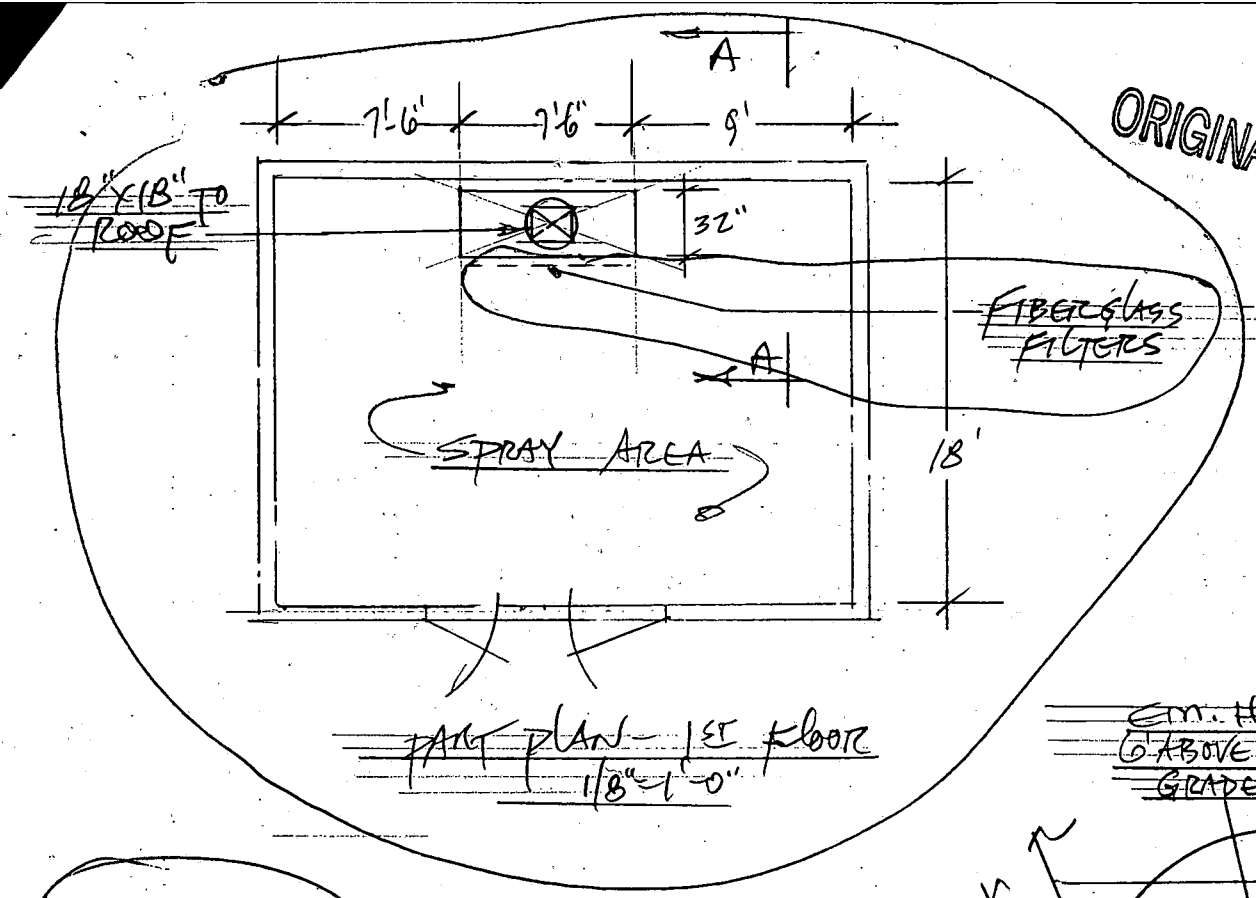
43. SPRAY BOOTHS: (FURNISH DATA &/OR CHECK APPROPRIATE BOXES)

Mfr.	Model	Frontal opening: Height x Width	Baffles: Single	Baffles: Triple	Filters	Water wash
A.	B.	C. D.	E.	F.	G.	H.

