



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: Resilient Community Spaces in Affordable Housing - Luna Green

HEROS Number: 900000010408017

Responsible Entity: City of New York Mayor's Office of Management and Budget (OMB)

State/Local Identifier: 24NEPA013K

RE Preparer: Julie Freeman

Grant Recipient (if different than Responsible Entity): Georgica Green Ventures, LLC

Point of Contact: Olga Abinader - Director, New York Environmental Review for Matrix New World Engineering

Certifying Officer Name and Title: Julie Freeman, Senior Assistant Director, Community Development - Entitlement & Disaster Recovery (OMB)

Consultant (if applicable):

Project Location: 3027 West 21st Street, Brooklyn, NY 11224

Additional Location Information:

The project site ("Project Site") is located at 3027 West 21st Street (Block 7072, Lots 1, 3, 4, 5, 6, and 7501) within the Coney Island neighborhood of Brooklyn, Community District 13.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The City proposes to use a combination of public and private sources to finance the new construction of a 23-story, 213,733-gross-square-foot (sf) residential building containing 282 units, including 281 units of affordable senior housing (171 studio and 110 one-bedroom apartments), and one on-site superintendent's apartment (the "Proposed Project"). All 281 leasable units will have project-based vouchers, and units will be restricted to households earning up to 50% of AMI. Beyond the 40-year regulatory period, 100% of units must remain permanently affordable for senior households making up to 80% of AMI.

CDBG-DR funds will be used to help finance the hard cost construction of resilient design to support areas of refuge within in the building, including (1) the building's lobby with seating area, (2) a residents' lounge with outdoor courtyard, and (3) the building's management office and program space. Upon completion, the community facility space will be able serve both building residents and the broader community in the event of a climate emergency: serving as a place of refuge, a distribution hub for supplies or information from the NYC Emergency Management (NYCEM), or other necessary use.

The building will feature a backup generator on the roof that will service these spaces in addition to the management office. The elevators, fire alarm systems, ARCS system, sewage ejectors, sump pumps, post-fire smoke purge fans, emergency lighting, and constant pressure systems are hooked up to the backup generator. In addition to heating and cooling in the above-referenced spaces, the generator will also provide power to outlets and pantries (fridges and microwaves). There will be a kitchenette that has a microwave and a refrigerator available in the event of a power outage, in case older adults need to refrigerate their medication or NYCEM needs to distribute meals.

The building includes a number of schematic flood mitigation measures incorporated into the design of the building. The first floor of the building will be located at the Design Flood Elevation (DFE), which establishes a height of protection that equals the FEMA established floodplain elevation plus an additional "freeboard" of 2.00, establishing the DFR at 13.00'. This is both designed to be above anticipated flood water levels and to preserve emergency egress from the building during a flood event. The service entrance will also be designed to be wet flood proofed, allowing the ingress and egress of flood waters with the use of flood vents and waterproof finishes.

The NYC Department of Housing Preservation and Development (HPD), serving as Responsible Entity for the City of New York, began preparing an Environmental Assessment for the site before CDBG-DR funds were identified. HUD issued an Authority to Use Grant Funds (AUGF) on May 9, 2024. Because the CDBG-DR-funded scope was included in the environmental review and reevaluation of the environmental findings is not required under 24 CFR § 58.47, this review is categorized as a Categorical Exclusion Not Subject to the Federal laws and authorities in 24 CFR § 58.5 (CENST) under 24 CFR § 58.35(b)(7). The original review upon which this determination is based can be viewed on the NYC CDBG-DR website (<https://www.nyc.gov/site/cdbgdr/hurricane-ida/ida-environmental-records.page>).

Funding Information

Grant Number	HUD Program	Funding Amount
P-21-NYC-36-LDZ1	Community Development Block Grant - Disaster Recovery	\$4,500,000

Estimated Total HUD Funded Amount: \$27,474,800

Estimated Total Project Cost [24 CFR 58. 2(a)(5)]: \$229,269,385

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b): 58.35(b)(7)

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Project Site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. See attached Airport Hazards figure.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There is only one Coastal Barrier Resource System (CBRS) Unit in New York City (NY-60P Jamaica Bay), which primarily consists of undeveloped land in the Gateway National Recreation Area. The Projects Site is located outside of the nearest system, so this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	Based on the Federal Emergency Management Agency's (FEMA) Preliminary Flood Insurance Rate Map (PFIRM) (Map No. 3604970353G, dated 01/30/2015), the Project Site is located entirely in Special Flood Hazard Area (SFHA) Zone AE (100-Year Flood Hazard Area) with a Base Flood Elevation (BFE) of 11 feet (NAVD88).

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		As the Project Site is developed with an off-street, non-publicly accessible parking facility, flood insurance is not currently provided. The Project Sponsor in the process of procuring flood insurance before the initiation of construction activities and release of funding. Proof of flood insurance will be submitted to HPD for review and approval upon receipt for the Project Site.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Flood Insurance	<p>For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.</p> <p>Based on the Federal Emergency Management Agency's (FEMA) Preliminary Flood Insurance Rate Map (PFIRM) (Map No. 3604970353G, dated 01/30/2015), the Project Site is located entirely in Special Flood Hazard Area (SFHA) Zone AE (100-Year Flood Hazard Area) with a Base Flood Elevation (BFE) of 11 feet (NAVD88). The Project Sponsor in the process of procuring flood insurance before the initiation of construction activities and release of funding. Proof of flood insurance will be submitted to HPD for review and approval upon receipt for the Project Site.</p>



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Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: Resilient-Comm.-Spaces-in-Affordable-Hsg---Luna-Green

HEROS Number: 900000010408017

State / Local Identifier: 24NEPA013K

Project Location: 3027 West 21st Street, Brooklyn, NY 11224

Additional Location Information:

