Environmental Assessment Statement and Supplemental Report

CEQR No. 26DHS007K

[redacted]

[redacted]

Single Adult Transitional Residence
Brooklyn, New York 11232

January 6, 2026

Lead Agency:

Department of Homeless Services
Department of Social Services

33 Beaver Street, 20th Floor
New York, NY 10004

Prepared by:

CSA GROUP
EST • 1956

Table of Contents

List of Figures

List of Tables

List of Attachments

ENVIRONMENTAL ASSESSMENT STATEMENT - SHORT FORM

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

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

Part I: GENERAL INFORMATION

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

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

2. *Project Name* [redacted] Single Adult Transitional Residence

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
26DHS007K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of Homeless Services			SAME		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
LaVicke Quincy Jones, Assistant Commissioner, Capacity Planning and Development					
ADDRESS 33 Beaver Street, 20th Floor			ADDRESS		
CITY New York	STATE NY	ZIP 10004	CITY	STATE	ZIP
TELEPHONE (212) 361-0572	EMAIL LAJONES@dhs.nyc.gov		TELEPHONE	EMAIL	

5. *Project Description*

The New York City Department of Homeless Services (DHS) is proposing to enter into a contract to fund services to be provided by the non-profit HELP Social Services Corp. who would operate a single adult transitional residence at [redacted] in Brooklyn. An existing building would be renovated and utilized to provide dormitory-style housing for up to 200 single adults. The transitional residence would also employ 30 full-time-equivalent employees; a variety of social services would be provided on site. The residence would be ready for occupancy in late 2025. The Site is located in an M1-1D manufacturing district.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 7	STREET ADDRESS [redacted]
TAX BLOCK(S) AND LOT(S) [redacted]		ZIP CODE 11232
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS North side of [redacted]		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1D		ZONING SECTIONAL MAP NUMBER 16d

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

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

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

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

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

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

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

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

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

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

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

- ☒ SITE LOCATION MAP
- ☒ ZONING MAP
- ☒ SANBORN OR OTHER LAND USE MAP
- ☒ TAX MAP
- ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
- ☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 29,048
Waterbody area (sq. ft) and type: --
Roads, buildings, and other paved surfaces (sq. ft.): 29,048
Other, describe (sq. ft.): --

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

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 56,400
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 56,400
HEIGHT OF EACH BUILDING (ft.): 44
NUMBER OF STORIES OF EACH BUILDING: 3

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO
If "yes," specify: The total square feet owned or controlled by the applicant:
The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

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

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)			56,400	
Type (*e.g.,* retail, office, school)	units		200 beds	

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 200 NUMBER OF ADDITIONAL WORKERS: 30
Provide a brief explanation of how these numbers were determined: based on information obtained from DHS.

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

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

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2025
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12 month renovation
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☐	☒
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☐	☒
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		

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

	YES	NO
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 3,790		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 7,145,880		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry 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), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ 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, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a		

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

20. *APPLICANT'S CERTIFICATION*

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

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

APPLICANT/REPRESENTATIVE NAME	DATE
Donald E. Ehrenbeck, AICP/CSA Group	1/6/26

SIGNATURE *Donald Ehrenbeck*

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

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

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

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

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

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

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

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

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

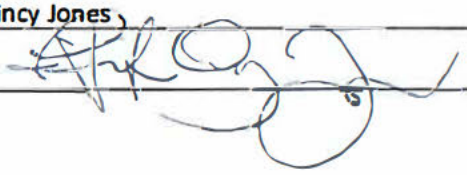
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result.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

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

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

TITLE	LEAD AGENCY
Assistant Commissioner, Capacity Planning and Development	New York City Department of Homeless Services
NAME	**DATE**
LaVicke Quincy Jones	1/6/26

SIGNATURE



NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

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

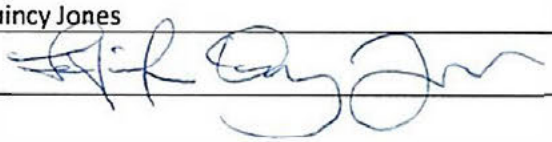
Reasons Supporting this Determination

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

The Proposed Action, the provision of operational funding for a 200-bed single adult transitional residence in an existing building, would have no significant environmental impacts under CEQR.

As indicated in this EAS Short Form and as supported by the attached technical assessments, the Proposed Action would not result in significant adverse impacts on land use, zoning and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; water and sewer infrastructure; solid waste and sanitation services; energy; transportation; air quality; climate change and greenhouse gas emissions; public health; neighborhood character; or construction impacts.

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

TITLE	LEAD AGENCY
Assistant Commissioner, Capacity Planning and Development	New York City Department of Homeless Services
NAME LaVicke Quincy Jones	DATE 1/6/26
SIGNATURE 	

1.0 PROJECT OVERVIEW

The New York City Department of Homeless Services (DHS) proposes to enter into a long-term agreement with HELP Social Services Corp., a not-for-profit organization, to operate a transitional residence for up to 200 single adults at [redacted]. According to property owner, the facility will occupy an existing building on the site which will be renovated. The Site is in the Greenwood Heights neighborhood of Brooklyn, within Community District 7. The Site, also identified as [redacted], is located on [redacted], [redacted] (see Figures 1–3).

1.1. Site

The 29,048-square-foot (sf) through-lot has 145 feet of frontage along both [redacted] streets. The lot is 200 feet deep. The building on the Site, as well as a small parking area, occupy the entire lot.

1.2. Description of the Proposed Facility

The building on the Site has a total floor area of 56,400 sf and fronts on [redacted]. It is three-stories in height. The building was built in 1931 and was last renovated in 1999; it is currently vacant.

When operational, the facility will employ approximately 30 full-time equivalent (FTE) staff members. A comprehensive range of support services will be offered, including case management, life skills training, job placement assistance, permanent housing support, healthcare referrals, and food services.

1.3. Purpose and Need

New York City is legally and judicially obligated to provide housing to every eligible homeless individual and family on an immediate basis. To meet this mandate, the Department of Homeless Services (DHS) must maintain sufficient shelter capacity to address fluctuations in demand. As of November 28, 2025, DHS reported 24,093 individuals residing in single-adult shelter facilities citywide. The proposed facility is essential for meeting both immediate and long-term capacity needs. In addition, DHS emphasizes that contracted providers must deliver services that help clients transition from shelter to permanent housing as quickly as possible. These services include case management, housing assistance, and other supports designed to prevent re-entry into the shelter system.

1.1. Proposed Action

The Proposed Action is defined as DHS entering into a multi-year contract with HELP Social Services Corp. to operate a transitional residence for up to 200 single adults in an existing building on the Site. This discretionary action requires compliance with Executive Order 91 of 1977, as amended, and adherence to the City Environmental Quality Review (CEQR) procedures outlined in Title 62, Chapter 5 of the Rules of the City of New York, as well as the State Environmental Quality Review Act (SEQRA) under 6 NYCRR Part 617. This Environmental Assessment Statement (EAS), together with the corresponding Negative Declaration, fulfills DHS's CEQR obligations.