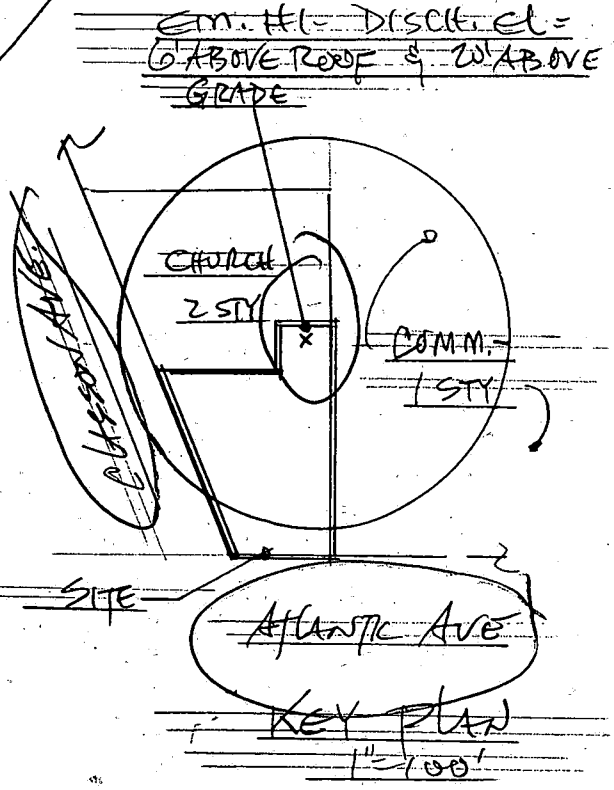
Handgun	Automatic	Air atomizing	Airless	Electrostatic	Coating Mat'l.	O. Use Rate Max.	P. Odor
I.	J.	K.	L.	M.	N.	___ Gals./Hr. ___ Hrs./Day	Yes _ No _

(CONTINUED ON OTHER SIDE)

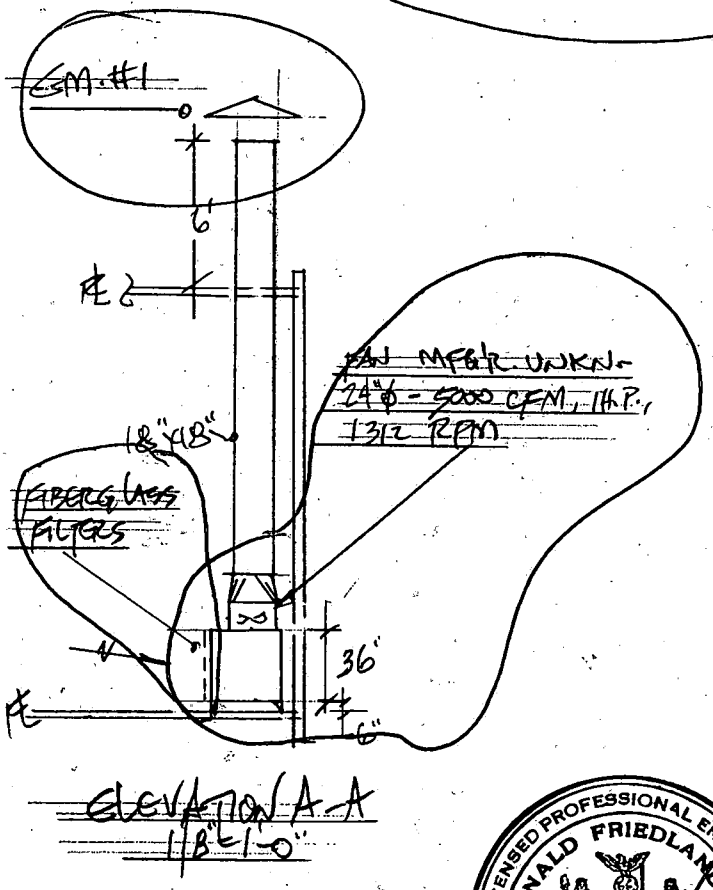
ORIGINAL - KEEP IN FILE



PART PLAN - 1ST FLOOR
1/8"=1'-0"



