



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

PROJECT NAME 395 Flatbush Avenue Extension Redevelopment

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
25HPD058K

BSA REFERENCE NUMBER (if applicable)
N/A

ULURP REFERENCE NUMBER (if applicable)
TBD

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA) N/A

2a. Lead Agency Information

NAME OF LEAD AGENCY
New York City Department of Housing Preservation and Development (HPD)

NAME OF LEAD AGENCY CONTACT PERSON
Anthony Howard-Director of Environmental Planning

ADDRESS 100 Gold Street, Room 7-A3

CITY New York STATE NY ZIP 10038

TELEPHONE 212-863-7106 EMAIL howarda@hpd.nyc.gov

2b. Applicant Information

NAME OF APPLICANT
New York City Department of Housing Preservation and Development

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON
Hallah Saleh

ADDRESS 100 Gold Street

CITY New York STATE NY ZIP 10038

TELEPHONE 212-863-7654 EMAIL
salehh@hpd.nyc.gov

3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **617.4(5)(v)**

Action Type (refer to [CEQR Technical Manual Chapter 2](#), "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. Project Description

The New York City Department of Housing Preservation and Development (HPD), as Applicant, is seeking approval for a zoning map amendment, zoning text amendments, disposition of city-owned property and an amendment to the Brooklyn Center Urban Renewal Plan (URP) (the "Proposed Actions") to facilitate the redevelopment of Brooklyn Block 2093, Lot 1 (the "Development Site") with a new, approximately 1,544,875 gross-square-foot (gsf) (1,075,100 zoning-square-foot [zsf], 21.87 Floor Area Ratio [FAR]), 72-story, 840 foot-tall mixed-use building (the "Proposed Project"). The Proposed Project would include approximately 1,233,950 gsf of residential space, and 209,770 gsf of non-residential floor area designated for commercial uses, which would comprise 128,255 gsf of retail space and 81,515 gsf of office space. The Proposed Project would provide 1,263 dwelling units, of which 253 to 379 units would be designated as permanently affordable at or below an average of 80 percent area median income (AMI) pursuant to applicable requirements of the City's Mandatory Inclusionary Housing (MIH) Program. The Proposed Project would also include public realm improvements, including a new open space available to the public (approximately 4,750 sf) on the southern portion of the Development Site, and an expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage.

In the future without the Proposed Actions, no new development would occur at the Development Site and the existing seven-story commercial office and retail building currently occupying the Development Site is expected to remain as under existing conditions and be fully re-tenanted with commercial office and retail uses.

For conservative analysis purposes, the With-Action condition assumes a development that would include slightly more commercial office, retail, and/or community facility spaces. As such, under With-Action conditions, the Development Site would be redeveloped with a 72-story (840-foot-tall, including bulkhead), 1,552,605 gsf mixed-use building, including 1,233,950 gsf of residential space (1,263 DUs) and 217,500 gsf of non-residential space. It is assumed that the With-Action conditions could include 88,500 gsf of commercial office and/or community facility space and 129,000 gsf of retail and/or community facility space. However, as the future non-residential tenants are not known at this time, the With-Action condition (at the time of publication of this EAS) is not accounting for community facility uses. The development under the With-Action condition would maximize the permitted residential FAR as well as the overall FAR (23.0 FAR) under the Proposed Actions.

Project Location		
BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 2	STREET ADDRESS 395 Flatbush Avenue Extension
TAX BLOCK(S) AND LOT(S) Block 2093, Lot 1		ZIP CODE 11201
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Bounded by Dekalb Avenue to the north, Hudson Avenue to the east, Fulton Street to the south, and Flatbush Avenue Extension to the west.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-4, Downtown Brooklyn Special District (DB)		ZONING SECTIONAL MAP NUMBER 16c
5. Required Actions or Approvals (check all that apply)		
City Planning Commission: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)		
<input type="checkbox"/> CITY MAP AMENDMENT	<input checked="" type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input checked="" type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input checked="" type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input checked="" type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input checked="" type="checkbox"/> OTHER, explain: Amendment to the Brooklyn Center Urban Renewal Area	
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR 101-000 seq (Special Downtown Brooklyn District); ZR Appendix F (MIH); ZR 37-751		
Board of Standards and Appeals: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
<input type="checkbox"/> VARIANCE (use)		
<input type="checkbox"/> VARIANCE (bulk)		
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION		
Department of Environmental Protection: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Cogeneration Facility <input type="checkbox"/> Title V Permit		
Other City Approvals Subject to CEQR (check all that apply)		
<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:	
<input type="checkbox"/> RULEMAKING	<input checked="" type="checkbox"/> POLICY OR PLAN, specify: Brooklyn Center Urban Renewal Plan	
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:	
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:	
<input type="checkbox"/> OTHER, explain:		
Other City Approvals Not Subject to CEQR (check all that apply)		
<input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL	
	<input type="checkbox"/> OTHER, explain: Public Design Commission review and approval	
State or Federal Actions/Approvals/Funding: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:		
6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.		
Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.		
<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP		
Physical Setting (both developed and undeveloped areas)		
Total directly affected area (sq. ft.): 49,153		Waterbody area (sq. ft.) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 49,153		Other, describe (sq. ft.): N/A
7. 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): 1,552,605		
NUMBER OF BUILDINGS: 1	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 1,552,605	
HEIGHT OF EACH BUILDING (ft.): 840 (+ 40-foot bulkhead)	NUMBER OF STORIES OF EACH BUILDING: 72	
Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
If "yes," specify: The total square feet owned or controlled by the applicant: 49,153		
The total square feet not owned or controlled by the applicant: 0		

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

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

AREA OF TEMPORARY DISTURBANCE: 49,153 sq. ft. (width x length)

VOLUME OF DISTURBANCE: 260,933 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 41,660 sq. ft. (width x length)

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

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2032

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 60

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

It is anticipated that the projects will be completed and occupied in 2032 following completion of the land use review process in 2027, expiration of all existing tenant leases by 2028, and approximately 60 months of a single phase of construction.

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

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify:
Public facilities and institutions

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	Mixed-Use Multi-Family Apartment Building	Mixed-Use Multi-Family Apartment Building
No. of dwelling units	N/A	N/A	1,263	+1,263
No. of low- to moderate-income units	N/A	N/A	253-379	+253-379
Gross floor area (sq. ft.)	N/A	N/A	1,233,950	+1,233,950
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Office, local, retail	Office, local, retail	Office, local and destination retail	New office, local and destination retail
Gross floor area (sq. ft.)	328,918	328,918	217,500 ¹	-111,418
Manufacturing/Industrial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
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	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any unenclosed activities, specify:	N/A	N/A	N/A	
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	N/A	N/A	N/A	
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	N/A	N/A	4,750 sf of publicly accessible open space area	+4,750 sf of publicly accessible open space area
Other Land Uses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Subsurface Transit Easement, Subway Station	Subsurface Transit Easement, Subway Station	Subsurface Transit Easement, Subway Station	No change
PARKING				
Garages	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	140	140	N/A	-140
No. of accessory spaces	0	0	N/A	
Operating hours	24/7	24/7	N/A	
Attended or non-attended	Attended	Attended	N/A	
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	N/A	N/A	N/A	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	N/A	N/A	2,564	+2,564
Briefly explain how the number of residents was calculated:	Based on the Average Household Size (2.03 p/hh) for Brooklyn CD 2 (2020 Census)			
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	15 Verizon workers, 43 retail workers, and three parking garage workers	293,370 gsf of office space; 32,654 gsf of local retail space	88,424 gsf of office space; 128,929 gsf of local retail space	-204,946 gsf of office space; +96,275 of local retail space
No. and type of workers by business	61	1,283	792	-491
No. and type of non-residents who are not workers	0	0	0	0
Briefly explain how the number of businesses was calculated:	Existing population information is provided by the Applicant. Future No-Action and With-Action conditions are projected based on 1 employee per 250 gsf of commercial office space, 3 employee per 1,000 gsf of retail space, 1 employee per 25 DUs, and 1 employee per 50 parking spaces			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	C6-4 (DB)	C6-4 (DB)	C6-12 (DB)	
Maximum amount of floor area that can be developed	R: 607,146 zsf (12 FAR) CF: 506,180 zsf (10 FAR) C: 506,180 zsf (10 FAR)	R: 607,146 zsf (12 FAR) CF: 506,180 zsf (10 FAR) C: 506,180 zsf (10 FAR)	R: 933,909 zsf (19 FAR) CF: 737,250 zsf (15 FAR) C: 737,250 zsf (15 FAR)	R: +326,763 zsf CF: +231,070 zsf C: +231,070 zsf
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land Use: residential, commercial, mixed residential & commercial, transportation & utility, public facilities & institutions Zoning: C6-4, C6-4.5, R6, C6-9	Land Use: residential, commercial, mixed residential & commercial, transportation & utility, public facilities & institutions Zoning: C6-4, C6-4.5, R6, C6-9	Land Use: residential, commercial, mixed residential & commercial, transportation & utility, public facilities & institutions Zoning: C6-12, C6-4, C6-4.5, R6, C6-9	Land Use: new mixed-use residential and commercial Zoning: new C6-12
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.				
Notes:				
¹ While the Proposed Project's non-residential spaces are intended to include a mixture of office and retail spaces, it is possible that under With-Action conditions all or portions of the future non-residential spaces could include community facility uses. However, as the future non-residential tenants are not known at this time, the With-Action conditions (at the time of publication of this EAS) are not accounting for community facility uses.				

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 Full 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. To be included in the EIS		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer <i>both</i> questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations? To be determined in the EIS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent? To be determined in the EIS.	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents? To be determined in the EIS.	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected? To be determined in the EIS.	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project? To be determined in the EIS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
<ul style="list-style-type: none"> Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Indirect Business Displacement		
<ul style="list-style-type: none"> Would the project potentially introduce trends that make it difficult for businesses to remain in the area? To be determined in the EIS 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets? To be determined in the EIS 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Effects on Industry		
<ul style="list-style-type: none"> Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses? 	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
<ul style="list-style-type: none"> Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Early Childhood Programs		
<ul style="list-style-type: none"> 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) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent? To be determined in the EIS 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? To be determined in the EIS 	<input type="checkbox"/>	<input type="checkbox"/>
ii. Public Schools		
<ul style="list-style-type: none"> 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) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent? To be determined in the EIS 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate? To be determined in the EIS 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Libraries		
<ul style="list-style-type: none"> 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) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? See Section 2, "Community Facilities and Services" 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the additional population impair the delivery of library services in the study area? See Section 2, "Community Facilities and Services" 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Health Care Facilities		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project affect the operation of health care facilities in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project affect the operation of fire or police protection in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
<ul style="list-style-type: none"> (a) Would the project change or eliminate existing open space? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> (b) Would the project generate more than 200 additional residents or 500 additional employees? Detailed analysis would be provided in the EIS 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		

	YES	NO
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. To be included in the EIS		
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. To be included in the EIS		
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . To be included in the EIS		
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 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) 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? (E-124) as a result of the Downtown Brooklyn Development FEIS (2004)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: To be determined in Phase I ESA		
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? To be determined in the Phase I ESA	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. To be included in the EIS		
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): 86,961		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
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): 203,386,715		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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. To be determined in the EIS.	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing? To be determined in the EIS.	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, bus stop, or Citywide Ferry Service landing? To be determined in the EIS	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) To be determined in the EIS	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be included in the EIS		

	YES	NO
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be included in the EIS	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 114 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts? (E-124) as a result of the Downtown Brooklyn Development FEIS (2004)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be included in the EIS		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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. To be included in the EIS		
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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. To be included in the EIS		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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. To be determined in the EIS		
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.

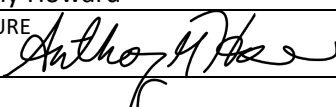
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Jason Diaz, Senior Environmental Planner, VHB		5/1/2025

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

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

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

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.		Potentially Significant Adverse Impact	
		YES	NO
IMPACT CATEGORY			
Land Use, Zoning, and Public Policy		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:			
<input checked="" type="checkbox"/> 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.			
<input type="checkbox"/> 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 <i>Negative Declaration</i> . The <i>Negative Declaration</i> 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 Director, Environmental Planning - HPD		LEAD AGENCY City of New York - Department of Housing Preservation and Development	
NAME Anthony Howard		DATE May 1, 2025	
SIGNATURE 			