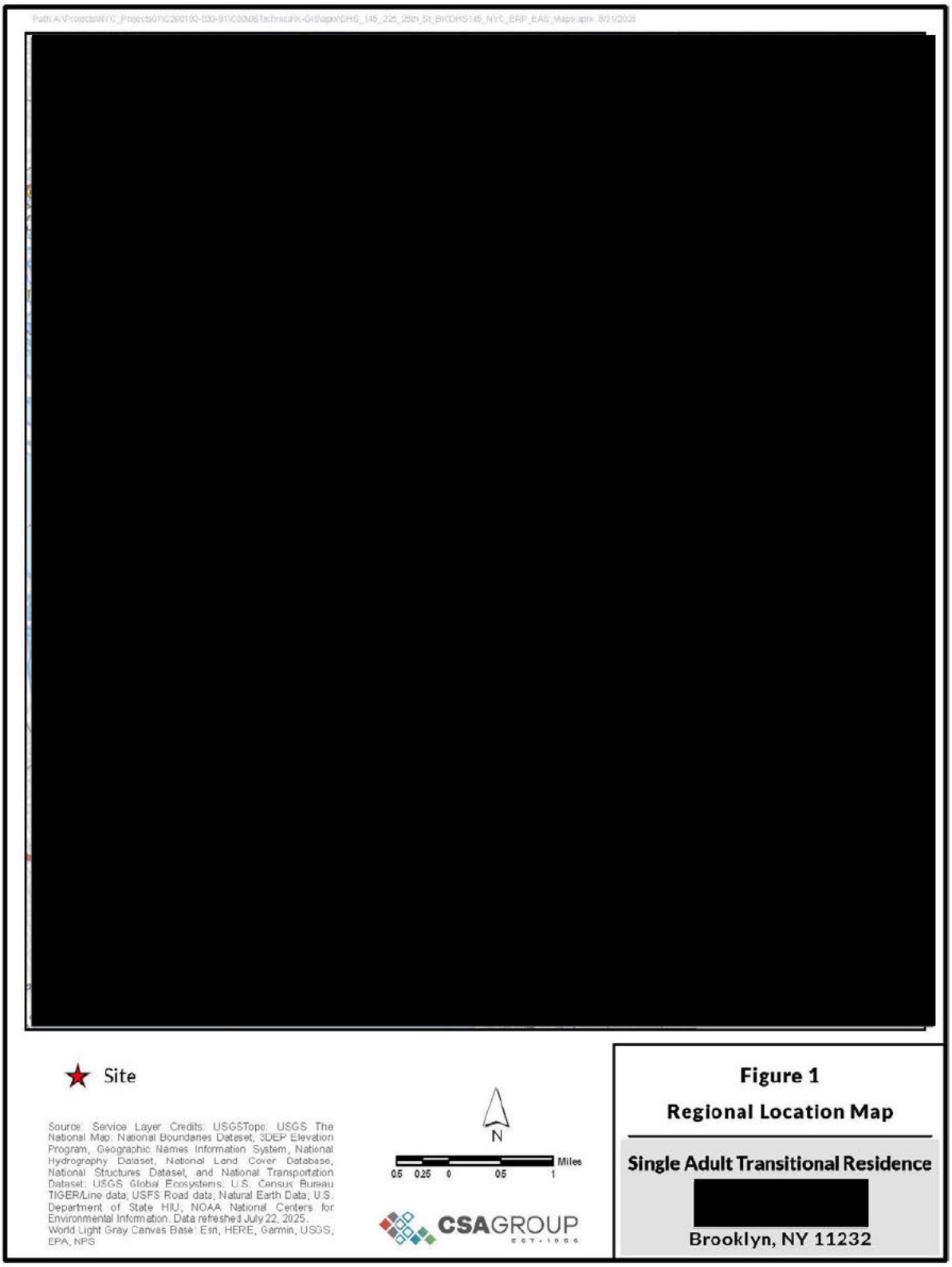


Figure 1: Regional Location Map

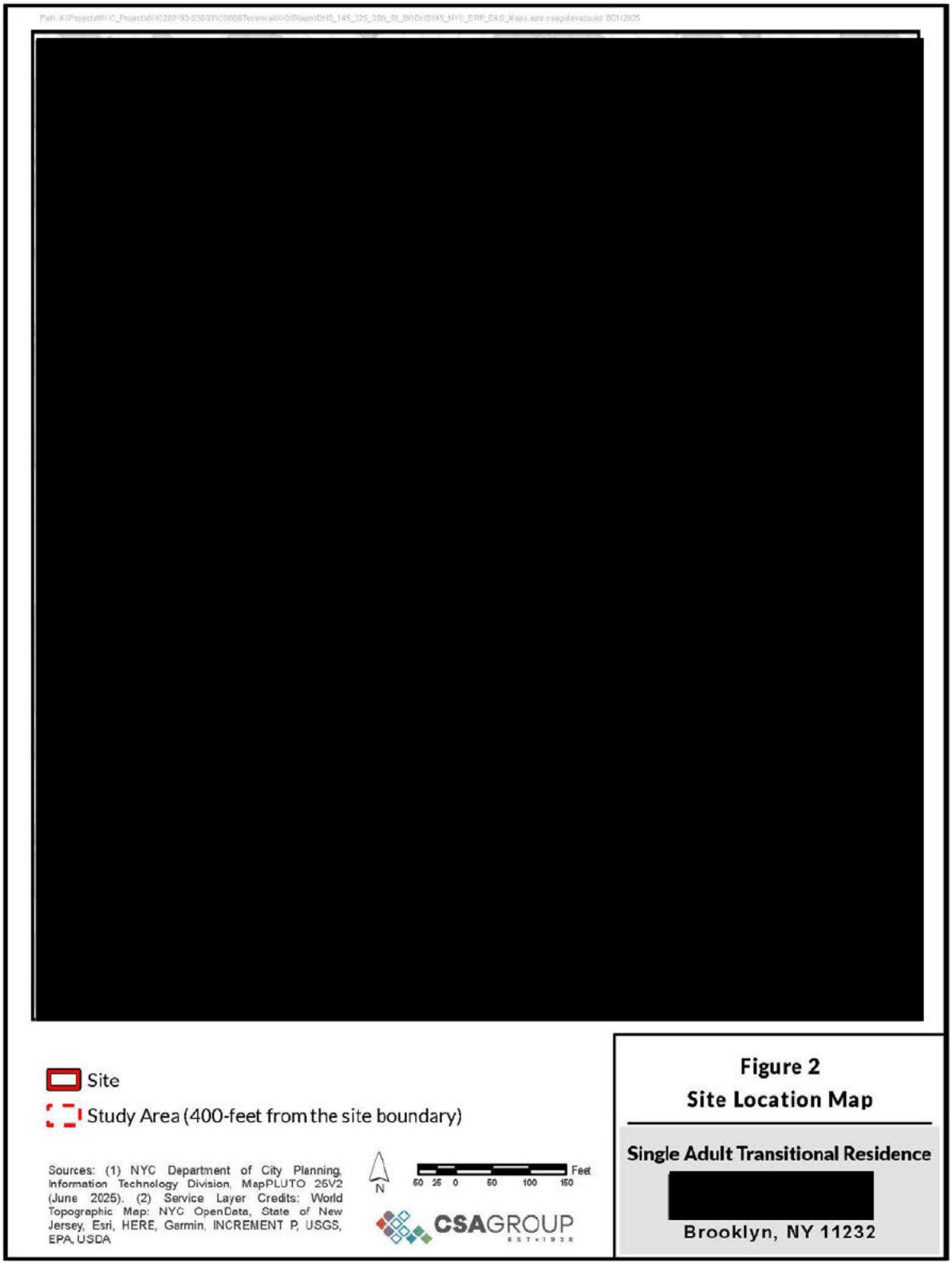


Figure 2: Site Location Map

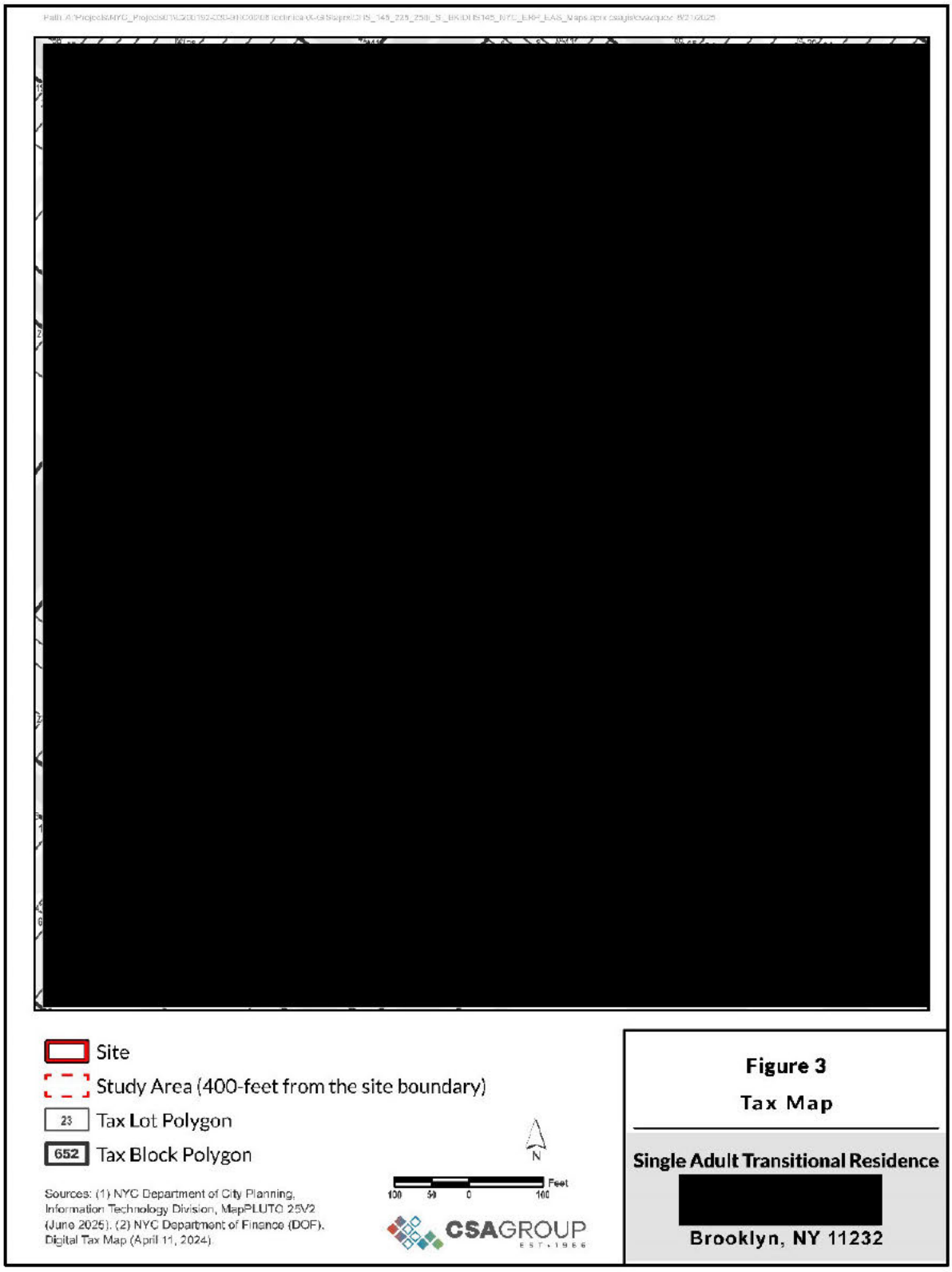


Figure 3: Tax Map

2.0 ANALYSIS FRAMEWORK

2.1. Analysis Year

Facility operation is expected to begin in Q4 2025. As a result, the analysis year considered for this environmental review is 2025.

2.2. Reasonable Worst-Case Development Scenario

This environmental assessment examines the potential effects of the Reasonable Worst-Case Development Scenario, which in this case is the Proposed Action ("With-Action Condition") compared to the Future without the Proposed Action ("No-Action Condition") for the 2025 analysis year as described below. The incremental difference between the Future No-Action and Future With-Action conditions serves as the basis for the analysis of this environmental review.

2.3. The Future Without the Proposed Action (No-Action Condition)

Under the No-Action Condition, the site would remain unused by the provider, and no contract would be executed with DHS. For purposes of a conservative analysis under CEQR, it is assumed that the building would remain vacant, representing the scenario with the greatest incremental difference compared to the With-Action Condition.[1]

2.4. The Future with the Proposed Action (With-Action Condition)

Under the Future With-Action Condition, DHS would enter into a multi-year agreement with HELP Social Services Corp. to operate a transitional residence on the site. The facility would accommodate up to 200 single adults and employ approximately 30 staff members. No zoning or land use changes are required to implement the Proposed Action.

[1] The existing building could be occupied by other as-of-right uses including another type of transitional or supportive housing, such as a residential rehabilitation facility, a congregate supportive housing facility, a homeless shelter, or other social service residential use. Under the existing zoning, future development could also include uses such as offices, hotels and most retail uses. Like the Proposed Action, each of these uses would include the potential for environmental impacts.

3.0 CEQR TECHNICAL AREAS SCREENING

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidelines and methodologies presented in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*. For each analysis area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary analyses were conducted for all aspects of the Proposed Action to identify the potential for significant adverse impact.

Part I of the EAS Short Form provides general project information, including details about the site and its surrounding area. Part II identifies technical areas that may warrant additional assessment. For this project, none of the technical areas outlined in the *CEQR Technical Manual* triggered thresholds or were likely to result in significant impacts. The discussion below demonstrates that a comprehensive review of CEQR technical areas was conducted and confirms that no further analyses are required.

3.1. Land Use, Zoning and Public Policy

According to the *CEQR Technical Manual*, a preliminary assessment of land use, zoning and public policy is appropriate for actions that would affect land use or change the zoning on a site. As described below, the Proposed Action does not affect land use, zoning, or public policy. However, a preliminary assessment is included in this environmental review to provide background information for the project and the Proposed Action.

The Site is in the Greenwood Heights neighborhood of Brooklyn. Greenwood Heights is located in western Brooklyn and is generally bound by Park Slope and Green-Wood Cemetery to the north, Windsor Terrace to the east, Sunset Park to the south, and New York Harbor to the west.

Consistent with the guidance contained in the *CEQR Technical Manual*, which states that unless a project involves a large-scale, high-density development or is a generic project, and when indirect effects are not anticipated, the Study Area for land use and zoning is defined as the Site and the area within 400 feet of the site's boundaries. The Study Area boundaries for this project are approximately [redacted] to the east, [redacted] to the west, midway between [redacted] to the north and midway between [redacted] to the south (**Figure 4**). In August 2025, a field visit was conducted to ascertain existing land use patterns and neighborhood characteristics of the Study Area (see **Attachment 1** for Site Photographs).

3.1.1. Land Use and Zoning

The Site

The Site is located on [redacted], a 60-foot-wide one-way eastbound street with one travel lane and parking on both sides of the street. The 29,048-sf lot is covered in its entirety by a 3-story building and a smaller attached 2-story building fronting [redacted], as well as a small, paved parking area also fronting [redacted]. Land use is depicted on **Figure 5**.

The Site is located in an M1-1D manufacturing district (**Figure 6**), a designation that resulted from a zoning map amendment in January 1990. Prior to the 1990 map amendment, this district was originally zoned as an M1-1 zoning district, which was established as part of the 1961 Zoning Resolution.