KEY PLAN
1"=100'



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

PLOT PLAN & EMISSION #
R&R AUTO WORKS & COLLISION
1025 ATLANTIC AVE.
BKLYN, N.Y 11238
SCALE NOTED
5-6-04

LICENSED PROFESSIONAL ENGINEER
DONALD FRIEDLANDER
046665
NO. OF IN NEW YORK

APPROVED for construction in accordance with
Application, Ammendment(s) and Work Permit No.
PB4254-03P
M. Thad 06/10/04
Engineer Date

DONALD FRIEDLANDER, P.E., P.C.
1091 WILLOWBROOK ROAD
STATEN ISLAND, NY 10314

DEP Registrations

Installation #:

PB 041507

THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
59-17 Junction Boulevard, 9th Floor, Corona, New York 11368-5107
JOEL A. MIELE SR., P.E., Commissioner

ROBERT C. AVALTRONI
Deputy Commissioner

Bureau of Air Noise & Hazardous Materials

26395

ORIGINAL - KEEP IN FILE

Date: 8/29/07

PB041507 H

(Installation Number)

(EN Number)

Re: 1010 Pacific Street Brooklyn
(Premise Address) (Boro)

PROFESSIONAL CERTIFICATION

Being duly mindful of my responsibilities as a Licensed Professional Engineer in the State of New York and acting as Designated Agent for the applicant, I hereby certify that the application, plans and all supplementary documents submitted in connection with this filing are complete and fully comply with all applicable laws, codes, rules, regulations and directives of the Department of Environmental Protection, Bureau of Air, Noise & Hazardous Materials of the City of New York in effect at the time filed.

STATE OF NEW YORK
STANLEY WALD
LIC. NO. 36063
LICENSED PROFESSIONAL ENGINEER

Stanley Wald

P.E. Seal & Signature

[redacted]

Fee $ 525 Receipt No. 012330

B.E.C. Clerk

Company Name of Installer: Legalize

Company Address:

Town or Boro State: Zip:

Installer's Name: Title:

Installer's Signature:

DEP AIR PERMITTING
2007 SEP 20 A 11:38

ENVIRONMENTAL PROTECTION ADMINISTRATION

DEPARTMENT OF AIR RESOURCES

120 WALL STREET, NEW YORK, N. Y. 10005

BUREAU OF ENGINEERING

PROCESS EXHAUST OR VENTILATION SYSTEM
APPLICATION FOR CERTIFICATE OF OPERATION

ORIGINAL - KEEP ON FILE at The City of New York

PLEASE PRINT OR TYPE

BLOCK 1133 LOT 32 ZONING (By Applicant)

SECTION A

1. COMPANY NAME: Affinity Creations Inc.

10. NAME OF P.E.: Stanley Wald

11. TELEPHONE: 763-2596

19. FACILITY NAME (IF DIFFERENT FROM COMPANY NAME): same

3. NUMBER AND STREET ADDRESS: 1010 Pacific Street

12. NUMBER AND STREET ADDRESS: 2316 E.64 St.

20. FACILITY LOCATION (NUMBER AND STREET ADDRESS): same

3. TOWN OR BORO: Brooklyn | 4. STATE: NY | 5. ZIP: 11238

13. TOWN OR BORO: Bklyn | 14. STATE: NY | 15. ZIP: 11234

21. BORO: same | 22. ZIP: same

6. OWNER CLASSIFICATION: A ☐ COMMERCIAL B ☒ INDUSTRIAL C ☐ UTILITY D ☐ FEDERAL E ☐ STATE F ☐ MUNICIPAL G ☐ EDUC. INST. H ☐ HOSPITAL I ☐ RESIDENTIAL J ☐ OTHER

16. Application Includes: A. ☐ NEW EQUIP'T B. ☐ MODIFICATION C. ☒ EXISTING EQUIP'T ONLY

23. BLDG. NAME OR NUMBER: same | 24. FLOOR NAME OR NUMBER: 1st

7. OWNER OR OFFICER'S NAME: Ted Bogart | TITLE: Pres.

8. OWNER OR OFFICER'S SIGNATURE: Ted Bogart | 9. TELEPHONE: 718-789-1010

I hereby certify to the best of my knowledge and belief to the accuracy of the technical information contained in this application, plans and any supplementary data submitted.