395 Flatbush Avenue Extension

Environmental Assessment Statement

PREPARED FOR



Department of
Housing Preservation
& Development

100 Gold Street, Room 7-A3
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CEQR No.: 25HPD058K
ULURP NO.: TBD

PREPARED BY



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May 1, 2025

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EAS Figures

Figure 1 Site Location Map

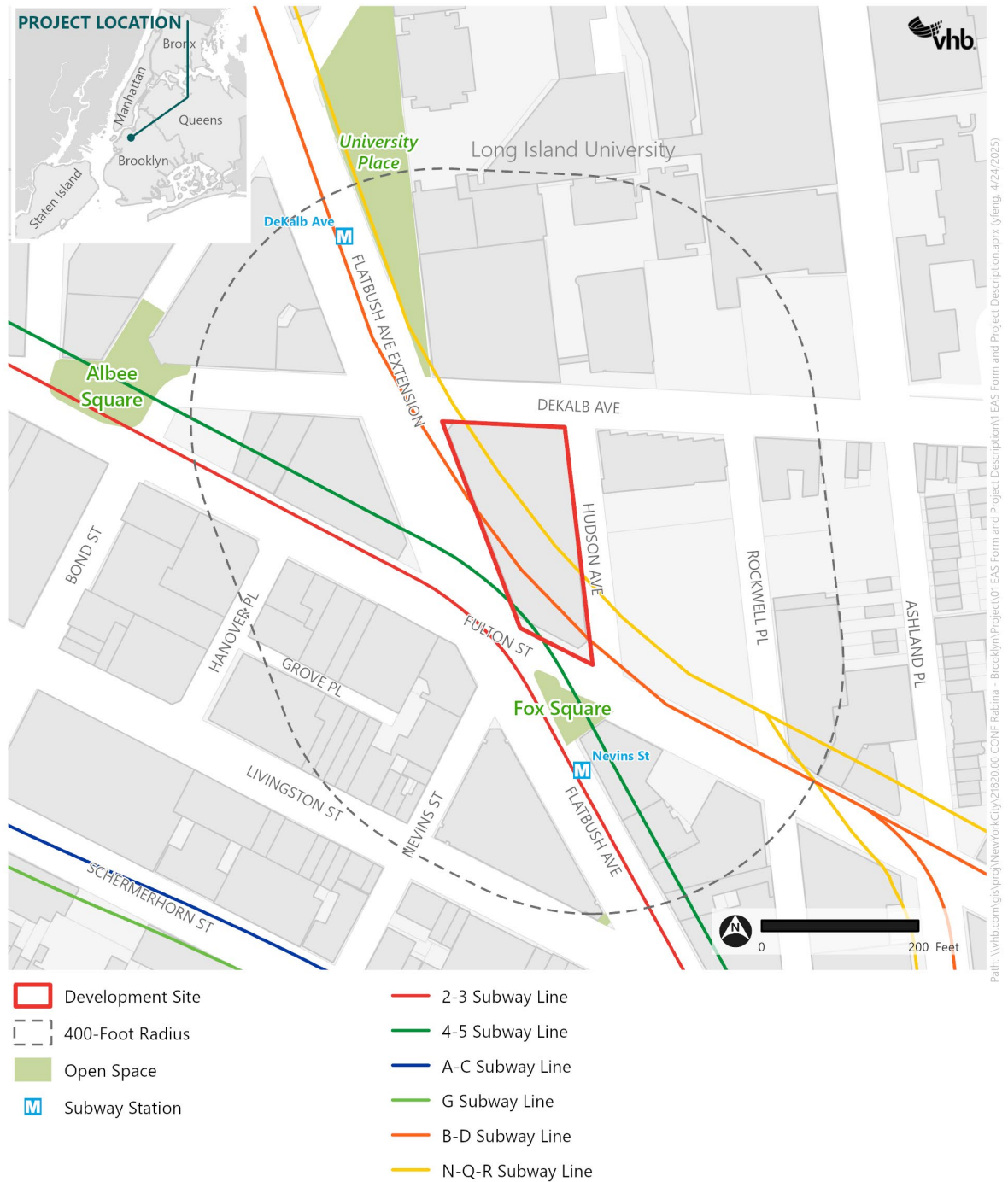


Figure 2 Land Use Map

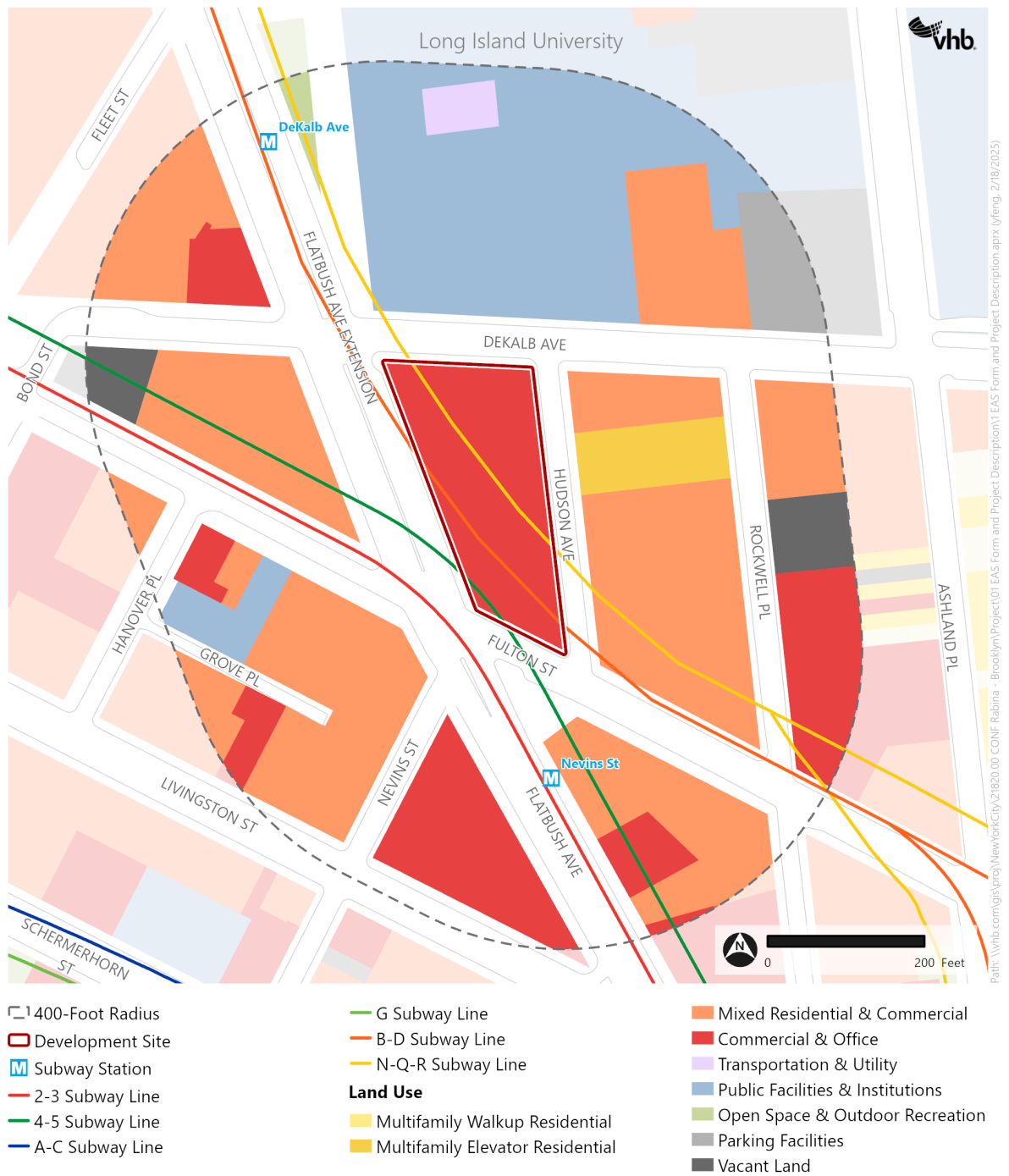


Figure 3 Existing Zoning Map

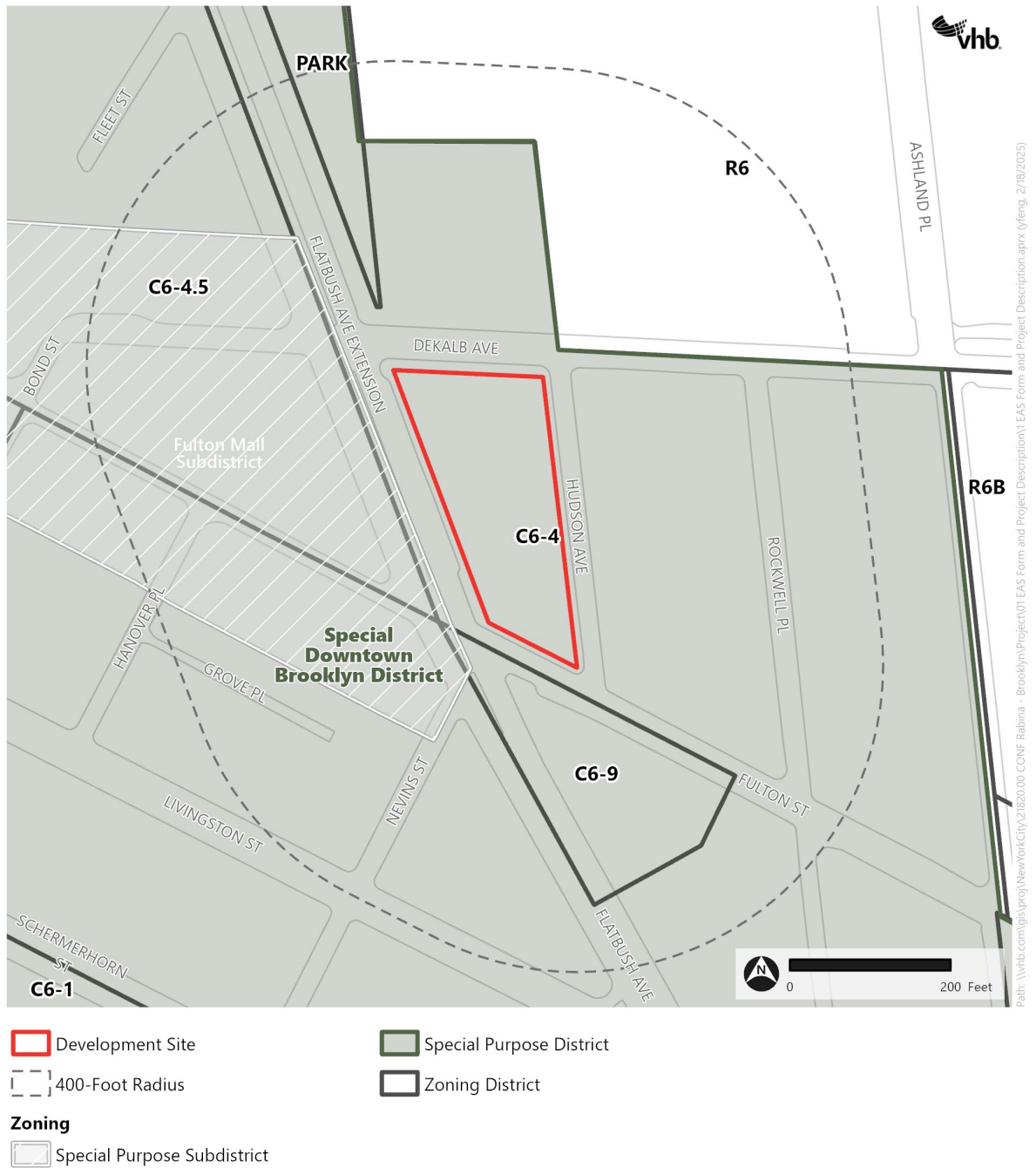


Figure 4 Tax Map

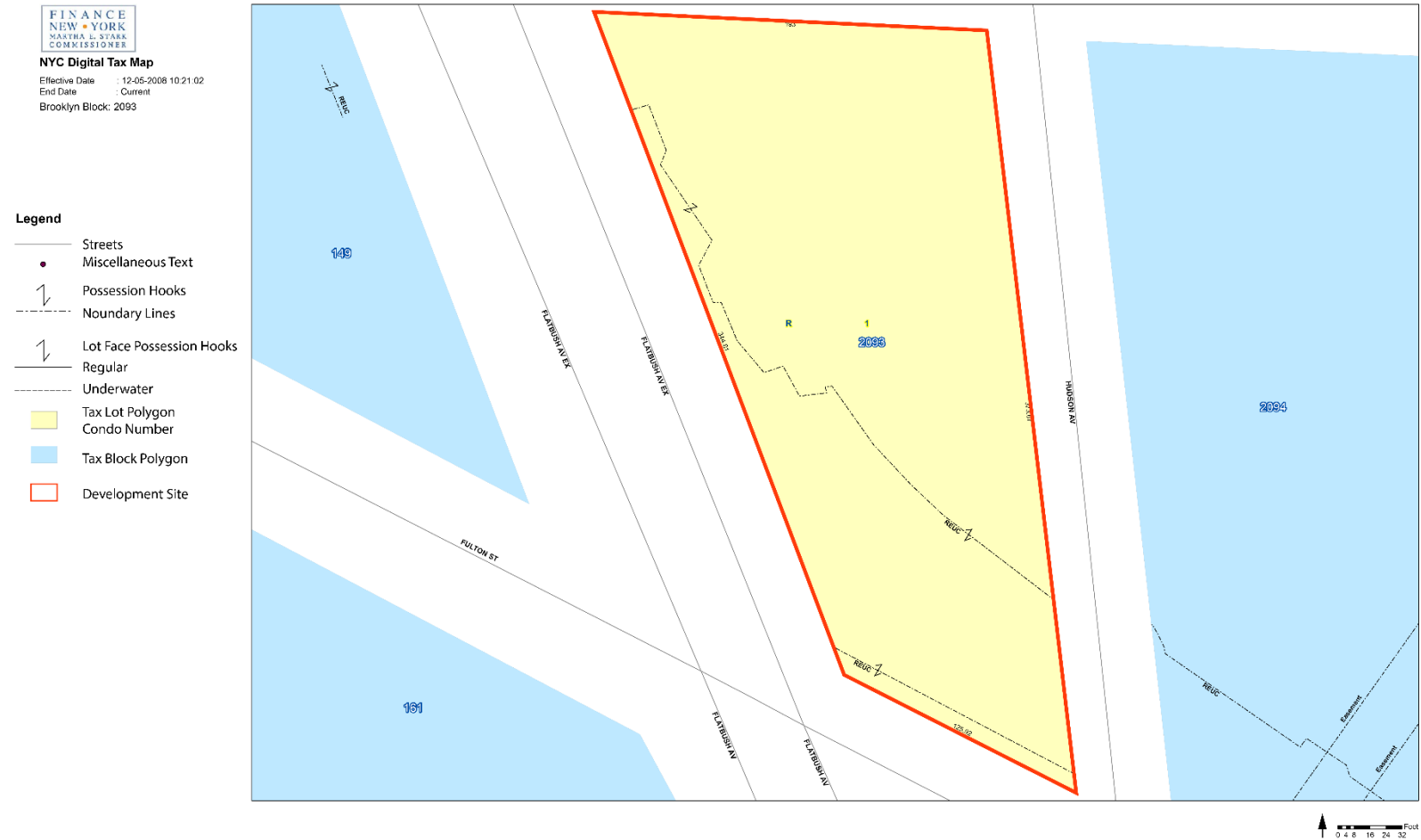


Figure 5 Photo Key Map



Development Site

Photo Key

Source: NYS Office of Information Technology Services, New York State Orthoimagery (2024)

Photo 1 View of Development Site looking northwest along Fulton Street



Photo 2 View of Development Site looking south along Flatbush Avenue Extension across Dekalb Avenue



Photo 3 View of Development Site looking north along Fulton Street frontage



Photo 4 View of Development Site looking across Fulton Street



Photo 5 View of Development Site looking southwest across DeKalb Avenue



Source: Site visit on January 10, 2025

Photo 6 View of Development Site looking east across Fulton Street and Flatbush Avenue Extension





Part I: Project Description

This section provides descriptive information about the requested discretionary land use action(s) and the development project that could be facilitated by the requested actions. The purpose of this section is to convey project information relevant to the environmental review.

Introduction

The New York City Department of Housing Preservation and Development (HPD), as Applicant, is seeking approval for a zoning map amendment, zoning text amendments, disposition of city-owned property, and an amendment to the Brooklyn Center Urban Renewal Plan (URP) (collectively, the "Proposed Actions") to facilitate a mixed-use development in the Downtown Brooklyn neighborhood of Brooklyn, Community District (CD) 2. The Proposed Actions would facilitate the redevelopment of Brooklyn Block 2093, Lot 1 (the "Development Site") with an approximately 1,544,875 gross square foot (gsf), 72-story (840-foot-tall), mixed-use building (the "Proposed Project"). The Proposed Project would include 1,233,950 gsf of residential floor area and 209,770 gsf of non-residential floor area designated for commercial use, which would comprise 128,255 gsf of retail space and 81,515 gsf of office space.

The Proposed Project would introduce 1,263 dwelling units, of which 253 to 379 units would be designated as permanently affordable at or below an average of 80 percent of area median income (AMI) pursuant to applicable requirements of the City's Mandatory Inclusionary Housing (MIH) Program.

The Proposed Project would also include public realm improvements, including a new open space available to the public (approximately 4,750 sf) on the southern portion of the Development Site, and an expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage.

Development Site

The Development Site (Brooklyn Block 2093, Lot 1) is owned by the City of New York, and has a lot area of approximately 49,153 square feet (sf)¹. As shown **Figure I-1**, the Development Site is bounded by Dekalb Avenue to the north with approximately 193 feet of frontage, Fulton Street to the south with approximately 130 feet of frontage, Hudson Avenue to the east with approximately 365 feet of frontage, and Flatbush Avenue Extension to the west with approximately 334 feet of frontage.

The Development Site, subject to a long-term lease with Fulton DeKalb Associates L.P., is currently improved with a seven-story, 375,108 gsf (307,949 zsf) commercial building with 293,370 gsf (274,431

¹ The lot size is based on a site survey dated December 4, 2024.

zsf) of commercial office space, 35,548 gsf (33,518 zsf) of ground floor retail, and 46,190 gsf of below-grade parking (which accommodates 140 public parking spaces). Constructed in 1974, the existing building currently houses a Verizon call center in its office space. The ground floor retail space is primarily tenanted with local retail chains. All current leases, which are between Fulton DeKalb Associates, L. P. and sublessee, are expected to terminate before 2028, and all tenants will vacate the building by January 1, 2028.