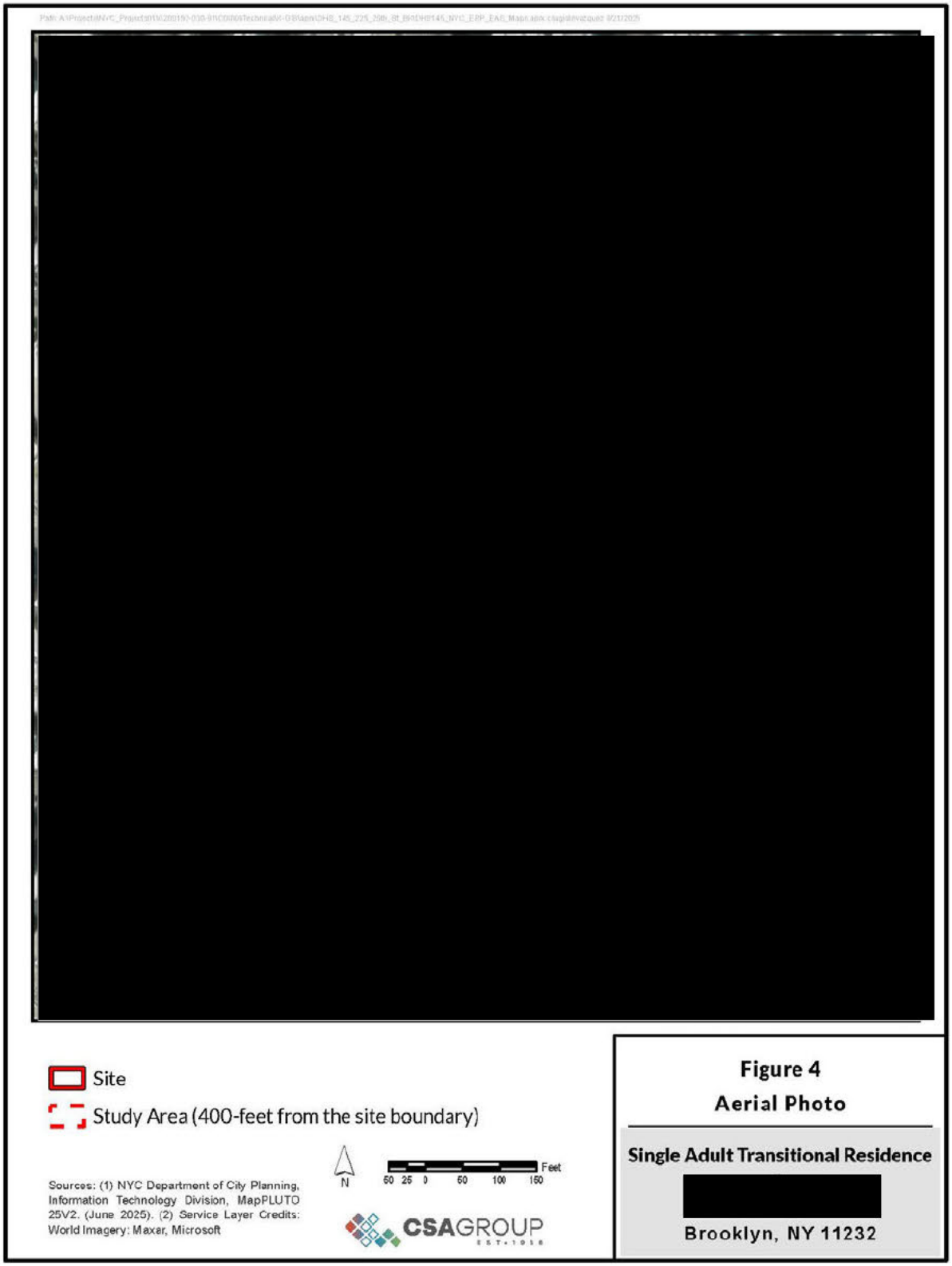


Figure 4: Aerial Photograph

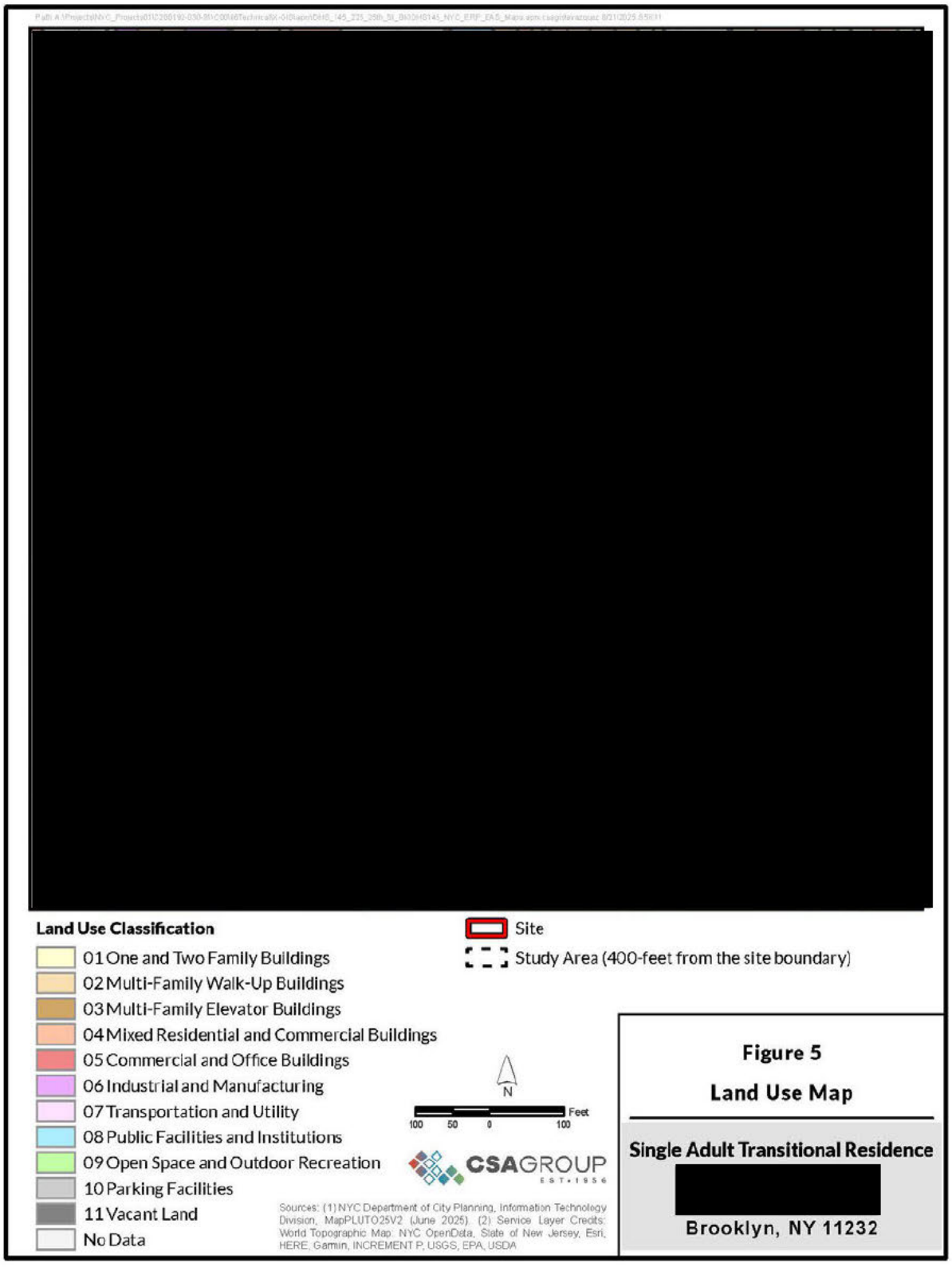


Figure 5: Land Use Map

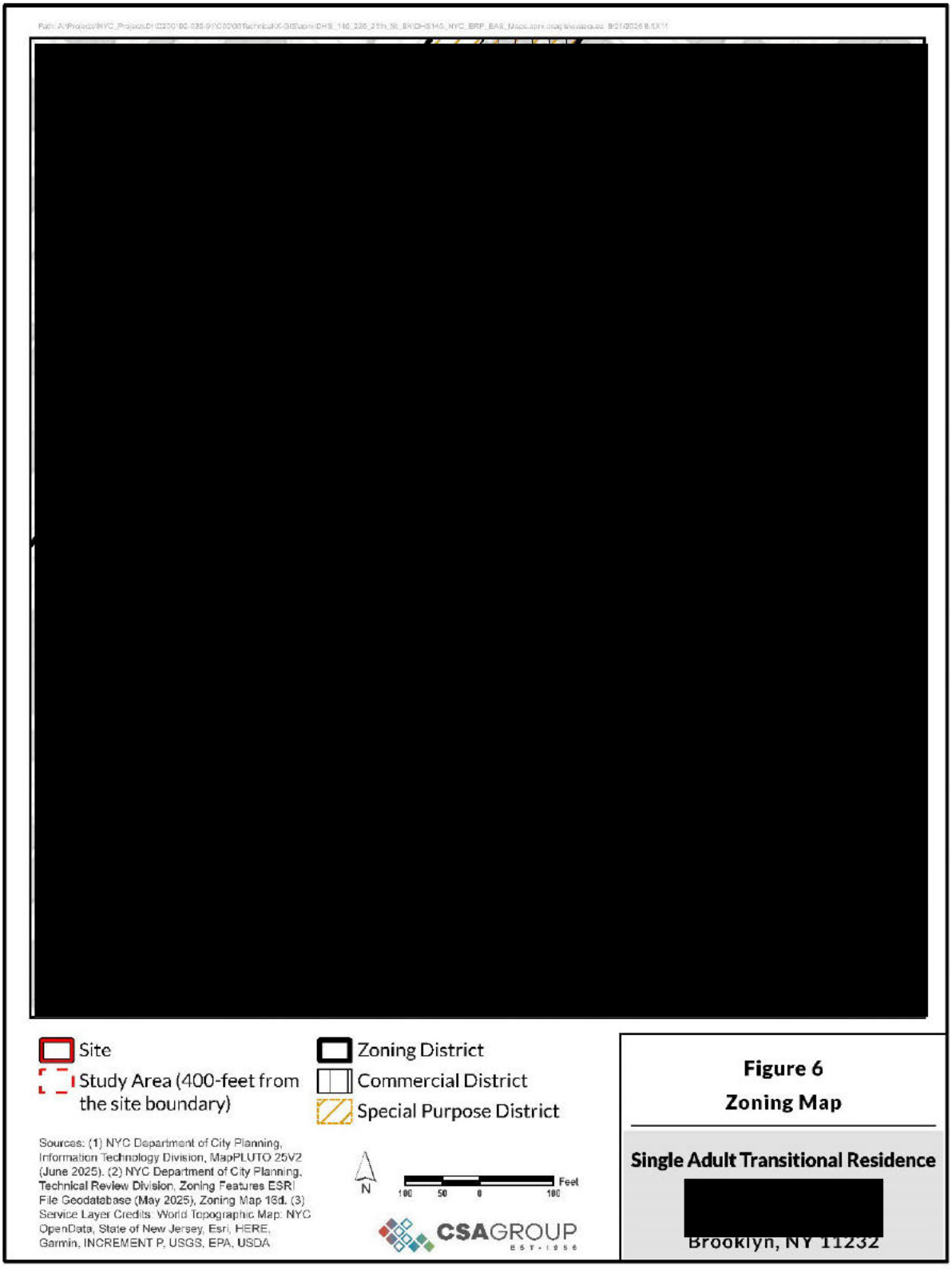


Figure 6: Zoning Map

M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities (Use Groups 4 to 14, 16, and 17). Offices, hotels, and most retail uses are also permitted, while certain community facilities, such as hospitals, are allowed in M1 districts only by special permit. Though residential uses are generally not permitted in M1 districts, they may be permitted in M1-1D districts by authorization of the City Planning Commission pursuant to ZR 42-47.