PLACE SEAL ABOVE

"I Hereby affirm under penalty of perjury that the information provided on this form is true to the best of my knowledge and belief, and that the equipment and/or apparatus concerned will be installed, altered and operated in accordance with the requirements of the NYC Air Pollution Control Code. I hereby authorize the P.E. named herein to file this application on my behalf. I hereby acknowledge that false statements are punishable as a Class A misdemeanor pursuant to Section 1401.2-15.79 of the NYC Air Pollution Control Code and Section 210.45 of the Penal Law."

17. NYS P.E. Lic. NO.: 36068

18. SIGNATURE OF PROFESSIONAL ENGINEER: Stanley Wald

ONE PERMIT WILL NOT BE ISSUED UNLESS:
(a). INSTALLER IS NAMED AND
(b). WORKMEN'S COMP. & DISABILITY ARE ON FILE WITH DAR

FINAL APPROVAL OF THE INSTALLATION IN THE FORM OF A CERTIFICATE OF OPERATION WILL NOT BE ISSUED UNTIL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF LAW, RULE AND REGULATION OF THE N.Y.C. AIR POLLUTION CONTROL CODE HAS BEEN VERIFIED AT THE INSTALLATION SITE BY A REPRESENTATIVE OF THE DEPARTMENT.

"I hereby certify that upon approval of this application, plans and any supplementary data, I will make the installation of and adjustments to the equipment and/or apparatus described herein."

Installer's Signature: _____

Company Name of Installer: Legalize | Installer's Name: _____ | Title: _____

Company Address: _____ | Town or Boro: _____ | State: _____ | Zip: _____

25. DATE APPLICATION RECEIVED: 9-20-07 | 26. IDENTIFICATION #: PB0415-07H

27. DATE APPLICATION REVIEWED: / / | 28. APPLICATION INCLUDES: A. ☐ NEW EQUIP'T C. ☐ EXISTING EQUIP'T ONLY B. ☐ MODIFICATION

ASSIGN NYC - DAR PREMISES I.D. NO. AND SOURCE IM. BY. NO. IN SECTION B

FEE: 525 | DATE OF RECEIPT: _____ | FS: _____

RECEIPT #: 012370 | CASHIER: JW

30. CONDITIONS OF WORK PERMIT:
a) PROPOSED DEVIATION FROM APPROVED APPLICATION MUST BE BY FILING OF AMENDMENT, AND APPROVAL BY DAR.
b) STACK TEST REQUIRED YES ☐ NO ☐
c) APPROVAL OF THIS APPLICATION DOES NOT IN ANY WAY ALTER, AFFECT OR CHANGE THE REQUIREMENT(S) FOR OTHER LICENCES OR PERMITS AS MAY BE REQUIRED BY OTHER GOVERNMENTAL AGENCIES AND DEPARTMENTS.

APPROVED FOR WORK PERMIT ONLY:

by Head, Industrial Processes Division

by Director of Engineering

C.O. APPROVAL: 31. DATE ISSUED / / | 32. EXP. DATE / /

FOR AGENCY USE ONLY

29. LOCATION CODE | 30. FACILITY ID NO | 31. U T M (E) | 32. U T M (N) | 33. SIC NUMBER

WORK PERMIT: 34. DATE ISSUED / / | 35. DATE EXPIRES / /

SECTION B

34. SPRAY BOOTHS: (FURNISH DATA B/OR CHECK APPROPRIATE BOXES)

No.	Model	Frontal opening: Height x Width C. D.	Baffles: Single E.	Triple F.	Filters G.	Water wash H.
A.	B.					