An entrance to the Dekalb Avenue subway station (B/Q/R lines) is located at the northwest corner of the Development Site. This entrance includes a street elevator and two staircases that lead out to the plaza entrance. Additionally, there are three curb cuts located along the Hudson Avenue frontage: two of which serve the existing building's loading areas, with the third curb cut provides access to a public parking garage. The two for loading purposes measure approximately 20 feet and 60 feet in width each and are separated by approximately 50 feet, whereas the curb-cut for parking garage access measures approximately 40 feet in width. An existing Real Estate of Utility Companies (REUC) easement granted by MTA (REUC No. B119-E271) extends diagonally west to east in the Development Site which restricts development that exceeds a depth of approximately six feet below grade where the Metropolitan Transit Authority (MTA) subway lines are situated (see **Figure 4 Tax Map**).

The rezoning area is coterminous with the centerline of the streets surrounding the Development Site, which is in a C6-4 zoning district within the Special Downtown Brooklyn District (DB), which permits a maximum commercial FAR of 10.0 and a maximum residential FAR of 10.0 which can be increased to 12.0 FAR in MIH areas or other qualifying affordable or senior housing. The Development Site is also within the Brooklyn Center Urban Renewal Area (URA) which was originally established in 1970 remains in effect until July 2044². The goals of the Brooklyn Center URP are to development the Brooklyn Center URA in a comprehensive manner, removing blight and maximizing appropriate land uses such as high quality housing, community facilities and retail uses. The URP also aims to strengthen the tax base of the City by encouraging development and employment opportunities in the Area. There are a total of 28 sites within the Brooklyn Center URA that have been or would be acquired by the City for redevelopment pursuant to the Fifth Amended Brooklyn Center URP, the majority of which are designated for commercial, residential, and community facility uses, with remainder being preserved for public space uses which also permit below-grade parking and accessory uses³. The Development Site is identified as Site 2 in the Brooklyn Center URA. In addition, the Development Site lies within the Inner Transit Zone, a FRESH Zone, and the MetroTech Business Improvement District (BID).

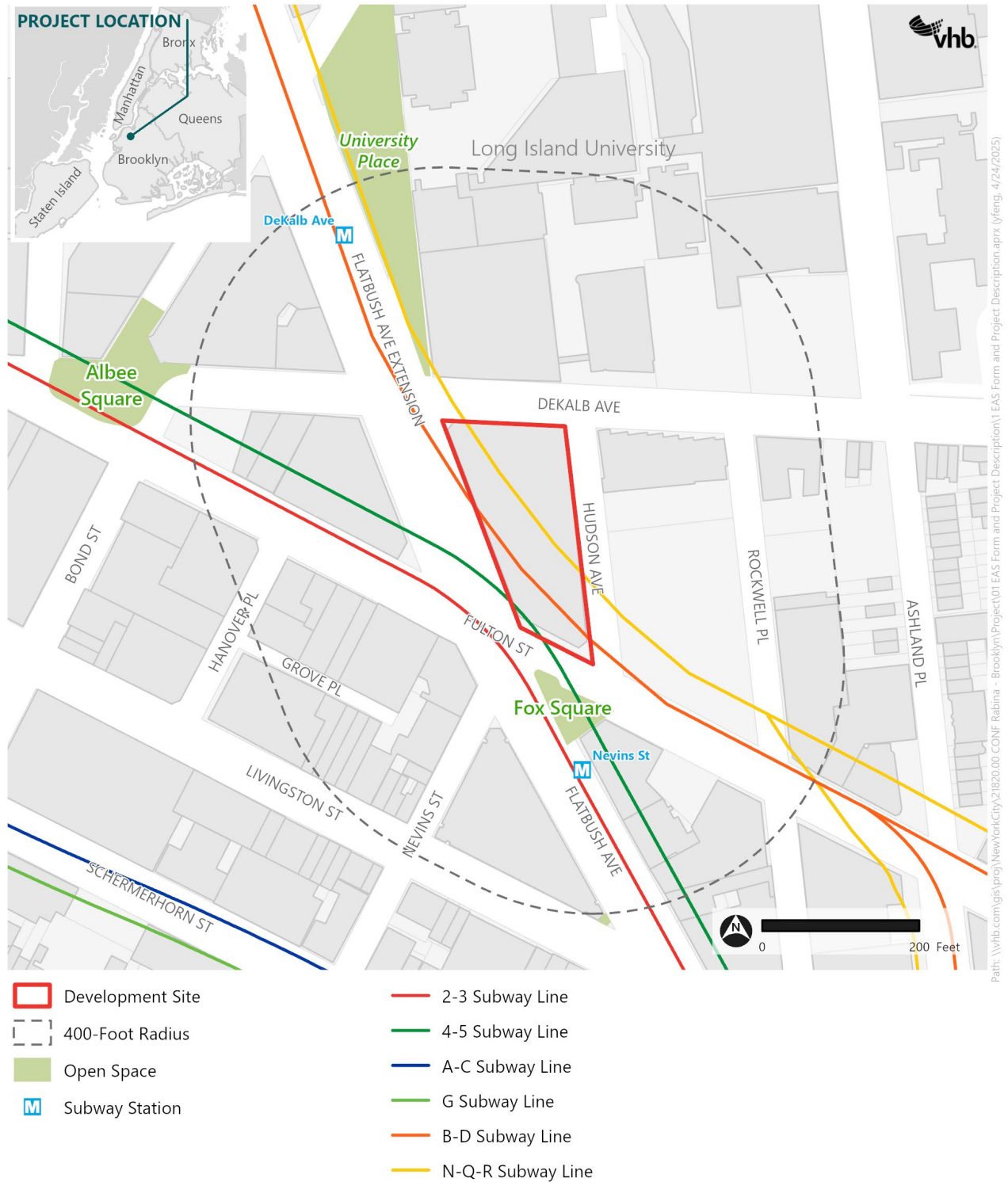
The Development Site's western frontage, Flatbush Avenue Extension is a 120-foot-wide principle arterial road that runs north-south through Brooklyn with multiple lanes of traffic, pedestrian islands, and street parking on the east side. Fulton Street, the Development Site's southern frontage, is an 80-foot-wide principle arterial and a major east-west commercial street with four lanes of traffic and bus lanes. DeKalb Avenue, the Development Site's northern frontage, is a 70-foot-wide principle arterial road with two lanes of westbound traffic, a bike lane, and landscaped sidewalks. Hudson Avenue, the Development Site's eastern frontage, is a 50-foot-wide roadway with one northbound lane (with the exception of a small northern segment providing two-way traffic and southbound traffic access to the

² Fifth Amended Urban Renewal Plan of Brooklyn Center Urban Renewal Area, The City of New York Department of Housing Preservation and Development. Published in September; Revised in April 2004.

³ ULURP No. C040173 HUK and N040176 HGK

parking garage) with approximately 13-foot-wide sidewalks and three curb cuts that provide access to the building's loading and parking areas (as is described above).

Figure I-1 Site Location Map



Neighborhood Context

The Development Site is situated in the center of the Special Downtown Brooklyn District (DB), New York City's third-largest Central Business District (CBD). Approved in 2004, the DB (ULURP No. N 040171 ZMK) provides special height and setback regulations and urban design guidelines which has allowed for some of the largest and highest density developments in the City while promoting and supporting the continued growth of Downtown Brooklyn as a unique mixed-use area. The Development Site was identified in the Downtown Brooklyn Development EIS (CEQR No. 03DME016K) as Projected Development Site S. Some recent notable developments nearby and within the DB district include the 74-story, 1,066-foot-tall Brooklyn Tower at 9 DeKalb Avenue, constructed in 2022; a 43-story, 497-foot residential tower with ground floor retail at 540 Fulton Street, constructed in 2023; a 52-story, 575-foot-tall, mixed-use residential commercial building at 589 Fulton Street, constructed in 2023; and the 27-story, 268-foot-tall Brooklyn Grove at 10 Nevins Street (constructed in 2019). City Point, a mixed-use multi-building residential and commercial complex, just to the north of the Development Site, was completed in 2020, featuring three towers that vary from 19 stories to 68 stories, and from 361 feet to 720 feet in height. Other nearby developments include The Hub (constructed in 2020), a 50-story, 577-foot-tall mixed-use residential commercial building at 333 Schermerhorn Street, and The Toren (constructed in 2009), a 38-story, 399-foot-tall mixed-use residential commercial building at 150 Myrtle Avenue.

As a result of the establishment of the DB and related rezonings, the vicinity of the Development Site (within a radius of 400 feet) has become a growing mixed-use area with diverse land uses, including residential, commercial, and mixed residential and commercial buildings. Institutional uses, hotels, and community facility uses are also nearby. The area to the west includes Fulton Mall regional shopping corridor, the 5.5 million-square-foot MetroTech commercial and academic campus, and the 1.9 million-square-foot City Point mixed-use development and shopping center. To the north are two full-block institutional campuses, including the Downtown Brooklyn campus of the Long Island University and the Brooklyn Hospital. To the east and southeast is the area known as the Brooklyn Cultural District, with more than 50 cultural institutions anchored by several Brooklyn Academy of Music theaters. This area includes the Brooklyn Academy of Music Historic District, designated in 1978 (LP-01003).

As shown in **Figure 3 Existing Zoning Map**, the vicinity of the Development Site is primarily within C6-4, C6-4.5 and C6-9 zoning districts within the DB, which all have the residential district equivalent of an R10 district. R10 districts permit up to 12.0 Residential FAR in MIH areas or other qualifying affordable or senior housing. Additionally, the area to the northeast of the Development Site is in an R6 district, which permits a maximum residential FAR of 3.9 in MIH areas or other qualifying affordable or senior housing. The majority of the surrounding area is also within the DB. The current DB has two subdistricts - Atlantic Avenue and Fulton Mall. The Atlantic Avenue subdistrict has bulk and use regulations intended to preserve the scale and character of Atlantic Avenue, including certain architectural features while Fulton Mall subdistrict' bulk and use regulations are intended to create an attractive shopping environment within the Fulton Mall subdistrict. Fulton Mall subdistrict is mapped directly west of the Development Site.

The study area surrounding the Development Site is entirely located within the boundary of the Brooklyn Center Urban Renewal Area (URA). Additionally, several sites within the study area were identified by the Brooklyn Center URA as being properties that either are or are to be acquired by the City for urban renewal, including Block 162, Lots 1, 3, 5, and 6 (Site 1); Block 161, Lots 47 and 50 (Site

3A); Block 149, Lots 14, 15, 17, 19, 22-25, and 50 (Site 4); Block 149, Lots 26, 28, 30-34 (Site 4A); Block 2106, Lots 1, 4-7, 9, 16, 19, 24, 26, 29, 35, and 40 (Site 5); and Block 2080, Lots 1, 5, and 13 (Site 9).

The surrounding area is exceptionally well-served by public transportation. In addition to the DeKalb Avenue subway station (B/Q/R lines) entrance within the Development Site, the Nevins Street subway station (2/3/4/5 lines) is just south of the Development Site. Within a nine-minute walk, less than a half-mile away, are the Fulton Street subway station (G line) and the Atlantic Terminal/Barclay Center subway station (B/Q lines), along with the Atlantic Terminal Long Island Rail Road (LIRR) station. Additionally, Metropolitan Transportation Authority (MTA) New York City Transit (NYCT) operates several bus routes in the vicinity, including the B25, B26, B38 B41, B45, B52, B67, B69, and B103 busses. A dedicated bus lane runs along Fulton Street, adjacent to the Development Site. A CitiBike station with 71 docking stations is also located along the Development Site's northern frontage facing DeKalb Avenue. Within the surrounding area, there are five CitiBike docks and bike lanes on Asheland Place, DeKalb Avenue, Bond Street, Schermerhorn Street, and Lafayette Avenue.

Proposed Actions

To facilitate development of the Proposed Project, the Applicant is seeking the following actions:

- › A Zoning map amendment to rezone the Development Site from a C6-4 (DB) district to a C6-12 (DB) district;
- › Zoning text amendments to the Zoning Resolution of the City of New York ("Zoning Resolution" or 'ZR') to:
 - Zoning text amendment to amend the Special Downtown Brooklyn District (ZR 101-00 et. seq.) ("SDBD") to establish a C6-12 district and special bulk regulations for sites that meet certain conditions in such districts⁴.
 - Zoning text amendment to ZR Appendix F to map an MIH area over the Development Site.
- › Disposition of City-owned property;
- › An amendment to the Brooklyn Center Urban Renewal Plan ("URP") to extend its duration to 99 years from the approval of this sixth Amendment, to revise the boundary of Urban Renewal Area ("URA") Site 2, and to indicate that a portion of the Development Site (URA Site 2) shall be developed as open space approved by HPD in consultation with the Department of City Planning; and
- › A Certification pursuant to ZR 66-21(c) to establish and facilitate a transit volume on the Development Site as determined by the Metropolitan Transit Authority ("MTA").

In the future following Public Design Commission (PDC) approval, the Applicant would seek the following discretionary action to facilitate the Proposed Project:

- › A Compliance Determination from the Department of City Planning for the proposed open space signage pursuant to Chapter 11 of Title 62 of the Rules of the City of New York ("POPS Rules").

Collectively, the actions described above are referred to as the Proposed Actions.

⁴ The conditions are as follows: 1) full block sites; or 2) sites with a minimum lot area of 30,000 sf with a full block frontage. Required waivers will be identified at the issuance of DEIS.

Proposed Project

The Proposed Actions would facilitate the redevelopment of the Development Site (Brooklyn Block 2093, Lot 1). The existing building on the Development Site would be demolished (with the exception of several columns located over the MTA easement, which will be retained) and redeveloped with a new 72-story (840-foot-tall, including an allowance for 40 feet of mechanical bulkhead), mixed-used building. The existing entrance on the Development Site to the Dekalb Avenue subway station (B/Q/R lines) would be maintained. The proposed building would consist of approximately 1,544,875 gsf (1,075,100 zsf, 21.9 FAR) of which 1,233,950 gsf (933,820 zsf, 19.0 FAR) would be residential floor area and 209,770 gsf (141,280 zsf, 2.9 FAR) would be non-residential floor area designated for commercial use (the "Proposed Project"). A total of 128,255 gsf (65,915 zsf) of retail space would be provided in the subcellar, cellar, first, and second floors, and 81,515 gsf (75,365 zsf) of commercial office space on the first, second, third and fourth floors. The fifth floor, 23rd, and 65th floors, as well as the roof are planned for residential amenities, and residential units would be provided on the remainder of floors sixth and above. Additionally, the Proposed Project would include 101,155 gsf of mechanical space primarily located in the cellar and on the fifth, 23rd, 42nd, and 65th floors.

The Proposed Project would introduce 1,263 apartments, of which 253 to 379 units would be designated as permanently affordable at or below an average of 80 percent AMI pursuant to applicable requirements of the City's MIH Program. Similar to existing conditions, the Proposed Project's loading berths are proposed to be located along the Development Site's Hudson Avenue frontage. Access to the Proposed Project's office and residential uses would be located along the site's Dekalb Avenue frontage, and the Proposed Project's retail uses would be accessed along Dekalb Avenue, Flatbush Avenue, Fulton Street, and portions of Hudson Avenue.

The building's podium would have a maximum base height of 80 feet with the tower expected to reach a height of 800 feet, with another 40 feet allowance for the building bulkhead, for a total height of 840 feet.