M1-1D districts have a maximum industrial/commercial floor area ratio (FAR) of 1.0 and a maximum community facility FAR of 2.4; permitted residential uses pursuant to ZR 42-47 would have a maximum residential FAR of 1.65. Building heights for commercial or industrial developments in M1-1D districts are governed by the sky-exposure plane; the maximum building height for residential developments is 32 feet. The proposed Facility is classified as Use Group 4 and is permitted in an M1-1D district.

Study Area

Existing land use within the Study Area is characterized by industrial, commercial, residential, and community facility uses in various building types. Commercial uses are generally concentrated along [redacted], including local retail (eating and drinking establishments, beauty salons, convenience stores) and local services including wholesalers, funeral homes, laundromats, and auto repair. Residential uses, including attached and detached one- and two-family homes and higher density walkup apartment buildings are primarily located north of [redacted]; exceptions include the elevator apartment building located on [redacted] and the 6- and 14-story buildings located on the east side of [redacted]. Higher density multifamily residential buildings are generally located closer to the avenues, and one- and two-family homes generally characterize the midblocks between [redacted].

Industrial uses are generally characterized as one- to two-story buildings and include warehouses, bakeries, and distributors, and are located in the midblocks between [redacted]. In addition, several mixed-use commercial and residential buildings are generally concentrated along [redacted]. The [redacted], is located at the eastern edge of the Study Area.

The Study Area is zoned M1-1D to the south, R5 to the southeast, R8A to the northwest, and R6A and R6B to the northeast. The R8A district located along [redacted] to the northwest is also designated as the [redacted] which is mapped along the east side of [redacted] between [redacted]. Additionally, a C2-4 commercial overlay is mapped at a depth of 100 feet along the east side of [redacted].

The R5, R6A, R6B and R8A zoning districts permit residential and community facility uses in Use Groups 1 to 4, and have maximum FARs of 1.25, 3.0, 2.0 and 6.02, respectively. The C2-4 commercial overlay permits neighborhood retail in Use Groups 6 to 9.

The [redacted] was established in November 2011 through City Council approved zoning map and zoning text amendments (ULURP No. C 110386 ZMK and ULURP No. N 110387 ZRK respectively). The intention of the Special EC-1 District is to ensure a lively pedestrian context by imposing building

transparency requirements at the street level, limiting curb cuts, requiring ground-floor neighborhood services and amenities, and limiting parking and residential uses on the ground floor facing [redacted].

Future No-Action Condition

The Site

Absent the Proposed Action, it is expected that the existing building on the Site would remain vacant. In the future without the Proposed Action, no zoning changes are anticipated on the Site.

Study Area

The Study Area is a densely developed mixed use urban neighborhood. According to NYC Department of City Planning and NYC Department of Buildings records, including "Building on My Block", no substantial land use changes are expected to occur in the Study Area by the build year of 2025.

Future With-Action Condition

The Site

In the Future With-Action Condition, the Provider would operate a transitional residence for single adults, a use consistent with uses already present in the general vicinity. Transitional residences operate similarly to a traditional residential building by providing living accommodations where residents sleep and eat and come and go throughout the daytime hours (there will be a nighttime curfew). However, it is distinct from traditional residences because supportive services will be provided as described above. In the Future With-Action Condition, no zoning changes would be required because the proposed use of the building is permitted by the Site's current zoning.

Study Area

In the future with the Proposed Action, it is also expected that the area's current land use trends and general development patterns will continue. These trends and patterns are characterized by a mix of uses with increased residential development and manufacturing and commercial uses. The Proposed Action would not alter or affect zoning in the Study Area by the build year 2025.

The Proposed Action would not result in significant adverse impacts on land use or zoning. Therefore, a detailed analysis of land use or zoning is not warranted.

3.1.2. Public Policy

The mission of DHS is to prevent homelessness wherever possible and provide short-term emergency shelter and re-housing support. In accordance with its mission, DHS teams with hundreds of shelter providers throughout the City, business and faith-based leaders, and community members to meet the growing need of the City's homeless. As explained in Section 1.3 ("Purpose and Need"), New York City also has a legal obligation to provide housing to every eligible homeless family and individual who seeks it and must do so on an immediate basis. Use of the capacity that the transitional residence would provide, as well as suitable sites in other boroughs and community districts, is necessary to meet demand for shelter.

The goal of DHS' shelter providers is to assist homeless people to move out of shelter and into permanent housing as expeditiously as possible. This goal is accomplished through the provision of a variety of social services designed to assist individuals look for and obtain permanent housing and achieve economic stability, so that once they exit the shelter, they remain housed in the community. At present, DHS directly

runs or oversees the operation of more than 300 facilities across the city, serving more than 80,000 individuals (single adults and families with children) in temporary shelter.

The Site is not located within a designated Industrial Business Zone or Business Improvement District, or within New York City's coastal zone or within a designated historic district. It is located in an area defined by an adopted 197-a Plan – "New Connections/New Opportunities Sunset Park 197-a Plan" adopted by City Council in 2011. Additionally, two adopted city public policies are applicable to Study Area: *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, and *OneNYC 2050: Building a Strong and Fair City*.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

On June 14, 2022, the Adams administration released *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, a comprehensive plan intended to cover the entire spectrum of New Yorkers' housing needs and options, including City-subsidized affordable housing, public housing, private market-rate housing, and greater support programs for New Yorkers experiencing homelessness. The plan is the result of an extensive stakeholder input and community engagement process, including New Yorkers who are experiencing or have experienced homelessness, and outlines mayoral initiatives to:

- Significantly expand affordable homeownership opportunities and help communities build and maintain wealth;
- Accelerate the creation of supportive housing by completing the 15,000 supportive homes promised by 2030 two years ahead of schedule;
- Transform the New York City Housing Authority (NYCHA) by delivering much-needed resources for repairs and improving and streamlining the services NYCHA provides residents;
- Break down government siloes to address the full scope of the homelessness crisis to give shelter system residents access to critical services and resources; and,
- Place New Yorkers in safe, high-quality, affordable homes faster and without forcing them to relive past trauma by eliminating unnecessary paperwork and obstacles to obtaining housing.

OneNYC 2050: Building a Strong and Fair City

In April 2019, *OneNYC 2050: Building a Strong and Fair City* (*OneNYC 2050*") was released, which is a strategic plan for inclusive growth and climate action in New York City. Building upon its predecessor, *One New York: The Plan for a Strong and Just City* (*OneNYC*), *OneNYC 2050* brings new attention to the fundamental link between climate action and inclusive growth with a focus on creating well-paid jobs, ensuring equitable access to natural resources, guaranteeing the right to quality healthcare and education, and promoting justice by recognizing and repairing the damage caused by historic oppression.

OneNYC 2050 includes progress realized since *OneNYC*, saluting its growth, sustainability, resiliency, and equity initiatives. However, the plan emphasizes that there is still much to be done to address critical challenges like climate change, increasing unaffordability, and failing infrastructure. The plan's eight goals lay the foundation for transformational change:

- A Vibrant Democracy, where every New Yorker is welcomed into the city's civic and democratic life.
- An Inclusive Economy, where economic growth creates opportunities for New Yorkers and safeguards the American Dream.
- Thriving Neighborhoods, where all communities have safe, income-restricted housing and are well-served by parks, cultural resources, and other shared public spaces.
- Healthy Lives, where health inequities based on race and ethnicity are eliminated, and all residents have equal access to health care, clean air, and healthy food.
- Equity and Excellence in Education, where diverse and fair schools provide a quality education for every student, and New York serves as a model for educating children of all backgrounds.
- A Livable Climate, where we no longer rely on fossil fuels and have mitigated the risks posed by climate change.
- Efficient Mobility, where income-restricted, reliable, safe, and sustainable transportation options mean no New Yorker will need to rely on a car.
- Modern Infrastructure, where reliable physical and digital infrastructure allows New Yorkers to flourish.

OneNYC 2050 articulates a global perspective on the long-term needs of the city and how the city must grow responsibly and sustainably while supporting the well-being of all New Yorkers. The plan is referred to as New York City's Green New Deal, and progress reports will be released yearly.

New Connections/New Opportunities Sunset Park 197-a Plan

The Sunset Park 197-a Plan sets forth a comprehensive framework for the revitalization of the Sunset Park waterfront as an economically viable and environmentally sustainable resource that is closely related to, and serves the needs of, adjacent upland communities. The plan envisions the Sunset Park waterfront as a sustainable mixed-use neighborhood that promotes regional and local economic development, fosters a healthy living and working environment, and reconnects upland residential communities in Brooklyn Community District 7 to the water's edge. It seeks to promote industrial redevelopment and job creation in Sunset Park while retaining existing industrial jobs; it also seeks to maximize waterfront access and preserve existing industrial, commercial and residential uses. While the focus of the plan is on the Waterfront Study area west of 3rd Avenue, it does include the area west of 3rd Avenue – the Community District 7 Context Area. The Site is within the [redacted] from the Waterfront Study Area.

3.2. Socioeconomic Conditions

A socioeconomic conditions assessment may be necessary if a Proposed Action could create substantial socioeconomic changes within an area where those changes would not occur in the absence of the Proposed Action. Under CEQR, the principal issues of concern with respect to socioeconomic conditions are direct and indirect residential displacement, direct and indirect business displacement, and effects on specific industries.

The Proposed Action would not cause direct business displacement, and no residents would be displaced by the Proposed Action. In addition, there would be no indirect displacement, nor would the Proposed

Action effect specific industries. The Proposed Action would not introduce new uses or a project of a scale that would substantially alter the socioeconomic profile of the neighborhood in a manner that would have the potential to result in indirect displacement of residents or businesses, nor would the Proposed Action result in an effect on specific industries.

Therefore, no significant adverse impacts on socioeconomic conditions would occur as a result of the Proposed Action.

3.3. Community Facilities

The *CEQR Technical Manual* defines community facilities as public or publicly funded facilities, such as schools, early childhood programs, libraries, fire and police protection, and health care facilities. An analysis of community facilities is warranted if a proposed action would physically alter or displace an existing community facility (direct effect) or if the Proposed Action would lead to an increase in local population (e.g., a sizable new neighborhood) that would increase the demand for community facility services (indirect effect).

The Proposed Action would facilitate the operation of a transitional residence for single adults within an existing building on the Site. Since no community facilities would be physically altered or displaced as a result of the Proposed Action, no direct impacts would occur. Therefore, the discussion provided below focuses on the potential for indirect impacts to community facilities.

3.3.1. Public Schools and Early Childhood Programs

The future use facilitated by the Proposed Action would include a residential population of single adults, children would not live in the Facility. As a result, an analysis of public schools or early childhood programs is not warranted. The Proposed Action would not have any significant adverse impacts on public schools or early childhood programs.

3.3.2. Libraries

The future use facilitated by the Proposed Action would include a residential population of up to 200 residents. According to the *CEQR Technical Manual*, 834 dwelling units would be the size threshold for a residential development in Brooklyn to require a library analysis. As the incremental increase attributed to the Facility would be well below the threshold, no analysis is required. No significant adverse impacts on libraries would occur as a result of the Proposed Action.

3.3.3. Police and Fire Protection, and Healthcare Facilities

According to the *CEQR Technical Manual*, the threshold to require detailed police and fire protection and health care facilities analyses is the introduction of a sizeable new neighborhood. The Proposed Action would facilitate a site-specific facility to serve single homeless adults. The threshold for detailed analysis does not apply and no analysis is warranted. No significant adverse impacts on police and fire services and health care facilities would occur as a result of the Proposed Action.