Manogun I.	Automatic J.	Air atomizing K.	Airless L.	Electrostatic M.	Coating Mat'l N.	O. Fuel Rate Max. ___ Gals./hr. ___ Hrs./Day	P. Odor Tst ___ no ___

a No. /Yr. 1

Date / / COPY TO NYS - DEC

(CONTINUED ON OTHER SIDE)

OP | LOCATION | FACILITY | EMISSION POINT

A ADD
C CHANGE
D DELETE

READ INSTRUCTIONS CONTAINED IN FORM 76-11-12 BEFORE ANSWERING ANY QUESTION

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PROCESS, EXHAUST OR VENTILATION SYSTEM

APPLICATION FOR PERMIT TO CONSTRUCT OR CERTIFICATE TO OPERATE

SECTION A

1. NAME OF OWNER / FIRM	9. NAME OF AUTHORIZED AGENT	10. TELEPHONE	19. FACILITY NAME (IF DIFFERENT FROM OWNER / FIRM)
Affinity Creations Inc.	Stanley Wald, P.E.	718-763-2596	

2. NUMBER AND STREET ADDRESS	11. NUMBER AND STREET ADDRESS	20. FACILITY LOCATION (NUMBER AND STREET ADDRESS)
1010 Pacific Street	2316 East 64th Street	

3. CITY - TOWN - VILLAGE	4. STATE	5. ZIP	12. CITY - TOWN - VILLAGE	13. STATE	14. ZIP	21. CITY - TOWN - VILLAGE	22. ZIP
Brooklyn	NY	11238	Brooklyn	NY	11234		

6. OWNER CLASSIFICATON: A. ☐ COMMERCIAL C. ☐ UTILITY E. ☐ STATE F. ☐ MUNICIPAL H. ☐ HOSPITAL I. ☐ RESIDENTIAL B. ☒ INDUSTRIAL D. ☐ FEDERAL G. ☐ EDUC. INST. J. ☐ OTHER

7. NAME & TITLE OF OWNERS REPRESENTATIVE	8. TELEPHONE	15. NAME OF P.E. OR ARCHITECT PREPARING APPLICATION	16. N.Y.S. P.E. OR ARCHITECT LICENSE NO.	17. TELEPHONE	23. BUILDING NAME OR NUMBER	24. FLOOR NAME OR NUMBER
Ted Bogart, Pres.	718-789-1010	Stanley Wald, P.E.	36068	718-763-2596		1st

18. SIGNATURE OF OWNERS REPRESENTATIVE OR AGENT WHEN APPLYING FOR A PERMIT TO CONSTRUCT

25. START UP DATE	26. DRAWING NUMBERS OF PLANS SUBMITTED
9 / 07 (MO / YR)	A3000

27. PERMIT TO CONSTRUCT: A. ☐ NEW SOURCE B. ☐ MODIFICATION

28. CERTIFICATE TO OPERATE: A. ☐ NEW SOURCE B. ☐ MODIFICATION C. ☒ EXISTING SOURCE

SEC. B

29. EMISSION POINT ID.	30. GROUND ELEVATION (FT.)	31. HEIGHT ABOVE STRUCTURES (FT.)	32. STACK HEIGHT (FT.)	33. INSIDE DIMENSIONS (IN.)	34. EXIT TEMP.(°F)	35. EXIT VELOCITY (FT./SEC.)	36. EXIT FLOW RATE (ACFM)
1	25	6	35	24	70	30	5600

37. SOURCE CODE	38. HRS / DAY	39. DAYS / YR	40. % OPERATION BY SEASON: Winter	Spring	Summer	Fall
1306	8	200	25	25	25	25

SEC. C

41. DESCRIBE PROCESS OR UNIT		
1. Paint Spray Booth (8'x7')	2.	
3. (Woodworking)	4.	
5.	6.	
7. SHEET 1 OF 2	8.	

SEC. D

EMISSION CONTROL EQUIPMENT I.D.	CONTROL TYPE	MANUFACTURER'S NAME AND MODEL NUMBER	DISPOSAL METHOD	DATE INSTALLED MONTH / YEAR	USEFUL LIFE
42.	43. 99	44. 24" Aerovent Fan 2HP	45.	46. /	47.
48. 1	49. 98	50. Replaceable Paint Filters	51. 9	52. 9 / 07	53. 1

SECTION E

CALCULATIONS

½ gal. sprayed /hr.