The Proposed Project would also include a number of public realm improvements, including:

- › A new open space available to the public (approximately 4,750 sf) on the southern portion of the Development Site; and
- › An expanded sidewalk along Flatbush Avenue Extension.⁵

Project Purpose and Need

The Development Site, which is City-owned, is located in the Special Downtown Brooklyn District, New York City's third-largest Central Business District (CBD). Downtown Brooklyn is a unique mixed-use area with some of the tallest and highest density developments—both residential and commercial—in the city. The Proposed Project would revitalize a City-owned land that currently houses underperforming commercial uses. This transformation will generate new housing opportunities, including permanently affordable units, alongside new, state-of-the-art spaces for commercial uses (office and retail), providing additional job opportunities for nearby residents and benefitting the surrounding neighborhoods. The Proposed Project strategically capitalizes the

⁵ The proposed sidewalk widening along Flatbush Avenue Extension does not require a City Map action.

Development Site's proximity to various public transportation options and the neighborhood's existing mixed-use land use character.

Given the existing housing crisis in the city and the capacity of the Development Site to support new residential and commercial uses, the Proposed Actions would result in more appropriate land uses and density on the Development Site in a transit-rich area of Downtown Brooklyn, compared to the conditions absent the Proposed Actions. Development of the Proposed Project would enliven the pedestrian experience at the Development Site by introducing new residential uses (including permanently affordable residential units) and would be compatible with the surrounding neighborhood and CBD by preserving commercial office and retail uses.

The additional affordable housing units generated by the Proposed Actions would align with the goals identified in the City's *Housing Our Neighbors: A Blueprint for Housing and Homelessness* report; more specifically, the Blueprint's goal to redevelop underutilized government-owned land. Additionally, City of Yes for Housing Opportunity, a city-wide zoning text amendment aimed at addressing the City's housing crisis by increasing housing availability across all neighborhoods, was adopted in December 2024. The initiative enhances flexibility and incentives for diverse and affordable housing types while reducing regulatory hurdles for development, including the establishment of new higher density zoning districts. By introducing new residential units, including permanently affordable units on the Development Site where none currently exist, the Proposed Project aims to address and further the City's goals and initiatives aimed at responding to the historic housing shortage.

Alongside with its residential offerings, the Proposed Project would also provide non-residential uses serving the local community and enhancing the pedestrian experience. By incorporating neighborhood-serving retail spaces, the Proposed Project would bolster the character of the Downtown Brooklyn neighborhood, strengthening its existing dynamic mixed-use activity with a special emphasis on commercial retail, and create a more pedestrian-friendly streetscape with public realm improvements, such as an open space that would be made available to the public. Situated in a uniquely transit-rich area, the mix of ground-floor retail and new open space is expected to continue to support the area's dynamic commercial activities while improving the pedestrian experience, benefiting existing and future residents and visitors.

Furthermore, the Proposed Actions would add to the neighborhood's public amenities by providing approximately 4,750 sf of unenclosed open space available to the public located along Fulton Street on the southern end of the Development Site, and a sidewalk widening along the Development Site's Flatbush Avenue Extension frontage.

The Proposed Actions reflect the need to revitalize the site and existing building to provide much needed housing and commercial development consistent with the current housing goals of the City as well as the goals established by the Special Downtown Brooklyn District. Additionally, the Proposed Project's site planning incorporates a balanced design approach by providing ground floor retail alongside a large publicly accessible open space along the entire Fulton Street frontage to provide for much needed open space in the neighborhood and active streetscape for pedestrians.

The combination of affordable housing and new public open space access facilitated by the Proposed Actions would support the "Thriving Neighborhoods" initiative of *OneNYC 2050*, which aims to foster communities that have safe and affordable housing and are well-served by parks, cultural resources, and shared spaces. The Proposed Project seeks to transform an underutilized site

in Downtown Brooklyn into a mixed-use, vibrant community hub, that aims to provide much-needed affordable housing, commercial amenities, and new public open space.

Analysis Framework

For the purpose of the environmental analyses, the No-Action condition represents the future absent the Proposed Actions and serves as the baseline by which the Proposed Actions (or With-Action condition) are compared to determine the potential for significant environmental impacts. The difference between the No-Action and With-Action conditions represents the increment to be analyzed in the CEQR process.

Analysis (Build) Year

The analysis year for the Proposed Project is 2032. It is anticipated that the Proposed Project would be completed and occupied in 2032 following completion of the land use review process in 2026, expiration of all existing tenant leases by 2028, and approximately 60 months of construction.

Future No-Action Condition

In the No-Action condition, it is expected that the exiting seven-story commercial office and retail building currently occupying the Development Site would remain as under existing conditions and be fully occupied (see **Table I-2**).⁶

In addition, by the 2032 Analysis Year, seven projects are expected to be completed and in operation within the 400-foot study area (see **Table I-1**). These projects would introduce approximately 2,314 residential units, 261,965 sf of commercial floor area, and 55,000 sf of community facility floor area.

⁶ The Development Site's maximum permitted residential FAR under the existing C6-4 (DB) district is 12.0 (607,146 zsf) with Universal Affordability Preference (UAP) or Inclusionary Housing (IH). Considering that the existing lot coverage is over 50 percent and that the remaining FAR is less than 50 percent of maximum allowed FAR, the Development Site is unlikely to be redeveloped within the underlying zoning district (C6-4 (DB)). Additionally, as the existing floor plates are unsuitable for residential conversion, the existing commercial building is expected to remain unchanged and would continue to function as an office building with ground-floor retail.

Table I-1 No-Action Projects Within 400-Foot Study Area

Map No.	Address	Net Change in DUs	Commercial Zoning Floor Area (ZSF)	Community Facility Zoning Floor Area (ZSF)
1	291 Livingston Street		50,914 (103-key hotel rooms)	
2	625 Fulton Street*	1,044		
3	12 Rockwell Place*	52	86,693	
4	570 Fulton Street	163	87,000	
5	589 Fulton Street	557	37,356	
6	19 Rockwell Place	174		
7	89 DeKalb Avenue (91 Dekalb)	324		55,000
TOTAL		2,314	261,965	55,000

Note: This list includes filed applications, approved applications, and projects permitted for construction. Excludes projects with no net change in uses.

*No.2 and No.3 are part of the same development.

Source: NYC DCP, Housing DB 24v4; New York YIMBY

Future With-Action Condition

In the future With-Action condition, the Applicant would construct the Proposed Project on the Development Site, as described previously.

However, for conservative analysis purposes, the With-Action condition assumes a development that would include slightly more commercial office and retail spaces. As such, under With-Action conditions, the Development Site would be redeveloped with a 72-story (840-foot-tall, including bulkhead), 1,552,605-gsf mixed-use building, including 1,233,950 gsf (933,820 zsf) of residential space, 88,500 gsf (84,445 zsf) of commercial office and/or community facility space, and 129,000 gsf (112,123 zsf) of commercial retail and/or community facility space (see [Table I-2](#))⁷. Like the Proposed Project, development under the With-Action condition would include 101,155 gsf of mechanical space in the cellar and on the fifth, 23rd, 42nd, and 65th floors. No accessory parking spaces would be provided in the With-Action condition. The With-Action condition will include 1,263 residential units, of which 253 to 379 units would be permanently affordable at or below an average of 80 percent of AMI depending on the MIH Option selected, as under the Proposed Project.

A new open space available to the public (4,750 sf) would be provided in the With-Action condition.

⁷ While the Proposed Project's non-residential spaces are intended to include a mixture of office and retail spaces, it is possible that under With-Action conditions all or portions of the future non-residential spaces could include community facility uses. However, as the future non-residential tenants are not known at this time, the With-Action conditions (at the time of publication of this EAS) are not accounting for community facility uses.

Increment for Analysis

The program details under No-Action condition, With-Action condition, and increments over the No-Action condition for the Proposed Project are presented in **Table I-2**

Table I-2 Future No-Action and With-Action Comparison

		No-Action Condition	With-Action Condition	Increment
Commercial Office (GSF)		293,370	88,500 ²	-204,870
Commercial Retail (GSF)		35,548	129,000 ²	+93,452
Residential	GSF	0	1,233,950	+1,233,950
	Dwelling Units (DUs)	0	1,263	+1,263
	<i>Affordable DUs¹</i>	0	253 to 379	+253 to 379
Parking (SF)		46,190	0	-46,190
<i>Parking (Spaces)</i>		140	0	-140
TOTAL Proposed Project GSF		375,108	1,552,605²	+ 1,177,497
Open Space SF		0	4,750	+4,750
Residential Population		0	2,564	+2,564
Non-Residential Population		1,283	792	-491

Notes

¹ For CEQR analysis purposes, affordable units are identified as those at or below an average of 80 percent of AMI.

² As described above, while the Proposed Project's non-residential spaces are intended to include a mixture of office and retail spaces, it is possible that under With-Action conditions all or portions of the future non-residential spaces could include community facility uses. However, as the future non-residential tenants are not known at this time, the With-Action conditions (at the time of publication of this EAS) are not accounting for community facility uses.

³ Total floor area for the Proposed Project includes 101,155 gsf of mechanical space.

Public Review Process

The Proposed Actions described above are subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter, as well as City Environmental Quality Review (CEQR) procedures.

The City's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: Community Board, Borough President, the City Planning Commission (CPC), and the City Council. The process begins with certification by the NYC Department of City Planning (DCP) that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case, Brooklyn Community Board 2). The Community Board has up to 60 days (or 90 days if certification takes place in the month of June) to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution on the ULURP application. The Borough President then has up to 30 days to review the application. The CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. If approved by the CPC, the application is then forwarded to the City Council, which has 50 days to review the ULURP application. In the event the Council seeks to modify the application, the modifications are referred to the CPC for consideration, and the time for City Council action is extended to 65 days.

Environmental Review Process

CEQR and SEQRA

CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with SEQRA. In addition, the City has published a guidance manual for environmental review, the *CEQR Technical Manual*. The SEQRA and CEQR rules guide environmental review through the following steps:

- › *Establish a Lead Agency.* Under CEQR, the "lead agency" is the public entity responsible for conducting environmental review. In accordance with CEQR rules, HPD is serving as the lead agency for environmental review.
- › *Environmental Review and Determination of Significance.* The lead agency determines whether the proposed actions may have a significant impact on the environment. To do so, an Environmental Assessment Statement (EAS) must be prepared. This EAS is reviewed by the lead agency, which determines if the Proposed Actions and development have the potential to result in any significant adverse impacts on the environment. As the Proposed Actions are classified as a "Type I Action" and the EAS identified the potential for significant adverse impacts on the environment in certain impact categories, an EIS is required and must be prepared, and a determination of significance must be issued. A Positive Declaration will be issued by HPD as lead agency.
- › *Draft Scope of Work.* A Draft Scope of Work (DSOW) is required for the preparation of an EIS and will contain a description of the Proposed Actions and the tasks that will be undertaken to analyze the potential environmental impact of the Proposed Project. The issuance of the DSOW marks the beginning of the public comment period. The scoping process allows the public a

voice in framing the scope of the EIS. The scoping document sets forth the analyses and methodologies that will be utilized to prepare the EIS. During the public comment period, those interested in reviewing the DSOW may do so and give their comments to the lead agency. The public, interested agencies, and elected officials are invited to comment on the DSOW, either in writing or orally, at a public scoping meeting.

- › *Final Scope of Work.* Comments received during the scoping meeting and written comments received up to 10 days after the meeting will be considered and incorporated, as appropriate, into the Final Scope of Work (FSOW). The FSOW will incorporate all relevant comments made on the DSOW and revise the extent or methodologies of the studies, as appropriate, in response to comments made during the CEQR scoping process.
- › *Draft EIS.* The Draft EIS (DEIS) will be prepared in accordance with the FSOW. Once the lead agency is satisfied that the DEIS is complete, the document will be made available for public review and comment. A public hearing will be held on the DEIS in conjunction with the CPC hearing on the land use applications to afford all interested parties the opportunity to submit oral and written comments.
- › *Final EIS.* At the close of the public review period, a Final EIS (FEIS) will be prepared. Comments made on the DEIS will be responded to and incorporated into the FEIS, as appropriate. Once the lead agency certifies that the FEIS is complete, it issues a Notice of Completion (NOC) describing the FEIS, the project, and how to obtain copies of the FEIS. The lead and any involved agencies must allow at least ten (10) calendar days after the publication of the NOC to consider the findings in the FEIS before a decision is made. To demonstrate that the responsible City decision-maker has taken a hard look at the impacts, alternatives, and mitigation measures, the lead and each involved agency must adopt a formal set of written findings, known as a "Statement of Findings," setting forth its decision regarding the action it will take and drawing its conclusions about any significant adverse environmental impacts and how to avoid or mitigate them. Each lead or involved agency is responsible for its own Statement of Findings; once each adopts its findings, the CEQR process is concluded, and the agencies may then take their actions.



Part II: Supplemental Analyses

Additional Technical Information for EAS Full Form

An analysis framework has been established to assess the potential for the Proposed Actions to result in significant adverse environmental impacts. The setting for the assessment of the impacts for the Proposed Actions is based on when the full effects of the Proposed Actions are expected to have occurred.

Based on the analysis framework, and as indicated in the EAS Full Form Part II, the following technical areas have the potential to result in significant adverse impacts and therefore have been determined to warrant additional analysis in the EIS: land use, zoning, and public policy; socioeconomic conditions (indirect residential displacement); community facilities and services (public schools and early childhood programs); open space (indirect effect); shadows; historic and cultural resources; urban design and visual resources; hazardous materials; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction. The Proposed Actions would not result in direct business or residential displacement, indirect business displacement or adverse effects on specific industries. As for open space, the Proposed Actions would not have direct effects on public open space. Furthermore, the proposed actions would not have the potential to result in significant adverse impacts on libraries, energy, natural resources, solid waste and sanitation services, and water and sewer infrastructure, therefore no further analyses of these technical areas are warranted.

Provided below are preliminary screening analyses, conducted based on guidelines presented in the *2021 CEQR Technical Manual* to determine whether further analysis of a given technical area is necessary to determine the potential for significant adverse impacts to the environment in that area. The screening analyses are considered consistent with the Analysis Framework detailed in **Part I, Project Description**.

Where the screening analysis indicates the need for further assessment, the **Draft Scope of Work** (DSOW) provides information about how the Environmental Impact Statement (EIS) will evaluate those areas.

Land Use, Zoning, and Public Policy

According to the *CEQR Technical Manual*, a land use analysis is warranted for projects that would affect land use or change zoning on a site. Because the Proposed Actions would include several actions specific to the Development Site's zoning (including zoning map amendment, zoning text amendments, disposition of city property, and an amendment to the Brooklyn Center Urban Renewal Plan (URP), an analysis of land use, zoning, and public policy is warranted (see the **Draft Scope of Work**).

Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

The following screening assessment considers threshold circumstances identified in the *2021 CEQR Technical Manual* and enumerated below that can lead to socioeconomic changes warranting further assessment:

- › **Direct Residential Displacement:** *Would the project directly displace residential population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.*

The Development Site is improved with a commercial building with primarily office space and ground floor retail space. As such, it does not contain any residential uses or permanent residential population. Therefore, no significant adverse impacts due to direct residential displacement would result from the Proposed Actions, and further analysis is not warranted.

- › **Direct Business and Institutional Displacement:** *Would the project directly displace more than 100 employees, or would the project directly displace a business whose products or services are uniquely dependent on its location, are the subject of policies or plans aimed at its preservation or serve a population uniquely dependent on its services in its present location? If so, assessments of direct business displacement and indirect business displacement are appropriate.*

While it is assumed that the Development Site's largely vacant commercial space would be re-tenanted under No-Action conditions, there are currently 61 workers employed at the building's tenanted commercial spaces under existing conditions. As such, the Proposed Actions would not displace more than 100 employees; therefore, further assessment of direct business displacement is not warranted.