3.4. Open Space

The *CEQR Technical Manual* defines Open Space as publicly accessible, publicly, or privately-owned land that is available for leisure, play, or sport or is set aside for the protection or enhancement of the natural environment. Open space may be public or private and may include areas used for sports, exercise or play

(active open space) and/or areas used for sitting, strolling, or relaxing (passive open space). The *CEQR Technical Manual* guidelines indicate that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

Since the Site is not currently occupied by open space, there would be no direct impact as a result of the Proposed Action.

The preliminary screening threshold to determine if an indirect open space assessment is warranted is when a proposed project would generate more than 200 residents or 500 nonresidents. The Proposed Action would facilitate the use of the buildings located on the Site as a transitional residence for single adults which would be occupied by up to 200 residents and 30 employees. The Proposed Action does not exceed the CEQR residential threshold or the nonresidential threshold. Therefore, an assessment of open space is not warranted.

Additionally, as described in the *CEQR Technical Manual*, as part of an open space assessment, a project should be reviewed to determine if it is located within a Walk to a Park Service Area. A Walk to a Park Service Area (WtPSA) is a part of the *OneNYC 2050 Building a Strong and Fair City* plan, in which New York City has laid out a goal for 85 percent of city residents living within a walking distance of a park by 2030. Existing areas located within a WtPSA are within walking distance of a park (i.e., 0.5-miles). Areas not located within a WtPSA are considered "walk gaps"; they are areas of the city that are not within a walking distance to a park. The Site is located in a walk gap area (i.e., not within a walk to a park service area).

3.5. Shadows

According to the *CEQR Technical Manual*, a shadow assessment is recommended for projects which result in new shadows long enough to reach publicly accessible open space or sunlight-sensitive historic resource (except within an hour and a half of sunrise or sunset). Under the Proposed Action, the existing buildings would be utilized as a transitional residence. The building footprints would not require alteration and there would be no increase to the height of the buildings. Thus, a shadows analysis is not warranted, and the Proposed Action would not create an adverse shadow impact.

3.6. Historic and Cultural Resources

An assessment of historic resources is required under CEQR when a proposed action involves in-ground disturbance, new construction, demolition, or significant physical alteration of any building, structure, or object. It is also needed for projects that change the scale, visual prominence, or visual context of a historic resource, or for projects that eliminate publicly visible views of historic resources. Assessments are generally required for projects adjacent to or within historic districts, and for actions that have the potential to affect archaeological or architectural resources.

The Site is not a NYC Landmarks Preservation Commission (LPC) designated or State/National Register listed landmark nor is it situated within an LPC-designated historic district. The Proposed Action would not alter the building envelope or change the visual context of the street. Nor would the Site have any ground disturbance or the potential to disturb archaeological remains. The Proposed Action would not result in significant adverse impacts on architectural or archaeological resources, and no further analysis of architectural or archaeological resources is warranted.

3.7. Urban Design and Visual Resources

According to the *CEQR Technical Manual,* a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street, a physical alteration beyond that allowed by existing zoning regulations. No analysis is warranted if a proposed project would be constructed in compliance with existing zoning and would not result in physical changes beyond the permitted bulk and height provisions.

The Proposed Action would not require changes to the zoning designation of the Site and would not alter the exterior of the existing buildings; an analysis of urban design and visual resources is therefore not warranted. No significant adverse impacts on urban design and visual resources would occur as a result of the Proposed Action.

3.8. Natural Resources

A natural resource is defined as:

- the City's biodiversity (plants, wildlife, and other organisms);
- aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and
- any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability.

Under CEQR, a natural resources assessment considers species in the context of the surrounding environment, habitat, or ecosystem and examines a project's potential to affect those resources. According to the *CEQR Technical Manual*, adverse impacts to natural resources may occur when a natural resource is present on or near a project site, and the project would result in a disturbance of that resource.

The Proposed Action would facilitate the operation of a transitional residence in two existing buildings on the Site. The buildings and an impervious parking area encompass the entire lot, which is in an urban area. The Site is devoid of natural resources, as defined in the *CEQR Technical* Manual. As a result, no significant adverse impacts to natural resources would occur and a natural resources analysis is not warranted.

3.9. Hazardous Materials

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds (VOCs and SVOCs), methane, polychlorinated biphenyls (PCBs) and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when hazardous materials exist on a site, an action would increase pathways to their exposure, or an action would introduce new activities or processes using hazardous materials.

The Proposed Action is defined as the funding of programs and the acquisition of services. The Proposed Action does not involve any new development or ground disturbance. As a result, an assessment of potential hazardous materials impacts is not warranted.

3.10. Water and Sewer Infrastructure

According to the *CEQR Technical Manual* a detailed analysis for water supply is required if a project may result in an exceptionally large demand for water (e.g., projects estimated to use more than one million gallons per day such as power plants, very large cooling systems, or large developments); or if a project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island).

The Facility would not generate a water demand of more than one million gallons per day, nor is the Site located in an area with low water pressure. Therefore, an analysis of water supply is not warranted.

The Site is in a combined sewer area. According to the *CEQR Technical Manual* an analysis of wastewater and stormwater conveyance and treatment systems would be needed if a project is in a separate sewer area and would result in the addition of 400 residents or more than 150,000 sf of commercial, public facility, and institution and/or community facility space or more. The square footage and occupancy level of the Facility will be well below these CEQR thresholds and a preliminary wastewater and stormwater conveyance and treatment systems analysis is not warranted. As a result, significant adverse impacts on wastewater and stormwater conveyance and treatment systems would not occur because of the Proposed Action.

3.11. Solid Waste and Sanitation Services

A solid waste assessment is recommended if a proposed action has the potential to cause a substantial increase in solid waste production that would overburden available waste management capacity, or be inconsistent with the New York City Solid Waste Management Plan or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, if a project's generation of solid waste would not exceed 50 tons per week, then sufficient public or private carting and transfer station capacity exists in the metropolitan area to absorb the increment, and further analysis is generally not warranted.

Using the individual rate (17 pounds (lbs.) per week) listed in Table 14-1 of Chapter 14, "Solid Waste and Sanitation Services," of the *CEQR Technical Manual*, it is estimated that the 200 Facility residents will generate approximately 3,400 pounds (or 1.7 tons) of solid waste per week. The office building rate of 13 pounds per employee per week was used to identify solid waste generation by the 30 employees, which is 390 lbs./week. Therefore, the transitional resident operation would result in a total solid waste generation of 3,790 lbs. per week (1.9 tons) which is well below the CEQR threshold of 50 tons per week. Therefore, a solid waste and sanitation services analysis is not warranted. No significant adverse impacts to solid waste and sanitation services would occur as a result of the Proposed Action.

3.12. Energy

According to the *CEQR Technical Manual*, a detailed assessment of energy is typically limited to projects that may significantly affect the transmission or generation of energy. Under the Proposed Action, DHS would enter into multi-year contract with the Provider who would operate a transitional residence in an existing building on the Site. The transitional residence would not significantly affect the transmission or generation of energy. The Proposed Action would not result in significant adverse impacts to energy generation and transmission systems and no further assessment is warranted.

3.13. Transportation

According to the *CEQR Technical Manual*, the objective of transportation screening is to determine whether a proposed action may have a potential significant adverse impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, cyclists, transit users and motorists), on- and off-street parking or goods movement. Detailed transportation analyses may not be needed for projects that would create low- or low- to moderate-density development in particular areas of New York City.

To determine whether a Level 1 Screening Assessment is required, Figure 16-1, "CEQR Traffic Zones" and Table 16-1, "Minimum Development Densities Potentially Requiring Transportation Analysis" of the *CEQR Technical Manual* were reviewed. The Site is situated in Zone 2 and the CEQR threshold for a Level 1 Screening Assessment applicable to community facilities located in Zone 2 is a building size of 25,000 square feet. Because the Facility would contain 56,400 square feet of community facility space, a Level 1 Screening Assessment is therefore warranted.

The *CEQR Technical Manual* provides a methodology for evaluating the potential impacts of a proposed project on the transportation system. A trip generation analysis based on the proposed development program is prepared to determine the expected number of person and vehicle trips that the proposed project would generate. This trip generation is compared to the Level 1 screening thresholds defined in the *CEQR Technical Manual* (50 peak hour vehicle trip-ends, 200 peak hour pedestrian trips, 200 peak hour subway trips, or 200 peak hour bus trips). The Level 1 screening evaluates the number of vehicles and person trip-ends by mode to determine if further analysis is warranted. If the proposed project's trip generation exceeds the Level 1 threshold, a Level 2 screening analysis is warranted.

3.13.1. Level 1 Screening

The following information includes trip generation assumptions and travel demand estimates for the Facility that were used to perform a Level 1 screening for traffic, parking, subway, bus, and pedestrians. As a result of the Proposed Action, 200 single adults would occupy the Facility. Based on the experience at other similar facilities, and methodology and planning assumptions approved by NYC Department of Transportation (DOT), it is expected that residents would not own or operate cars nor generally access the facility via automobile; they would either walk or use public transit. Onsite social services such as counseling, job placement, permanent housing assistance, and recreational and wellness activities would be provided at the Facility. Therefore, it is assumed that no vehicle trips would be generated by the residents.

3.13.2. Trip Assumptions

Resident Trips

Previously, transportation planning assumptions were developed for a crisis center/health clinic component (transitional housing for the homeless) related to the *No. 7 Subway Extension-Far West Midtown Manhattan Rezoning FEIS* (CEQR No. 03DCP031M). DOT authorized the use of the planning assumptions from this FEIS for DHS facilities in July 2020. Since similar transitional housing would be provided for the homeless at this Facility, the daily trip generation rate of 4.75 trips per bed from this FEIS was used as the source to estimate trip generation for this Facility's proposed residents. The daily trip generation rate of 4.75 trips per bed yielded an estimated total of 950 daily person trips for the 200

residents at this Facility. In terms of modes of transportation, it was presented in the FEIS that 94% of residents would walk.

Assuming the same 94% would walk at this Facility, the remaining 6% were assumed to use mass transit (either bus or subway/railroad) adjusted based on the Journey to Work (JTW) data from the American Community Survey (ACS), *2015-2019 Five Year Means of Transportation to Work*, for Kings County Census Tracts 18.01, 18.02, 84, 101, 143, 145, 147, and 175.

Similar to other transitional residences operated by DHS, we assume there would be an 11:00 PM curfew at the Facility, therefore, no resident trips were assumed to occur during the 11:00 PM to 5:00 AM overnight period. The daily person trips from the *CEQR Technical Manual* for Residential Land Uses of 9.3% and 8.5% during the weekday AM and PM peak hours, respectively, were used. As a result, it was projected that there would be 88 AM and 81 PM weekday peak hour trips made by the residents at the Facility. The total weekday peak hour trips made by the residents at the Facility are identified in **Table 1**.

Table 1: Weekday Resident Mode and Peak Hour Trips

Mode Type	Mode Percent*	AM Peak Hour Trips	PM Peak Hour Trips
Auto	0%	0	0
Subway/Railroad	5%	4	4
Bus	1%	1	1
Walk Only	94%	83	76
Total	100%	88	81

***Source:** No. 7 Subway Extension-Far West Midtown Manhattan Rezoning FEIS (modified for Manhattan using JTW data)*

Employee Trips

A combination of 30 full-time employees (FTE) and part-time (PTE) employees (peak daily total of 30) would be working at the Facility spread out by day of the week and by three shifts per day. The peak number of weekday employees would be working during the six day shifts. Specifically, as shown in **Table 2,** there are projected to be 18 employees during the weekday day shifts including social service staff, kitchen/cleaning staff, security guards, and administrators and 7 employees during the weekday evening shifts. There are also 5 employees projected to be working during the weekday overnight shift.