The project site ("Project Site") is located at 3027 West 21st Street (Block 7072, Lots 1, 3, 4, 5, 6, and 7501) within the Coney Island neighborhood of Brooklyn, Community District 13.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The City proposes to use a combination of public and private sources to finance the new construction of a 23-story, 213,733-gross-square-foot (sf) residential building containing 282 units, including 281 units of affordable senior housing (171 studio and 110 one-bedroom apartments), and one on-site superintendent's apartment (the "Proposed Project"). All 281 leasable units will have project-based vouchers, and units will be restricted to households earning up to 50% of AMI. Beyond the 40-year regulatory period, 100% of units must remain permanently affordable for senior households making up to 80% of AMI. CDBG-DR funds will be used to help finance the hard cost construction of resilient design to support areas of refuge within in the building, including (1) the building's lobby with seating area, (2) a residents' lounge with outdoor courtyard, and (3) the building's management office and program space. Upon completion, the community facility space will be able serve both building residents and the broader community in the event of a climate emergency: serving as a place of refuge, a distribution hub for supplies or information from the NYC Emergency Management (NYCEM), or other necessary use. The building will feature a backup generator on the roof that will service these spaces in addition to the management office. The elevators, fire alarm systems, ARCS system, sewage ejectors, sump pumps, post-fire smoke purge fans, emergency lighting, and constant pressure systems are hooked up to the backup generator. In addition to heating and cooling in the above-referenced spaces, the generator will also provide power to outlets and pantries (fridges and microwaves). There will be a kitchenette that has a microwave and a refrigerator available in the event of a power outage, in case older adults need to refrigerate their medication or NYCEM needs to distribute meals. The building includes a number of schematic flood mitigation measures incorporated into the design of the building. The first floor of the building will be located at the Design Flood Elevation (DFE), which establishes a height of protection that equals the FEMA established floodplain elevation plus an additional "freeboard" of 2.00, establishing the DFR at 13.00'. This is both designed to be above anticipated flood water levels and to

preserve emergency egress from the building during a flood event. The service entrance will also be designed to be wet flood proofed, allowing the ingress and egress of flood waters with the use of flood vents and waterproof finishes. The NYC Department of Housing Preservation and Development (HPD), serving as Responsible Entity for the City of New York, began preparing an Environmental Assessment for the site before CDBG-DR funds were identified. HUD issued an Authority to Use Grant Funds (AUGF) on May 9, 2024. Because the CDBG-DR-funded scope was included in the environmental review and reevaluation of the environmental findings is not required under 24 CFR s. 58.47, this review is categorized as a Categorical Exclusion Not Subject to the Federal laws and authorities in 24 CFR s. 58.5 (CENST) under 24 CFR s. 58.35(b)(7). The original review upon which this determination is based can be viewed on the NYC CDBG-DR website (<https://www.nyc.gov/site/cdbgdr/hurricane-ida/ida-environmental-records.page>).

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b):
58.35(b)(7)

Funding Information

Grant Number	HUD Program	Program Name	
P-21-NYC-36-LDZ1	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$4,500,000.00

Estimated Total HUD Funded Amount: \$27,474,800.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$229,269,385.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of	N/A	Based on the Federal Emergency Management Agency's (FEMA) Preliminary Flood Insurance Rate Map (PFIRM) (Map

	ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.		No. 3604970353G, dated 01/30/2015), the Project Site is located entirely in Special Flood Hazard Area (SFHA) Zone AE (100-Year Flood Hazard Area) with a Base Flood Elevation (BFE) of 11 feet (NAVD88). The Project Sponsor in the process of procuring flood insurance before the initiation of construction activities and release of funding. Proof of flood insurance will be submitted to HPD for review and approval upon receipt for the Project Site.
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Preparer Signature: J. Freeman Date: June 26, 2024

Name / Title/ Organization: Julie E. Freeman / / NEW YORK CITY

Responsible Entity Agency Official Signature: J. Freeman Date: June 26, 2024

Name/ Title: Julie Freeman, Director of Community Development / CDBG-DR Certifying Officer

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



MEMORANDUM

To: Luna Green Environmental Review File

From: Julie Freeman, CDBG-DR Certifying Officer *J. F.*

Date: June 26, 2024

Re: HUD Clearance Date for Luna Green Project

As described in the Community Development Block Grant – Disaster Recovery (CDBG-DR) Action Plan for the Remnants of Hurricane Ida, the City of New York, acting through the NYC Mayor’s Office of Management and Budget (OMB) as CDBG-DR administrator, allocated \$9M in CDBG-DR funds to the Resilient Community Spaces in Affordable Housing program. Specifically, the NYC Department of Housing Preservation and Development (HPD) will use the funds at two low-income senior housing properties to incorporate additional mitigation work to make the properties more resilient to climate hazards moving forward.

In early 2024, HPD identified the second development site for the project, Luna Green, which will be located at 3027 West 21st Street, Brooklyn, NY 11224. Because the project is also utilizing a larger amount of Project Based Voucher funding, which is administered at the City level by HPD, HPD acted as the Responsible Entity on behalf of the City and prepared the Environmental Assessment (EA) for the project. The EA was substantially complete already at the time CDBG-DR funds were confirmed to be added to the project.

HPD sent the EA, Finding of No Significant Impact, and Request for Release of Funds (RROF) to the U.S. Department of Housing and Urban Development (HUD) on April 23, 2024. The EA and Notice of Intent to Request a Release of Funds included that CDBG-DR funds would be used in the project. HUD issued an Authority to Use Grant (AUGF) funds on May 9, 2024.

Following HUD’s issuance of the AUGF, OMB noted the allocation of CDBG-DR funds reflected in the EA was listed as \$3.0M when the correct allocation is \$4.5M. To correct the issue, OMB processed an environmental review in the HUD Environmental Review Online System (HEROS) on June 26, 2024 using the correct allocation. The review was completed as a Categorical Exclusion Not Subject To 24 CFR § 58.5 under the authority of 24 CFR § 58.35(b)(7) as the review was limited to the provision of supplemental assistance for a project previously approved and a reevaluation of environmental findings is not warranted.

This memo to the file will be included in the CDBG-DR environmental review package and serves as confirmation the HUD environmental clearance date for this project is May 9, 2024.