SECTION F

CONTAMINANT NAME	CAS NUMBER	INPUT OR PRODUCTION	UNIT	ENV. RATING	EMISSIONS: ACTUAL	UNIT	HOW DET.	PERMISSIBLE	% CONTROL EFFIC'CY	HOURLY EMISSIONS (LBS/HR): ERP	ACTUAL	ANNUAL EMISSIONS (LBS/YR): ACTUAL	10ʸ	PERMISSIBLE
54. Pigment	55. NY 075-00-0	56. .7	57. 32	58. C	59. 3.5	60. 9	61. 6	62. .001	63. 95	64. .43	65. .02	66. 32	67. 0	68. 1.6
69. Normal Butyl Acetate	70. 00 123-86-4	71. .15	72. 32	73. C	74. .55	75. 9	76. 6	77. .04	78. 0	79. .27	80. .27	81. 432	82. 0	83. 64
84. Butyl Cellosolve	85. 00 111-76-2	86. .045	87. 32	88. B	89. .18	90. 9	91. 6	92. .006	93. 0	94. .09	95. .09	96. 144	97. 0	98. 9.6
99. MEK	100. 00 078-93-3	101. .335	102. 32	103. B	104. 1.18	105. 9	106. 6	107. .006	108. 0	109. .59	110. .59	111. 944	112. 0	113. 9.6
114. MIBK	115. 00 108-10-1	116. .365	117. 32	118. B	119. 1.29	120. 9	121. 6	122. .006	123. 0	124. .64	125. .64	126. 1024	127. 0	128. 9.6
129. Xylene	130. 01330-20-5	131. .06	132. 32	133. B	134. .44	135. 9	136. 6	137. .006	138. 0	139. .22	140. .22	141. 352	142. 0	143. 9.6

SEC. G

SOLID FUEL TYPE	SOLID FUEL TONS / YR	SOLID FUEL % S	LIQUID FUEL TYPE	LIQUID FUEL THOUSANDS OF GALLONS/YR	LIQUID FUEL % S	GAS TYPE	GAS THOUSANDS OF CF/YR	GAS BTU/CF
144.	145.	146.	147.	148.	149.	150.	151.	152.

APPLICABLE RULE	APPLICABLE RULE
153. 212	154. 228

Upon completion of construction sign the statement listed below and forward to the appropriate field representative

THE PROCESS, EXHAUST OR VENTILATION SYSTEM HAS BEEN CONSTRUCTED AND WILL BE OPERATED IN ACCORDANCE WITH STATED SPECIFICATIONS AND IN CONFORMANCE WITH ALL PROVISIONS OF EXISTING REGULATIONS.

155. SIGNATURE OF AUTHORIZED REPRESENTATIVE OR AGENT

DATE: 8/29/07

AGENCY USE ONLY

156. LOCATION CODE	157. FACILITY ID. NO.	158. U.T.M. (E)	159. U.T.M. (N)	160. SIC NUMBER	161. DATE APPL. RECEIVED	162. DATE APPL. REVIEWED	163. REVIEWED BY:
				3553	09/20/07	10/05/07	Torabi, M

PERMIT TO CONSTRUCT

164. DATE ISSUED	165. EXPIRATION DATE	166. SIGNATURE OF APPROVAL	167. FEE
10/5/07	04/05/08	M. Torabi	

168.
1. DEVIATION FROM APPROVED APPLICATION SHALL VOID THIS PERMIT
2. THIS IS NOT A CERTIFICATE TO OPERATE
3. TESTS AND/OR ADDITIONAL EMISSION CONTROL EQUIPMENT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE TO OPERATE