- › **Indirect Residential and Business Displacement due to Increased Rents::** *Would the project result in substantial new development that is markedly different from existing uses, development and activities within the neighborhood? Residential development of 200 units or less or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, assessments of indirect residential displacement and indirect business displacement are appropriate.*

The Proposed Actions would result in the addition of 1,263 units and a net reduction of 111,418 gsf commercial space. Therefore, an assessment of potential indirect residential displacement is warranted. As the incremental commercial development would fall well below the 200,000-sf analysis threshold, no significant adverse impacts related to indirect business displacement due to increased rents are anticipated, and no further analysis is warranted.

- › **Indirect Business Displacement due to Retail Market Saturation:** *Would the project result in a total of 200,000 sf or more of retail on a single development site or 200,000 sf or more of region-serving retail across multiple sites?*

The Proposed Actions would not result in retail space that exceeds the 200,000-sf threshold for a retail market saturation analysis. Therefore, the Proposed Actions would not result in any significant adverse impacts related to indirect businesses displacement due to retail market saturation, and no further analysis is warranted.

- › **Adverse Effects on Specific Industries:** *Is the project expected to affect conditions within a specific industry? For example, a citywide regulatory change that would adversely affect the economic and operational conditions of certain types of businesses or processes may affect socioeconomic conditions in a neighborhood: (1) if a substantial number of residents or workers depend on the goods or services provided by the affected businesses; or (2) if it would result in the loss or substantial diminishment of a particularly important product or service within the city.*

The Proposed Actions would not be expected to affect conditions within a specific industry, affect a substantial number of workers or residents who depend on the goods or services provided by affected businesses, or result in the loss or substantial diminishment of a particularly important product or service within the City; therefore, an assessment of adverse effects on specific industries is not warranted.

Based on the screening assessment presented above, the Proposed Actions warrant further analysis of indirect residential displacement (see the **Draft Scope of Work**).

Further analysis is not warranted for direct business or residential displacement, indirect business displacement due to increased rents or retail market saturation, or adverse effects on specific industries, and the Proposed Actions would not result in significant adverse impacts to these areas.

Community Facilities and Services

The *2021 CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility (e.g., schools, childcare facilities, libraries, health care facilities, police and fire protection services) or if it would have an indirect effect by introducing new populations that would overburden existing facilities. The manual further states that for public schools, libraries, and childcare centers, potential impacts depend on the size, income characteristics, and age distribution of the new population.

The Proposed Actions would not directly eliminate, displace, or alter public or publicly funded community facilities. Therefore, the Proposed Actions do not warrant an analysis of direct effects on these community facilities.

The *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on police, fire, and healthcare services in cases where the proposed project would either introduce a sizeable new neighborhood where one has not previously existed or displace or alter an existing facility. The Development Site is located in a developed area that is served by existing police, fire, and healthcare services, and would not introduce a sizeable new neighborhood. Therefore, the Proposed Actions do not have the potential to result in significant adverse impacts related to police, fire, and healthcare services, and no further analysis is warranted.

There are four Brooklyn Public Library (BPL) branches within 0.75 miles of the Development Site: the Walt Whitman Library, the Pacific Library, the Center for Brooklyn History, and the Brooklyn Heights Library. For purposes of a conservative assessment, an assessment of public libraries assumes that projected residents in the With-Action Condition would primarily use the Walt Whitman Library, which

is the closest library to the Development Site. As stated in the *CEQR Technical Manual*, a significant adverse impact would occur if a project would increase the population of the library catchment area by five percent or more, as this increase could impair the delivery of library services in the study area. As shown in **Section 2, Community Facilities and Services**, the catchment area population would increase by 2.68 percent from the No-Action to With-Action condition and the holdings per resident would decrease from 0.196 in the No-Action condition to 0.191 in the With-Action condition. Therefore, the Proposed Actions would not result in a significant adverse impact on public libraries, and no further analysis is warranted.

Following the methodologies in the *CEQR Technical Manual*, the study area for the analysis of elementary and intermediate schools is Community School District (CSD) 13, Subdistrict 2 in which the Development Site is located. Using the New York City School Construction Authority (SCA)'s Projected Public School Ratio for CSD 13, Subdistrict 2, the Proposed Actions would generate 65 primary schools students and 15 intermediate school students, which would exceed the CEQR threshold of 50 elementary and intermediate school students, indicating that further analysis is warranted. The Proposed Actions would introduce 63 high school students, which would not exceed the CEQR threshold of 150 high school students, indicating that no impact to high schools would occur and no further analysis is warranted. Therefore, based on *CEQR Technical Manual* guidelines, an analysis of primary and intermediate schools will be included in the EIS (see the **Draft Scope of Work**).

In Brooklyn, the threshold for an analysis of early childhood programs is 170 affordable units. Under the RWCDs, the Proposed Actions would result in the development of 253 to 379 affordable units averaging at or below 80 percent of area median income (AMI) pursuant to applicable requirements of the City's Mandatory Inclusionary Housing (MIH) Program. As the potential for significant adverse impacts related to publicly funded early childhood programs could not be ruled out, an analysis of publicly funded early childhood programs will be included in the EIS (see the **Draft Scope of Work**).

Open Space

The 2021 *CEQR Technical Manual* recommends performing an open space assessment if a project would result in either a direct or indirect effect on open space.

Direct Effects

A proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or results in increased noise or air pollutant emissions, odor, or shadows that would affect the usefulness of a public open space, whether on a permanent or temporary basis. A project can also directly affect an open space by enhancing its design or increasing its accessibility to the public.

The Proposed Actions would not cause the physical loss of any public open space, change the use of existing open space, or limit any public access to an open space. No increased noise or air pollutant emissions or odor are anticipated to affect the usefulness of a public open space, whether on a permanent or temporary basis. However, based on the results of the shadows analysis, an analysis of direct effects to open space may be warranted.

Indirect Effects

Indirect effects may occur when the population generated by a proposed project overtaxes the capacity of existing open spaces so that their service to the future population of the affected area would be substantially or noticeably diminished. The *CEQR Technical* threshold for an analysis of potential indirect effects is whether the project would introduce more than 200 residents or 500 employees.

The Proposed Actions would not introduce 500 or more non-residential population (including students and workers) to the Development Site. Therefore, an open space assessment of indirect effects on non-residential open space ratios is not warranted. However, under the RWCDs, the With-Action condition would introduce more than 200 residents, and therefore an assessment of indirect effects on the residential population is warranted and will be included in the EIS (see the **Draft Scope of Work**).

Shadows

The *2021 CEQR Technical Manual* indicates that a shadows assessment is warranted for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, sunlight-sensitive natural features, or historic resources with sunlight-sensitive features.

The Proposed Actions would facilitate the construction of a new, 72-story, 840-foot-tall (including an allowance for 40 feet of mechanical bulkhead) mixed-use residential and commercial building that would be adjacent to potentially sunlight-sensitive resources. Therefore, a detailed shadows assessment is warranted and will be included in the EIS (see the **Draft Scope of Work**).

Historic and Cultural Resources

According to the *2021 CEQR Technical Manual*, a historic and cultural resources assessment is warranted if there is the potential to affect either archaeological or architectural resources; the manual further recommends that a historic resources assessment be prepared if a proposed action would result in any of the following actions: in-ground disturbance; new construction, demolition, or significant physical alteration of any building, structure, or object; the change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; or the screening or elimination of publicly accessible views, even if no known historic resources are located nearby.

Archaeological Resources

Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. Archaeological resources are considered only in those areas where new in-ground disturbance is likely to occur. Construction of the Proposed Development would require new excavation and/or removal of fill at depths greater than currently exist on the site. However, based on a letter provided by the New York City Landmarks Preservation Commission (LPC) on February 11, 2025 (see

Appendix A), the Development Site does not have archaeological significance. As such, an assessment of archaeological resources is not warranted, and no significant adverse impacts would result from the Proposed Actions.

Architectural Resources

Architectural resources generally include historically important buildings, structures, objects, sites, and districts. Historic and cultural resources include designated New York City Landmarks (NYCLs) and Historic Districts; properties calendared for consideration as NYCLs by the New York City Landmarks Preservation Commission (LPC) or determined eligible for NYCL designation (NYCL-eligible); properties listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing (S/NR-eligible), or properties contained within a S/NR listed or eligible district; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHLs); and potential historic resources (i.e., properties not identified by one of the programs listed above, but that appear to meet their eligibility requirements).

The Proposed Actions would facilitate the development of a 72-story, 840-foot-tall mixed-use residential and commercial building on the Development Site. A search of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resource Information System (CRIS) and LPC online resources identified one S/NR-eligible, NYCL-listed architectural resource (i.e., the Dime Savings Bank [LP-1907]) and one S/NR-undetermined architectural resource (33 Flatbush Avenue) within the 400 feet of the Development Site. Additionally, one S/NR-eligible, NYCL-eligible architectural resource (i.e., the Pioneer Warehouse) was identified just outside the 400-foot study area. Therefore, an assessment of the Proposed Actions' potential to result in visual and contextual effects on architectural resources is warranted and will be included in the EIS (see the **Draft Scope of Work**).

Additionally, as discussed in the Shadows section above, the Proposed Actions would facilitate development of a 780-foot-tall (including 60-feet of mechanical bulkhead) building on the Development Site. As such, the Proposed Project would increase structure height that could potentially introduce incremental shadow on sunlight-sensitive architectural resources. Based on the LPC letter dated February 11, 2025 (see **Appendix A**) [17 S/NR-listed/-eligible and/or NYCL-listed/-eligible architectural resources are located within the Tier 1/Tier 2 Shadow Screening study area that could potentially include sunlight-sensitive features.

Urban Design and Visual Resources

According to the methodologies of the *CEQR Technical Manual*, an assessment of urban design is warranted when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: (1) projects that permit the modification of yard, height, and setback requirements; and (2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the Proposed Actions. A detailed analysis is stipulated for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Actions would result in physical changes to the Development Site beyond those allowable by existing zoning, alterations to the streetscape, and introduction of publicly accessible open space areas within the Development Site. These changes could be observed by a pedestrian from the street level and thus affect a pedestrian's experience of public space. Therefore, an analysis of urban design and visual resources is warranted and will be included in the EIS (see the **Draft Scope of Work**).

Natural Resources

As stated in the *CEQR Technical Manual*, a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance (e.g., surface and groundwater, wetlands, landscaped areas, gardens, and built structures used by wildlife). An assessment of natural resources is appropriate if a natural resource exists on or near the project site, or if there is a potential for impacts related to stormwater and shadows. The Development Site neither contains any natural resources, nor is within or adjacent to area that contains natural resources. Therefore, the Proposed Actions would not result in a significant adverse impact on natural resources and further analysis is not warranted.

Hazardous Materials

According to the *2021 CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when a proposed action would increase pathways to their exposure, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. The Proposed Actions would facilitate the construction of a new building on the Development Site, which would result in additional in-ground excavation and subsurface disturbance. As the Proposed Actions would result in new in-ground disturbances in an area that could potentially increase pathways to human exposure to hazardous materials, an assessment of hazardous materials is warranted and will be provided in the EIS, as described in the DSOW. Additionally, as part of the Downtown Brooklyn Development Final Environmental Impact Statement (FEIS) (CEQR No. 03DME016K), an E-Designation (E-124) for hazardous materials testing and noise requirements was established on the Development Site (Block 2093, Lot 1). The (E)-Designation is expected to remain in place and will be referenced in the EIS as an institutional control placed on the Development Site as a pre-construction requirement. The (E) Designation process generally begins with the evaluation of RECs and/or areas of concern (AOCs) that may require additional investigation. Any potential RECs or AOCs identified would follow the (E) Designation protocol for additional investigation and potential remedial action. The discussion on how development in the future with the Proposed Actions will comply with the E-Designation will be included in the EIS (see the **Draft Scope of Work**).

Water and Sewer Infrastructure

According to the *2021 CEQR Technical Manual*, a water and sewer infrastructure assessment analyzes whether a proposed action may adversely affect New York City's water distribution or sewer system and, if so, assesses the effects of the action to determine whether the impact is significant.

Water Supply

According to the *CEQR Technical Manual*, a preliminary water supply infrastructure analysis is necessary if the project would result in an exceptionally large demand for water (i.e., over 1 million gallons per day [gpd]), or is located in an area that experiences low water pressure (i.e., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The Development Site is not located within an area that experiences low water pressure, nor would the Proposed Actions result in water demand that would exceed the 1 million gpd CEQR threshold that would warrant a preliminary assessment of water supply. Therefore, an analysis of water supply is not warranted and no significant adverse impacts related to water supply are anticipated as a result of the Proposed Actions, and no further analysis is warranted.

Wastewater and Stormwater

With regard to wastewater and stormwater conveyance, the *CEQR Technical Manual* states that a preliminary infrastructure analysis would be needed if a project located in a combined sewer area within Brooklyn would result in incremental development over the No-Action condition of more than 400 residential units or 150,000 sf of commercial, public facility, and institution and/or community facility space. As the Proposed Actions would result in incremental residential units in exceedance of the 400-unit CEQR analysis threshold, a preliminary assessment of wastewater and stormwater conveyance and treatment is warranted (see **Section 3, Water and Sewer Infrastructure**).

The total volume of sanitary runoff and stormwater generated by the Proposed Actions as part of the combined sewer system would discharge into the Red Hook Water Resource Recovery Facility (WRRF). This WRRF has a State Pollutant Discharge Elimination System (SPDES)-permitted dry weather flow capacity of 60 mgd. The average monthly flow to Red Hook WRRF over a 12-month period is 30 mgd. The Proposed Actions have the potential to result in a total generation of 0.263 MG over the No-Action total volume. This incremental increase in combined sewage flow would represent an estimated 0.44 percent of the Red Hook WRRF's SPDES-permitted capacity. The projected increase in combined sewage would not cause the Red Hook WRRF to exceed its operational capacity or SPDES-permitted capacity. Therefore, the Proposed Actions would not result in any significant adverse combined sewage impacts.

The Development Site is served by one storm sewer outfall—Combined Sewer Overflow (CSO) Outfall RH-005. The Proposed Actions would incorporate best management practices (BMPs) that would be required in accordance with the NYCDEP Unified Stormwater Rule (USWR) guidelines, which include requirements for bringing the Development Site into compliance with the allowable stormwater release rate. To achieve the release rate, stormwater would be managed by utilizing one or a combination of detention techniques. Where necessary, green infrastructure technologies and subsurface detention would be implemented to retain or release stormwater with slowed discharge rates to control peak runoff rates. Therefore, the Proposed Actions would not result in any significant adverse stormwater impacts, and no further analysis is warranted.

Solid Waste and Sanitation Services

The 2021 CEQR Technical Manual states that an assessment of solid waste and sanitation services is warranted if a proposed action would have the potential to result in a substantial increase in solid waste production that could overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the CEQR Technical Manual, actions resulting in substantial waste generation, defined as 50 tons (100,000 pounds) per week or more, warrant additional analysis for effects on solid waste and sanitation services. The table below provides an estimate of onsite solid waste generation in the future with the Proposed Actions based on CEQR Technical Manual guidance.