April 23, 2024

Luigi D'Ancona, Director
Office of Public Housing
US Department of Housing and Urban Development
26 Federal Plaza, Suite 32-116
New York, NY 10278

**Re: Request for Release of Funds and Certification
Section 8 Housing Assistance Payments Program**
Luna Park Towers - 3027 West 21st Street
(Block 7072, Lot 4)
Brooklyn, NY
24NEPA013K

Dear Mr. D'Ancona:

Under 24 CFR Part 58, the New York City Department of Housing Preservation & Development (HPD), serving as Responsible Entity, has determined that the above-referenced proposal would not result in impacts to the environment. The determination is based on an Environmental Assessment (EA) prepared for the proposal. On February 26, 2024, an Early 100-Year Floodplain and Wetland notice was published for the proposal (attached) and on March 16, 2024 a Final 100-Year Floodplain and Wetland notice along with a combined Finding of No Significant Impact (FONSI), Notice of Intent to Request the Release of Funds (NOI/RROF) was published (attached). No comments or objections were received with regard to the proposed project.

Project-based Section 8 Vouchers (PBVs) through the U.S. Department of Housing and Urban Development's (HUD) Project-based Section 8 Housing Assistance Payments program are being sought in connection with the development of a new 23-story building containing 281 units of affordable senior housing (282 units including one two-bedroom apartment for an on-site superintendent), on a 21,339 square feet (sf) site, located at 3027 West 21st Street (Block 7072, Lot 4) in the Coney Island neighborhood of Brooklyn. Of the 282 units planned for the proposed building, 281 of them would receive PBVs allocated by New York City Housing Authority.

The federal assistance would be allocated by the City of New York - Department of Housing Preservation and Development (HPD) to Georgica Green Ventures, LLC, the 'Project Sponsor'. Construction would be facilitated by funding through the New York City Department of Housing Preservation and Development's (HPD) Senior Affordable Rental Assistance (SARA) program. The Project Sponsor is also requesting New York State Homes and Community Renewal (HCR) funding through the Housing Trust Fund (HTF) Program, including construction and permanent source funding. It is expected that the project would be completed and operational by 2027.

Attached, please find the executed Environmental Assessment, Request for Release of Funds and Certification Form, and affidavits of publication for public notices required under HUD regulations found at 24 CFR Part 58. An environmental review record established for the proposal may be requested by emailing nepa_env@hpd.nyc.gov. Should you have any concerns about this determination, please feel free to contact Michelle Noralez Brown via e-mail at mnoralez@hpd.nyc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Howard", with a stylized flourish at the end.

Anthony Howard
Director of Environmental Planning
Building and Land Development Services (BLDS)
NYC Department of Housing Preservation & Development

Request for Release of Funds and Certification

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB No. 2506-0087
(exp. 08/31/2023)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) <input type="text"/>	2. HUD/State Identification Number <input type="text"/>	3. Recipient Identification Number (optional) <input type="text"/>
4. OMB Catalog Number(s) <input type="text"/>	5. Name and address of responsible entity <input type="text"/>	
6. For information about this request, contact (name & phone number) <input type="text"/>		
8. HUD or State Agency and office unit to receive request <input type="text"/>	7. Name and address of recipient (if different than responsible entity) <input type="text"/>	

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) <input type="text"/>	10. Location (Street address, city, county, State) <input type="text"/>
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11. Program Activity/Project Description

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did ☐ did not ☒ require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity

x 

Title of Certifying Officer

Director, Environmental Planning

Date signed

4/23/2024

Address of Certifying Officer

NYC Department of Housing Preservation & Development
100 Gold St, 7-01 | New York, NY 10038

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient

x 

Title of Authorized Officer

Allison Giosa-Ekblom, VP - Development
Georgica Green Ventures, LLC
agiosa@georgicagreen.com

Date signed

April 23, 2024

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Legal Notices

Legal Notices

Legal Notices

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
INTENT TO REQUEST RELEASE OF FUNDS

This is to give notice that the City of New York - Department of Housing Preservation & Development (HPD) intends to utilize Project-Based vouchers (PBVs) from the U.S. Department of Housing and Urban Development's (HUD) Project-Based Section 8 Housing Assistance Payments Program, to be allocated by HPD and/or New York City Housing Authority (NYCHA), funding through the HOME Investment Partnership Program, and/or Mortgage Insurance from HUD's Risk Sharing program, to be allocated by the New York City Housing Development Corporation, in connection with the below-referenced projects. Projects may also seek funding from New York State Homes and Community Renewal. HPD is serving as the Responsible Entity (RE) for the environmental review of these actions pursuant to 24 CFR Part 58. This document constitutes the combined Notice of Finding of No Significant Impact on the Environment and Intent to Request Release of Funds from HUD.

Financing is being sought in connection with the following new construction and rehabilitation projects:

Genesis MMN 1901

The proposed project involves the rehabilitation of 8 buildings with 78 units prior to rehabilitation and 85 residential units post rehabilitation, located in Manhattan. It is anticipated that 16 of the units will receive PBVs and all of the 85 units will be affordable to households making 80% of AMI or below. The proposed project would be developed through HPD's Multifamily Preservation Loan Program.

Thorobird-TCB, 2064 Grand Concourse, The Louella

The proposed project involves the construction of a new 13-story mixed-use residential building consisting of 85 residential units in the Bronx with all units affordable to households making 50% of AMI or below. The proposed project would be developed through HPD's Senior Affordable Rental Apartments (SARA) program.

UPS, 1415 Ogden Avenue

The proposed project will facilitate the construction of a new seven-story building containing 84 units of affordable housing located in the Bronx. It is anticipated that all 84 residential units would be affordable to families making 60% of AMI or below. The proposed project would be developed through HPD's Supportive Housing - New Construction program.

New Senate Residences

The proposed project involves the rehabilitation of an existing residential building containing a total of 136 supportive housing units in the Upper West Side neighborhood of Manhattan. It is anticipated that 8 units would receive PBVs and all units would be affordable to families making 60% AMI or less. This proposed project would be developed through HPD's Year 15 Program.

Fordham Bedford Cluster

The proposed project involves the rehabilitation of three existing residential buildings containing a total of 162 supportive housing units in the Bronx. It is anticipated that all units would be affordable to households making 70% of AMI or below. This proposed project would be developed through HPD's Homeless Housing Strategic Initiatives (HHSI) Program.

New Penn Development

The proposed action would facilitate the development of a new building containing 26 affordable residential units in the Brownsville neighborhood of Brooklyn. It is anticipated that all residential units would be affordable to senior and low-income households earning up to 80% AMI. The proposed project would be developed through HPD's Neighborhood Construction Program.

