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

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

PART I: GENERAL INFORMATION

1. *Does Action Exceed Any Type I Threshold In 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?*

☐ Yes ☑ No

If yes, **STOP**, and **complete the FULL EAS**

2. *Project Name* CAMBA Gardens

3. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
11HPD011K	
ULURP REFERENCE NUMBER (If Applicable))	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g. Legislative Intro, CAPA, etc)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY: Department of Housing Preservation and Development			NAME OF APPLICANT: CAMBA Housing Ventures, Inc.		
NAME OF LEAD AGENCY CONTACT PERSON: Patrick Blanchfield			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: James Heineman, Equity Environmental Engineering, LLC		
ADDRESS: 100 Gold Street, Room 9I-6			ADDRESS: 4 Gold Mine Road		
CITY: New York	STATE: ny	ZIP: 10038	CITY: Flanders	STATE: NJ	ZIP: 07836
TELEPHONE: 212-863-5056	FAX: 212-863-5052		TELEPHONE: 646-662-5463	FAX: 937-858-0280	
EMAIL ADDRESS: blanchp@hpd.nyc.gov			EMAIL ADDRESS: jim.heineman@equityenvironmental.com		

5. *Project Description*:

The project sponsor, CAMBA Housing Ventures (CHV) seeks construction financing from the New York City Department of Housing Preservation and Development (HPD) through its Supportive Housing Loan Program. Construction would occur on a site owned by the New York City Health and Hospitals Corporation (HHC), which would convey, by 99-year lease, two parcels within the Kings County Hospital Campus (Buildings J and N, 690 and 738 Albany Avenue) to CAMBA Housing Ventures (CHV). CHV proposes to demolish existing buildings on the site and develop the parcels with two six-story buildings providing 209 units of supportive and affordable housing (Use Group 3 community facilities with sleeping accommodations). The development would provide housing and support services for singles and families, as well as housing for lower-income neighborhood residents. Other necessary public funding actions are described in item #7 below.

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

ADDRESS: 690 and 738 Albany Avenue	NEIGHBORHOOD NAME: East Flatbush	
TAX BLOCK AND LOT: Block 4829; part of Lot 1 (will be tax lots 3 and 4)	BOROUGH: Brooklyn	COMMUNITY DISTRICT: 9
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS: west side of Albany Avenue between Winthrop Street and Clarkson Avenue, on the campus of Kings County Hospital Center		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY: R5		ZONING SECTIONAL MAP NO: 17b

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

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

City Planning Commission: YES ☐ NO ☑

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

ZONING SPECIAL PERMIT, SPECIFY TYPE:

- ☐ MODIFICATION OF
- ☐ RENEWAL OF
- ☐ OTHER

Board of Standards and Appeals: YES ☐ NO ☑

- ☐ SPECIAL PERMIT

EXPIRATION DATE MONTH DAY YEAR

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

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

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

Other City Approvals: YES ☑ NO ☐

- ☐ LEGISLATION
- ☑ FUNDING OF CONSTRUCTION; SPECIFY: HPD Supportive Housing Loan
- ☐ POLICY OR PLAN; SPECIFY:
- ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL *(not subject to CEQR)*
- ☐ 384(b)(4) APPROVAL
- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) *(not subject to CEQR)*
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☑ FUNDING OF PROGRAMS; SPECIFY: DOHMH NY/NY III; SRO Support subsidy
- ☐ PERMITS; SPECIFY:
- ☑ OTHER; EXPLAIN HHC Conveyance of City-owned property by 99-year lease

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

NYS Homeless Housing Assistance Program, NYS Housing Fiance Authority tax exempt bond; Federal Home Loan Bank/AHP; NYSERDA; Project-based Section 8 rental subsidy, HOME/HUD funding.

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

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

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

PHYSICAL SETTING *(both developed and undeveloped areas)*

Total directly affected area (sq. ft.):	Type of Waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.)
60,010		approx. 28,896

Other, describe (sq. ft.): approx. 31,668 square feet lawns and landscaping

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

Size of project to be developed: 193,150 (gross sq. ft.)

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

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

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

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

Area: approx. 35,598 sq. ft. (width × length) Volume: approx. 18,000 cubic yards cubic feet (width × length × depth)

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)			193,150	
Type (e.g. retail, office, school)	units		209 units of supportive housing	

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

Provide a brief explanation of how these numbers were determined: approximately 349 residents based on unit size mix; approximately 40 on-site staff

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

Using Table 14-1, estimate the project's projected operational solid waste generation, if applicable: 5,933 (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: 19,514,334,000.00 (annual BTUs)

Has a No-Action scenario been defined for this project that differs from the existing condition? YES ☐ NO ☑ If 'Yes,' see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

In the future without the proposed project, it is assumed the sites would remain unoccupied hospital buildings.

10. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL): 2013	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 24months
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES ☑ NO ☐	IF MULTIPLE PHASES, HOW MANY PHASES:
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:	

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

☑ RESIDENTIAL ☐ MANUFACTURING ☐ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☑ OTHER, Describe: hospital campus

PART II: TECHNICAL ANALYSES

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

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

	YES	NO
1. *LAND USE, ZONING AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If "Yes", complete a preliminary assessment and attach.		✓
(b) Is the project a large, publicly sponsored project? If "Yes", complete a PlaNYC assessment and attach.		✓
(c) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If "Yes", complete the Consistency Assessment Form.		✓
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
• Generate a net increase of 200 or more residential units?	✓	
• Generate a net increase of 200,000 or more square feet of commercial space?		✓
• Directly displace more than 500 residents?		✓
• Directly displace more than 100 employees?		✓
• Affect conditions in a specific industry?		✓
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Does the proposed project exceed any of the thresholds outlined in Table 6-1 of Chapter 6?	✓	
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?		✓
(b) Is the proposed project within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 50 or more additional residents?		✓
If "Yes," would the proposed project generate 125 or more additional employees?		
(c) Is the proposed project in a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? If "Yes," would the proposed project generate 300 or more additional residents?		✓
If "Yes," would the proposed project generate 750 or more additional employees?		
(d) If the proposed project is not located in an underserved or well-served area, would the proposed project generate: 200 or more additional residents?	✓	
500 additional employees?		✓

	YES	NO
5. *SHADOWS:* *CEQR Technical Manual Chapter 8*		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	✓	
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?		✓
6. *HISTORIC AND CULTURAL RESOURCES*: *CEQR Technical Manual Chapter 9*		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for, or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
7. *URBAN DESIGN*: *CEQR Technical Manual Chapter 10*		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?		✓
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		✓
8. *NATURAL RESOURCES:* *CEQR Technical Manual Chapter 11*		
(a) Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.	✓	
(b) Does the proposed project site or a site adjacent to the project contain natural resources as defined in section 100 of Chapter 11? If "Yes," list the resources and attach supporting information on whether the project would affect any of these resources.		✓
9. *HAZARDOUS MATERIALS:* *CEQR Technical Manual Chapter 12*		
(a) Would the project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		✓
(b) Does the project site have existing institutional controls (*e.g.* (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		✓
(c) Would the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?		✓
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	✓	
(e) Would the project result in development where underground and/or aboveground storage tanks (*e.g.* gas stations) are or were on or near the site?	✓	
(f) Would the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g) Would the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		✓
(h) Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes," were RECs identified? Briefly identify: No RECs. Potential asbestos containing materials, lead paint, and mold were identified.	✓	
10. *INFRASTRUCTURE:* *CEQR Technical Manual Chapter 13*		
(a) Would the proposed project result in water demand of more than one million gallons per day?		✓
(b) Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 SF or more of commercial space in Manhattan or at least 400 residential units or 150,000 SF or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		✓
(c) Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 of Chapter 13?		✓
(d) Would the project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e) Would the project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the Jamaica Bay Watershed or in certain specific drainage areas including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		✓
(f) Is the project located in an area that is partially sewered or currently unsewered?		✓
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		✓
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		✓
11. *SOLID WASTE AND SANITATION SERVICES:* *CEQR Technical Manual Chapter 14*		
(a) Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		✓
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		✓

	YES	NO
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Would the proposed project affect the transmission or generation of energy?		✓
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 of Chapter 16?	✓	
(b) If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection?		✓
***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16, "Transporation," for information.*		
(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? If "Yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?		✓
(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? If "Yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?		✓
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources:* Would the proposed project result in the conditions outlined in Section 210 of Chapter 17?		✓
(b) *Stationary Sources:* Would the proposed project result in the conditions outlined in Section 220 of Chapter 17?	✓	
If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed)		✓
(c) Does the proposed project involve multiple buildings on the project site?	✓	
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		✓
(e) Does the proposed project site have existing institutional controls (*e.g.* E-designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b) If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18?		
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?		✓
(b) Would the proposed project introduce new or additional receptors (see Section 124 of Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	✓	
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?		✓
(d) Does the proposed project site have existing institutional controls (*e.g.* E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		✓
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20?		✓
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted for the following technical areas, check yes if any of the following technical areas required a detailed analysis: Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Shadows, Transportation, Noise		✓
If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance of in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		

The proposed action would permit the development of two new buildings providing supportive and affordable housing on sites within the Kings County Hospital campus, where project residents would have access to supportive services. The action would allow for the reuse of vacant hospital property for a use that is compatible with its surroundings, at a height and bulk that is permitted by zoning and is consistent with surrounding built form.

		YES	NO
19.	***CONSTRUCTION IMPACTS:*** *CEQR Technical Manual Chapter 22* Would the project's construction activities involve (check all that apply):		
	• Construction activities lasting longer than two years;		✓
	• Construction activities within a Central Business District or along an arterial or major thoroughfare;		✓
	• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);	✓	✓
	• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		✓
	• The operation of several pieces of diesel equipment in a single location at peak construction;		✓
	• Closure of community facilities or disruption in its service;		✓
	• Activities within 400 feet of a historic or cultural resource; or		✓
	• Disturbance of a site containing natural resources.		✓

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.

The construction effects of the proposed project would be typical of construction activities throughout New York City, including sidewalk closures, fugitive dust, and noise. The effects would be addressed under existing local, state, and federal regulations governing construction activities within New York City and no impacts would result.

20. *APPLICANT'S CERTIFICATION*

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

Still under oath, I further swear or affirm that I make this statement in my capacity as the

Environmental Consultant (APPLICANT/SPONSOR) of CAMBA Housing Ventures (NAME THE ENTITY OR OWNER)

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

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

James Heineman
APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

May 17, 2011
DATE:

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

PART III: DETERMINATION OF SIGNIFICANCE (To Be Completed By Lead Agency)

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

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

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

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

There are none.

3. ***LEAD AGENCY CERTIFICATION***

Environmental Planner
TITLE

City of New York - Dept of Housing Preservation & Development (HPD)
LEAD AGENCY

Thomas Bura
NAME

SIGNATURE

May 19, 2011

☐ **Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.**

☐ Issue ***Conditional Negative Declaration***

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

☐ Issue ***Positive Declaration*** and proceed to a draft scope of work for the Environmental Impact Statement.