Table 1 Expected Solid Waste Generation on Projected Development Site

	Use	Projected Use Total	Rate (lbs/wk)	Total Solid Waste (lbs/wk)*
No-Action	Residential	0 household	41	0
	Commercial Office	1173 employees	13	15,249
	Commercial Retail	107 employees	79	8,453
No-Action Total				23,702
With-Action	Residential	1,263 households	41	51,783
	Commercial Office	354 employees	13	4,602
	Commercial Retail	387 employees	79	30,576
With-Action Total				86,961
Increment				63,259

*Numbers shown in this table are rounded to the nearest whole number, which may result in totals that do not precisely add up due to rounding.

Based on the solid waste generation calculations in the table above, the Proposed Actions would not result in an exceedance of the CEQR analysis threshold of 100,000 pounds per week. Therefore, the Proposed Actions would not result in a significant adverse impact to solid waste and sanitation services and no further analysis is warranted.

Energy

According to the 2021 CEQR Technical Manual, a detailed assessment of energy impacts is only required for projects that would significantly affect the transmission or generation of energy or that would result in substantial consumption of energy. The Proposed Actions would not affect the transmission or generation of energy. Based on the average annual whole-building energy use intensity provided in Table 15-1 of the CEQR Technical Manual, the With-Action condition is expected to consume approximately 203,494,865 MBtu/sq ft as compared to the 80,509,888 MBtu/sf in the No-Action condition.

Table 2 Expected Energy Consumption on Projected Development Site

	Building Use	Area	Source Energy (MBtu/sf)	Annual Energy Use*
No-Action	Large Residential	0	126.7	0
	Commercial	375,108	216.3	81,135,860
No-Action Total				81,135,860
With-Action	Large Residential	1,233,950	126.7	156,341,465
	Commercial	217,500	216.3	47,045,250
With-Action Total				203,386,715
Increment				122,250,855

*Numbers shown in this table are rounded to the nearest whole number.

The effect of the Proposed Actions on the transmission or generation of energy does not necessitate further analysis, given that these actions are not expected to result in significant adverse impacts.

Transportation

According to the *CEQR Technical Manual*, detailed transportation analyses may be warranted if a proposed project results in 50 or more vehicle trip-ends and/or 200 or more transit riders/pedestrian trips during a given peak hour.

Based on a preliminary assessment, it is expected the Proposed Actions would generate a magnitude of trips that exceeds CEQR analysis thresholds for vehicle, subway, and pedestrian trips and further assessment would be needed to assess the potential impacts to these travel modes as a result of the Proposed Actions. Once distributed through their respective transportation systems, the concentration of project-generated trips would be expected to exceed the screening thresholds for further analyses during one or more peak hour: for vehicle trips, 50 or more vehicle trips at an intersection; for bus trips, for subway trips, 200 or more riders at a subway station; and for pedestrians, 200 or more trips at a pedestrian elements (i.e., crosswalks, sidewalks and corner reservoir areas).

Therefore, detailed analyses of traffic, subway station elements, and pedestrian elements is warranted. As detailed traffic and pedestrian analyses are needed, assessment of the Proposed Actions' effects on parking and to vehicle and pedestrian safety are also warranted (See the **Draft Scope of Work**).

Air Quality

Ambient air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project's effects on ambient air quality as well as the effects of ambient air quality on the project. As discussed in the *CEQR Technical Manual*, a proposed project may potentially result in the following types of air quality impacts:

- › Potential impacts from mobile sources introduced by a project

- › Potential impacts from potential air pollutant sources introduced by a project, such as:
 - Emissions from a project's heating, ventilation, and air conditioning (HVAC) system
 - Emissions from a project's parking facility

Potential air quality impacts associated with the Proposed Actions include:

- › Emissions impact from the project-generated vehicular trips on air quality near affected intersections;
- › Emissions impact from industrial and manufacturing facilities on the proposed buildings
- › Emissions impact from large and/or major sources on the proposed buildings

Emissions impact from the HVAC and hot water systems of the proposed buildings on existing and proposed sensitive uses is not warranted since electricity is going to be used for the HVAC and hot water systems.

As such, further assessment of both mobile and stationary (i.e., industrial and large/major) sources is warranted (see the **Draft Scope of Work**).

Greenhouse Gas Emissions and Climate Change

According to the *2021 CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City requiring an EIS that would result in the development of 350,000 square feet or greater. The Proposed Actions would result in a new 72-story (840-foot-tall, including 40 feet of mechanical bulkhead), mixed-use building consisting approximately 1,552,605 gsf (1,130,388 zsf, 23.0 FAR); therefore, a GHG assessment is warranted and will be included in the EIS (see the **Draft Scope of Work**).

Depending on the sensitivity, location, and useful life of development resulting from a proposed action, it may be appropriate to include discussion of the potential effects of climate change in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for sites located within the current 100- or 500-year flood zone, as delineated in the FEMA PFIRMs, or within future 100-year flood zones as projected by the New York City Panel on Climate Change, as appropriate. The Development Site is not within the NYC Coastal Zone; therefore, the effect of climate change is not warranted.

Noise

As discussed in the *2021 CEQR Technical Manual*, a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would introduce noise-sensitive receptors in an area with high ambient noise levels. Mobile sources include vehicular traffic; stationary sources include rooftop equipment such as emergency generators, cooling towers, and other mechanical equipment.

The Proposed Project is not anticipated to include any substantial stationary source noise generators, such as unenclosed cooling or ventilation equipment, loudspeaker systems, stationary diesel engines, or other similar types of uses. The design and specifications for mechanical equipment—such as heating, ventilation, and air conditioning (HVAC) systems—would incorporate sufficient noise

reduction to comply with applicable noise regulations and standards, including the standards contained in the revised New York City Noise Control Code. This will ensure that mechanical equipment does not result in any significant increases in noise levels, either by itself or cumulatively with other project noise sources.

An E-Designation (E-124) for hazardous materials testing and noise requirements was established on the Development Site (Block 2093, Lot 1) as part of the Downtown Brooklyn Development Final Environmental Impact Statement (FEIS) (CEQR No. 03DME016K). Since the Proposed Actions would introduce new noise-sensitive land uses and generate and reroute vehicular traffic, as well as introduce active recreational uses on the Proposed Project's terrace areas, noise assessments are warranted and will be included in the EIS (see the **Draft Scope of Work**).

Public Health

According to the guidelines of the *2021 CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, an assessment of public health would be provided in the EIS, as described in the **Draft Scope of Work**.

Neighborhood Character

As discussed in the *2021 CEQR Technical Manual*, an analysis of neighborhood character is warranted when a project has the potential to result in significant adverse impacts in any of the following technical areas: land use, zoning, and public policy; socioeconomic conditions; community facilities, open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise. In addition, an assessment may be warranted when there is a combination of moderate effects in these technical areas that, when considered together, may affect the defining elements of neighborhood character. Because assessments of land use, zoning, and public policy, socioeconomic conditions, community facilities, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise will be undertaken, a neighborhood character analysis is warranted, and will be provided in the EIS, as described in the **Draft Scope of Work**.

Construction

Construction impacts, although temporary, can include disruptive and noticeable effects resulting from an action. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and area air quality conditions. In addition, because soils may be disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the potential construction impacts that could result from contamination.

A construction assessment is typically warranted for construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resources; and/or (i) occurring on multiple sites in the same geographic area.

The construction activities associated with the Proposed Project are anticipated to last more than 24 months and would require the operation of multiple pieces of diesel-powered equipment within a single location. Moreover, the construction activities would take place within a Central Business District and along key arterial highways and major thoroughfares, potentially resulting in the closure, narrowing, or obstruction of traffic, transit, or pedestrian pathways. These activities would also occur within 400 feet of historic or cultural resources. Therefore, the Proposed Actions have the potential to result in significant adverse construction impacts, and a construction analysis will be included in the EIS, as described in the **Draft Scope of Work**.



1

Introduction

As discussed in **Part II: Supplemental Analysis** of this Environmental Assessment Statement (EAS), several technical areas were identified for further analysis:

- › Community Facilities and Services
- › Water and Sewer Infrastructure

Analysis of these areas follow in **Section 2** through **Section 3**.



2

Community Facilities and Services

This section assesses the potential impacts of the proposed actions on community facilities and services. The *2021 City Environmental Quality Review (CEQR) Technical Manual* defines community facilities as public or publicly funded facilities including schools, libraries, childcare centers, health care facilities, and fire and police protection services.

Introduction

According to the 2021 CEQR Technical Manual, a community facilities assessment should be conducted if a project would directly or indirectly affect existing community facilities, including publicly supported day care, libraries, public schools, healthcare facilities, and fire and police protection services. A project may affect community services when it physically displaces or alters a community facility or causes a change in population that may affect the services delivered by a community facility, as might happen if a facility is already over-utilized, or if a project is large enough to create a demand that could not be met by the existing facility.

As described in **Part I: Project Description**, the Applicant is requesting several actions (the "Proposed Actions") to facilitate the redevelopment of Brooklyn Block 2093, Lot 1 (the "Development Site") with a new, approximately 1,544,875 gross square feet (gsf), 72-story, 840-foot-tall mixed-use building (the "Proposed Project"). Under With-Action conditions, the Development Site would be redeveloped with a 72-story (840-foot-tall, including bulkhead), 1,552,605 gsf mixed-use building, including 1,233,950 gsf of residential space (1,263 DUs) and 217,500 gsf of non-residential space. It is

assumed that the With-Action conditions could include 88,500 gsf of commercial office and/or community facility space and 129,000 gsf of retail and/or community facility space.¹

The Proposed Actions would introduce 1,263 dwelling units, of which 253 to 379 units would be designated as permanently affordable at or below an average of 80 percent of area median income (AMI) pursuant to applicable requirements of the City's Mandatory Inclusionary Housing (MIH) Program.

The Proposed Actions would also introduce public realm improvements, including a new publicly accessible open space (approximately 4,750 sf) on the southern portion of the Development Site, and an expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage.

There are not existing community facilities on the Development Site that would be displaced or altered by the Proposed Actions; hence no direct effects on community facilities are warranted. However, the Proposed Actions would introduce a substantial new residential population to the Development Site, resulting in increased demand for community facilities and services. Therefore, assessments of indirect effects on existing services as well as public schools, libraries, and early childhood programs are conducted to determine whether the Proposed Actions would result in any significant adverse impacts to community facilities.²

Methodology

The *CEQR Technical Manual* provides thresholds to make an initial determination of whether detailed studies are necessary to determine potential indirect impacts on public schools, libraries, childcare centers, health care facilities, and fire and police protection services. According to CEQR guidelines, a project would need to introduce a sizeable new neighborhood to trigger further analysis on police/fire services and health care facilities. A project in Brooklyn introducing 110 units affordable to residents earning not more than 80 percent of the area median income would introduce 20 or more eligible children under age six and would warrant further analysis on childcare centers. A project generating more than 50 elementary and intermediate school aged children would warrant elementary and intermediate schools analyses, and a project generating more than 150 high school students would warrant a high school analysis. Finally, a project in Brooklyn introducing a minimum of 834 total units would warrant a detailed analysis on libraries.

Libraries

Public libraries as analyzed under CEQR are branch libraries operated by the New York Public Library, the Queens Borough Public Library, and the Brooklyn Public Library systems. The analysis of libraries generally focuses on the resources available to the population within the service area(s) of the library

¹ While the Proposed Project's non-residential spaces are intended to include a mixture of office and retail spaces, it is possible that under With-Action conditions portions or all of the future non-residential spaces could include community facility uses. However, as the future non-residential tenants are not known at this time, the With-Action conditions (at the time of publication of this EAS) are not accounting for community facility uses.

² As described in Part II: Supplemental Analyses, as the potential for significant adverse impacts related to public schools and publicly funded early childhood programs could not be ruled out, analyses of public schools and publicly funded childhood programs will be included in the EIS (see the [Draft Scope of Work](#))

or libraries nearest to the Development Site. Potential impacts on libraries can result from an increased user population.

A detailed analysis of libraries includes a description of existing libraries within the study area, their information services, and their user population. Branch holdings and circulation data are identified. Under the No-Action condition, the future population in the study area is determined, and any changes or planned new branches are integrated into the analysis. The With-Action condition is similarly established, and the change over the No-Action condition is assessed for effects on library access and services. The study area is an approximately 0.75-mile radius around the Development Site.

2020 U.S. Census data was assembled for all census tracts that fall primarily within 0.75 miles of a library to determine the existing population of a library's catchment area. The catchment area population in the No-Action condition was estimated by multiplying the number of new residential units in projects located within the 0.75-mile catchment area that are expected to be complete by 2032 by an average household size of 2.03 (the average household size for the 0.75-mile study area, including Census Tracts 11, 13, 15.01, 15.02, 23, 29.01, 31.01, 31.02, 33, 35, 37, 39, 41, 181, 183, 185.01, 187, 191, 195, 197, 211, and 543) according to the 2020 U.S. Census. The catchment area population in the With-Action condition was estimated by adding the anticipated population that would result from the Proposed Actions to the catchment area population estimate in the No-Action condition.

The new population in the No-Action condition and With-Action condition is then added to the existing catchment area population to assess potential effects on public libraries.

Study Area

Library branch catchment areas are typically not more than 0.75 miles from the library branch, which is the distance that one might be expected to travel for such services. Four Brooklyn Public Library (BPL) branches, the Walt Whitman Library, the Pacific Library, the Center for Brooklyn History, and the Brooklyn Heights Library are located within the 0.75-mile radius of the Development Site; that is, the Development Site is located within the catchment area for the four beforementioned libraries. Of the four libraries, Walt Whitman Library is located closest to the Development Site. For a conservative assessment of potential impacts to public libraries, this analysis assumes residents generated by the Proposed Actions would only use the Walt Whitman Library. Therefore the 0.75-mile catchment area for the Walt Whitman Library was used as the study area for the analysis.

Data Sources

As discussed above, 2020 U.S. Census data was assembled for all census tracts that fall primarily within 0.75 miles of the library to determine the existing population of the library's catchment area. Additionally, population data from newly completed construction, from the NYC Department of City Planning (DCP) Housing Database, was incorporated to account for any population not included in the 2020 U.S. Census data. The Brooklyn Public Library was contacted for the latest data on circulation for the branch within the study area.