Shore Front HDFC

The proposed project, Shore Front HDFC, includes the moderate rehabilitation of an existing residential building at 3915 Neptune Avenue (Block 6998, Lot 1) on a 0.4 acre site in the Special Flood Hazard Area in Brooklyn, New York, with 75 affordable units. The project would be developed through HPD's LIHTC program with 45 units receiving PBVs and all 75 units affordable to families with incomes at 60% AMI or below.

Finding of No Significant Impact:

An environmental review record was established for the above referenced proposed projects in accordance with 24 CFR 58.76 and is on file at HPD. Based on this review it has been determined that these projects will not constitute actions significantly affecting the quality of the environment and, accordingly the City of New York has decided not to prepare an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969. The reasons for the decision not to prepare an EIS are as follows:

1. There are no significant adverse physical impacts, either direct or indirect, associated with these projects;
2. There are no significant adverse social impacts, either direct or indirect, associated with these projects; and
3. There are no significant adverse economic impacts, either direct or indirect, associated with these projects.

Intent to Request Release of Funds:

The proposed activities require either an Environmental Assessment (EA) or a determination of Categorical Exclusion Subject to Review Under 24 CFR Part 58.35 (CEST), as identified in HUD environmental regulations found under 24 CFR Part 58. The City of New York will certify to HUD in its request for release of funds that the City and HPD's Commissioner, in his official capacity as certifying officer, consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that these responsibilities have been satisfied.

Environmental review records established for these projects are on file at HPD, Office of Development, Building and Land Development Services - Environmental Planning. Comments and/or objections to the disposition/obligation of funds for the aforementioned projects must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov on or before the 15th day following the date of this notice for all other projects listed. Only comments related to the environmental review will be considered. No comments or objections received after this date will be considered by HPD.

Objection to Request Release of Funds:

HUD will accept objections to its release of funds and the RE's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HPD; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the projects are unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Luigi D'Ancona at NY_PH_Director@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.



Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner

SHS Erasmus LLC, d/b/a Stop & Stor, located at 30 Erasmus Street, Brooklyn, NY 11226 will sell at Public Auction, pursuant to NYS Lien Law Section 182, for cash only. Auction will take place on www.StorageAuctions.com on **March 13, 2024** at 10 AM. The property described as cartons, furniture, office furnishings & supplies, household goods and other effects belonging to: Antonio Morales #0114; Breanna Seward #0133; Myrlande Raphael #0265; Rodney J Snell #1114; Joseph A Dacres #1132; Trevor Charles #2101; Christopher Joyner #2174; Kwaku Baffo #2202; Nellie Bestman #2207; Litoria Floyd #2215; Shara N Bryan #2235; Tameka Isaacs #4156; Eugene Georges #4327; Ralph Marrero Jr #5117; Derron R Hoyte #5308; Winchell I Raymond #6150; Brandon Hunt #6224; Natalie Schlosberg #6308; Monica H Bruce #6334; Khalilah K Waymer #6543; Wengie Jean-Baptiste #6577; Orondell Blythe #6589; Nicole N Chery #6729; Reynold C Beckles #6806. and SHS Empire LLC, d/b/a Stop & Stor, located at 200 Empire Blvd., Brooklyn, NY 11225 will sell at Public Auction, pursuant to NYS Lien Law Section 182, for cash only. Auction will take place on www.StorageAuctions.com on **March 13, 2024** at 10 AM. The property described as cartons, furniture, office furnishings & supplies, household goods and other effects belonging to: Hugh Brown #0602; Kevin Albright #1216 & 5726; Andre G George #2732; Nikeita S Dehaney #3133; Carlif D Staton #3318; Natalia M Payne #3325; Linda C Calixte #3604; Shlomo Z Tewel #3636; Shaquana Thompson #4105; Azure Hargrove #4241; Tova Blumenweig #4322; Liza M Louis #4428; Regine J Duval #5207; Tasha S McDonald #5224; Gary Mouzon #5602; Edwina Stroud #5614; Stephanie Daniels #6115; Charmaine M Boothe #6749; Naquana McIntosh #6800.

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CITY OF NEW YORK – DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

Notices for Early Public Review of Proposals to
Support Activity in the 100-Year Floodplain and Wetland

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the New York City Department of Housing Preservation & Development (HPD) intends to provide construction financing made available through the US Department of Housing and Urban Development's (HUD) Section 8 Project-Based vouchers (PBVs) from the U.S. Department of Housing and Urban Development's (HUD) Project-Based Section 8 Housing Assistance Payments Program, to be allocated by HPD or NYCHA, funding through the HOME Investment Partnership Program, Community Development Block Grant Disaster Recovery (CDBG-DR) allocated by New York City Office of Management (NYC OMB) and/or Mortgage Insurance from HUD's Risk Sharing program, to be allocated by the New York City Housing Development Corporation, in connection with the below-referenced projects. The requested funding would result in redevelopment being undertaken within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (100 year floodplain). The proposed projects will be consistent with the City of New York's Waterfront Revitalization Program's policies that support development in well-suited areas while protecting and enhancing coastal areas. This notice is required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management, and by Section 2(b) of Executive Order 11990 for the Protection of Wetlands, as implemented by HUD Regulations found at 24 CFR 55.20(b), for HUD actions that are within and/or affects a 100-year floodplain or wetland. The projects described below are subject to the notice requirement.

Willets Point Affordable and Senior Housing Development

The proposed project, Willets Point Affordable and Senior Housing Development, includes the construction of three 100 percent affordable mixed-use residential buildings containing 1,100 affordable units including 220 affordable senior units, and 1 unit reserved for building superintendents. Of the 220 affordable units, all units will receive PBVs and will be affordable to families make 50% of AMI (Average Median Income) or below. The proposed project is located in Willets Point, Queens, on an approximately 5 acre site in the Special Flood Hazard Area comprised Block 1833 Lots 111, 112, 120, 130, 135, and 140.