If the lead agency has determined that the project may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency issues a ***Positive Declaration***.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

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

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

will be implemented in conformance with the following provision to be incorporated into the Regulatory Agreement between HPD and the project sponsor, no significant adverse impacts would result. The provision is as follows:

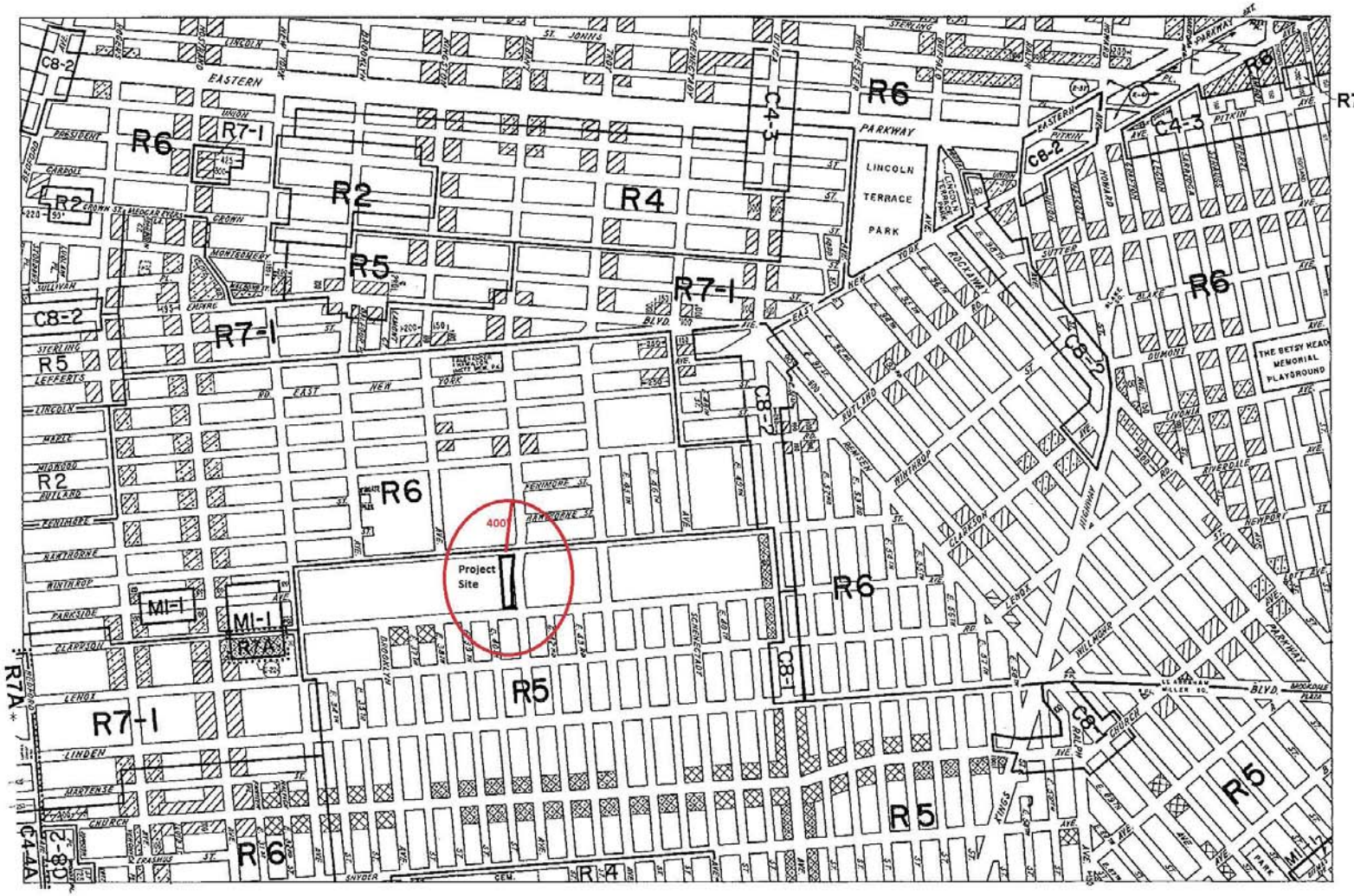
Noise
In order to ensure a maximum interior noise environment of 45 dB, future residential/community facility components of the proposed project must provide window-wall attenuation (which includes the provision of an alternate means of ventilation) with an STC value of at least 28 dB along the proposed building's Clarkson Street, Albany Avenue and Winthrop Avenue facades. In order to maintain a closed-window condition, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners. Window-wall attenuation (including the provision of an alternate means of ventilation) will be required through the Regulatory Agreement between HPD and the project sponsor, CAMBA Housing Ventures, Inc (CHV).

The City Of New York - Health and Hospitals Corporation (HHC) will lease the site to CHV. The environmental review was coordinated with HHC and HHC is an Involved Agency for CEQR purposes.

The proposed action includes the above-described measure associated with noise attenuation. With the measure included as part of the proposal, the proposed action would not result in any significant adverse impacts.

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

Director of Environmental Planning	City of New York - Dept of Housing Preservation & Development (HPD)
TITLE	LEAD AGENCY
Patrick S. Blanchfield, AICP	May 19, 2011
NAME	SIGNATURE



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

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

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

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

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:

*7-29-2009 C 090336 ZMK
4-22-2009 C 070396 ZMK

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

(D) – RESTRICTIVE DECLARATION

(E) – CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

N

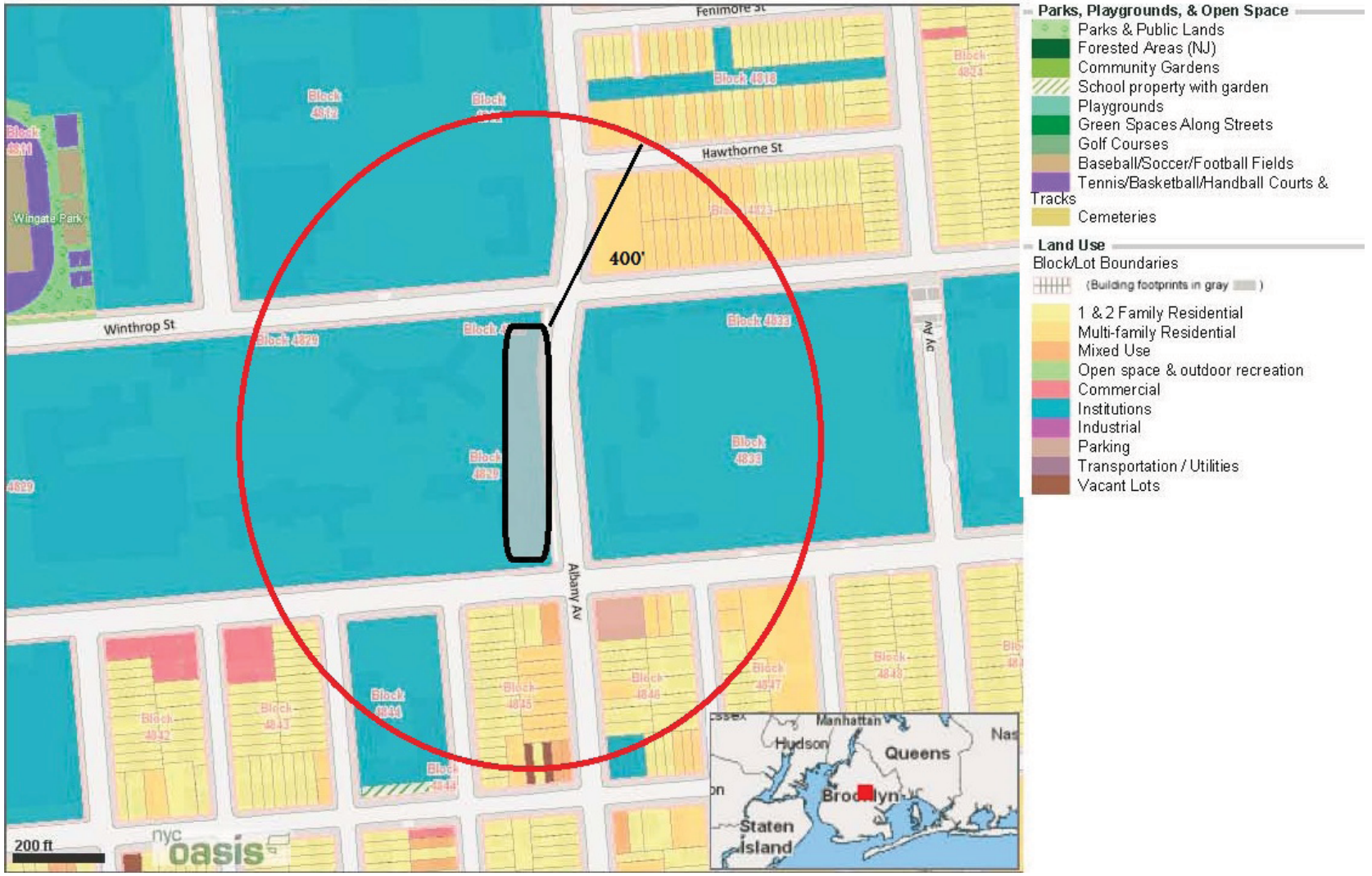
MAP KEY

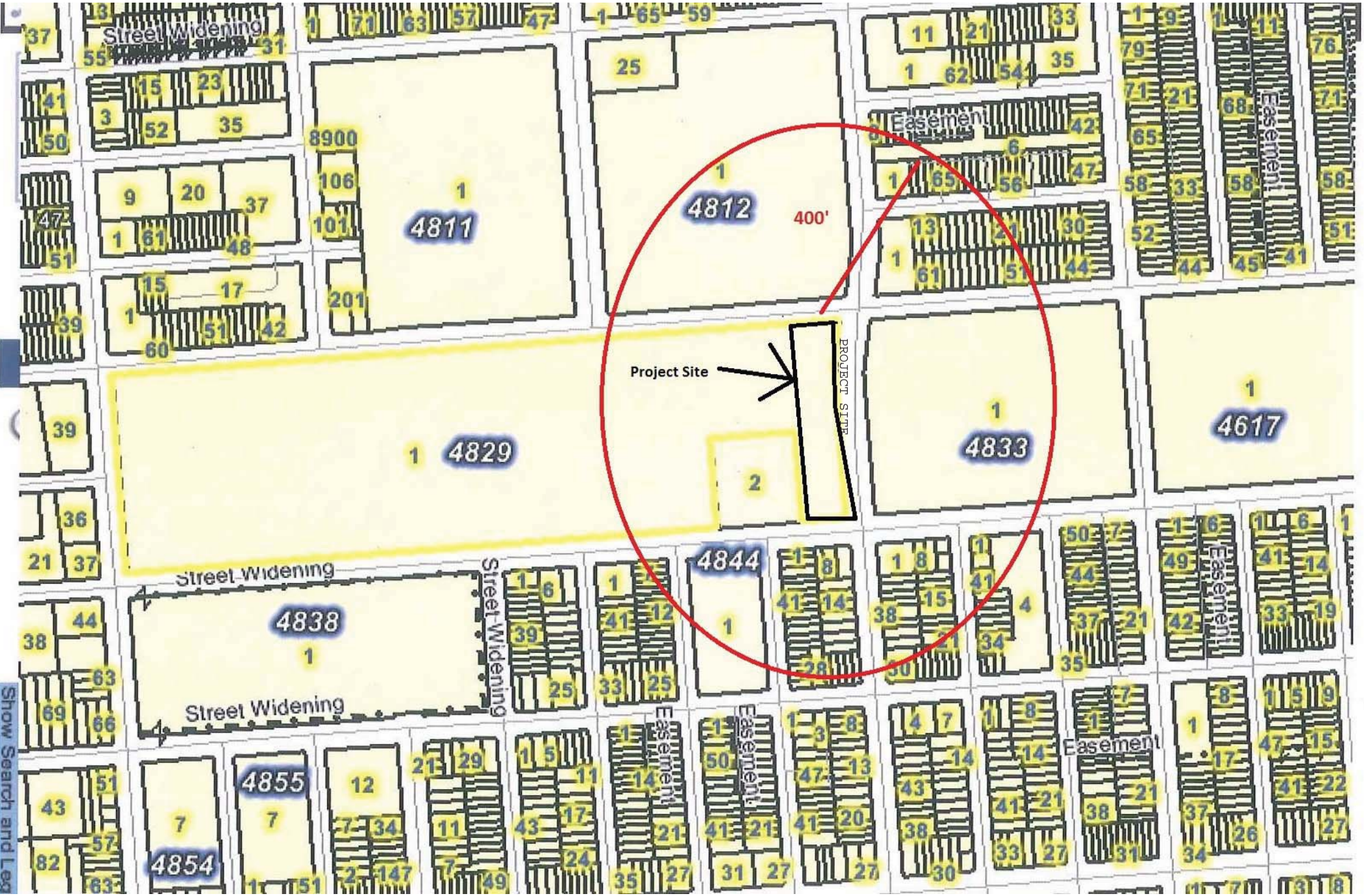
16c	17a	17c
16d	**17b**	17d
22c	23a	23c

ZONING MAP 17b

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

CAMBA Gardens Land Use




Street Widening
4811
4812
400'
Project Site
PROJECT SITE
4829
4833
4617
4838
Street Widening
Street Widening
Street Widening
4844
4855
4854
Easement
Easement
Easement
Easement
Easement

ZONING

CAMBA GARDENS DEVELOPMENT CONSISTS OF TWO BUILDINGS, C.G. NORTH BUILDING AND C.G. SOUTH BUILDING, TO BE CONSTRUCTED ON THE EAST END OF THE KINGS COUNTY HOSPITAL CAMPUS. THE CAMPUS IS A LARGE SCALE COMMUNITY DEVELOPMENT CONSISTING OF MULTIPLE BUILDINGS ON ONE LARGE ZONING LOT OF 1,107,888 SQUARE FEET. THE LAND FOR CAMBA GARDENS DEVELOPMENT WILL BE LEASED TO THE NON-PROFIT DEVELOPER CAMBA. THE OWNER OF THE PROPERTIES WILL REMAIN KINGS COUNTY HOSPITAL.