Table 2: Employee Shifts

Shift	Total
8:00 AM - 4:00 PM	18
4:00 PM - 12:00 AM	7
12:00 AM - 8:00 AM	5
Total	30

As a means for identifying the modes of transportation by the employees, Reverse Journey to Work (RJTW) data was extracted from the Census Transportation Planning Products Program (CTTP) to identify the modes of transportation by employees. Specifically, *2017-2021 Five Year Means of Transportation to*

Work, for Kings County Census Tracts 18.01, 18.02, 84, 101, 143, 145, 147, and 175 were used. The projected modes of transportation used by persons traveling to the Facility for work and the trips made by the employees during the peak weekday day, evening, and overnight shifts are shown in **Table 3**.

Table 3: Employee Travel Modes and Weekday Peak Hour Trips

Mode Type	Mode Percent*	Peak Weekday Day Shift (7:00 AM - 3:00 PM) Employee Trips	Peak Weekday Evening Shift (3:00 PM – 11:00 PM) Employee Trips	Peak Weekday Overnight Shift (11:00 PM – 7:00 AM) Employee Trips
Auto	43.6%	8	3	2
Taxi	2.7%	1	0	0
Subway/Railroad	32.7%	6	2	2
Bus	5.8%	1	1	0
Ferry	0.2%	0	0	0
Bicycle	1.6%	0	0	0
Walk Only	13.4%	2	1	1
Total	100%	18	7	5

***Source:** RJTW, American Community Survey, 2017-2021 Five Year Means of Transportation to Work for Kings County Census Tracts 18.01, 18.02, 84, 101, 143, 145, 147, and 175.*

Truck Trips

The proposed Facility would essentially function as a residential land use. A conservative estimate of truck trips includes the residential and non-residential project elements. Therefore, the daily truck trip generation rate of 0.06 trips per unit and temporal distributions of 12% for the AM peak hour and 2% for the PM peak hour were assumed for residential use from the *CEQR Technical Manual*. The truck trips were converted to Passenger Car Equivalents (PCE) using a 1.5 multiplier per the *CEQR Technical Manual* yielding a total of 18 daily truck trips to serve the proposed facility. As a result, 2 truck trips would be projected during the AM peak hour and no truck trips would be projected during the PM peak hour.

3.13.3. Projected Trips

Projected Weekday Peak Hour Trips

Based upon the data, the weekday AM peak hour would represent the worst case as 18 total weekday day shift employees would be entering the Facility, 5 total weekday overnight shift employees would be leaving the Facility, and 111 residents would be entering/leaving the Facility. The total weekday AM peak hour trips are projected to be 90 and are presented by mode in **Table 4** below.

Table 4: Projected Total Trips (Weekday AM Peak Hour)

Mode	Residents	Employees	Total
Auto	0	10	10
Taxi	0	1	1
Subway	4	8	12
Bus	1	1	2
Ferry	0	0	0
Bicycle	0	0	0
Walk Only	83	3	86
Total	88	23	111

Projected Weekday Peak Hour Vehicle Trips

The vehicle occupancy rate of 1.08 was derived from the RJTW, American Community Survey, *2017-2021 Five Year Means of Transportation to Work*, for Kings County Census Tracts 18.01, 18.02, 84, 101, 143, 145, 147, and 175, and was applied to the weekday AM peak hour auto and taxi trips to calculate the weekday AM peak hour vehicles. As a result, the peak hour auto trips would be 9 during the weekday AM peak hour. Two truck trips and one taxi trip are anticipated during the weekday AM peak hour. A detailed breakdown of projected vehicle volumes for this period is presented in **Table 5** below.

Table 5: Weekday Peak Hour Vehicles

Mode	AM Peak Hour (7:30 AM - 8:30 AM)		
	Residents	Employees	Total
Auto	0	9	9
Taxi	0	1	1
Truck	2	0	2
Total	2	10	12

3.13.4. Traffic Screening

Based upon the RJTW data, a total of 43.6% of the persons traveling to Kings County Census Tracts 18.01, 18.02, 84, 101, 143, 145, 147, and 175 for work used their personal vehicles and 2.7% used a taxi. The worst-case traffic scenario would be 8 total vehicles traveling to the Facility to start the weekday day shift and 2 total vehicles exiting the Facility after the end of the weekday overnight shift. There are no taxi trip-ends projected during the weekday AM peak hour. There are 2 projected truck trips during the weekday AM peak hour. Since the 12 vehicles trip-ends projected during the weekday AM peak hour do not exceed

the Level 1 threshold of 50 vehicle trip-ends during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse traffic impacts are not expected because of the Proposed Action.

3.13.5. Parking Screening

There are numerous off-street parking facilities in the vicinity of the proposed Facility. According to the *CEQR Technical Manual*, is a proposed action does not require a detailed traffic analysis, a parking assessment is also unnecessary. Therefore, significant adverse parking impacts are not expected as a result of the Proposed Action.

3.13.6. Subway Screening

The [redacted] is located within 0.25 miles of the proposed Facility. Based upon the RJTW data, a total of 32.7% of the people traveling to Kings County Census Tracts 18.01, 18.02, 84, 101, 143, 145, 147, and 175 used the subway for work. It was also estimated that 5% of the residents would use the subway. As a result, it is projected that a total of 12 subway trips would be generated by the proposed project during the peak hour (6 employee trips from the weekday day shift, 2 employee trips from the weekday overnight shift, and 4 trips by a resident). Since this does not exceed the Level 1 threshold of 200 subway trips during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse subway impacts are not expected because of the Proposed Action.

3.13.7. Bus Screening

The proposed facility can be accessed by the [redacted] bus routes operating in the vicinity of the proposed Facility. Based upon the RJTW data, a total of 5.8% of the persons traveling to Kings County Census Tracts 18.01, 18.02, 84, 101, 143, 145, 147, and 175 for work used the bus. It was also estimated that 1% of the residents would use the bus. It is projected that a total of 1 bus trip would be generated by the Proposed Action during the peak hour (1 employee trip from the weekday day shift, 0 employee trips from the weekday overnight shift, and 1 trip by a resident). Since this does not exceed the Level 1 threshold of 200 bus trips during any of the peak hours, a Level 2 screening assessment is not warranted, and significant adverse bus impacts are not expected because of the Proposed Action.

3.13.8. Pedestrian Screening

Based upon the RJTW data, a total of 13.4% of the employees of the day and overnight shifts (3 total) would walk to and from work during the weekday AM peak hour. It was also estimated that 94% of the residents (83 total) would walk to and from their destination during the weekday AM peak hour. In addition to the walk-only trips, all bus and subway trips generated by the Proposed Action would begin or end as pedestrian trips (9 by employees and 5 by residents). It was also assumed that all employees traveling in vehicles would constitute walk trips (10 by employees). There is 1 taxi trip-end projected during the weekday AM peak hour that would begin or end as pedestrian trips. As a result, a total of 111 pedestrian trips would be generated by the residents and employees of the proposed project during the AM peak hour.

3.13.9. Conclusion

Since the Level 1 traffic, subway, bus, or pedestrian trip thresholds would not be exceeded because of the Proposed Action during any of the peak hours, a Level 2 screening assessment is not warranted and

significant adverse traffic, parking, subway, bus, or pedestrian impacts are not expected because of the Proposed Action.

3.14. Air Quality

Ambient air quality may be affected by air pollutants produced by motor vehicles, referred to as "mobile sources"; by fixed facilities, usually referenced as "stationary sources"; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project's effects on ambient air quality as well as the effects of ambient air quality on the project. Screening analyses were conducted in accordance with the *CEQR Technical Manual* to evaluate whether the Proposed Action could result in significant adverse air quality impacts from both mobile and stationary sources. Based on the results presented below, the proposed action would not result in significant adverse mobile or stationary sources air quality impacts from either mobile or stationary sources.

3.14.1. Mobile Sources

Based on the *CEQR Technical Manual*, a mobile source air quality analysis would be warranted for the proposed action if:

- A proposed project would result in operable windows, air intakes, and air vents located within 200 feet of an atypical source of vehicular pollutants, such as a highway or bridge with a total of more than two lanes.
- A proposed project would generate peak hour auto traffic or divert existing peak hour traffic resulting in 170 or more auto trips.
- A proposed project would generate peak hour heavy-duty diesel (HDDV) traffic beyond the limits specified in the *CEQR Technical Manual* Section 210.

The Site is not located within 200 feet of an atypical source of vehicular pollutants. As identified in the transportation section above the proposed action would not add 170 or more vehicle trips to any single intersection in any peak hour nor would it add HDDV's volumes greater than the limits specified in Section 210 of the *CEQR Technical Manual*. As a result, a detailed mobile source air quality analysis is not required, and the Proposed Action is not expected to cause any significant adverse impacts from mobile sources.

3.14.2. Stationary Sources

According to the *CEQR Technical Manual* proposed projects may result in stationary source air quality impacts when they would create new stationary sources of pollutants, introduce certain new uses near existing or planned emission stacks that may affect the use, or introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

The proposed Facility would be located in an existing three-story building that will be renovated for use by the Provider. The building's heating, ventilation, and air conditioning (HVAC) system would be electric power with hot water provided by natural gas-powered boilers. As a result, stationary sources of pollutants would be generated, and an HVAC analysis was conducted.

Stationary Source Assessment

The renovated building will have a total of approximately 56,400 gsf in floor area. A single HVAC exhaust stack was identified. The single stack is at an elevation of approximately 85 feet. The closest building of similar or greater height with operable windows is approximately 140-feet-tall and located at [redacted] Street ([redacted]). The building would be approximately 360 feet from the stack location of the proposed facility building. Per the *CEQR Technical Manual*, this indicates that there is a potential for a significant adverse air quality impact from the building's boiler, and a screening analysis is warranted.

As shown in **Figure 7** (based on Figure 17-2 of the 2021 *CEQR Technical Manual* Air Quality Appendix), if the size of the proposed building (56,400 gsf) is plotted against the distance to the nearest building of similar or greater height (approximately 360 feet), the point is located below the screening curve. This indicates that there is not a potential for a significant adverse air quality impact from the building's boiler, and a more refined screening analysis is not warranted.