CERTIFICATE TO OPERATE

169. DATE ISSUED	170. EXPIRATION DATE	171. SIGNATURE OF APPROVAL	172. FEE
/ /	/ /		

173.
1. ☐ INSPECTED BY _____ DATE _____
2. ☐ INSPECTION DISCLOSED DIFFERENCES AS BUILT VS. PERMIT, CHANGES INDICATED ON FORM
3. ☐ ISSUE CERTIFICATE TO OPERATE FOR SOURCE AS BUILT
4. ☐ APPLICATION FOR C.O. DENIED _____ (DATE) _____ (INITIALED)

174. SPECIAL CONDITIONS:

1. PB0415-07H	2.
3.	4.
5.	6.
7. M.T.-E093	8.

OP | LOCATION | FACILITY | EMISSION POINT

A ADD
C CHANGE
D DELETE

READ INSTRUCTIONS CONTAINED IN FORM 76-11-12 BEFORE ANSWERING ANY QUESTION

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PROCESS, EXHAUST OR VENTILATION SYSTEM

APPLICATION FOR PERMIT TO CONSTRUCT OR CERTIFICATE TO OPERATE

SECTION A

1. NAME OF OWNER / FIRM	9. NAME OF AUTHORIZED AGENT	10. TELEPHONE
Affinity Creations Inc.	Stanley Wald, P.E.	718-763-2596

2. NUMBER AND STREET ADDRESS	11. NUMBER AND STREET ADDRESS
1010 Pacific Street	2316 East 64th Street

3. CITY - TOWN - VILLAGE	4. STATE	5. ZIP	12. CITY - TOWN - VILLAGE	13. STATE	14. ZIP
Brooklyn	NY	11238	Brooklyn	NY	11234

6. OWNER CLASSIFICATON
A. ☐ COMMERCIAL C. ☐ UTILITY E. ☐ STATE F. ☐ MUNICIPAL H. ☐ HOSPITAL I. ☐ RESIDENTIAL
B. ☒ INDUSTRIAL D. ☐ FEDERAL G. ☐ EDUC. INST. J. ☐ OTHER

15. NAME OF P.E. OR ARCHITECT PREPARING APPLICATION	16. N.Y.S. P.E. OR ARCHITECT LICENSE NO.	17. TELEPHONE
Stanley Wald, P.E.	36068	718-763-2596

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Ted Bogart, Pres.	718-789-1010	

19. FACILITY NAME (IF DIFFERENT FROM OWNER / FIRM)	
20. FACILITY LOCATION (NUMBER AND STREET ADDRESS)	
21. CITY - TOWN - VILLAGE	22. ZIP
23. BUILDING NAME OR NUMBER	24. FLOOR NAME OR NUMBER: 1st

25. START UP DATE: 9 / 07 (MO / YR)
26. DRAWING NUMBERS OF PLANS SUBMITTED: A3000

27. PERMIT TO CONSTRUCT
A. ☐ NEW SOURCE
B. ☐ MODIFICATION

28. CERTIFICATE TO OPERATE
A. ☐ NEW SOURCE C. ☒ EXISTING SOURCE
B. ☐ MODIFICATION

SEC. B

29. EMISSION POINT ID.	30. GROUND ELEVATION (FT.)	31. HEIGHT ABOVE STRUCTURES (FT.)	32. STACK HEIGHT (FT.)	33. INSIDE DIMENSIONS (IN.)	34. EXIT TEMP.(°F)	35. EXIT VELOCITY (FT./SEC.)	36. EXIT FLOW RATE (ACFM)
1							

37. SOURCE CODE	38. HRS / DAY	39. DAYS / YR	40. % OPERATION BY SEASON: Winter	Spring	Summer	Fall
1306	8	200	25	25	25	25

SEC. C

41. DESCRIBE PROCESS OR UNIT

1. Paint Spray Booth (8'x7')	2.	
3.	4.	
5.	6.	
7. SHEET 2 OF 2	8.	

SEC. D

EMISSION CONTROL EQUIPMENT I.D.	CONTROL TYPE	MANUFACTURER'S NAME AND MODEL NUMBER	DISPOSAL METHOD	DATE INSTALLED MONTH / YEAR	USEFUL LIFE
42.	43.	44.	45.	46. /	47.
48.	49.	50.	51.	52. /	53.