SEPARATE TAX LOTS HAVE BEEN CREATED FOR EACH OF THE DESIGNATED LEASED PROPERTIES ASSIGNED TO THE C.G. NORTH AND C.G. SOUTH BUILDINGS. THE PROPERTIES ARE NOT CONTIGUOUS. THE TAX LOTS ARE LOT 3 FOR THE C.G. SOUTH BUILDING AND LOT 4 FOR THE C.G. NORTH BUILDING. THE KINGS COUNTY HOSPITAL CAMPUS IS TAX LOT 1 AND TAX LOT 2 IS LEASED PROPERTY FOR A NEW PARKING GARAGE. ALL 4 TAX LOTS ARE PART OF ONE ZONING LOT OWNED BY KINGS COUNTY HOSPITAL.

CALCULATIONS FOR ZONING FLOOR AREA AND LOT COVERAGE ARE BASED ON ONE ZONING LOT CONSISTING OF AN ENTIRE BLOCK WHICH IS THE KINGS COUNTY HOSPITAL CAMPUS.

CAMBA GARDENS NORTH
690 ALBANY AVENUE, BROOKLYN, N.Y.
BLOCK NUMBER: 4829
LOT NUMBER: 4
ZONING DISTRICT: R-5
MAP NUMBER: 17B

PROPOSED USE GROUP: USE GROUP 3 (NON-PROFIT INSTITUTIONAL WITH SLEEPING ACCOMMODATIONS)

KCH TOTAL ZONING LOT - 1,107,888 SQUARE FEET

FLOOR AREA: (AS PER ZR 24-111)

MAXIMUM FLOOR AREA RATIO: 2.0

MAXIMUM FLOOR AREA ALLOWED: 2,215,776 SF

EXISTING USED FLOOR AREA, NOT INCLUDING KCH PROPOSED CAMBA GARDENS LOTS 3 & 4: 1,965,402 SF

AVAILABLE FLOOR AREA FOR PROPOSED CAMBA GARDENS LOTS 3 & 4: 250,374 SF

PROPOSED CAMBA GARDEN FLOOR AREA FOR LOT 3: 82,453.66 SF
LOT 4: 72,747.14 SF

TOTAL PROPOSED FLOOR AREA FOR CAMBA GARDENS DEVELOPMENT: 155,200.80 SF

TOTAL PROPOSED FLOOR AREA FOR ZONING LOT INCLUDING CAMBA GARDENS FLOOR AREA: 2,120,602.80 SF

PROPOSED 2,120,602.80 SF OF FLOOR AREA IS LESS THAT THE ALLOWED 2,215,776 SF OF FLOOR AREA

LOT COVERAGE: (AS PER ZR 24-11)

LOT COVERAGE ALLOWED: 60% FOR ENTIRE SITE OR 664,732 SF

EXISTING ZONING LOT COVERAGE, NOT INCLUDING LOT 3 & 4: 412,906 SF

PROPOSED ZONING LOT COVERAGE FOR ALBANY GARDEN LOT 3: 15,988.36 SF
LOT 4: 13,984.19 SF

TOTAL PROPOSED LOT COVERAGE FOR ALBANY GARDENS DEVELOPMENT: 29,972.55 SF

TOTAL PROPOSED ZONING LOT COVERAGE OF 442,878.55 SF IS LESS THAN THE ALLOWED 664,732 SF (60%)

YARD REQUIREMENTS: (AS PER ZR 24-30)

FRONT YARD: (AS PER ZR 24-34)
REQUIRED: 10'

PROPOSED: 16'-8" & 43'-8"'

SIDE YARD: (AS PER ZR 24-35)
REQUIRED: THERE ARE NO REQUIRED REAR YARD OR REAR YARD EQUIVALENT SINCE THE ZONING LOT CONSTITUTES AN ENTIRE BLOCK AND HAS NO REAR LOT LINES

PROPOSED: 0'

REAR YARD: (AS PER ZR 24-36)
REQUIRED: THERE ARE NO REQUIRED REAR YARD OR REAR YARD EQUIVALENT SINCE THE ZONING LOT CONSTITUTES AN ENTIRE BLOCK AND HAS NO REAR LOT LINES

PROPOSED: 0'

HEIGHT AND SETBACKS: (AS PER ZR 24-52)
REQUIRED 10 FT FRONT YARD. THIS APPLIES TO ANY YARD EXTENDING THE FULL LENGTH OF A STREET LINE. CLARKSON AVE., ALBANY AVENUE AND WINTHROP ST.

SEE SKY EXPOSURE PLANE DIAGRAMS

REQUIRED SETBACK AFTER THE 10 FOOT REQUIRED FRONT YARD FOR A 4 STORY BUILDING 40 FEET IN HEIGHT IS 5 FT

PROPOSED: 6'- 8"

REQUIRED SETBACK AFTER THE 10 FOOT REQUIRED FRONT YARD FOR A 6 STORY BUILDING 60 FEET IN HEIGHT IS 25'-6"
PROPOSED: 30'-9 1/4"

PROPOSED HEIGHT: 6 STORIES, 60'-6"

PARKING: (AS PER ZR 25-31)
REQUIRED: 1 SPACE/10 BEDS 260 BEDS / 10 = 26.2 SPACES

PROPOSED: 28 SPACES

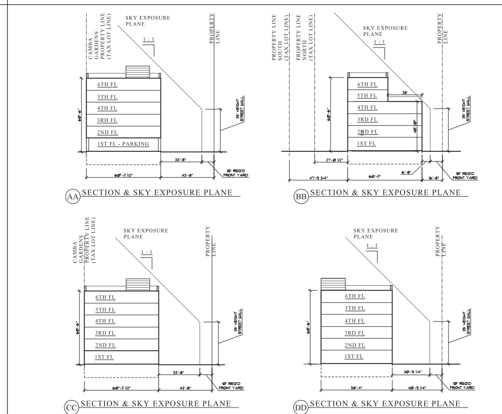
BIKE PARKING SPACES: (AS PER ZR 25-811)
ENCLOSED BICYCLE PARKING SPACES ARE REQUIRED 1 PER 10,000 SF OF FLOOR AREA.

155,200.80 SF / 10,000 SF = 15.5 BICYCLE PARKING SPACES

SPACES PROVIDED: 16

THE BUILDINGS WILL BE BUILT AS OF RIGHT

SKY EXPOSURE PLANE



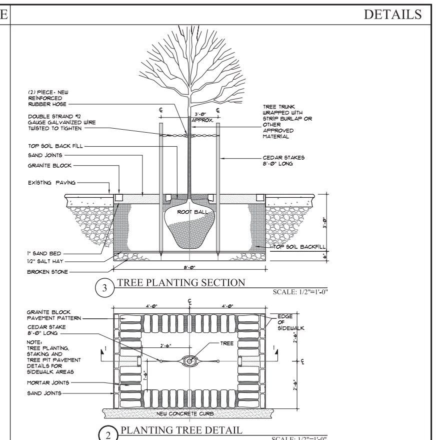
(AA) SECTION & SKY EXPOSURE PLANE

(BB) SECTION & SKY EXPOSURE PLANE

(CC) SECTION & SKY EXPOSURE PLANE

(DD) SECTION & SKY EXPOSURE PLANE

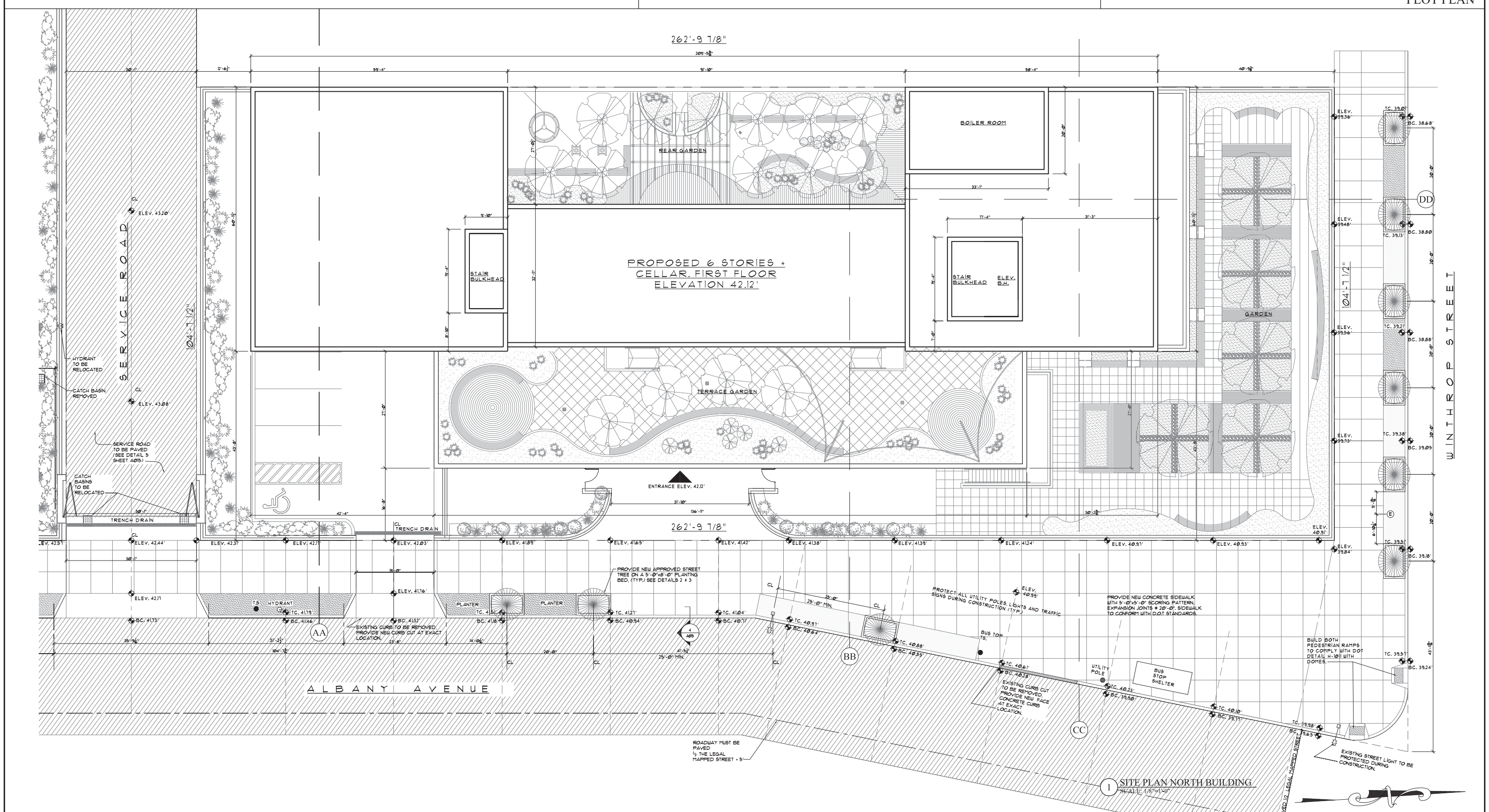
DETAILS



3 TREE PLANTING SECTION SCALE: 1/2"=1'-0"

2 PLANTING TREE DETAIL SCALE: 1/2"=1'-0"

PLOT PLAN



1 SITE PLAN NORTH BUILDING

ARCHITECTS:
HARDEN · VAN ARNAM ARCHITECTS PLLC
212 HICKS STREET BROOKLYN, NY 11201
718·855·8006 (phone) 718·855·6533 (fax)
CINDY L. HARDEN R.A. JAN VAN ARNAM R.A.

CONSULTING ENGINEER:
ANGELOS GEORGOPOULOS P.C.
45-28 21st STREET
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718-361-9871

CONSULTING ENGINEER:
REYNALDO C. PREGO
39 EAST 20th STREET
NEW YORK, NY 10003
212 - 777 - 0200

CLIENT INFORMATION:
CAMBA Housing Ventures, Inc.
19 Winthrop Street
Brooklyn NY 11225
TEL: 718-462-8654

REV.#	DESCRIPTION	BY	DATE
	ISSUED FOR D.O.B.	CN	02-22-10
	ISSUED FOR H.P.D.	CN	04-06-10
	ISSUED FOR H.P.D.		06-06-10
	ISSUED FOR 50% BID		08-18-10

D.O.B. NUMBER:

PROJECT INFORMATION:
CAMBA GARDENS NORTH BUILDING
690 Albany Avenue
Brooklyn, N.Y.