Las Raices

The proposed project, Las Raices, includes four separate development sites in the East Harlem neighborhood of Manhattan, New York. Proposed Development Site A, would be redeveloped with a five-story residential building located at 303 East 102nd Street and would include 6 Dwelling units (DUs). Proposed Development Site B, 338 East 117th Street, New York, NY (Block 1688, Lot 34), would be redeveloped with a five-story residential building with 7 DUs located at 338 East 117th Street. Proposed Development Site C, 505 East 118th Street, New York, NY (Block 1815, Lots 5 and 6), would be redeveloped with a six-story residential building with approximately 18 DUs located at 505 East 118th Street. Proposed Development Site D, 1761 Park Avenue, New York, NY (Block 1771 Lots 1 and 2), would be redeveloped with a 13-story residential building with approximately 47 DUs, of which 8 would receive PBVs, located at 1791 Park Avenue. Development sites A,B, C are within the Special Flood Hazard Area and together make up 0.21 acres. The project would be developed through HPD's Neighborhood Construction Program and all 78 units will be affordable to families making 80% of AMI.

Luna Park Towers

The proposed project, Luna Park Towers, includes the construction of a new 23 story residential building with 281 units of affordable senior housing at 3027 West 21st Street (Block 7072, Lot 4) on an approximately 0.65 acre site in the Special Hazard Flood Area in the Coney Island neighborhood of Brooklyn. The proposed project would be developed through HPD's Senior Affordable Rental Apartments (SARA) program. All 282 units would receive PBVs and be affordable to senior households at 50% AMI or below.

Clarkson Square Senior Affordable Building - 570 Washington Street

The proposed project will facilitate the development of a new residential building containing 176 units of senior housing on a 0.25 acre site in the Special Hazard Flood Area in the Hudson Square neighborhood of Manhattan. It is anticipated that all 176 residential units would be affordable. The proposed project would be developed through HPD's Senior Affordable Rental Apartments (SARA) program. All units would be designated for seniors, with 30 percent of the units reserved for formerly homeless seniors, and the remaining units rented to households earning at or below 47 percent of AMI.

HPD is interested in alternatives and public perceptions of possible adverse impacts that could result from these projects as well as potential mitigation measures. The activities will occur in an area served by existing infrastructure. Written comments should be submitted electronically via email to nepa_env@hpd.nyc.gov, via telephone at (212) 863-7216 or through the mail to HPD, 100 Gold Street, New York, NY 10038, Attn: Anthony Howard on or before the 15th day following the date of this notice. No comments or objections received after this date will be considered by HPD.



Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner

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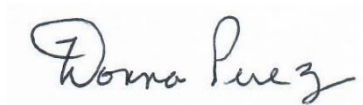
Ambika Mohan, being duly sworn hereby declares and says, that she is the Advertising Account Executive responsible for placing the attached advertisement in: the NY Daily News newspaper for Miller Advertising Agency, Inc.; located in New York, NY, and that the New York City Department of Housing Preservation & Development advertisement, of which the annexed is a true copy, has been published in the said publication on the following issue date(s): February 26, 2024.



Ambika Mohan

Subscribed to and Sworn before me

This 22nd day of March, 2024



Notary Public

Donna Perez
Notary Public State Of New York
No. 01PE6151365
Qualified In New York County
Commission Expires August, 14th - 2026

1320 Avisos Legales

1320 Avisos Legales

1320 Avisos Legales

AVISO COMBINADO DE HALLAZO DE NINGÚN IMPACTO SIGNIFICATIVO Y INTENCIÓN DE SOLICITAR LA LIBERACIÓN DE FONDOS

Esto es para notificar que el Departamento de Preservación y Desarrollo de Vivienda (HPD, por sus siglas en inglés) de la Ciudad de Nueva York tiene la intención de utilizar valores basados en proyectos (PBV, por sus siglas en inglés) de la Sección 8 de Asistencia de Vivienda basada en Proyectos del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD, por sus siglas en inglés) Programa de Pagos, a ser asignado por HPD, financiado a través del Programa de Asociación de Inversión HOME, y/o Seguro Hipotecario del programa de Riesgo Compartido de HUD, a ser asignado por la Corporación de Desarrollo de Vivienda de la Ciudad de Nueva York, en relación con los nuevos proyectos de construcción mencionados a continuación. Los proyectos también pueden buscar financiamiento de Renovación Comunitaria y de Viviendas del Estado de Nueva York. HPD actúa como la Entidad Responsable (RE, por sus siglas en inglés) para la revisión ambiental de estas acciones de conformidad con 24 CFR Parte 58. Este documento constituye el Aviso de Hallazgo de Ningún Impacto Significativo y el Aviso de Intención de Solicitar Liberación de Fondos de HUD.

Se busca financiación en relación con los siguientes proyectos de nueva construcción y rehabilitación:

Genesis MMN 1901

El proyecto propuesto implica la rehabilitación de 8 edificios con 78 unidades antes de la rehabilitación y 85 unidades residenciales después de la rehabilitación, ubicados en Manhattan. Se anticipa que 16 de las unidades recibirán PBV y las 85 unidades serán asequibles para los hogares que ganen el 80 % del ingreso medio del área (AMI, por sus siglas en inglés) o menos. El proyecto propuesto se desarrollará a través del Programa de Préstamos para Preservación Multifamiliar (MPLP, por sus siglas en inglés) del HPD.

Theobird-TGB, 2064 Grand Concourse, The Louella

El proyecto propuesto implica la construcción de un nuevo edificio residencial de uso mixto de 13 pisos que consista de 85 unidades residenciales en el Bronx, todas las cuales son asequibles para hogares que ganen el 50 % del AMI o menos. El proyecto propuesto se desarrollará a través del programa Apartamentos del Alquiler Asequibles para Personas Mayores ("SARA", por sus siglas en inglés) del HPD.

UPS 1415 Onden Avenue

El proyecto propuesto facilitará la construcción de un nuevo edificio de siete pisos que contiene 84 unidades de vivienda asequible ubicado en el Bronx. Se prevé que las 84 unidades residenciales sean asequibles para las familias que ganen el 60 % del AMI o menos. El proyecto propuesto se desarrollará a través del programa Vivienda de Apoyo - Nueva Construcción del HPD.