Impact Criteria

Generally, if a proposed project would increase the study area population by five percent or more over the No-Action condition population, and it is determined, in consultation with the appropriate

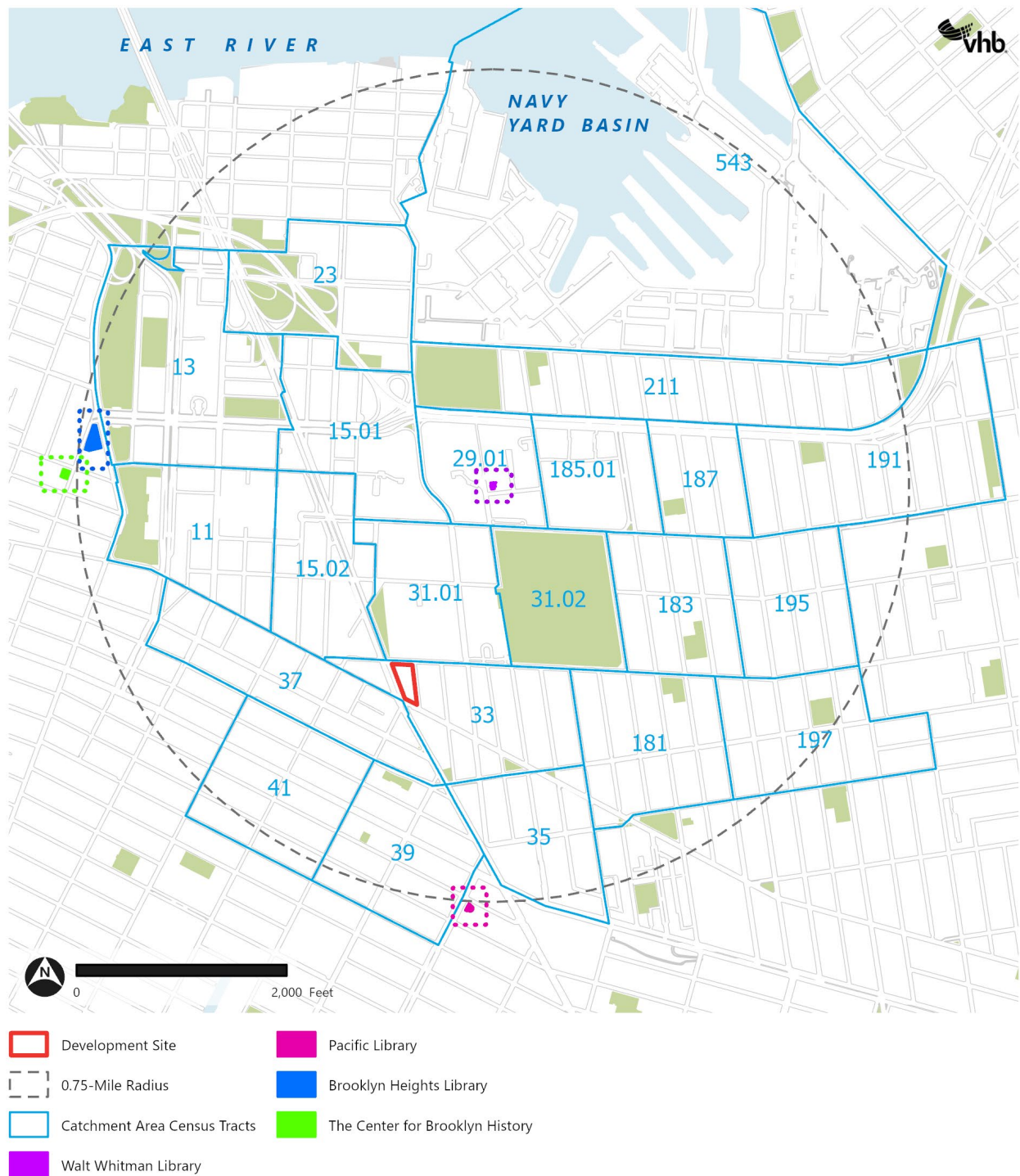
library agency, that this increase would impair the delivery of library services in the study area, a significant impact may occur, warranting consideration of mitigation.

Detailed Analysis: Libraries

Existing Conditions

The Development Site is served by the New York Public Library system. Four BPL locations (see **Figure 2-1**) are located within 0.75 miles of the Development Site: the Walt Whitman Library, the Pacific Library, the Center for Brooklyn History, and the Brooklyn Heights Library. For a conservative assessment of potential impacts to public libraries, this analysis assumes that residents generated by the Proposed Actions would only use the Walt Whitman Library, which is the closest library to the Development Site. Although the Pacific Library, the Center for Brooklyn History, and the Brooklyn Heights Library are not accounted for in the quantitative analysis, they serve portions of the study area population, and thus there are additional library resources for study area residents that are not reflected in the analysis.

Figure 2-1 Libraries Study Area



No-Action Condition

In the No-Action condition, the Walt Whitman Library will continue to serve the study area. The catchment area population would increase from 79,371 in existing conditions to 91,606 residents due to planned No-Action developments.

As shown in **Table 2-1**, planned No-Action developments would introduce approximately 22,312 residents in 10,991 dwelling units to the catchment area for Walt Whitman Library, increasing its population to 91,606. Assuming no increase in holdings in the No-Action condition, the holdings-per-resident ratio for the library would decrease from 0.226 in existing conditions to 0.196 in the No-Action condition.

Table 2-1 No-Action Condition Public Library Catchment Area Population and Holdings

Library Name	No-Action Holdings Total	No-Action Residents	No-Action Catchment Area Total Population	No-Action Holdings per Resident
Walt Whitman	17,976	22,312	91,606	0.196

With-Action Condition

As shown in **Table 2-2**, the Proposed Actions would result in an incremental increase of approximately 2,527 new residents (an approximately 2.68-percent increase over the No-Action catchment area population). With the Proposed Actions, the holdings-per-resident ratio for Walt Whitman Library catchment area would decrease from 0.196 to 0.191 (a decrease of approximately 0.005 holdings per resident).

Table 2-2 With-Action Condition Public Library Catchment Area Population and Holdings

Library Name	With-Action Holdings Total	Proposed Project Residents	With-Action Catchment Area Population	With-Action Holdings per Resident	Population Increase
Columbus	17,976	2,527	94,133	0.191	2.68%

Per the guidance of the *CEQR Technical Manual*, a proposed project may result in a significant adverse impact to public libraries if the proposed project would increase a library catchment area population by 5 percent or more, compared to the conditions in the future without the Proposed Actions, and if this increase would be expected to impair the delivery of library services in the study area. Since the Walt Whitman Library's catchment area population is projected to increase by approximately 2.68 percent, the analysis concludes that a significant adverse impact to public libraries would not occur as a result of the Proposed Actions. Additionally, some residents of the Walt Whitman Library catchment area also reside in catchment areas for other nearby libraries, including the Pacific Library, the Center for Brooklyn History, and the Brooklyn Heights Library, as described above, and therefore would also be served by these libraries.

Conclusion

There are four BPL branches within 0.75 miles of the Development Site: the Walt Whitman Library, the Pacific Library, the Center for Brooklyn History, and the Brooklyn Heights Library. For purposes of a conservative assessment, this analysis assumed that projected residents in the With-Action Condition would only use the Walt Whitman Library, which is the closest library to the Development Site. As stated in the *CEQR Technical Manual*, a significant adverse impact would occur if a project would increase the population of the library catchment area by five percent or more, and this increase would impair the delivery of library services in the study area. The catchment area population would increase by 2.68 percent from the No-Action to With-Action condition and the holdings per resident would decrease from 0.196 in the No-Action condition to 0.191 in the With-Action condition. Therefore, the Proposed Actions would not result in a significant adverse impact on public libraries



3

Water and Sewer Infrastructure

This section evaluates the potential for the Proposed Actions in connection with the Proposed Project to result in significant adverse impacts on the City's water supply, as well as its wastewater and stormwater conveyance and treatment infrastructure.

Introduction

The Applicant, the New York City Department of Housing Preservation and Development (HPD), is seeking approval for a zoning map amendment, zoning text amendments, disposition of city-owned property, and an amendment to the Brooklyn Center Urban Renewal Plan (URP) (collectively, the "Proposed Actions") to facilitate a mixed-use development in the Downtown Brooklyn neighborhood of Brooklyn, Community District (CD) 2. The Proposed Actions would facilitate the redevelopment of Brooklyn Block 2093, Lot 1 (the "Development Site") with a new, approximately 1,544,875 gross square feet (gsf), 72-story, 840-foot-tall mixed-use building. For conservative analysis purposes, the With-Action condition assumes a development that would include slightly more commercial office, retail, and/or community facility spaces. As such, under With-Action conditions, the Development Site would be redeveloped with a 72-story (840-foot-tall, including bulkhead), 1,552,605 gsf mixed-use building, including 1,233,950 gsf of residential space (1,263 DUs), 88,500 gsf of commercial office and/or community facility space, and 129,000 gsf of commercial retail and/or community facility space¹.

The Proposed Actions would introduce 1,263 dwelling units, of which 253 to 379 units would be designated as permanently affordable at or below an average of 80 percent of area median income

¹ While the Proposed Project's non-residential spaces are intended to include a mixture of office and retail spaces, it is possible that under With-Action conditions portions or all of the future non-residential spaces could include community facility uses. However, as the future non-residential tenants are not known at this time, the With-Action conditions (at the time of publication of this EAS) are not accounting for community facility uses.

(AMI) pursuant to applicable requirements of the City's Mandatory Inclusionary Housing (MIH) Program.

The Proposed Actions would also introduce public realm improvements, including a new publicly accessible open space (approximately 4,750 sf) on the southern portion of the Development Site, and an expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage.

According to the *2021 City Environmental Quality Review (CEQR) Technical Manual*, discretionary actions that would increase density or change the drainage conditions may warrant a water and sewer infrastructure analysis. Specifically, development that would result in an exceptionally large demand for water (more than a million gallons per day [mgd]) or that is located in an area that experiences low water pressure require an analysis of potential impacts on the water supply system. Additionally, developments located in combined sewer areas exceeding incremental development thresholds (above the predicted No-Action condition) of 400 residential units or 150,000 square feet (sf) or more of commercial, public facility, and institution, and/or community facility space in Brooklyn would warrant a sewer infrastructure analysis.

Methodology

This analysis follows the CEQR Technical Manual guidelines that recommend a preliminary water analysis be completed if a project would result in an exceptionally large demand of water (over one million gpd) or is located in an area that experiences low water pressure (i.e., in an area at the end of the water supply distribution system such as the Rockaway Peninsula or Coney Island).

Existing and future water demand and sanitary sewage generation are calculated based on use rates set by the CEQR Technical Manual. The New York City Department of Environmental Protection (NYC DEP) Flow Volume Calculation Matrix is then used to calculate the overall stormwater runoff volume for four rainfall volume scenarios with varying durations. The ability of the City's sewer infrastructure to handle the anticipated demand from the Proposed Actions is assessed by estimating existing sewage generation rates, and then comparing these existing rates with the No-Action and With-Action conditions, per CEQR Technical Manual methodology.

Existing Conditions

The Development Site (Brooklyn Block 2093, Lot 1) is owned and controlled by the City of New York, and has a lot area of approximately 49,153 square feet (sf)². The Development Site is bounded by Dekalb Avenue to the north with approximately 193 feet of frontage, Fulton Street to the south with approximately 130 feet of frontage, Hudson Avenue to the east with approximately 365 feet of frontage, and Flatbush Avenue Extension to the west with approximately 334 feet of frontage.

The Development Site, subject to a long-term lease with Fulton DeKalb Associates L.P., is currently improved with a seven-story, 375,108 gsf commercial building with 293,370 gsf of commercial office space, 35,548 gsf of ground floor retail, and 46,190 gsf of below-grade parking (which accommodates 140 public parking spaces). Constructed in 1974, the existing building currently houses a Verizon call center in its office space. The ground floor retail space is primarily tenanted with local retail chains.

² The lot size is based on a site survey dated December 4, 2024.

Water Supply

The New York City water supply system consists of a network of reservoirs, lakes, and aqueducts extending north into the Catskill region, and a grid of underground distribution mains that distributes water within the City. As mentioned earlier, approximately 1.3 billion gpd of water are consumed by New York City through this water supply system.

Most of New York City obtains water from three surface water supply systems operated by NYC DEP – Delaware, Catskill, and Croton. The watersheds of the three systems cover almost 2,000 square miles, with 19 reservoirs and three control lakes, which have a combined storage capacity of approximately 550 billion gallons.

Two of the three surface water systems, the Delaware and Catskill systems, collect water from watershed areas in the Catskill Mountains and deliver it to the Hillview Reservoir in Yonkers. From there, it is distributed to the City through three tunnels: City Tunnel 1, which runs through the Bronx and Manhattan to Brooklyn; City Tunnel 2, which goes through the Bronx, Queens, and Brooklyn (and from there through the Richmond Tunnel to Staten Island); and City Tunnel 3 (Stage 1), which goes through the Bronx and Manhattan and ends in Queens. Stage 2 of City Tunnel 3 is currently under construction in Queens and Brooklyn.

The third surface water system, the Croton system, collects water from watershed areas in Dutchess, Putnam, and Westchester Counties and delivers it to the Jerome Park Reservoir in the Bronx. From there, it is distributed to the Bronx and Manhattan through the New Croton Aqueduct.

Once in the City, the aqueducts distribute water into a network of water mains. Water mains up to 96 inches in diameter feed smaller mains, such as 20, 12, and 8-inch mains, which deliver water to their destination, including to fire hydrants along many of the City's streets. Nearly all of the water reaches consumers by gravity alone, with roughly four percent (generally located at the outer limits of the system where in-line pressure is lowest, at high elevations, or at pressure extremity such as Far Rockaway) being pumped to its final destination. Water pressure throughout the City's water supply system is monitored and controlled by pressure regulators. Hydrant flow tests were conducted along Flatlands Avenue on April 30, 2021, as part of a data collection effort in accordance with NYC DEP.

New York City consumes approximately 1.3 billion gallons of water per day from a reservoir system with a total storage capacity of approximately 550 billion gallons.^{3, 4} The total water usage anticipated as a result of the Proposed Actions is calculated to equal approximately 0.55 mgd, which is an increment of approximately 0.52 mgd, compared to the No-Action condition's projected demand of approximately 0.03 mgd. As the total water usage would result in less than 1 mgd, the Proposed Actions would not have a significant adverse impact on the City's water supply or system water pressure.

Water consumption and wastewater generation rates were derived from the *CEQR Technical Manual* and are provided in **Table 3-1**. Existing water consumption and sewage generation for the site is shown in **Table 3-2**.

³ Source: New York City's Wastewater Treatment System, New York City Department of Environmental Protection (NYC DEP); <https://www1.nyc.gov/site/dep/water/>

⁴ Source: 2021 *CEQR Technical Manual*.

Table 3-1 Water Consumption and Wastewater Generation Rates

Land Use	Rate			
	Domestic ¹	Units	Air Conditioning ¹	Units
Residential	100	gpd/person	0.00	gpd/sf
Retail	0.24	gpd/sf	0.17	gpd/sf
Schools	10	gpd/seat	0.17	gpd/sf
Office	0.10	gpd/sf	0.17	gpd/sf

Notes:

¹ Consumption rates obtained from the 2021 CEQR Technical Manual Table 13-2 "Water Usage and Sewage Generation Rates for Use in Impact Assessment"

Table 3-2 Existing Water Consumption and Sewage Generation

Land Use	Area (sf)	Dwelling Units/Seats	Domestic Water/Wastewater Generation (gpd)	Air Conditioning (gpd)
Office	299,370	-	79,210/29,337	49,873
Retail	35,548	-	14,575/8,532	6,043
		Subtotals	93,785/37,869	55,916

Conveyance System

The Development Site is in a part of New York City that is served by combined sewer systems. The sanitary and stormwater runoff is collected by a system of internal pipes, manholes, and catch basins. This system connects to the 12", 24" and 36" combined sewers adjacent to the Project Site. These mains then flow primarily North to the Red Hook Water Resource Recovery Facility (WRRF) and overflow at Outfall RH-005 during a combined sewer overflow event.

Sanitary Flows

For purposes of analysis, the amount of sanitary sewage is calculated as all water demand generated by the existing uses on the Development Site except water used by air conditioning, which is typically not discharged to the sewer system.

Sanitary sewage generated by the Proposed Actions would discharge to the Red Hook WRRF, which has a State Pollutant Discharge Elimination System (SPDES)-permitted dry weather flow capacity of 60 mgd. The average monthly flow to Red Hook WRRF over a 12-month period is 30.2 mgd (see **Table 3-3**). The Proposed Actions have the potential to result in a total generation of 0.36 mgd of sanitary sewage discharge, an increment of 0.32 mgd over the No-Action total sewage generation, which is estimated at 0.037 mgd. This incremental increase in sanitary flow would represent approximately a 0.60 percent of the Red Hook WRRF SPDES-permitted capacity. As the projected increase in sanitary sewage would not cause the Red Hook WRRF to exceed its operational capacity or the SPDES-permitted capacity, the Proposed Actions would not result in significant adverse impacts to sanitary sewage conveyance and treatment.