DRAWING TITLE:
PLOT PLAN & ZONING NORTH

SEAL AND SIGNATURE:

DATE: 50% BID SET 08-18-10
PROJECT No. 0903
DRAWN BY: M.T
CHECK BY: C.G
SCALE: AS NOTED
DWG. No. Z-003-00

NORTH

CAD FILE No. \PROJECTS\0903 CAMBA GARDENS\0903 DRAWINGS\0903 ARCHITECTURAL\ ##OF##

8/18/2010 10:40:39 AM

ZONING

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CAMBA GARDENS SOUTH
738 ALBANY AVENUE, BROOKLYN, N.Y
BLOCK NUMBER: 4829
LOT NUMBER: 3
ZONING DISTRICT: R-5
MAP NUMBER: 17B

PROPOSED USE GROUP: USE GROUP 3 (NON-PROFIT INSTITUTIONAL WITH SLEEPING ACCOMMODATIONS)

KCH TOTAL ZONING LOT - 1,107,888 SQUARE FEET

FLOOR AREA: (AS PER ZR 24-111)

MAXIMUM FLOOR AREA RATIO: 2.0

MAXIMUM FLOOR AREA ALLOWED: 2,215,776 SF

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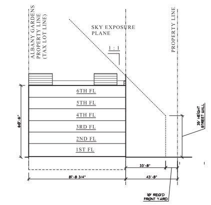
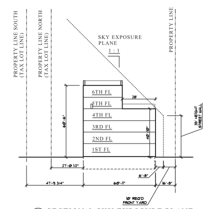
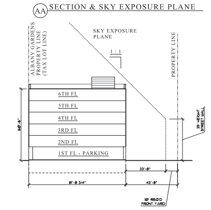
SKY EXPOSURE PLANE



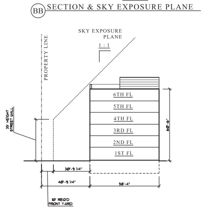
(AA) SECTION & SKY EXPOSURE PLANE



(BB) SECTION & SKY EXPOSURE PLANE

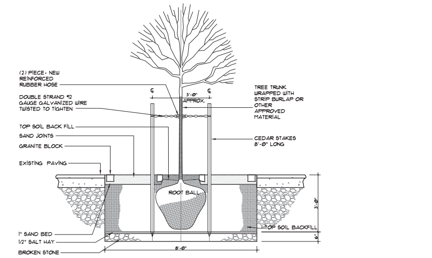


(CC) SECTION & SKY EXPOSURE PLANE

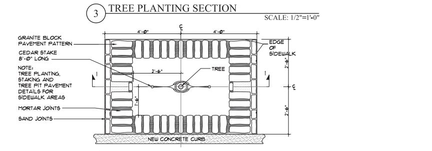


(DD) SECTION & SKY EXPOSURE PLANE

DETAILS

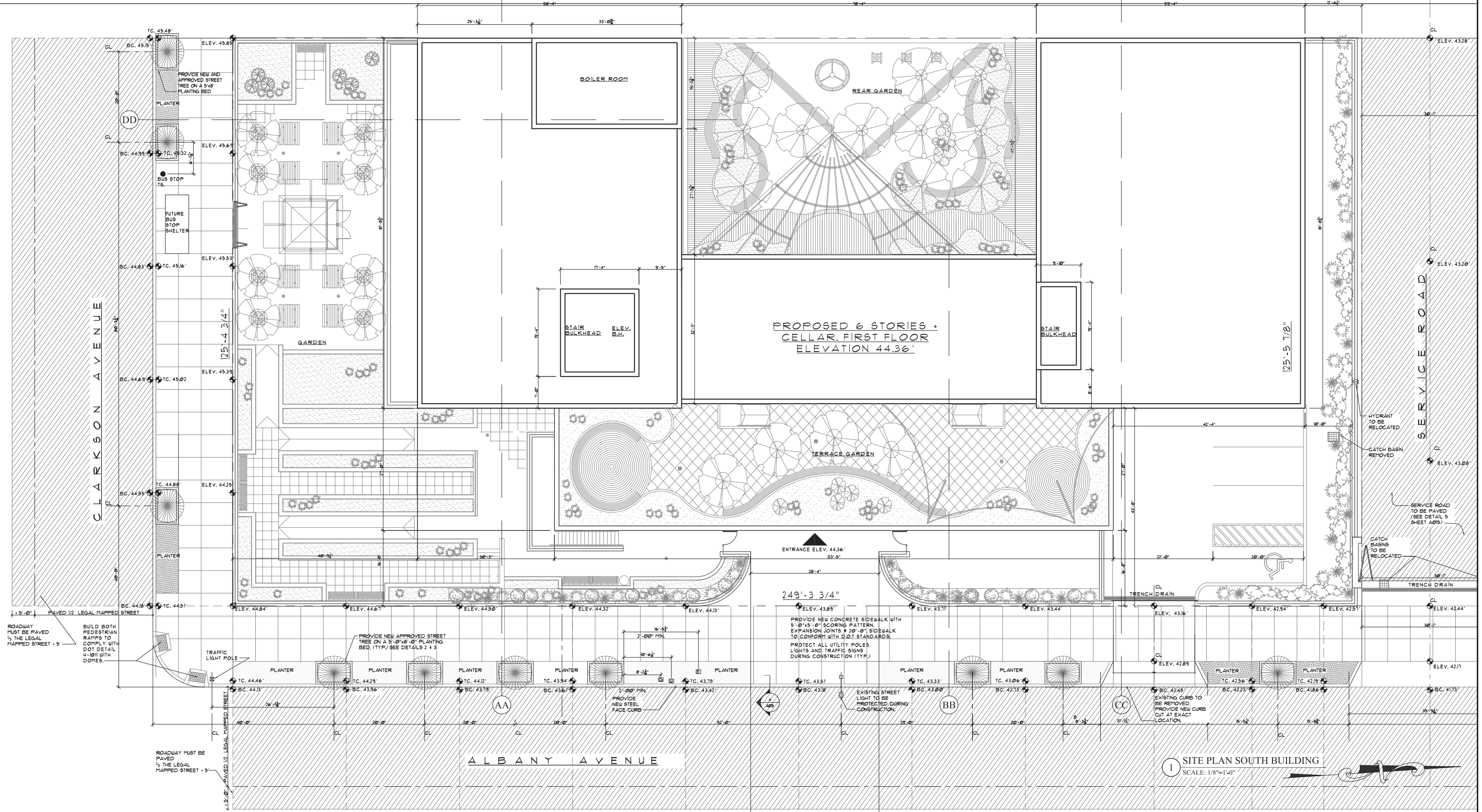


3 TREE PLANTING SECTION SCALE: 1/2"=1'-0"



2 PLANTING TREE DETAIL SCALE: 1/2"=1'-0"

PLOT PLAN



1 SITE PLAN SOUTH BUILDING SCALE: 1/8"=1'-0"

ARCHITECTS:

HARDEN · VAN ARNAM
ARCHITECTS PLLC
212 HICKS STREET BROOKLYN, NY 11201
718·855·8006 (phone) 718·855·6533 (fax)
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CLIENT INFORMATION:

CAMBA Housing Ventures, Inc.
19 Winthrop Street
Brooklyn NY 11225
TEL: 718-462-8654

REV.#	DESCRIPTION	BY	DATE
	ISSUED FOR D.O.B.	CN	02-22-10
	ISSUED FOR H.P.D.	CN	04-06-10
	ISSUED FOR H.P.D.		06-06-10
	ISSUED FOR 50% BID		08-18-10

D.O.B. NUMBER:

PROJECT INFORMATION:

CAMBA GARDENS
SOUTH BUILDING
738 Albany Avenue
Brooklyn, N.Y.

DRAWING TITLE:

PLOT PLAN & ZONING
SOUTH

SEAL AND SIGNATURE:

DATE: 50% BID SET 08-18-10
PROJECT No. 0903
DRAWN BY: T.P.
CHECK BY: C.G
SCALE: AS NOTED
DWG. No. Z-003-00

SOUTH

CAD FILE No. \PROJECTS\0903 CAMBA GARDENS\0903 DRAWINGS\0903 ARCHITECTURAL\

3 OF ##

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CAMBA Gardens – Photo Survey

Photo 1: Building J from East

Photo 2: Rear (west façade) of Building J

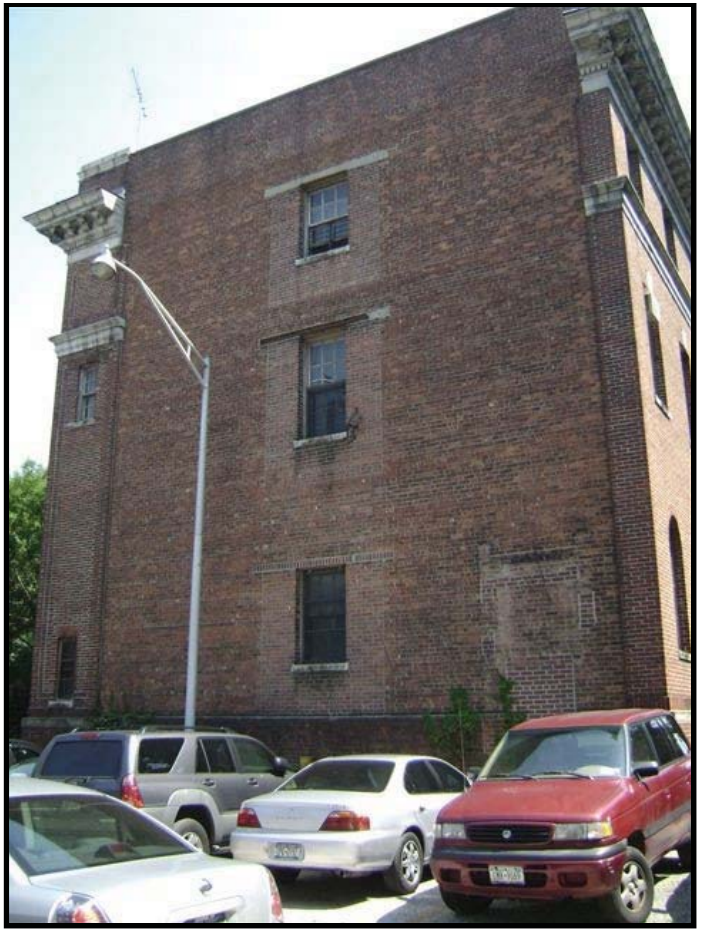


Photo 3: North façade of Building J

Photo 4: South façade of Building J

Photo 5: East façade of Building N

Photo 6: Rear (west) façade of Building N

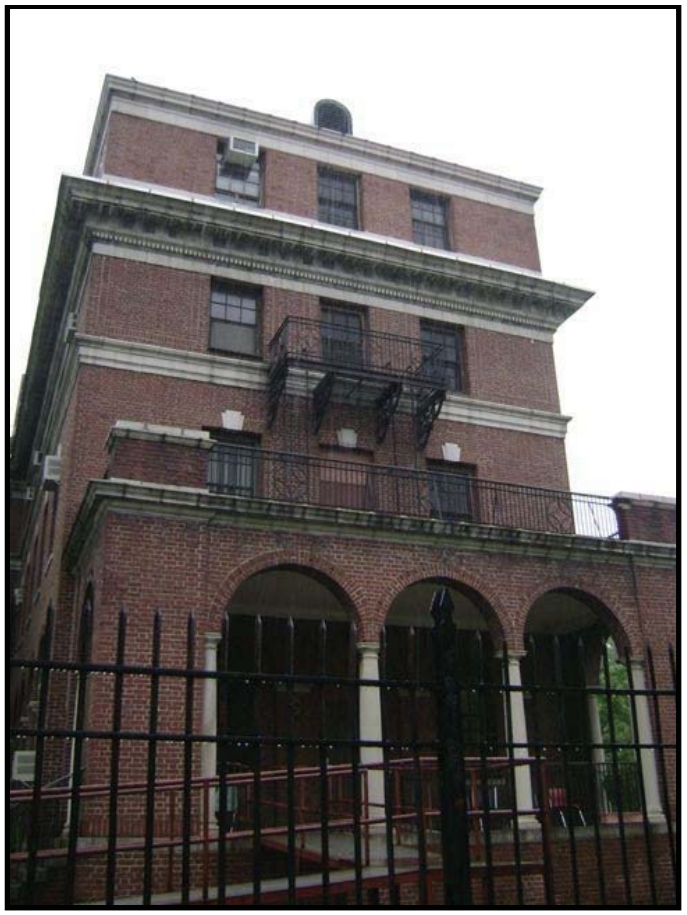


Photo 7: North façade of Building N

Photo 8: South façade of Building N

Photo 9: Building G, west of project site

Photo 10: View north on Albany Avenue from project site

Photo 11: View west between Buildings J and N

Photo 12: buildings across Clarkson Avenue from Building N


10
3
2
1
9
4
11
7
5
6
12
8
100 ft
Manhattan
Hudson
Queens
Brooklyn
Staten
Island

Project Description

Proposed Action

CAMBA Housing Ventures (CHV) is seeking construction financing from the City of New York Department of Housing Preservation and Development (HPD) through its supportive loan program to allow development of supportive and affordable housing. The project site is owned by the New York City Health and Hospitals Corporation (HHC), which would convey, by 99-year lease, two parcels within the Kings County Hospital Campus (Buildings J and N, 690 and 738 Albany Avenue) to CAMBA Housing Ventures (CHV). The sites are currently occupied by vacant former hospital buildings that would be demolished to allow for site redevelopment.