New Senate Residences

El proyecto propuesto implica la rehabilitación de un edificio residencial existente que contiene un total de 136 unidades de vivienda de apoyo en el vecindario Upper West Side de Manhattan. Se anticipa que 8 unidades recibirán PBV y todas las unidades serán asequibles para las familias que ganen un 60% del AMI o menos. Este proyecto propuesto se desarrollará a través del Programa del Año 15 del HPD.

Fordham Bedford Cluster

El proyecto propuesto implica la rehabilitación de tres edificios residenciales existentes que contienen un total de 162 unidades de vivienda de apoyo en el Bronx. Se prevé que todas las unidades sean asequibles para los hogares que ganen el 70 % del AMI o menos. Este proyecto propuesto se desarrollará a través del Programa de Iniciativas Estratégicas de Vivienda para Personas sin Hogar (HHSI, por sus siglas en inglés) del HPD.

New Penn Development

La acción propuesta implica la construcción de un edificio nuevo con un total de 26 unidades en el vecindario de Brownsville en Brooklyn. Se prevé que todas las unidades residenciales sean asequibles para hogares de personas mayores y de bajos ingresos del 80% del AMI o menos. El proyecto propuesto se desarrollará a través del Programa de Construcción de Vecindarios (NCP, por sus siglas en inglés) del HPD.

Shore Front HDPC

El proyecto propuesto, Shore Front HDPC, incluye la rehabilitación moderada de un edificio residencial existente en 3915 Neptune Avenue (Boulevard 6998, Lote 1) en un sitio de 0.4 acres en el Área Especial de Riesgo de Inundación en Brooklyn, Nueva York, con 75 unidades asequibles. El proyecto se desarrollará a través del programa LINTC del HPD con 45 unidades que recibirán PBV y las 75 unidades asequibles para familias con ingresos del 60% del AMI o menos.

Hallazgo de Ningún Impacto Significativo

Se estableció un registro de revisión ambiental para los proyectos propuestos mencionados anteriormente de acuerdo con 24 CFR 58.76 y está archivado en HPD. Con base en esta revisión, se ha determinado que estos proyectos no constituirán acciones que afecten significativamente la calidad del medio ambiente y, en consecuencia, la Ciudad de Nueva York ha decidido no preparar una Declaración de Impacto Ambiental (EIS, por sus siglas en inglés) bajo la Ley Nacional de Política Ambiental de 1969. Las razones de la decisión de no elaborar un EIS son las siguientes:

1. No hay impactos físicos adversos significativos, ya sea directos o indirectos, asociados con estos proyectos.
2. No existen impactos sociales adversos significativos, directos o indirectos, asociados con estos proyectos.
3. No existen impactos económicos adversos significativos, directos o indirectos, asociados con estos proyectos.

Intención de Solicitar la Liberación de Fondos

Las actividades propuestas requieren una Evaluación Ambiental (EA), como se identifica en las reglamentaciones ambientales de HUD que se encuentran en 24 CFR Parte 58.36. La Ciudad de Nueva York certificará a HUD en su solicitud de liberación de fondos que la Ciudad y el Comisionado de HPD, en su capacidad oficial como oficial certificador, consiente en aceptar la jurisdicción de los tribunales federales si se inicia una acción para hacer cumplir las responsabilidades en relación con revisiones ambientales, toma de decisiones y acciones, y que estas responsabilidades han sido satisfechas.

Los registros de revisión ambiental establecidos para estos proyectos están archivados en HPD. Oficina de Servicios de Desarrollo, Construcción y Desarrollo de Tierras - Planificación Ambiental. Los comentarios y/u objeciones a la disposición/liberación de fondos para los proyectos antes mencionados deben enviarse al HPD electrónicamente por correo electrónico a nepaenv@hpd.nyc.gov en o antes del día 15 posterior a la fecha de este aviso para todos los demás proyectos enumerados. Solo se considerarán los comentarios relacionados con la revisión ambiental. HPD no considerará ningún comentario u objeción que se reciba después de esta fecha.

Dirección a la Sociedad de Liberación de Fondos

HUD aceptará objeciones a su liberación de fondos y la certificación de RE por un período de quince días a partir de la fecha de presentación anticipada o de la recepción real de la solicitud (o que ocurra más tarde) solo si las objeciones se basan en una de las siguientes bases: (a) la certificación no fue ejecutada por el Oficial Certificador de HPD; (b) el RE ha omitido un paso o no ha tomado una decisión o hallazgo requiriendo por las reglamentaciones de HUD en 24 CFR Parte 58; (c) el beneficiario de la subvención ha comprometido fondos o ha incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o (d) otra agencia federal que actúa de conformidad con 40 CFR Parte 1504 ha presentado una conclusión por escrito de que los proyectos no son satisfactorios desde el punto de vista de la calidad ambiental. Las objeciones deben prepararse y presentarse de acuerdo con los procedimientos requeridos (24 CFR Parte 58) y deben dirigirse a Luigi D'Ancona en NY, PH, Director@hpd.gov. Los posibles objetos deben comunicarse con HUD para verificar el último día real del período de objeción.

Department of Housing Preservation & Development
Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner
931-12894-1

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EL DIARIO

#Ciencia**Luz verde a vehículo espacial**

La Nasa otorgó una calificación perfecta al diseño de un vehículo espacial, que fue realizado por estudiantes de la Universidad Nacional de Ingeniería de Perú, informó la agencia oficial Andina.



Vista de Cartagena, Colombia. /SHUTTERSTOCK

Alta tecnología para explorar galeón español

La embarcación se hundió en 1708 cerca de Cartagena de Indias

Jaime Ortega Carrascal/EFE
CARTAGENA

Un buque de la Armada colombiana fabricado en China y un robot submarino desarrollado en Suecia y producido en Inglaterra son las máquinas de alta tecnología con las que el país andino hará la exploración del galeón español San José, hundido en el siglo XVIII cerca de Cartagena de Indias.

La base para estos trabajos, que comenzarán en los próximos meses, será el moderno Buque Hidrográfico Multipropósito ARC Caribe, construido por el astillero Mawei en Fuzhou (China) e incorporado a la Armada en 2018, explica el comandante del navío, capitán de fragata Juan Manuel Uricoechea.