Table 3-3 Red Hook WRRF Average Monthly Flows

	Month	Flow (mgd)
2023	September	35
	October	32
	November	28
	December	32
2024	January	32
	February	27
	March	32
	April	30
	May	28
	June	28
	July	28
	August	30
12-Month Average		30.2

Note:

¹Average Monthly flows were provided by NYC DEP

Figure 3-1 Red Hook WRRF Collection System

Stormwater Flows

The Development Site (Brooklyn Block 2093, Lot 1) is owned and controlled by the City of New York, and has a lot area of approximately 49,153 square feet (sf).⁵ **Table 3-4** summarizes the surfaces and surface areas, as well as the weighted runoff coefficient (the fraction of precipitation that becomes surface runoff for each surface type).

As described below, the Development Site is served by a combined sewer system. Stormwater runoff flows primarily to the north, collecting in inlets located on DeKalb Avenue and then flows North to the Combined Sewer Overflow (CSO) Outfall RH-005 during a Combined Sewer Overflow event.

Table 3-4 Existing Surface Coverage

Affected Outfall	Surface Type	Pavement and Walkways			Grass and Soft Scope	Total
		Roof	Other			
RH-005 ²	Area (%)	100%	0%	0%	0%	100%
	Surface Area (sf)	49,153	0	0	0	49,153
	Runoff Coefficient ¹	1.00	0.85	0.85	0.20	0.99

Notes:

¹ Runoff coefficients for each surface type as per NYC DEP

² Source: CSO Locations in New York City's Waterways,
[CSO Locations in New York City's Waterways \(arcgis.com\)](https://arcgis.com)

As shown in **Table 3-5**, depending on the rainfall volume and duration, the total volume to the combined sewer system from the Development Site under the existing conditions would be between approximately 0.006 mgd and 0.110 mgd.

Table 3-5 NYC DEP Flow Volume Matrix – Existing Conditions

Rainfall (inches) ¹	Duration (hours)	Total Area (acres) ²	Weighted Runoff Coefficient ³	Stormwater Runoff (MG) ⁴	Sanitary to CSS (MG) ⁵	Total Volume to CSS (MG)
0.00	3.80	1.16	0.99	0.000	0.006	0.006
0.40	3.80	1.16	0.99	0.010	0.006	0.016
1.20	11.30	1.16	0.99	0.040	0.17	0.057
2.50	19.50	1.16	0.99	0.080	0.030	0.110

Notes:

¹ Storm event rainfalls per NYC DEP Volume Calculation Matrix.

² Total surface area onsite for Projected Development site within subcatchment area.

³ Runoff coefficients for surface type area as per NYC DEP.

⁴ Stormwater runoff derived from NYC DEP Volume Calculation Matrix.

⁵ Sanitary volumes derived using methodology and consumption rates per the *2021 CEQR Technical Manual*
MG = million gallons

⁵ The lot size is based on a site survey dated December 4, 2024.

The Future Without the Proposed Actions

As described in **Part I, Project Description**, absent the Proposed Actions, it is expected that the existing seven-story commercial office and retail building currently occupying the Development Site would remain as under existing conditions and be fully occupied.

The Future with the Proposed Actions

The With-Action condition would result in the redevelopment of Brooklyn Block 2093, Lot 1 with a new, approximately 1,552,605 gross square feet (gsf), 72-story, 840-foot-tall, mixed-use building. The building would include 1,233,950 gsf 129,000 gsf of retail and/or community facility space, and 88,500 gsf of office and/or community facility space⁶.

The Proposed Project would introduce 1,263 dwelling units, of which 253 to 379 units would be designated as permanently affordable at or below an average pf 80 percent of AMI pursuant to applicable requirements of the City's MIH Program.

The Proposed Actions would also introduce public realm improvements, including a new publicly accessible open space (approximately 4,750 sf) on the southern portion of the Development Site and an expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage.

Water Demand

The total water usage anticipated in the With-Action condition is calculated as approximately 0.39 mgd, an incremental increase of 0.30 mgd compared to the No-Action condition's projected demand of 0.09 mgd. This represents a 0.02 percent increase in demand on the water supply system compared to the City's average daily water use of approximately 1.3 billion gpd. As the total water usage anticipated under With-Action conditions would result in less than one mgd, the Proposed Actions would not have a significant adverse impact on the City's water supply or system water pressure.

Sanitary Flows

As shown in **Table 3-6**, the Proposed Actions are expected to generate a total water demand of 333,174 gpd, with approximately 296,199 gpd of daily sanitary sewage generated under the With-Action condition.

⁶ As the future non-residential tenants are not known at this time, the With-Action conditions (at the time of publication of this EAS) is not accounting for community facility uses.

Table 3-6 With-Action Water Consumption and Sewage Generation

Land Use	Area (sf)	Dwelling Units/Seats	Domestic Water/Wastewater Generation (gpd)	Air Conditioning Generation
Residential	1,233,950	1,263	256,389 / 256,389 ¹	-
Retail	129,000	-	52,890/30,960	21,930
Office	88,500	-	23,895/8,850	15,045
Total Water Consumption			333,174	
Total Sewage Generation			296,199	

Notes:

¹ The number of residents is based on an average household size of 2.03 for Brooklyn Community District 2

The incremental sanitary sewage generated by the With-Action condition, as compared with the No-Action condition, would be 258,330 gpd. This increase in wastewater generation would be approximately 0.43 percent of the Red Hook WRRF capacity of 60 mgd.

In accordance with the New York City Plumbing Code (Local Law 33 of 2007), the Proposed Project would be required to utilize low-flow plumbing fixtures, which would reduce sanitary flows to the plant. Therefore, the With-Action condition would not result in a significant adverse impact to the City's sanitary sewage conveyance and treatment system.

Stormwater Flows

The With-Action condition consists of the addition of ten proposed buildings and new streets, sidewalks, and new publicly accessible open space. **Table 3-7** summarizes the surface areas and weighted runoff coefficient for the With-Action conditions.

Table 3-7 With-Action Surface Coverage

Affected Outfall	Surface Type	Roof	Pavement and Walkways	Other	Grass and Soft Scope	Total
	Area (%)	90%	10%	0%	0%	100%
RH-005 ²	Surface Area (sf)	44,403	4,750	0	0	49,153
	Runoff Coefficient ¹	1.00	0.85	0.85	0.20	-

Notes:

¹ Runoff coefficients for each surface type as per NYC DEP² Source: CSO Locations in New York City's Waterways, [CSO Locations in New York City's Waterways \(arcgis.com\)](https://arcgis.com)

The NYC DEP Flow Volume Calculation Matrix was completed for the existing and the With-Action conditions. The calculations from the Flow Volume Calculation Matrix help to determine the change in wastewater flow volumes to the combined sewer system from existing With-Action conditions and include four rainfall volume scenarios with varying durations. The summary tables of the Flow Volume Calculation Matrix are included in **Table 3-8** and **Table 3-9**.

Table 3-8 NYC DEP Flow Volume Matrix – With-Action Conditions

Rainfall (inches) ¹	Duration (hours)	Total Area (acres) ²	Weighted Runoff Coefficient ³	Stormwater Runoff (MG) ⁴	Sanitary to CSS (MG) ⁵	Total Volume to CSS (MG)
0.00	3.80	1.16	0.99	0.000	0.057	0.057
0.40	3.80	1.16	0.99	0.010	0.057	0.067
1.20	11.30	1.16	0.99	0.040	0.170	0.210
2.50	19.50	1.16	0.99	0.080	0.293	0.373

Notes:

¹ Storm event rainfalls per NYC DEP Volume Calculation Matrix.² Total surface area onsite for Projected Development site within sub-catchment area.³ Runoff coefficients for surface type area as per NYC DEP.⁴ Stormwater runoff derived from NYC DEP Volume Calculation Matrix.⁵ Sanitary volumes derived using methodology and consumption rates per the 2021 CEQR Technical Manual

MG = million gallons

As shown in **Table 3-8**, for the With-Action condition, the combined sewer system flow would be between 0.057 mgd and 0.373 mgd.

Table 3-9 compares the estimated stormwater flows under existing and With-Action conditions using the NYC DEP Flow Volume Calculation Matrix. As shown in the table, depending on the rainfall volume and duration, the With-Action increment would be between 0.051 and 0.263 mgd. Typically, an increase of five percent or more at the site over existing conditions would warrant further review by NYC DEP, in which the implementation of best management practices (BMPs) would help mitigate that increase. Although the five percent threshold is exceeded, these increments represent only a 0.09 to 0.44 percent increase of the Red Hook WRRF capacity.

Table 3-9 Existing and With-Action Combined Sewer Volume Generation

Rainfall (inches) ¹	Duration (hours)	Total Volume to Combined Sewer System (MG)			Increment (% of WRRF Capacity)
		Existing Conditions	With-Action Condition	Increment	
0.00	3.80	0.006	0.057	0.051	0.09%
0.40	3.80	0.016	0.067	0.051	0.09%
1.20	11.30	0.057	0.210	0.153	0.26%
2.50	19.50	0.110	0.373	0.263	0.44%

The Flow Volume Matrix calculations do not reflect the use of any sanitary and stormwater source control BMPs to reduce sanitary flow and stormwater runoff volumes to the combined sewer system. As noted above, the Proposed Project would incorporate low-flow plumbing fixtures to reduce sanitary flow in accordance with the New York City Plumbing Code. In addition, stormwater BMPs would be required as part of the NYC DEP site connection approval process in order to bring each of the proposed buildings into compliance with the required stormwater release rate. Based on the NYC DEP Guidelines for the Criteria for Detention Facility Design, dated November 19, 2012, for new developments, the required stormwater release rate for the Proposed Project would be the greater of 0.25 cubic feet per second (cfs) or 10 percent of the allowable flow, unless the allowable flow is less

than 0.25 cfs, in which case the stormwater release rate is equal to the allowable flow.⁷ To achieve this release rate, stormwater could be managed by utilizing one or a combination of detention or infiltration techniques identified in the *NYC Green Infrastructure Plan*. Green technologies, such as green and blue roofs, subsurface detention and infiltration, and permeable pavement, could be implemented to retain or release stormwater with slowed discharge rates to control peak runoff rates. Specific BMP methods will be determined with further refinement of the building design and in consultation with NYC DEP.

The incorporation of the appropriate sanitary flow and stormwater source control BMPs that would be required as part of the site connection approval process, with the review and approval of NYC DEP, would reduce the overall volume of sanitary sewer discharge and stormwater runoff as well as the peak stormwater runoff rate from the Development Site. Sewer treatment capacity at the Red Hook WRRF is enough to handle flow resulting from the Proposed Project. The Proposed Project would also incorporate selected best management practices (BMPs) that would be required as part of the site connection approval from NYCDEP to manage pollutant loadings. BMPs would be required in accordance with the NYCDEP Unified Stormwater Rule (USWR) guidelines, which include requirements for bringing the Project Site into compliance with the allowable stormwater release rate. To achieve the release rate, stormwater would be managed by utilizing one or a combination of detention techniques. Green infrastructure technologies and subsurface detention would be implemented to retain or release stormwater with slowed discharge rates to control peak runoff rates. Therefore, the Proposed Project would not result in any significant adverse stormwater impacts.

Conclusion

The Proposed Actions would result in a total daily water demand of approximately 0.40 mgd. Since the Proposed Actions would not exceed the CEQR threshold of 1 mgd, no further analysis of the water supply system is warranted, and the Proposed Actions would not result in any significant adverse impacts on the City's water supply.

The total volume of sanitary runoff and stormwater generated by the Proposed Actions as part of the combined sewer system would discharge into the Red Hook WRRF. This WRRF has a SPDES-permitted dry weather flow capacity of 60 mgd. The average monthly flow to Red Hook WRRF over a 12-month period is 30 mgd. The Proposed Actions have the potential to result in a total generation of 0.263 MG over the No-Action total volume. This incremental increase in combined sewage flow would represent an estimated 0.44 percent of the Red Hook WRRF's SPDES-permitted capacity. The projected increase in combined sewage would not cause the Red Hook WRRF to exceed its operational capacity or SPDES-permitted capacity. Therefore, the Proposed Actions would not result in any significant adverse combined sewage impacts.

The Development Site is served by one storm sewer outfall—CSO Outfall RH-005. The Proposed Actions would incorporate BMPs that would be required in accordance with the NYCDEP Unified Stormwater Rule (USWR) guidelines, which include requirements for bringing the Development Site into compliance with the allowable stormwater release rate. To achieve the release rate, stormwater would be managed by utilizing one or a combination of detention techniques. Where necessary, green infrastructure technologies and subsurface detention would be implemented to retain or

⁷ Source: <https://www1.nyc.gov/assets/dep/downloads/pdf/about/water-and-sewer-forms/criteria-determination-detention-facility-volume.pdf>

release stormwater with slowed discharge rates to control peak runoff rates. Therefore, the Proposed Actions would not result in any significant adverse stormwater impacts.

Appendix A: LPC Correspondence

ENVIRONMENTAL REVIEW

Project number: LA-CEQR-K (HOUSING PRESERVATION AND DEV)

Project:

Address: 395 FLATBUSH AVENUE EXT BBL: 3020930001

Date Received: 1/21/2025

☒ **No architectural significance [PROJECT SITE]**

☒ **No archaeological significance [PROJECT SITE]**

☒ **IN RADIUS Designated New York City Landmark or Within Designated Historic District**

☒ **IN RADIUS Listed on National Register of Historic Places**

☒ **IN RADIUS Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

☐ **May be archaeologically significant; requesting additional materials**

Comments:

RADIUS:

LPC DESIGNATED AND S/NR ELIGIBLE DIME SAVINGS BANK OF NEW YORK, 9 DEKALB AVENUE AND S/NR UNDETERMINED 33 FLATBUSH AVENUE WITHIN THE 400' RADIUS; S/NR AND LPC ELIGIBLE PIONEER WAREHOUSE, 37-53 FLATBUSH AVENUE ADJACENT TO 400' RADIUS.

SHADOW STUDY (3,268') RADIUS:

These properties should all be screened as per the CEQR Technical Manual:

THE LPC DESIGNATED FRIENDS MEETING HOUSE, 110 SCHERMERHORN STREET AND FIRST FREE CONGREGATION CHURCH, 311 BRIDGE STREET; S/NR ELIGIBLE CATHEDRAL BASILICA OF ST. JAMES, 250 CATHEDRAL PLACE AND MARY OF NAZARETH RC CHURCH, 37 ADELPHI STREET; PLUS THE FOLLOWING PROPERTIES IN THE LPC DESIGNATED AND S/NR LISTED FORT GREENE HISTORIC DISTRICT: FORT GREENE PARK; ST. MARKS & ST. MICHAEL'S EPISCOPAL CHURCH, 222-232 ADELPHI STREET; SIMPSON METHODIST EPISCOPAL CHURCH, 201-2011 CLERMONT AVENUE; LAFAYETTE AVENUE PRESBYTERIAN CHURCH, 102-108 LAFAYETTE AVENUE; EVANGELICAL LUTHERAN CHURCH OF THE HOLY TRINITY, 266 CUMBERLAND STREET; AND QUEEN OF ALL SAINTS RC CHURCH, 201-209 LAFAYETTE AVENUE.



2/11/2025

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

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