The proposed project would involve State and Federal funding potentially including the New York State Homeless Housing Assistance Program, New York State Housing Finance Authority tax exempt bonds, Federal Home Loan Bank/AHP, HUD HOME funds to be administered through HPD, NYSERDA, capital allocations from the Brooklyn Borough President and New York City Council which would be administered through HPD, and Project-based Section 8 rental subsidy. Development of the site would be subject to a Regulatory Agreement that would incorporate any conditions imposed on the project.

Development Under the Proposed Action

CHV proposes to develop the parcels with two six-story buildings providing 209 units of supportive and affordable housing (Use Group 3 community facilities with sleeping accommodations). The development would provide housing and support services for singles and families, as well as housing for lower-income neighborhood residents. The proposed action would allow for the reuse of vacant hospital property for a use that is compatible with surrounding land uses, at a height and bulk that is permitted by zoning and is consistent with surrounding built form.

The proposed buildings would each be six stories, and 60'6" in height. The two buildings would each be served by open accessory parking lots. The south building (N site) would have 16 spaces and the north building (J Site) would have 12 spaces, for total accessory parking of 28 spaces.

CAMBA Gardens would provide 209 units of supportive housing and affordable housing to formerly homeless people with special needs and people earning no more than 60% of Area Median Income, with preference given to residents of Community Districts 9 and 17, qualified employees of Kings County Hospital Center, and qualified KCHC patients.

One hundred forty-six of the units would be supportive housing serving the following populations:

- 117 units for chronically homeless single adults with a serious and persistent mental illness.
- 15 units for chronically homeless single adults with a substance abuse disorder.

- 14 units for chronically homeless families where the head of household suffers from a substance abuse disorder, a disabling medical condition, or HIV/AIDS

The remaining 53 units would be affordable housing for people earning no more than 60% of Area Median Income, with preference given to residents of Community Districts 9 and 17 and employees of Kings County Hospital Center.

Surrounding Context

The project site consists of two parcels at the eastern edge of the Kings County Hospital Center campus, located on the west side of Albany Avenue between Clarkson Avenue to the south and Winthrop Avenue to the north. Hospital Buildings are located to the west of the affected area. The grounds of the Kingsboro Psychiatric Center are located across Albany Avenue from the affected area. Medium density residential buildings are located north of the affected area on both sides of Albany Avenue. Ground floor local retail uses, as well as medium-density residences, are located south of the affected area, on the south side of Clarkson Avenue.

Socioeconomic Conditions

The *CEQR Technical Manual* defines the socioeconomic character of an area as including 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. In some cases, these changes may be substantial but not adverse. In other cases, these changes may be good for some groups but bad for others. The objective of the CEQR analysis is to disclose whether any changes created by the project would have a significant impact compared to what would happen in the future without the project.

CAMBA Gardens would occupy sites within the Kings County Hospital campus that currently contain vacant buildings. Accordingly, there would be no direct displacement of housing units or businesses.

According to the *CEQR Technical Manual*, development of over 200 residential units may warrant further assessment of the potential for indirect displacement, resulting from the project's potential to change market conditions in the area such that existing land uses are at danger of displacement. The *CEQR Technical Manual* states that if the project would introduce a more costly type of housing compared to existing housing and the housing expected to be built in the No-Action condition, then the new population may be expected to have higher incomes. If the expected average incomes of the new population would be similar to the average incomes of the study area populations, no further analysis is necessary.

CAMBA Gardens would provide supportive housing and affordable housing to formerly homeless people with special needs and people earning no more than 60% of Area Median Income, with preference given to residents of Community Districts 9 and 17, qualified employees of Kings County Hospital and qualified KCHC patients.

One hundred forty-six of the proposed units would be reserved for individuals and households requiring specialized services for disabilities or drug dependency. Therefore these units would not be generally available and would not affect the local housing market. The provision of 53 units that would provide affordable housing is well below the 200-unit threshold identified in the CEQR Technical Manual as warranting further assessment.

The area surrounding the project vicinity is lower-income by comparison to New York City and Brooklyn as a whole. Based on the most recent census data available, from 2000, average household income in Community District 9, containing the project site, is $29,980. This compares to $32,135 for Brooklyn, and $38,293 for New York City. The project site is within a census tract consisting of Kings County Hospital Center, which therefore does not have any resident population. Average household incomes for surrounding census tracts are $32,784 for Tract 810, located to the north, $23,311 for Tract 874.01 to the east, and $45,179 for Tract 814 to the south, which contains a significant number of owner-occupied residences.

Because development under the proposed action would consist of supportive housing limited to special needs populations and affordable housing available to households with income up to 60% of Area Median Income, it would not introduce a population with higher incomes than current area residents, and does not have the potential to change market conditions in the area such that existing land uses would be at danger of displacement.

Community Facilities

The *CEQR Technical Manual* defines community facilities and services as public or publicly funded schools, hospitals, libraries, daycare centers, and police and fire services. Threshold screening analyses were conducted to determine if further analyses of impacts to these community facilities are necessary. A community facilities analysis examines a proposed action's potential effect on the provision of services by those community facilities. Direct effects occur when the action physically alters or displaces a community facility or affects access to that facility. Indirect effects occur when an increase in population creates a demand on service delivery. The proposed action would not result in physical alteration or displacement of any community facility or affect access to such facilities; therefore, direct effects to existing community facilities are not expected as a result of the proposed action.

Schools

Based on the threshold analysis for the indirect effect, the addition of 209 units of housing for formerly homeless and at-risk individuals and families and lower-income households does not require detailed analyses of medical facilities, libraries, or police and fire services. However, the *CEQR Technical Manual* directs that if a proposed action generates more than 50 public elementary and intermediate school students and/or 150 high school students, further analysis of the impact of the proposed action on local public schools is necessary. A development that would generate more than 110 units of affordable housing could generate 20 or more children eligible for publicly-financed day care, and therefore would warrant further assessment. The *CEQR Technical Manual* notes that supportive housing facilities for special needs populations may be excluded from this analysis. One hundred thirty-two of the proposed units would be studio apartments for homeless single adults, and therefore can be excluded. Based on the multipliers contained in Table 6-1a of the CEQR Technical Manual, the remaining 77 units are expected to generate 22 elementary students and 9 intermediate students. Since this is well below the 50-student threshold for public elementary and middle school students and the 20-child threshold for public day care, further analysis iof the impact of the proposed action on local public schools and day care is unnecessary.

Table Community Facilties-1
Estimated Number of Public School and Day Care Students
Adjusted to Exclude Units for Single Adults

Residential Units Excluding Studios	Elementary Students	Intermediate Students	Total PS/IS Students	High School Students	Day Care-Eligible Children
77	22	9	31	11	14

Because development under the proposed action would consist mostly of studio apartments that would provide supportive housing for single adults, the incremental population of children who

could attend local public schools or day care facilities is well below threshold levels warranting further analysis.

Health Care Facilities

The proposed action would allow for a site on the Kings County Hospital Center campus containing two vacant buildings to be redeveloped for supportive and low-income housing. Pursuant to CEQR Technical Manual methodology, a detailed assessment of service delivery is conducted only if a proposed project would affect the physical operations of, or access to and from, a hospital or a public health clinic, or where a proposed project would create a sizeable new neighborhood where none existed before. Because the proposed project would occupy a vacant site on the KCMC campus, its potential affect on operations of and access to the hospital were considered.

The project site consists of two parcels on the eastern edge of the KCHC campus, with direct access from Albany Avenue, a public street. The project site is currently vacant and is not used for hospital operations or as a vehicular or pedestrian access route to any hospital facility. A service road between the two parcels would not be developed under the proposed action other than to repave it and relocate catch basins and a fire hydrant, and would remain available for hospital use both during project construction and after occupancy. Since the KCHC buildings closest to the project site are a vacant building and a parking structure, noise associated with construction activity is not expected to adversely affect hospital operations. All construction activity would conform to applicable New York City regulations to minimize noise, dust, and vibrations that could affect nearby uses.

As noted in the Transportation section, the proposed project is below relevant screening thresholds and therefore is not expected to generate significant volumes of pedestrian or vehicular traffic that could affect hospital operations or access.

Therefore the proposed action does not have the potential for adverse impacts to community facilities and services, and no further assessment is warranted.

Open Space

An open space assessment is generally required if the proposed action would have a direct or indirect effect on open space resources. Direct effects would occur if the proposed action would result in the physical loss of a public open space; change of use of an open space so that it no longer serves the same user population; limit public access to an open space; or cause increased noise or air pollutant emissions, odors, or shadows on public open space that would affect its usefulness, whether temporary or permanent. The proposed action would not have any direct effects on public open space; therefore, no additional analysis of direct effects is necessary.

Indirect effects may occur when the population generated by a proposed action would be sufficient to noticeably diminish the availability of an area's open space to serve the existing or future population. As the project site is not located in an underserved or well served area, an assessment should be conducted if the proposed action's incremental population is greater than 200 residents or 500 employees.

The proposed action would allow the development of supportive and affordable housing that is expected to accommodate approximately 349 people, exceeding the CEQR threshold requiring a more detailed analysis. The number of on-site staff, 40, is well below the CEQR threshold for employees.

Study Area

The *CEQR Technical Manual* assumes that residents would typically travel up to one half mile to local open space and recreational facilities. In conducting an assessment of potential open space impacts, a study area should include all census tracts (2000 Census) with at least 50 percent of their area within a half mile of the proposed area to be rezoned. All of the recreational resources should be identified in this area as well.

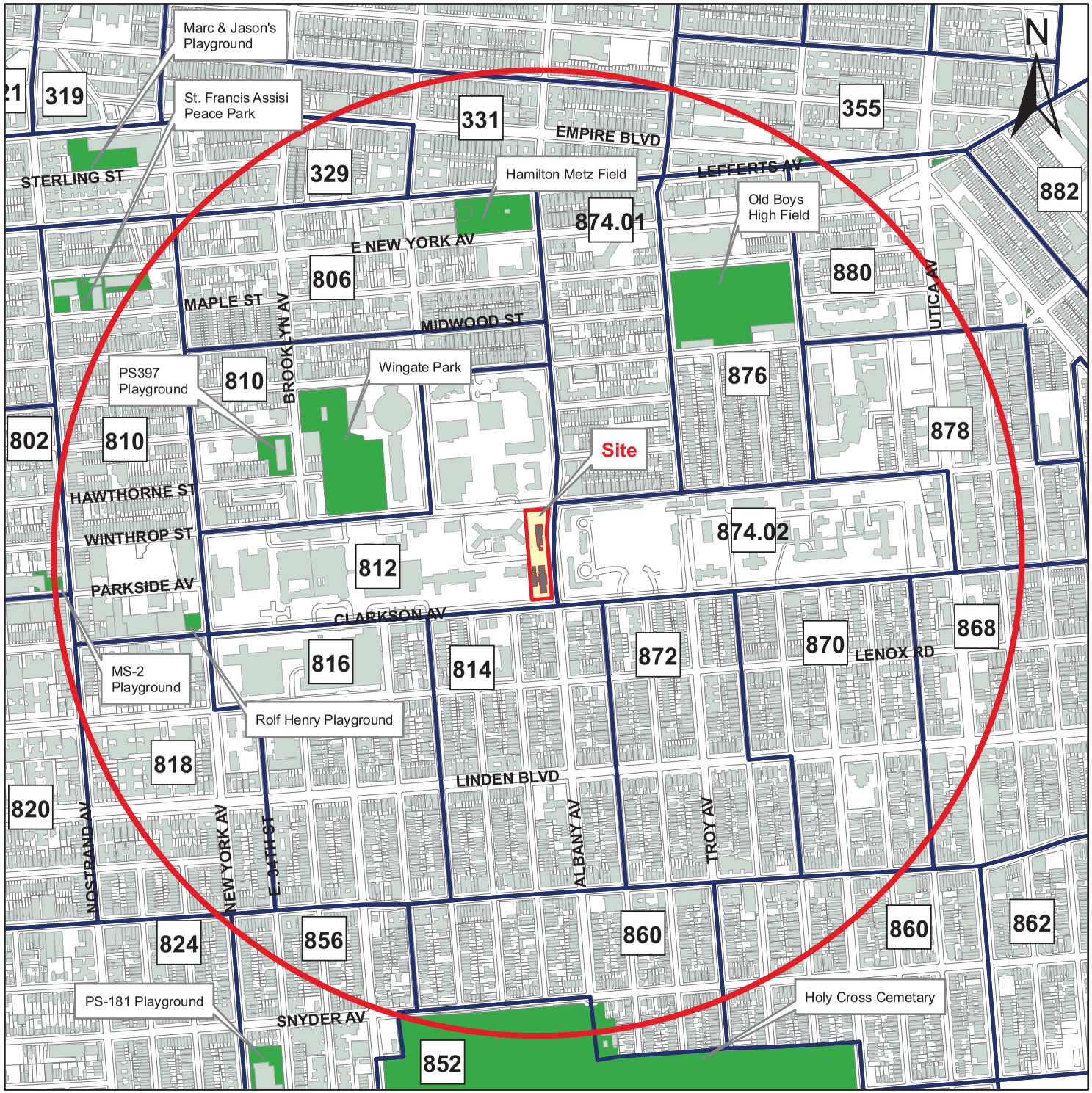
As such, the following census tracts would fall within 0.5 miles of the proposed project area:

Table 4-1 Open Space Study Area Population

	CAMBA Open Space Study area Census Tracts and 2000 Population	
	tract	**population**
CB 9	812	0
	810	2444
	874.02	0
	874.01	3315
	876	1707
	878	3165
	806	2770
	331	4725
	804	3380
CB17	816	3011
	814	3080
	872	3627
	870	3216
	858	2443
	TOTAL	**36883**

Open space resources in this same area include (Figure 4-2):

Map ID#	Property Name	Location	Acreage
1	Wingate Field	Brooklyn Avenue & Rutland Rd	5.9
2	PS 397 Playground	Brooklyn Avenue & Hawthorne St	0.2
3	Hamilton-Metz Field	Albany and East New York avenues	2.1
4	Old Boys High Field	Albany Avenue and Rutland Rd	7.0
5	Rolf Henry Playground	Clarkson Street and New York Ave	0.2
6	MS 2 Playground	Parkside and Nostrand avenues	0.2
7	Francis Assisi Garden	Nostrand Ave and Maple Street	0.9
8	Marc & Jason's Playground	New York Ave & Empire Blvd	1.2
9	PS 181 Playground	East 34th Street & Snyder Ave	0.2
10	Holy Cross Cemetery	Snyder Avenue, Brooklyn to Albany Av	N/A
	TOTAL		**17.9**



Legend

- Half Mile Radius (Approximate)
- Project Site
- Open Space
- Census Tract 2000
- 878 Census Tract Number

Open Space Map

690 & 738 Albany Street
Brooklyn, NY

Equity Environmental Engineering LLC
4 Gold Mine Road, Flanders, NJ 07836
(973) 527-7451 (973) 858-0820 fax

DRAWN BY/ DATE	CHK/DATE	DRAWING NUMBER
TAF/12-13-10		2010068

In addition to the open space resources noted above, the project site is within ½ mile of Holy Cross Cemetery, a very large open space which provides passive open space for activities such as strolling, sunning, or quiet contemplation.

Methodology

The change in total population relative to total open space in the study area is calculated by comparing the Existing Condition open space ratio with the Future with Action open space ratio. The open space ratio is expressed as the amount of open space acreage per 1,000 user population. As a planning goal, the City attempts to achieve a ratio of 2.5 acres per 1,000 population. The citywide average open space ratio for all community boards is 1.5 acres per 1,000 user population. This figure is used as a benchmark to determine if an area is relatively underserved by comparison with the citywide average. If the open space ratio would increase or remain substantially the same with the action in place, no further analysis of open space would be required. If the ratio would decrease by 5% or more it is considered to be a substantial change warranting a more detailed analysis.

Conclusion

According to the 2000 Census, there is currently a population of 36,883 residents in the open space study area and there are 17.9 acres of open space, not including Holy Cross Cemetery. The open space ratio of the existing condition (acres per 1,000 populations) is very low, at 0.485. With the addition of 349 new residents to the area, the population increase from 36,883 to 37,232 and the open space ratio would decrease to 0.481. The decrease in open space would be less than 1%. Therefore, the proposed action would not result in significant adverse impacts related to open space.

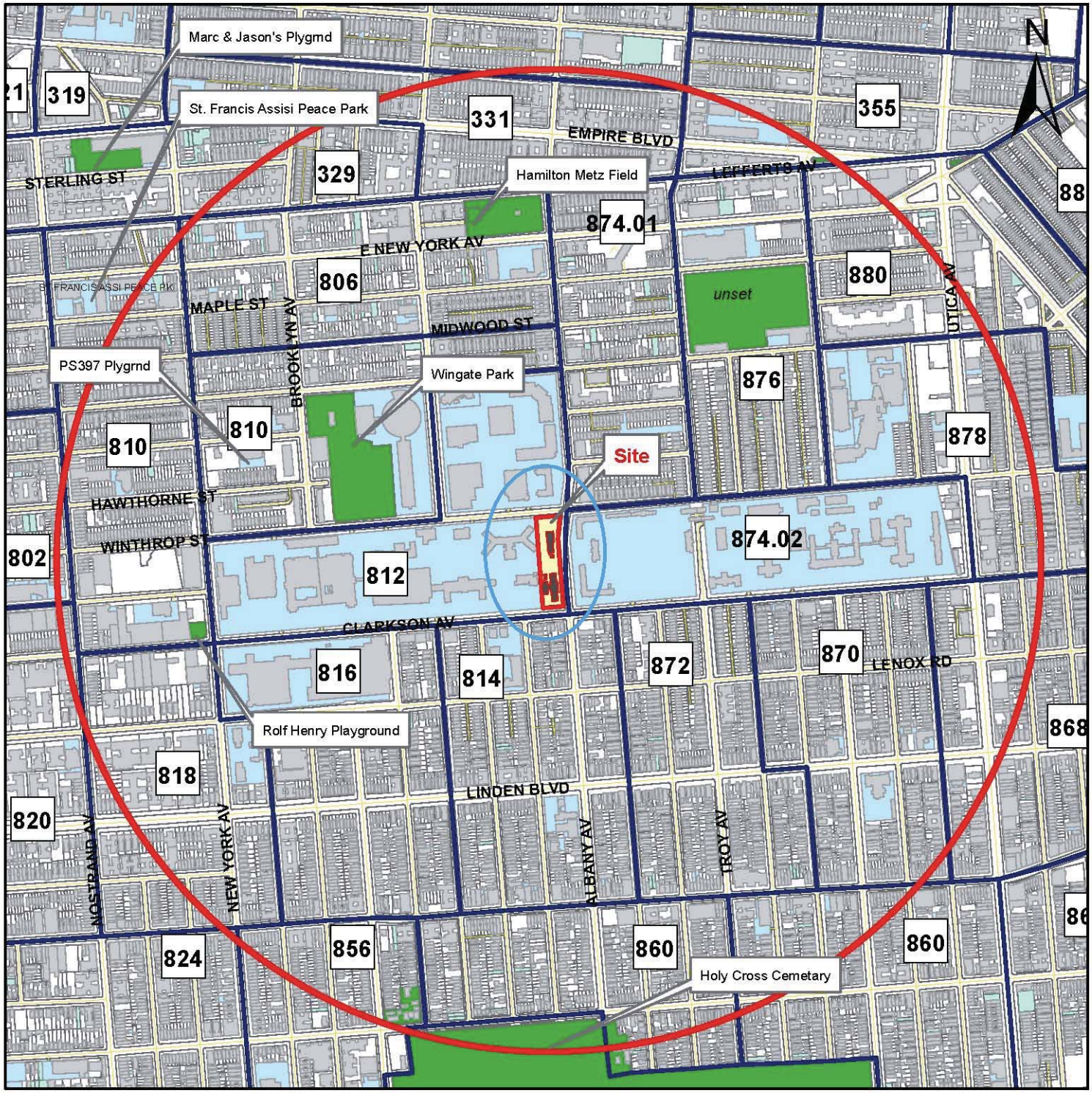
Shadows

Pursuant to *CEQR Technical Manual* methodology, an assessment of shadow impacts may be necessary if a proposed action would result in new development that is immediately adjacent to or across the street from a sunlight-sensitive land use, or would result in an increase in building height of fifty feet or greater.

The proposed action would result in the development of two 6-story, 60-foot high buildings occupied by supportive housing. The action would require the demolition of the 3- and 4-story buildings which currently occupy the J and N sites respectively. These buildings are approximately 40 and 50 feet high.

The closest open space to the project site is Wingate Field, located over 800 feet to the northwest. According to CEQR Technical Manual methodology, the longest shadow that could be cast during the hours that CEQR considers is 4.3 times the length of the object casting the shadow. Therefore the proposed development would cast a maximum shadow of 252 feet, which would fall well short of the nearest sunlight-sensitive land use. A Tier 1 shadow screening figure is attached.

Therefore the proposed action would not result in significant impacts related to shadows and no further assessment is warranted.



Legend

- Maximum Shadow (252 feet)
- Half Mile Radius (Approximate)
- Project Site
- Open Space
- Institution
- Census Tract 2000
- 878 Census Tract Number

Tier 1 Shadow Assessment Map

690 & 738 Albany Street
Brooklyn, NY

Equity Environmental Engineering LLC
4 Gold Mine Road, Flanders, NJ 07836
(973) 527-7451 (973) 858-0820 fax

DRAWN BY/ DATE	CHK/DATE	DRAWING NUMBER
TAF/12-13-10		2010068

Hazardous Materials

Pursuant to *CEQR Technical Manual* methodology, actions that would result in ground disturbance in an area where current or past uses on or near the site raise the potential for the presence of hazardous materials should be assessed for hazardous materials. Accordingly Phase I Environmental Site Assessments (Phase Is) were conducted for the two buildings constituting the subject site.

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

The Phase I ESAs noted that Building N was constructed in approximately 1912 and expanded in 1936, and was used as a hospital staff residence until approximately the 1960s, when it was converted to an outpatient psychiatric facility. Building J was built in 1913 and used as a psychopathic building. A building immediately to the south of Building J, containing a backup generator, was built in 1965.

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

The Phase I assessments did not identify any RECs. They did note the presence of suspected Asbestos Containing Material (ACM) in both buildings, and note that, given the age of the buildings, the presence of lead based paint is also suspected. Visual evidence of mold spore growth was observed within two basement rooms in Building J. A 3,000-gallon underground storage tank for diesel fuel was located on the east side of Building J. This tank has been closed in place, with no indication of potential soil contamination.

It is expected that all demolition work at the project site will be conducted according to relevant regulations ensuring that any ACMs and lead based paint are handled appropriately. If a tank is discovered at the time of future site excavation and redevelopment, it would be properly removed and disposed of in accordance with all applicable NYSDEC and NYCFD rules and regulations regarding such projects. With these measures in place, the proposed project does not pose the potential for significant adverse impacts related to hazardous materials.

Transportation

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

The proposed action would not result in development that would directly affect any element of the transportation system. According to Table 16-1 of the CEQR Technical Manual, a residential development of over 200 residential units may warrant further assessment of the potential for adverse effects on Transportation. The initial step in determining this potential is to analyze the proposed development's trip generation characteristics. According to the CEQR Technical Manual, a proposed action that would generate over fifty vehicular trips during the peak travel hour, over 200 transit trips, or over 200 walking trips, would warrant more detailed study.

CAMBA Gardens would provide 209 units of housing and affordable housing to formerly homeless people with special needs and people earning no more than 60% of Area Median Income, with preference given to residents of Community Districts 9 and 17, qualified employees of Kings County Hospital Center, and qualified KCHC patients. To assess the trip generation characteristics of the proposed development, the following sources were used: Daily trip generation per dwelling unit, and temporal distribution of those trips throughout the day, were based on trip generation rates contained in Pushkarev & Zupan: Urban Space for Pedestrians. This data source states that an average of 8.08 daily trips is associated with each dwelling unit. This resource also provides information on temporal distribution and direction of those trips, as presented in Table Transportation-1. It was assumed that project residents' mode of travel would be similar to that of current residents of the surrounding community. Based on data from the 2000 U.S. Census, it was determined that 25.6% of area residents' travel is by private car, 45.3% is by subway, 14.9% is by bus, and 9.1% of trips are walk-only. This relatively high rate of walk-only travel is likely due to the presence of major employers including Kings County Hospital and Downstate Medical Center within walking distance. Given that many project occupants will either receive medical and social services at Kings County, or be employed at the hospital, it is reasonable to assume a similarly high share of trips made on foot.