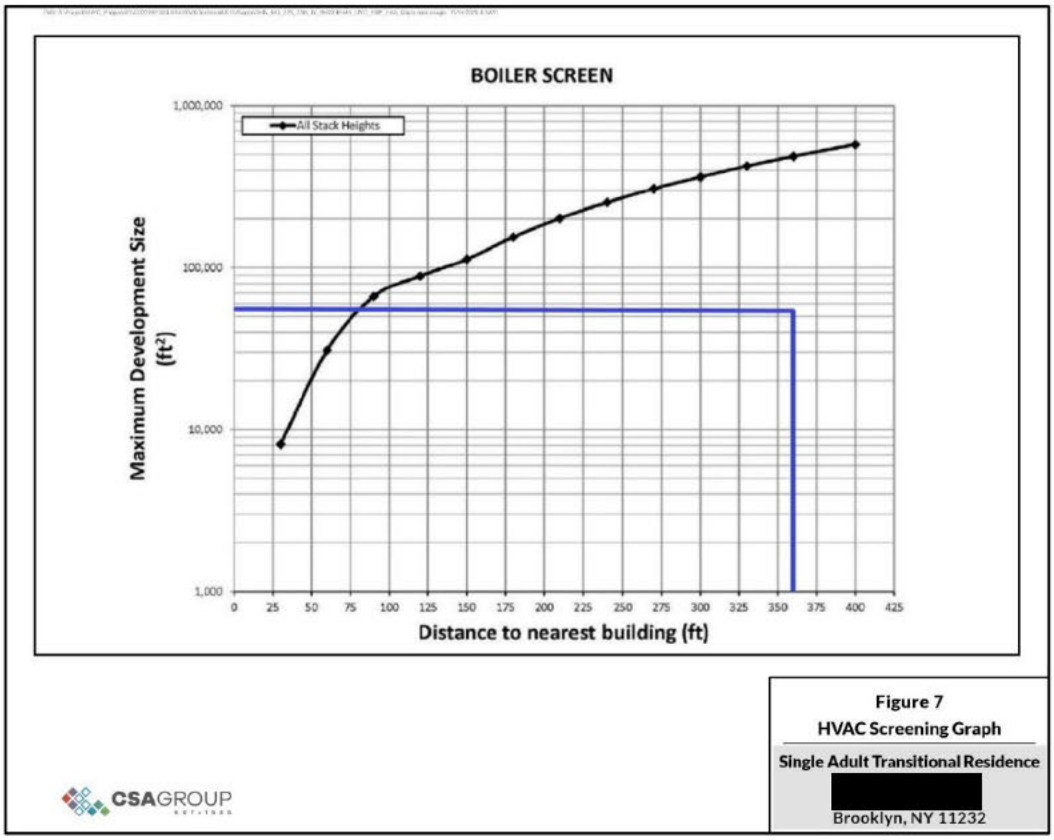


Figure 7: HVAC Screening Graph

Based upon field reconnaissance and permit search, there are no active Title V and NY State Department of Environmental Conservation (NYSDEC) permits within 1,000 feet of the Site. However, there are NYC Department of Environmental Protection (NYCDEP) permitted industrial sources located within 400 feet of the Site. Therefore, the potential for significant adverse air quality impacts from off-site industrial sources was assessed.

3.14.3. Industrial Sources

A review of the NYCDEP Clean Air Tracking System (CATS) permit database, Google Street View, and on-site field reconnaissance identified two industrial source facilities near the Site: [redacted] (Block [redacted]) and [redacted] ([redacted]). The [redacted] facility operates a paint spray booth located within approximately 400 feet of the Site, while [redacted] generates emissions from its baking processes. Copies of available NYCDEP permit data for both facilities were formally requested and reviewed. Based on this information, and as summarized in Table 6, the spray booth may release particulate matter (CAS No. NY079-00-0) along with non-criteria pollutants associated with solvents (volatile organic compounds, or VOCs). Emissions from Aladdin Bakery have the potential to include non-methane hydrocarbons (NMHCs). The relative locations of these permitted facilities are shown in **Figure 8**.

Table 6: Nearby NYCDEP Permitted Facilities

Property	Address	DEP Permit Nos.	Pollutants Emitted
[redacted]	[redacted]	[redacted]	Particulates and Solvents
[redacted]	[redacted]	[redacted]	NMHC's
[redacted]	[redacted]	[redacted]	NMHC's
[redacted]	[redacted]	[redacted]	NMHC's

Since the screening analysis identified nearby NYCDEP permitted air emission sources that have the potential to impact air quality at the Site, further analysis of these sources was conducted. To determine whether air toxic emissions from the identified sources would result in any exceedances of the National Ambient Air Quality Standards (NAAQS) and NYSDEC non-criteria pollutant guidance concentrations, a detailed dispersion modeling analysis using the USEPA's AERMOD model was conducted. AERMOD is a versatile model capable of predicting pollutant concentrations from continuous point, area, and volume sources. AERMOD uses enhanced plume and wake dispersion algorithms that are capable of estimating pollutant concentrations in a building's cavity and wake regions.

For the [redacted], emission rates for PM_{10} and $PM_{2.5}$ as well as non-criteria pollutants from the spray booth, are estimated based on the NYCDEP permit data. PM_{10} and $PM_{2.5}$ emission rates for the spray booths were based on the permitted emissions for solids and the spray booth filter control efficiency specified in the permits identified in Table 6 above. In accordance with NYCDEP guidelines, emissions of solids are analyzed as PM_{10} and $PM_{2.5}$. Particle size distribution was obtained from USEPA AP-42[2]. Thus, the calculated emission rates for PM_{10} and $PM_{2.5}$ are based on particle size fractions of 46.7% and 28.6%, respectively.

[2] AP-42: Compilation of Air Emissions Factors, Appendix B1, Page B.1-12, *Particle Size Distribution Data and Sized Emission Factors for Selected Sources, Table 4.2.2.8 Automobile and Light-Duty Truck Surface Coating Operations, Automobile Spray Booths*, USEPA, October 1986.

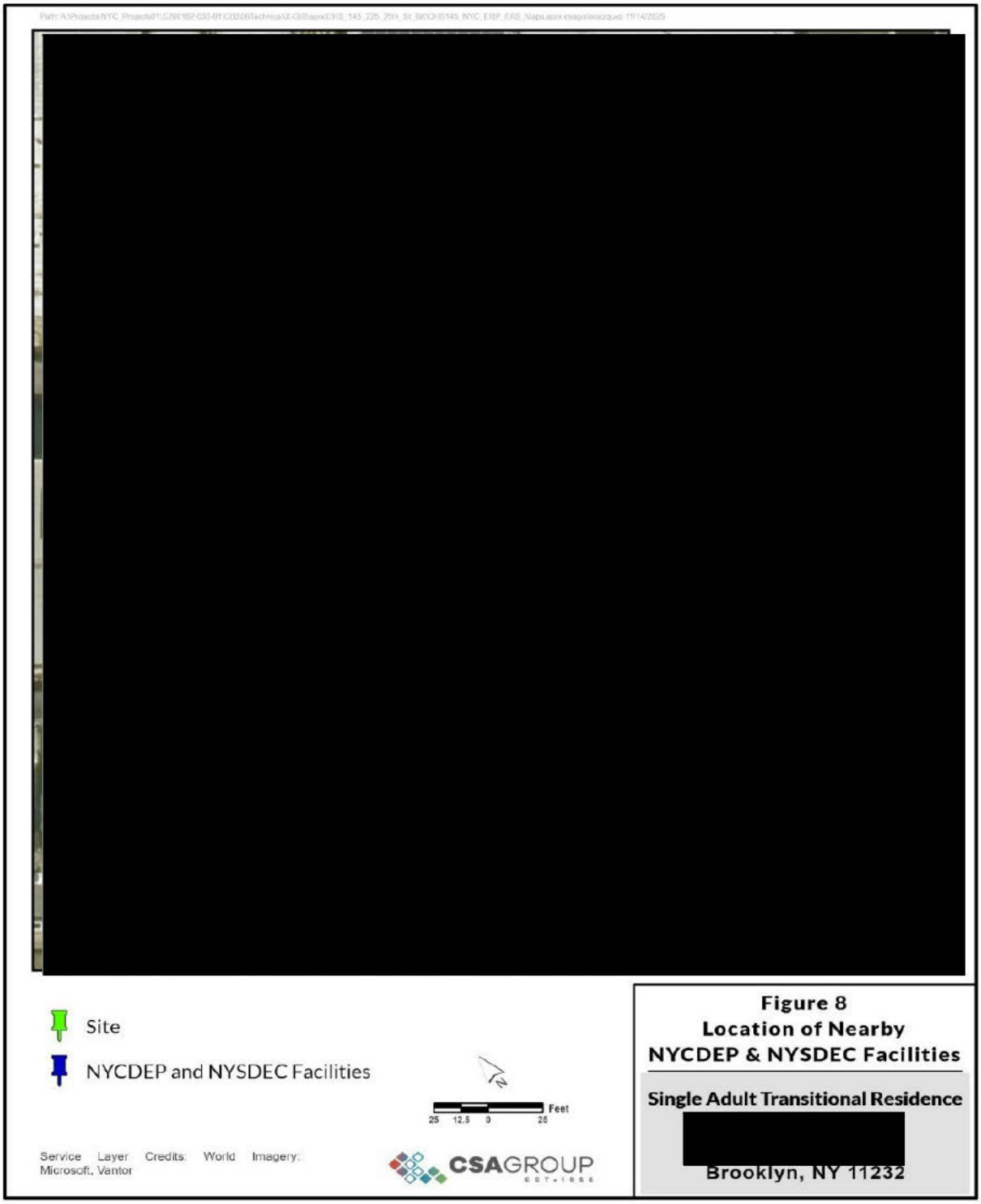


Figure 8: Location of Nearby NYCDEP and NYSDEC Facilities

Since the chemical composition of solvents for the spray booth was not known, a representative typical composition for auto body shops by percent weight was obtained from the "Solow Report"[3]. This approach for calculating the emission rates of the different compounds (different solvents) based on typical but conservative information on solvent constituents has been accepted by NYCDEP in previous environmental impact studies where no specific permit information on solvents is available. Stack parameters for the Autobody were based on permit data.

For the [redacted] site, the chemical composition of NHMC's is also unknown. However, current research[4] indicates that at least 90% of NMHC's for bakeries are in the form of ethanol. Additional chemical components primarily include Acetaldehyde. As a result, it was assumed for the purpose of analysis that the NMHC's data would be studied as 90% ethanol and 10% acetaldehyde. In addition, permits for the Aladdin Bakery show numerous emission points, but did not clearly indicate which emission point was associated with specific emissions data. Therefore, one worst case emissions point was assumed in the analysis to represent all the bakery emissions. Worst case emissions parameters in terms of the stack proximity to the Site, stack exit temperature and stack diameter were utilized. The Aladdin Bakery stack located closest to the Site is shown on **Figure 8**, labeled "*EMMPT2*".

To assess potential impacts from known non-criteria pollutant emissions, model predicted maximum one-hour and annual impacts were compared to NYSDEC short term guideline concentrations (SGCs) and annual guideline concentrations (AGCs), respectively. As shown in **Tables 7 and 8** below, the results of the detailed analysis indicate that none of the studied pollutants would either surpass the NAAQS for PM_{10} and $PM_{2.5}$ or exceed the Short-Term Guideline Concentration (SGC) or Annual Guideline Concentration (AGC) values for the various solvent compounds.

Table 7: Summary of Maximum Predicted Hourly Air Toxics Emissions at Project Location

Pollutant	Pollutant CAS No.	Modeled Concentration (μ/m^3)	SGC (μ/m^3) *	Passes
Acetone	67-64-1	45.1	180000	Yes
Aromatic Petroleum distillates	64742-94-5	N/A	-	N/A
Acetaldehyde	75-07-0	1.3	470	Yes
n-Butane	106-97-8	11.4	238000	Yes
Ethanol	64-17-5	N/A	-	N/A
Ethyl 3-Ethoxyproprioanate	763-69-9	9.4	140	Yes
Ethylbenzene	100-41-4	N/A	-	Yes
Methyl Ethyl Ketone	78-93-3	8.1	13000	Yes

[3] *AIR TOXICS ANALYSIS OF AUTO REPAIR SPRAY PAINT BOOTH NEAR SOLOW CENTERS*, Sandstone Environmental Associates, Inc., 25 March 2010.