SECTION E

CALCULATIONS

See Sheet 1 for calculations

SECTION F

CONTAMINANT NAME	CAS NUMBER	INPUT OR PRODUCTION	UNIT	ENV. RATING	EMISSIONS ACTUAL	EMISSIONS UNIT	EMISSIONS HOW DET.	EMISSIONS PERMISSIBLE	% CONTROL EFFIC'CY	HOURLY EMISSIONS (LBS/HR) ERP	HOURLY EMISSIONS (LBS/HR) ACTUAL	ANNUAL EMISSIONS (LBS/YR) ACTUAL	ANNUAL EMISSIONS (LBS/YR) 10[x]	ANNUAL EMISSIONS (LBS/YR) PERMISSIBLE
54. Acetone	55. 00 067 64 1	56. .255	57. 32	58. C	59. .91	60. 9	61. 6	62. .29	63. 0	64. .45	65. .45	66. 720	67. 0	68. 464
69. Isopropanol	70. 00 067 63 0	71. .10	72. 32	73. B	74. .37	75. 9	76. 6	77. .04	78. 0	79. .18	80. .18	81. 228	82. 0	83. 64
84. Methanol	85. 00 067 56 1	86. .005	87. 32	88. C	89. .06	90. 9	91. 6	92. .01	93. 0	94. .03	95. .03	96. 48	97. 0	98. 16
99. DI-2-Ethylphthalate	100. 00 117 81 7	101. .07	102. 32	103. B	104. .27	105. 9	106. 6	107. .001	108. 0	109. .13	110. .13	111. 208	112. 0	113. 1.6
114.	115. - -	116.	117.	118.	119.	120.	121.	122.	123.	124.	125.	126.	127.	128.
129.	130. - -	131.	132.	133.	134.	135.	136.	137.	138.	139.	140.	141.	142.	143.

SEC. G

SOLID FUEL TYPE	SOLID FUEL TONS / YR	SOLID FUEL % S	LIQUID FUEL TYPE	LIQUID FUEL THOUSANDS OF GALLONS/YR	LIQUID FUEL % S	GAS TYPE	GAS THOUSANDS OF CF/YR	GAS BTU/CF
144.	145.	146.	147.	148.	149.	150.	151.	152.

APPLICABLE RULE	APPLICABLE RULE
153. 212	154. 228

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				3553	/ /	/ /	

PERMIT TO CONSTRUCT

164. DATE ISSUED	165. EXPIRATION DATE	166. SIGNATURE OF APPROVAL	167. FEE
/ /	/ /		

168.
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CERTIFICATE TO OPERATE

169. DATE ISSUED	170. EXPIRATION DATE	171. SIGNATURE OF APPROVAL	172. FEE
/ /	/ /		

173.
1. ☐ INSPECTED BY _____ DATE _____
2. ☐ INSPECTION DISCLOSED DIFFERENCES AS BUILT VS. PERMIT, CHANGES INDICATED ON FORM
3. ☐ ISSUE CERTIFICATE TO OPERATE FOR SOURCE AS BUILT
4. ☐ APPLICATION FOR C.O. DENIED _____ (DATE) _____ (INITIALED)

174. SPECIAL CONDITIONS:

1.	2.
3.	4.
5.	6.
7.	8.

You can now find us on Facebook by clicking below.
Like our page an receive company updates and upcoming events

Equity Environmental Engineering LLC is ready to provide all of your environmental assessment, planning, and engineering needs. We look forward to a continuing our relationship with you and establishing new relationships.