Applying these trip generation assumptions to the proposed project, as presented in Table 6-1 below, the proposed project has the potential to generate up to 40 hourly vehicular trips, 81 hourly subway trips, and 16 walk-only trips. Adding together bus, subway, and walk-only trips, the total number of trips including a pedestrian component would be up to 124, during the p.m. peak period. Since in all instances, trip generation would be below the relevant thresholds, no further assessment of transportation is warranted, and no impacts are anticipated.

Transportation -1

Residential Trip Generation

Residential Component Trip Generation

				Peak Hours	Inbound	Outbound
Residential Units =	209	AM	9.1%	of daily trips	17%	83%
Person Trips/Unit/Day =	8	Midday	4.7%	of daily trips	40%	60%
Daily Person Trips =	1672	PM	10.7%	of daily trips	67%	33%
Percent Auto Use =	25.6%					
Auto Occupancy =	1.22					
Percent Subway Use =	45.3%					
Percent Bus Use =	14.9%					
Percent Taxi Use =	0.9%					
Taxi Occupancy =	1.4					
Percent Walk Only =	9.1%					

Peak Hour Person Trips

	Inbound	Outbound	Total
AM	26	126	152
Midday	31	47	79
PM	120	59	179

Peak Hour Person Trips by Auto

	Arriving	Departing	Total
AM	7	32	39
Midday	8	12	20
PM	31	15	46

Peak Hour Person Trips by Taxi

	Arriving	Departing	Total
AM	0	1	1
Midday	0	0	1
PM	1	1	2

Daily Truck Trip Gen.	0.07 (trips/d.u.)	
Truck Trip Temporal Distribution	AM (8-9)	8%
	MD(12-1)	11%
	PM(5-6	2%

Daily Truck Trips

15

Balanced Truck Trips

	Inbound	Outbound	Total
AM	1	1	2
Midday	1	1	2
PM	0	0	0

Peak Hour Auto Trips

	Arriving	Departing	Total
AM	5	27	32
Midday	7	10	17
PM	25	12	38

Peak Hour Taxi Trips

	Arriving	Departing	Total
AM	0	1	1
Midday	0	0	0
PM	1	0	1

Peak Hour Taxi Trips Balanced*

	Arriving	Departing	Total
AM	1	1	2
Midday	1	1	2
PM	1	1	2

Peak Hour Vehicle Trips auto, taxi, truck

	Arriving	Departing	Total
AM	7	29	36
Midday	9	12	21
PM	26	13	40

Peak Hour Subway Trips

	Arriving	Departing	Total
a.m.	12	57	**69**
midday	14	21	**36**
p.m.	54	27	**81**

Peak Hour Bus Trips

	Arriving	Departing	Total
a.m.	4	19	**23**
midday	5	7	**12**
p.m.	18	9	**27**

Peak Hour Walk-only Trips

	Arriving	Departing	Total
a.m.	2	12	**14**
midday	3	4	**7**
p.m.	11	5	**16**

*** assumes 1/4 of arriving taxis would be available for departing trips**

NEW YORK CITY Department of Transportation

JANETTE SADIK-KHAN, Commissioner

To: Patrick Blanchfield, Director
NYC Department of Housing Preservation & Development

From: Naim Rasheed, Director
Traffic Planning

Re: CAMBA Gardens
Environmental Assessment Statement
CEQR No.: 11HPD011K

Date: April 1, 2011

We have finalized our review of the above referenced Environmental Assessment Statement (EAS). The NYC Department of Housing Preservation and Development (HPD), on behalf of the NYC Health and Hospitals Corporation (HHC), is proposing to dispose of two parcels located within the Kings County Hospital Campus to CAMBA Housing Ventures (CHV), through a 99-year lease, CHV intends to redevelop the two parcels, 690 and 738 Albany Avenue, with two six-story building providing 209-units of supportive and affordable housing. The development would provide housing and supportive services for individuals and families, as well as low-income neighborhood residents. The proposed development is located on the west side of Albany Avenue between Winthrop Street and Clarkson Avenue, in Brooklyn's Community District 9. The Build year for the proposed action is 2013.

Based on our review we have determined that the proposed action would not result in significant adverse traffic impacts. If there are any questions, I can be reached at (212) 839-7710 or you may contact Marjorie Bryant at (212) 839-7756.

c: A/C R. Russo, B/C J. Palmieri, R. Kulikowski (OEC), S. Ahmed, M. Bryant, File
e:/docs/Bryant/11-HPD-011K-CAMBA Gardens

NYC Department of Transportation
Division of Traffic Operations
55 Water Street, 6th Floor, New York, NY 10041
T:212- 839-7710 F: 212-839-7777
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Air Quality

Introduction

The proposed action would introduce a new residential population on a site which is currently vacant. Therefore the potential that nearby emission sources could adversely affect the project must be considered. Additionally, the proposed project would result in the development of two buildings, which would have HVAC systems that would be emission sources.

Mobile Source (Tailpipe)
Based on the project's size, it screens out of the need for detailed traffic analysis and therefore would not result in mobile-source air quality impacts. The size of the proposed development's accessory parking lots does not warrant an assessment of parking lot emissions.

HVAC
The proposed development would consist of two six-story buildings, on J Site and N Site. Both buildings would be heated by natural gas. The buildings would be located approximately 133 feet from one another, being separated by open parking areas and landscaping on each parcel, as well as a 30' wide service road for the hospital. The closest existing building to J Site is G Building, which is located approximately 80 feet from the proposed building and is vacant. The closest building to N Site is a public parking garage, which is approximately 35 feet from the proposed building. Since neither a vacant building nor a parking garage is considered a sensitive receptor for HVAC emissions, the proposed buildings' nearest sensitive receptors would be each other. Accordingly, a screening analysis was conducted using Figure 17-7 of the CEQR Technical Manual (Residential Development – Natural Gas) to determine the potential for each of the proposed buildings to have an impact on the other. As indicated in the attached figures, the proposed project screens out of the need for further assessment of HVAC emissions.

Institutional Sources
Because the project site is located in proximity to large medical uses, including Kings County Hospital Center and Downstate Medical Center, a preliminary assessment was conducted to determine whether project occupants could be affected by emissions generated by these uses, particularly if they have medical waste incinerators. Pursuant to CEQR Technical Manual methodology contained in Chapter 17, Section 220, further assessment may be warranted for projects that would result in new uses within 400 feet of a stack associated with commercial, institutional ,or residential development, and the height of the new structures would be similar to or greater than the height of the emission stack.

A search of Federal EPA, State DEC, and City DEP databases revealed that Title V permits are held by the following nearby institutional uses:

1) Kings County Hospital Center: Permit # 2-6104-00249/00004
2) Downstate Medical Center Permt #2-6104-00132/00009
3) Kingsboro Psychiatric Center Permit #2-6104-00339/00002
4) Kingsbrook Jewish Medical Center Permit#2-6104-00279/00001

Based on the geographic coordinates contained in these permits for the regulated emission sources (UTM coordinates), the distance from these emission sources to the project site was determined. These distances are as follows:

Kings County Hospital Center: approx. 1,200 feet
Downstate Medical Center: approx. 2,200 feet
Kingsboro Psychiatric Center: approx. 1,300 feet
Kingsbrook Jewish Medical Center: approx. 1,900 feet

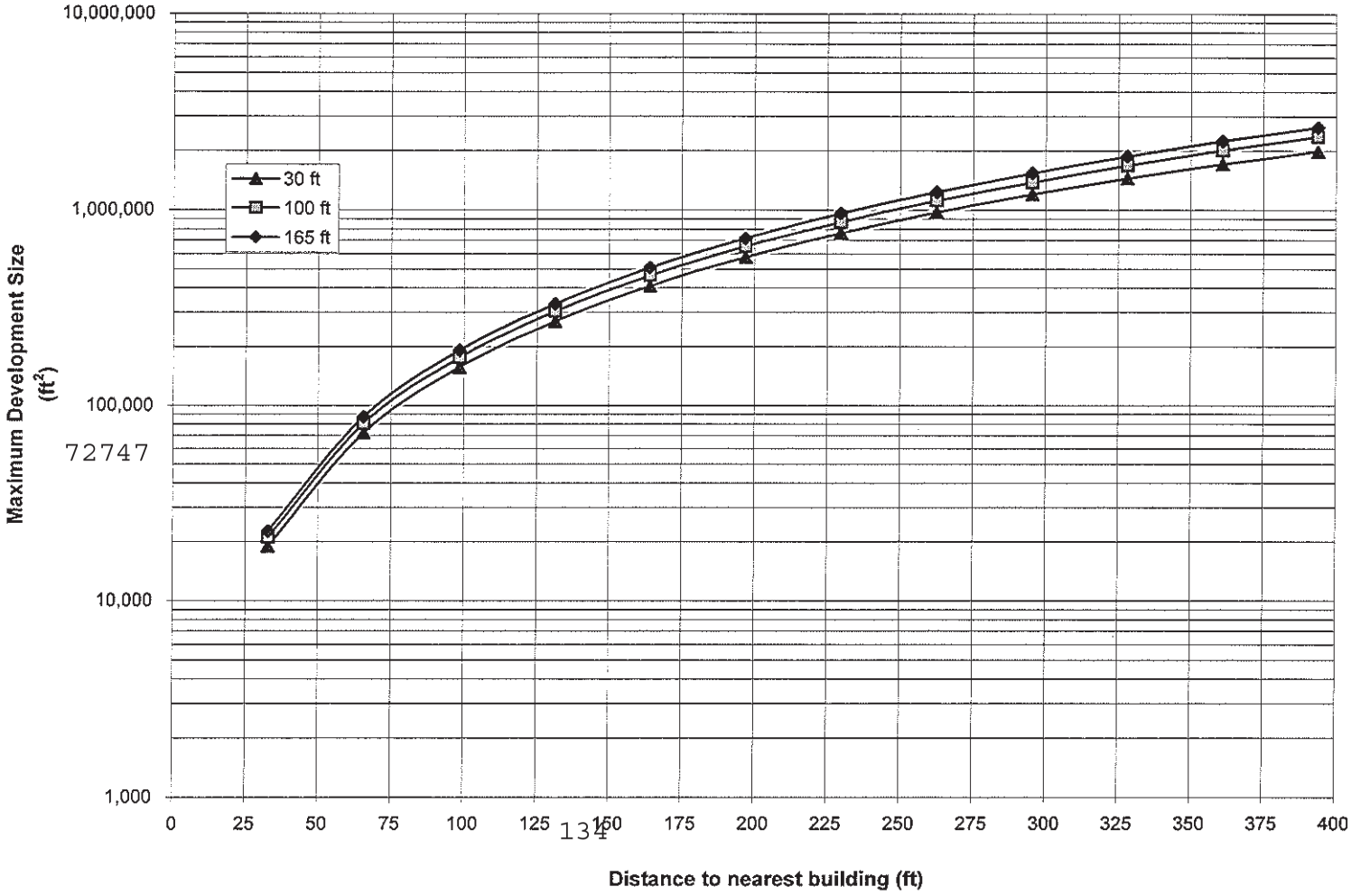
Since all emission sources are well beyond 400 feet from the project site, no further assessment is warranted and no impacts would occur.

Industrial Emissions

The proposed action would introduce a sensitive land use, community facility with sleeping accommodations, into the area. Accordingly, a preliminary screening was conducted to determine if there are any potential sources of industrial process emissions that could affect project residents. The surrounding area is entirely zoned residential. The only commercial uses within the affected area are a pharmacy and a deli, located south of Clarkson Avenue, across the street from N site. These uses are not associated with industrial emissions. A parcel at the southeast corner of Clarkson Avenue and Albany Avenue was formerly occupied by an automotive use. However, since the site is now unoccupied and for sale, and has been inactive for two years, it could only be occupied by a conforming residential or community facility use, and does not have the potential to be a future source of industrial emissions. Therefore there is no potential for adverse impacts related to industrial emissions.