[4] https://www.trinityconsultants.com/news/emissions-testing-of-bakery-ovens-overlooking-small-details-can-result-in-compliance-issues#:~:text=Ethanol%20is%20the%20majority%20of,around%2090%25%20of%20total%20VOC

Pollutant	Pollutant CAS No.	Modeled Concentration (μ/m^3)	SGC (μ/m^3) *	Passes
N-Butyl Acetate	123-86-4	5.3	71300	Yes
Propane	74-98-6	N/A	-	N/A
Stoddard Solvents	8052-41-3	N/A	-	N/A
Toluene	108-88-3	10.5	37000	Yes
Xylene	1330-20-7	10.5	22000	Yes
$PM_{2.5}$	NY075-02-5	0.27	35	Yes
PM_{10}	NY075-00-5	0.76	150	Yes

* Screening results for 24-hour $PM_{2.5}$ and PM_{10} are compared to the 24-hour $PM_{2.5}/PM_{10}$ NAAQS.

Table 8: Summary of Maximum Predicted Annual Air Toxics Emissions at Project Location

Pollutant	Pollutant CAS No.	Modeled Concentration (μ/m^3)	AGC (μ/m^3) *	Passes
Acetone	67-64-1	0.083	30000	Yes
Aromatic Petroleum distillates	64742-94-5	0.01	100	Yes
Acetaldehyde	75-07-0	0.016	0.45	Yes
n-Butane	106-97-8	N/A	-	N/A
Ethanol	64-17-5	0.16	45000	Yes
Ethyl 3-Ethoxyproprioanate	763-69-9	0.012	64	Yes
Ethylbenzene	100-41-4	0.01	1000	Yes
Methyl Ethyl Ketone	78-93-3	0.01	5000	Yes
N-Butyl Acetate	123-86-4	0.01	565	Yes
Propane	74-98-6	0.02	43000	Yes
Stoddard Solvents	8052-41-3	0.02	900	Yes
Toluene	108-88-3	0.02	5000	Yes
Xylene	1330-20-7	0.02	100	Yes

* Screening results for 24-hour $PM_{2.5}$ and PM_{10} are compared to the 24-hour $PM_{2.5}/PM_{10}$ NAAQS.

Results of the Detailed Industrial Source Analysis

Estimated short-term and or annual concentrations of all studied pollutants would not exceed the NAAQS for PM_{10} or $PM_{2.5}$ or the applicable SGC or AGC values for solvent compounds.

3.14.4. Conclusion

The above analyses were conducted to determine the potential significant adverse air quality impacts from HVAC emissions generated by the buildings on the Site, as well as potential significant adverse air quality impacts on the project buildings from surrounding land uses. The stationary source analysis concluded that no significant adverse air quality impacts on existing surrounding uses are anticipated. No significant adverse air quality impacts from industrial sources would occur.

3.15. Greenhouse Gas Emissions and Climate Change

According to the *CEQR Technical Manual*, a greenhouse gas (GHG) emissions or climate change assessment is required only for projects that involve power generation, introduce regulations that fundamentally alter the City's solid waste management system, or necessitate an Environmental Impact Statement (EIS) for developments exceeding 350,000 square feet. The proposed Facility does not meet these criteria and falls well below the 350,000-square-foot threshold. Therefore, significant adverse impacts related to GHG emissions and climate change are not anticipated, and a GHG assessment is not warranted for the Proposed Action.

3.16. Noise

The purpose of a noise analysis is to determine both a proposed project's potential effects on sensitive noise receptors and the effects of ambient noise levels on new sensitive uses introduced by a proposed project.

3.16.1. Mobile Source Screening

According to the *CEQR Technical Manual*, a detailed mobile source analysis is generally performed if a proposed action would increase noise passenger car equivalent (Noise PCE) values by 100 percent or more. Since the Proposed Action would not result in the doubling of PCEs, a detailed mobile source analysis is not necessary.

3.16.2. Stationary Source Screening

According to the *CEQR Technical Manual*, a detailed stationary source analysis is generally performed if a proposed action would cause a substantial stationary source (i.e., unenclosed equipment for building ventilation purposes) to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor; or introduce a receptor in an area with higher ambient noise levels resulting from stationary sources, such as unenclosed manufacturing activities or other loud uses. The Proposed Action would not facilitate a project that would meet either of these criteria, therefore no detailed analysis is required.

3.16.3. Sensitive Receptor Analysis/Noise Attenuation Analysis

According to the *CEQR Technical Manual*, a detailed noise analysis may be warranted if a proposed action would introduce a new noise-sensitive location into an area with high ambient noise levels, such as along a heavily trafficked thoroughfare. The Site is located between [redacted] in an area of fairly high ambient noise, with local traffic being the dominant source of noise. Therefore, noise monitoring was undertaken.

Existing noise was measured in front of the building on [redacted]. This street-level monitoring location is representative of worst-case noise exposure for the buildings.

Noise measurements were conducted during the AM, Midday and PM peak traffic hours. Noise measurements were conducted on September 9, 2025. Peak hours are the time periods during which most traffic and therefore the highest mobile source noise levels are expected to occur. The duration of each measurement was 20 minutes to ensure that a representative measurement was obtained from roadway vehicles and other significant ambient noise sources (including the AM delivery of flour to Aladdin Bakery).

The relevant noise descriptor recorded to identify window wall attenuation for the Site is the L_{10}. **Table 9** shows the results of the noise monitoring.

Table 9: Existing Noise Levels – Southern Facade*

Peak Period	Date	L_{eq}	L_{10}	L_{50}	L_{90}	L_{max}	L_{min}	CEQR Noise Exposure Category
AM (8:00 AM-10:00 AM)	9/9/25	76.7	76.4	75.6	75.1	88.3	74.0	Marginally Unacceptable
MD (11:30AM -1:30PM)	9/9/25	63.0	62.5	57.5	56.3	83.4	55.6	Acceptable
PM (4:00PM - 6:00 PM)	9/9/25	59.4	61.1	57.3	55.9	73.3	54.9	Acceptable

*Midday and PM noise levels were governed by light traffic and are shown for informational purposes only.

Noise Attenuation Requirements

Noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential and community facility uses, and 50 dBA or lower for retail and office uses and are determined based on exterior L_{10} noise levels.

As shown in Table 9 above, the highest existing L_{10} value of 76.4 dBA was measured during the AM peak hour. This noise level was the result of the daily AM flour delivery referenced above for the Aladdin Bakery. As a result, the southern, eastern and western facades require window wall attenuation of 33 dBA to ensure an acceptable indoor noise level of 45 dBA for community facilities and residential uses. Since the northern facade does not have a line-of-sight to the flour transfer operations, standard windows on the northern façade would be sufficient to ensure an acceptable indoor noise level of 45 dBA.

With these attenuation measures in place, there would be no significant adverse mobile source noise impacts as a result of the Proposed Action.

3.17. Public Health

Under the 2021 *CEQR Technical Manual*, a public health analysis is generally not required when no significant unmitigated adverse impacts are identified in other technical areas, such as air quality, water quality, hazardous materials, or noise. Since no such impacts have been found for the Proposed Action, an assessment of public health impacts is not warranted.

3.18. Neighborhood Character

Neighborhood character is generally described as the combined impression or effect of land use, physical form, social make-up and level of economic and traffic/pedestrian activity within a definable, cohesive district. According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed action has the potential to result in significant adverse impacts to land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise; or when the project may have moderate effects on several of the elements that define a neighborhood's character.

The Proposed Action does not include land use actions, nor would it result in land use changes or significant adverse impacts in the analysis areas listed in the paragraph above. Therefore, a neighborhood

character assessment is not warranted. No significant adverse impacts to neighborhood character would occur as a result of the Proposed Action.

3.19. Construction

The Proposed Action involves the funding of programs and acquiring services; there is no renovation being done; therefore, an assessment of construction impacts is not warranted.

Attachment 1: Site Photographs

List of Photos

Photo 1: Looking east along [redacted]

Photo 2: Looking northeast at the Site from along [redacted]

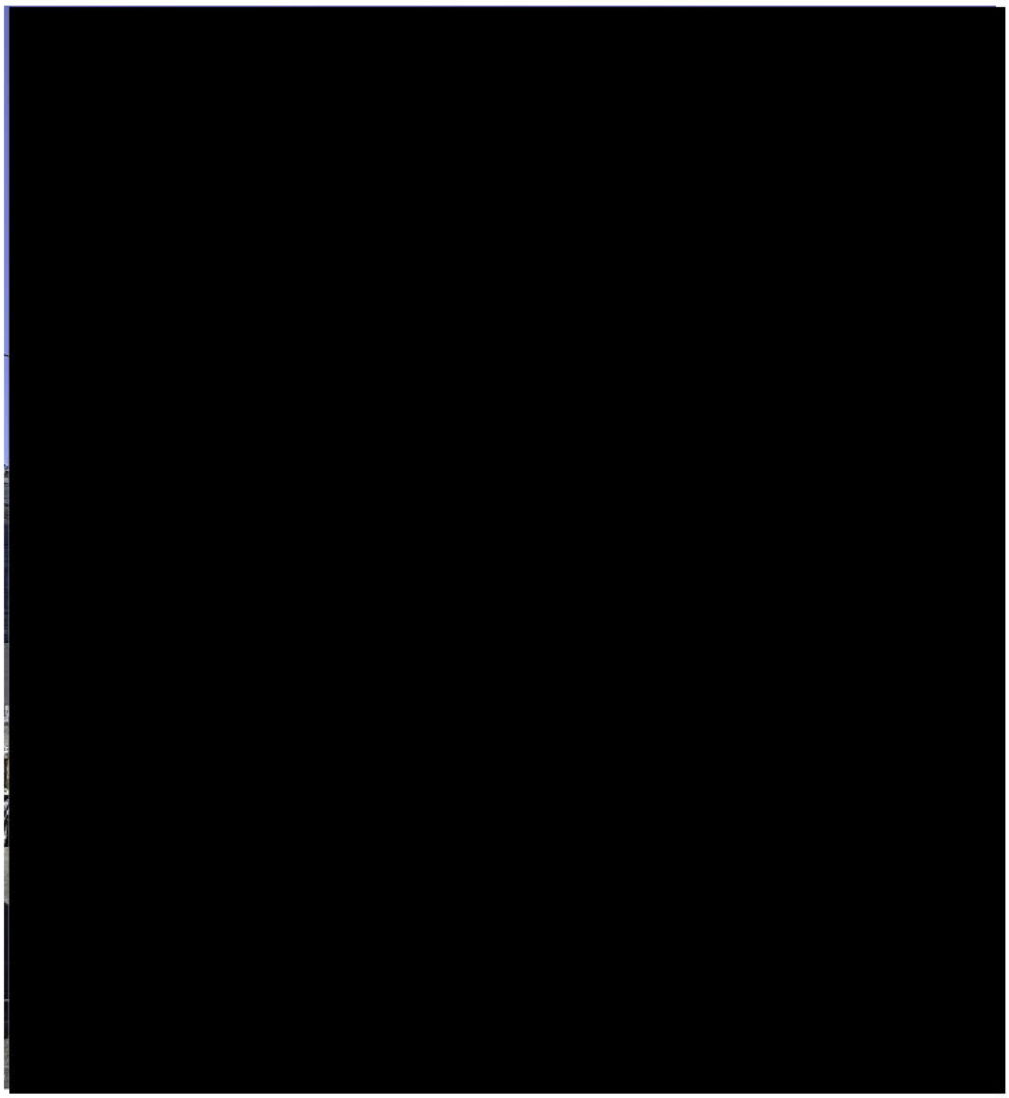


Photo 3: Looking northwest at the Site from along [redacted]

Photo 4: Looking west along [redacted]

Photo 5: Looking west along [redacted]

Photo 6: Southwest view of the [redacted] Site

CSA GROUP
EST • 1956

CSA Group Supports All Green Initiatives. Please Recycle