"Es un buque de 72 metros de eslora y 16 metros de manga en la cubierta de carga y 19 metros en la cubierta de vuelo, que es más ancha", explica el oficial mientras señala el helipuerto en la parte superior del navío.

Este barco de 3.200 toneladas ya ha hecho "exploraciones no intrusivas" del pecio del galeón, que reposa a más de 600 metros de profundidad en algún punto del mar Caribe, en inmediaciones de las Islas del Rosario, mantenido bajo estricto sigilo por la Armada desde que lo halló en 2015.

El San José, construido en 1698

en Guipúzcoa (España) y perteneciente a la Armada española, fue hundido el 8 de junio de 1708 durante un ataque de una flota de corsarios ingleses cuando se dirigía a Cartagena de Indias cargado, según crónicas de la época, con cerca de 11 millones de monedas de ocho escudos en oro y plata que había recogido en la feria de Portobelo (Panamá).

España, amparada en las normas de la Organización de las Naciones Unidas para la Educación, la Ciencia y la Cultura (Unesco), reclama la titularidad del galeón por tratarse de "un barco de Estado", con su bandera.

Primera retirada de plezas

Después de muchas discusiones sobre qué hacer con los restos del naufragio del legendario galeón, para lo cual España ha ofrecido su cooperación y conocimiento en materia de protección del patrimonio subacuático, el Gobierno colombiano presentó el viernes la hoja de ruta para la exploración inicial, en la que se espera retirar para su estudio algunas piezas del pecio.

Dichas objetos, que pueden ser monedas, cañones, vasijas o porcelanas chinas, por ejemplo, tendrán que recibir un tratamiento especial antes de ser sacadas a la superficie ya que la presión del agua del mar a una gran profundidad durante los 315 años trans-

curridos desde el naufragio, causa alteraciones moleculares en su estructura que las puede dañar al contacto con el aire.

En el caso de la madera es más complicado aún que con los objetos de metal porque se puede desintegrar al salir a la superficie, explican los oficiales de la Armada.

"El ARC Caribe nos va a llevar al mar, a bajar a 600 metros de profundidad para hacer la investigación científica más importante de la década de los dos océanos en Colombia. Es un hito de investigación científica en Colombia (...) y con esta experiencia tal vez podamos marcar una guía de cómo construir investigación arqueológica profunda en los océanos", explica a EFE el jefe de Intereses Marítimos de la Armada colombiana, almirante Hermann León.

Tecnología de superficie y submarina

En ese sentido, el buque cuenta con tecnología de punta, como "un sistema azimutal" que hace las veces del antiguo timón de dirección y "permite que la hélice pueda girar 360 grados". Su manejo es similar al de un mando de videojuego, cuenta por su parte el almirante Uricoechea.

"Nuestro buque tiene la capacidad de posicionamiento dinámico, es decir, puede enfrentar las olas y el viento en todos los movimientos en seis direcciones que existen en el océano", indica el almirante León.

Eso es una ventaja porque le permite "sostenerse en un punto preciso ya que la intervención o la exploración (del San José) requiere exactitud y que el robot, a 600 metros de profundidad, pueda ser conectado con el ojo y la mano del operario que está en el barco", agrega.

El ARC Caribe lleva a bordo un robot submarino Saab Seaeye Lynx, al que hace referencia el oficial, que fue desarrollado por la compañía sueca Saab, líder mundial en este campo con sus vehículos operados a distancia (ROV).

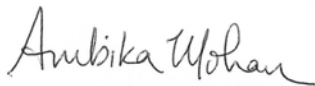
Este robot, que cuenta con pinzas y cámaras de alta definición con las que se tomaron las primeras fotos del galeón en 2022, fue fabricado por Saab Seaeeye en su planta en Fareham (Reino Unido), y puede bajar hasta una profundidad de 900 metros, dice el jefe de la Unidad de Buceo y Salvamento de la Armada, capitán de Fragata Juan Pablo Clavijo.

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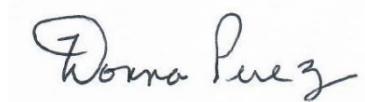
Ambika Mohan, being duly sworn hereby declares and says, that she is the Advertising Account Executive responsible for placing the attached advertisement in: the El Diario newspaper for Miller Advertising Agency, Inc.; located in New York, NY, and that the New York City Department of Housing Preservation & Development advertisement, of which the annexed is a true copy, has been published in the said publication on the following issue date(s): February 27, 2024.



Ambika Mohan

Subscribed to and Sworn before me

This 22nd day of March, 2024



Notary Public

Donna Perez
Notary Public State Of New York
No. 01PE6151365
Qualified In New York County
Commission Expires August, 14th - 2026

**City of New York – Department of Housing Preservation & Development
Final Notice and Public Explanation of a Proposed Activity in the
100-Year Floodplain, Notice of Finding of No Significant Impact (FONSI)
and Intent to Request Release of Funds**

To: All interested Agencies, Groups and Individuals

This is to give notice that the New York City Department of Housing Preservation & Development (HPD) intends to provide construction financing made available through the United States Department of Housing and Urban Development's (HUD) Section 8 Project-Based vouchers (PBVs) from the Project-Based Section 8 Housing Assistance Payments Program, to be allocated by HPD or NYCHA, funding through the HOME Investment Partnership Program, Community Development Block Grant Disaster Recovery (CDBG-DR) allocated by New York City Office of Management (NYC OMB) and/or Mortgage Insurance from HUD's Risk Sharing program, to be allocated by the New York City Housing Development Corporation, in connection with the below-referenced project. The requested funding would result in redevelopment being undertaken within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (100-year floodplain). This notice is required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management, as implemented by HUD Regulations found at 24 CFR 55.20(b), for HUD actions that are within and/or affect a 100-year floodplain or wetland. The project described below is subject to the notice requirement.

Luna Park Towers

The proposed project, Luna Park Towers, includes the construction of a new 23 story residential building with 281 units of affordable senior housing at 3027 West 21st Street (Block 7072, Lot 4) on an approximately 0.65 acre site in the Special Hazard Flood Area in the Coney Island neighborhood of Brooklyn. The proposed project would be developed through HPD's Senior Affordable Rental Apartments (SARA) program. All 282 units would receive PBVs and be affordable to senior households at 50% AMI or below.