HVC SCREEN - NORTH BUILDING ON SOUTH

FIGURE 17-7
NO_2 BOILER SCREEN
RESIDENTIAL DEVELOPMENT - NATURAL GAS



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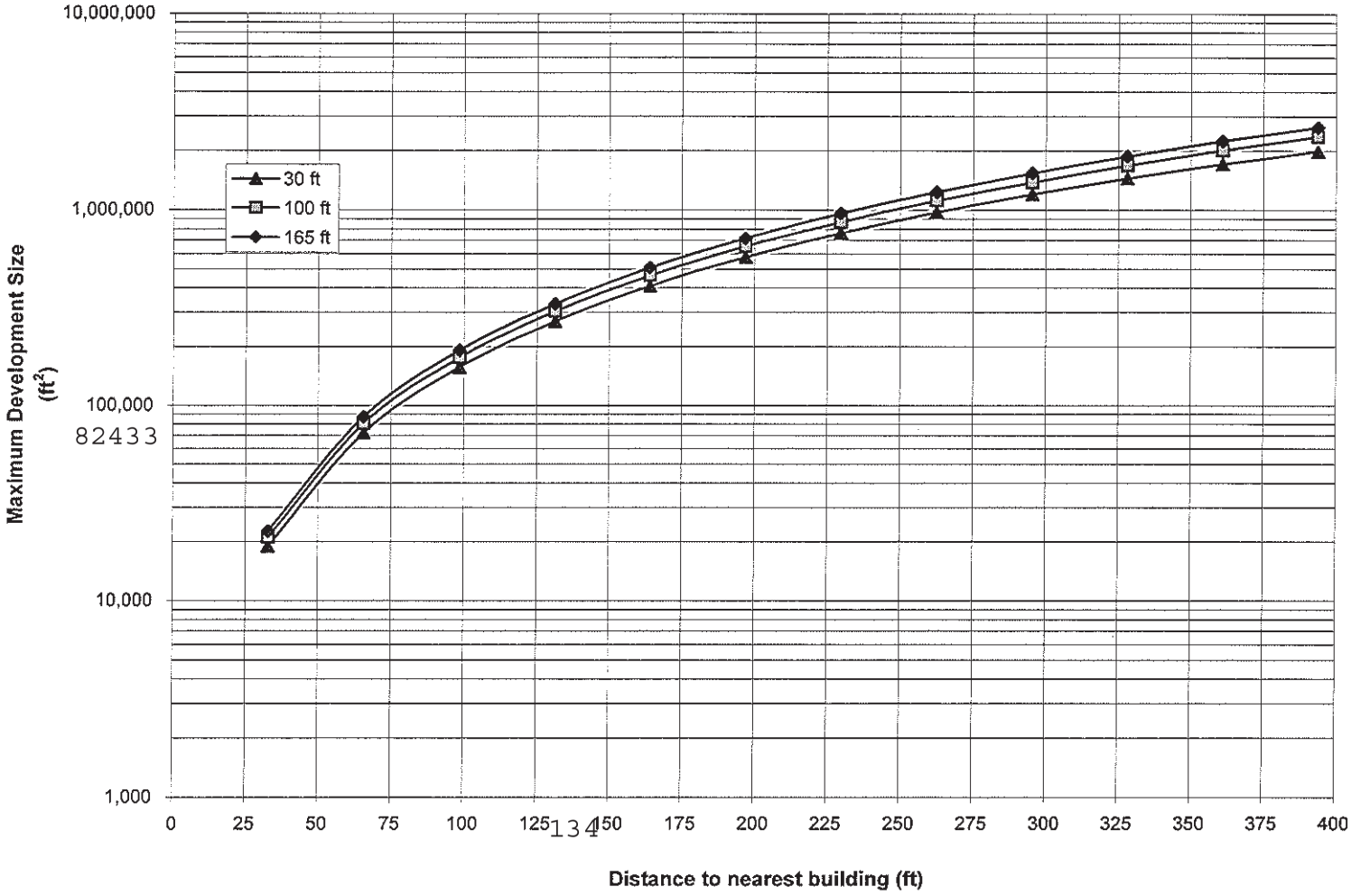
HVAC SCREEN - SOUTH BUILDING ON NORTH

FIGURE 17-7
NO_2 BOILER SCREEN
RESIDENTIAL DEVELOPMENT - NATURAL GAS



Noise

1. Framework of Noise Analysis

The proposed action would introduce a residential population into an area where heavily trafficked roads (Albany Avenue and Clarkson Street) may be a significant source of ambient noise. The proposed supportive and affordable housing is not a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. Therefore this noise assessment is limited to the potential that ambient noise in the area could adversely affect occupants of the development occurring as a result of the proposed action.

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

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud. Table Noise-1 lists some noise levels for typical daily activities.

Table Noise-1 Noise Levels of Common Sources

Fire alarm siren at 50 feet	120
Maximum levels at rock concerts (rear seats)	110
On platform by passing subway train	100
On sidewalk by passing heavy truck or bus	90
On sidewalk by typical highway	80
On sidewalk by passing automobiles with mufflers	70
Typical urban area	60 – 70
Typical suburban area	50 – 60
Quiet suburban area at night	40 – 50
Typical rural area at night	30 – 40
Isolated broadcast studio	20
Audiometric (hearing testing) booth	10
Threshold of hearing	0

Source: City of New York, CEQR Technical Manual.

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common weighting networks used are the A- and C-weighting networks. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighted network is the most commonly used, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

The following is typical of human response to relative changes in noise level:

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and
- 10-dBA change is perceived as a doubling or halving of the noise level.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- L_{eq} is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the L_{eq} than low noise levels. L_{eq} has an advantage over other descriptors because L_{eq} values from various noise sources can be added and subtracted to determine cumulative noise levels.

- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet.

The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

2 Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is vehicular traffic, noise monitoring was conducted during peak vehicular travel periods, 8-9 a.m., 12 noon-1 p.m., and 5-6 p.m. Pursuant to CEQR Technical Manual methodology, readings were conducted for a 20-minute period during each peak hour. Monitoring was conducted at two locations to characterize the noise environment at the two subject parcels. For the northern parcel (J Site), monitoring was conducted at the southwest corner of Albany and Winthrop Avenues and for the southern parcel (N site), monitoring was conducted at the northwest corner of Albany Avenue and Clarkson Street. The monitor was calibrated prior to and following each monitoring session.

3 Measurement Conditions

Monitoring was conducted during typical midweek days, with dry weather and moderate wind speeds. Traffic volumes and vehicle classification were documented during the noise monitoring.

4 Existing Conditions

Based on the noise measurements taken at the project site, the predominant source of noise at the site is traffic along Albany Avenue and Clarkson Street. A bus route operates on these streets, and there is also significant diesel truck and van traffic, particularly paratransit and ambulettes, presumably associated with the nearby health care facilities, and occasional emergency vehicle sirens. Table Noise-2 contains the results for the measurements taken at the subject site.

Table Noise-2: Noise Levels at N site – Albany & Clarkson

	Wednesday March 9, 2011 8:25-8:45 a.m.	Wednesday March 9, 2011 12:30 –12:50 p.m.	Monday March 7, 2011 5-5:20 p.m.
L_{max}	92.3	100.0 (ambulance siren)	84.5
L_5	73.2	74.6	74.4
L_{10}	**71.4**	**71.3**	**72.1**
L_{eq}	69.7	76.3	69.4
L_{50}	67.0	65.1	66.6
L_{90}	63.2	59.6	62.4
L_{min}	56.1	55.8	55.7

Noise Levels at J site – Albany & Winthrop

	Wednesday March 9, 2011 8:00-8:20 a.m.	Wednesday March 9, 2011 12:06-12:26 p.m.	Monday March 7, 2011 5:40-6:00 p.m.
L_{max}	81.0	81.2	79.6
L_5	71.2	70.4	72.0
L_{10}	**68.8**	**68.1**	**70.8**
L_{eq}	66.1	65.9	67.4
L_{50}	63.8	62.3	65.4
L_{90}	58.2	56.7	60.2
L_{min}	54.4	52.7	57.0

Traffic volumes and vehicle classifications during the noise monitoring sessions are presented in Tables Noise-3 and Noise-4.

Table Noise-3: Traffic Volumes and Vehicle Class (20-minute counts): Albany & Clarkson

	AM		Midday		PM	
	Albany Av	Clarkson St	Albany Av	Clarkson St	Albany Av	Clarkson St
Car	314	275	167	177	242	288
Light truck/van	30	25	21	29	19	8
Heavy truck/full size bus	14	5	16	4	6	8

Table Noise-4: Traffic Volumes and Vehicle Class (20-minute counts): Albany & Winthrop

	AM		Midday		PM	
	Albany Av	Winthrop Av	Albany Av	Winthrop Av	Albany Av	Winthrop Av
Car	314	198	184	142	274	190
Light truck/van	30	25	28	20	18	15
Heavy truck/full size bus	14	4	15	2	7	2

The CEQR Technical Manual Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L_{10} between 70 and 80 dB(A) is identified as marginally unacceptable. CEQR Technical Manual Table 19-3 identifies required attenuation levels to achieve acceptable interior noise levels. This table indicates that, for an L_{10} between 70 and 73, attenuation of 28 dB(A) is required. The highest recorded L_{10} at the J site was 70.8 dB(A), and the highest L_{10} at the N site 72.1.

To ensure that the required attenuation is provided for new development occurring under the proposed action, the project will incorporate the following noise attenuation measures:

> **In order to ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on the site's Clarkson Street, Albany Avenue, and Winthrop Avenue façades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.**

Window-wall attenuation (including the provision of an alternate means of ventilation) will be required through the Regulatory Agreement between HPD and the project sponsor.

Print Form

Jamaica Bay Watershed Protection Plan
Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed (http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.

A. GENERAL PROJECT INFORMATION

1. CEQR Number: 11HPD011K 1a. Modification ☐
2. Project Name: CAMBA Gardens
3. Project Description:

   Project will include the abatement and demo of two dilapidated buildings on campus of Kings County Hospital Center. Two new buildings will be constructed for a total of 209 units of supportive and affordable housing. Sites are adjacent but separated by access road into KCHC campus.

4. Project Sponsor: CAMBA Housing Ventures, Inc.
5. Required approvals: Conveyence of City Property, City and Federal funding.
6. Project schedule (build year and construction schedule): Start date: end of June 2011, completion

B. PROJECT LOCATION:

1. Street address: 690 & 738 Albany Avenue
2. Tax block(s): 4829 Tax Lot(s): Tentative lots 3 (738) & 4 (690)
3. Identify existing land use and zoning on the project site: Vacant Hospital Buildings/R5
4. Identify proposed land use and zoning on the project site: Non-profit residential/R5
5. Identify land use of adjacent sites (include any open space): Hospital
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
Two vacant hospital buildings 3 & 4 stor	2 new construction buildings, both 6 stories. Total sf: 193,150/1.3 acres

7. Is project within 100 or 500 year floodplain (specify)? ☐ 100 Year ☐ 500 Year ☒ No

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet): 35,598 (new building footprints)
2. Will soil be removed (if so, what is the volume in cubic yards)? Yes - 18,000 yards
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): Site Class D
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: Rates:
6. Will project involve dewatering (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: Rates:
7. Describe site elevation above seasonal high groundwater:

   N/A - entire site is above seasonal high groundwater

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? ☐ **Yes** ☒ **No**

   If YES,
   - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
   - **List** species to remain on site.
   - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? ☐ **Yes** ☒ **No**
3. Will the project affect habitat characteristics? ☐ **Yes** ☒ **No**

   If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at http://www.dec.ny.gov/animals/29392.html.
4. Will pesticides, rodenticides or herbicides be used during construction? ☒ **Yes** ☐ **No**

   If YES, estimate quantity, area and duration of application.

   Yes - rodenticide on buildings & site every 6 mths, est. 10 gallons; 15 rodent bait stations bf demo
5. Will additional lighting be installed? ☒ **Yes** ☐ **No**

   If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

   Not near open space/natural areas

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:	Copper roofing, shingles 26500 sq. ft.	Bitumenous 29,968 sq. ft.
Pavement/walkway:	Concrete sidewalk 1,488 sq ft	Concrete sidewalk, Pavers 300 sq. ft.
Grass/softscape:	Grass, trees 31,667.8 sq ft.	Grass with drought resistant plantings, trees 31,388 sq. ft.
Other (describe):	Short driveway on north side of N site; l 3,200 sq. ft.	Parking areas - concrete 1,200 sq. ft.
2. ***Wetland*** (regulated or non-regulated) area and classification:	None	None
3. ***Water surface area:***	None	None

4. ***Stormwater management*** (describe):

Existing – how is the site drained?

Drained to public combined sewer

Proposed – describe, including any infrastructure improvements necessary off-site:

Drywells & new sewer connection to public combined sewer