Public Explanation of a Proposed Activity in the 100-Year Floodplain:

For the proposal described above, HPD has carried out the procedures required by Executive Order 11988 on Floodplain Management, including a consideration of alternatives to avoid adverse effects and incompatible development in the floodplain. HPD has determined that the developments in the floodplain are unavoidable.

HPD proposes to support the proposed action because there is no practicable alternative to develop the project totally outside the floodplain. To minimize potential harm to the floodplain, the following mitigation measures, developed through coordination with the New York City Department of Buildings, will be implemented by the project sponsors:

Owners of HUD-assisted properties that are located within Special Flood Hazard Areas are required to purchase and maintain flood insurance protection as a condition of approval of any HUD financial assistance for proposed construction. HPD will ensure that flood insurance is purchased before closing for this project. To minimize potential harm to the floodplain, the proposed project will be required to comply with Appendix G "Flood Resistant Construction" of the NYC Building Code for construction within the 100-year floodplain in effect at the time of building construction. In addition, the following design measures will be implemented by the project sponsor:

Luna Park Towers

The Proposed Project will floodproof any rooms that contain critical building features within the ground floor level, or where possible elevate these critical features to upper levels to protect the normal operation within the building in the event of future flooding events.

The mitigation and resiliency strategy for the Proposed Project principally relies on raised entrances to the DFE. The freeboard for this project is 2.00 feet, establishing the DFE at 13.00 feet (NAVD88 Datum). The residential lobby will be designed to be located at the DFE, above anticipated flood water levels, and to preserve emergency egress from the building during a flood event. The first floor of the building will be raised out of the floodplain and a number of schematic flood mitigation measures are incorporated into the design of the building.

This finding and its publication completes the compliance with the public notice requirements for Executive Orders 11988 for Flood Plain Management.

Finding of No Significant Impact (FONSI):

An environmental review record was established for the proposals in accordance with 24 CFR 58.76 and is on file at HPD. Based on this review, it has been determined that the proposed project will not constitute an action significantly affecting the quality of the environment and, accordingly, the City of New York has decided not to prepare an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969. The reasons for the decision not to prepare an EIS are as follows:

1. There are no significant adverse unmitigated physical impacts, either direct or indirect, associated with the proposed project;
2. There are no significant adverse social impacts, either direct or indirect, associated with the proposed project; and
3. There are no significant adverse economic impacts, either direct or indirect, associated with the proposed project.

The environmental review record established for the project is on file at HPD, Office of Development, Environmental Planning Unit, 100 Gold Street, 7th Floor, New York, New York 10038. Comments and/or objections to the obligation of funds for the aforementioned project must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov or through the mail to the above address on or before the 15th day following the publication date of this notice. No comments or objections received after this date will be considered by HPD.

Intent to Request Release of Funds:

The proposed activities require an Environmental Assessment (EA), as identified in HUD environmental regulations found under 24 CFR Part 58.36. The City of New York will certify to HUD in its request for release of funds that the City and HPD's Commissioner, in his official capacity as

or funds that the City and the U.S. Commissioner, in his official capacity, as certifying officer, consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that these responsibilities have been satisfied.

Environmental review records established for this project is on file at HPD, Office of Development, Building and Land Development Services - Environmental Planning. Comments and/or objections to the disposition/obligation of funds for the aforementioned project must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov on or before the 15th day following the date of this notice for all other project listed. Only comments related to the environmental review will be considered. No comments or objections received after this date will be considered by HPD.

Objection to Request Release of Funds:

HUD will accept objections to its release of funds and the RE's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HPD; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Luigi D'Ancona at NY_PH_Director@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Sold To:
Georgica Green Ventures LLC - CU80177357
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753

Bill To:
Georgica Green Ventures LLC - CU80177357
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753

Affidavit of Publication

Order Number: 7600880
Purchase Order:

State of New York
County of New York

The undersigned is an authorized designee of the publisher of the Daily News, a daily newspaper published in New York, New York. The notice, of which the annexed is a true copy, has been published in the said newspaper in the Full Run zone on the following days:

Publication Dates : **Mar 16, 2024.**

Daily News, L.P., Publisher



Printed Name: **Peter Nylin**

Authorized Designee of Daily News, L.P., Publisher of the Daily News

Sworn to before me this **17** day of **March ,2024.**



Notary Public

KATHI L DAVIS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DA6410130
Qualified in Ulster County
My Commission Expires October 19, 2024

Authority to Use Grant Funds

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

To: (name & address of Grant Recipient & name & title of Chief Executive Officer)

Copy To: (name & address of SubRecipient)

We received your Request for Release of Funds and Certification, form HUD-7015.15 on

Your Request was for HUD/State Identification Number

All objections, if received, have been considered. And the minimum waiting period has transpired.
You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
File this form for proper record keeping, audit, and inspection purposes.

Typed Name of Authorizing Officer

Signature of Authorizing Officer

Date (mm/dd/yyyy)

Title of Authorizing Officer

X



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment
(24 CFR Part 58)

Project Name:	Luna Park Towers
Project Location:	3027 West 21 st Street, Brooklyn, NY 11224
Block/Lot:	Brooklyn Block 7072, Lot 4
Responsible Entity:	New York City Department of Housing Preservation and Development (HPD)
Month/Year:	April 12, 2024
NEPA Project #:	24NEPA013K

Environmental Assessment

Responsible Entity: New York City Department of Housing Preservation and Development (HPD)

Certifying Officer Name and Title: Adolfo Carrion Jr., Commissioner of HPD

Grant Recipient (if different than Responsible Entity): Georgica Green Ventures, LLC

Grant Recipient Address: 50 Jericho Quadrangle, Suite 118
Jericho, New York 11753

Project Representative: Matrix New World Engineering
Olga Abinader - Director, New York
Environmental Review

(973) 240-1800
OAbinader@mnwe.com

Funding Information

HUD Program	Funding Amount
Project Based Vouchers (282)	\$21,375,000
Community Development Block Grant Disaster Recovery (CDBG-DR) Funds	\$3,000,000
New York State Homes and Community Renewal (HCR) Funding through the Housing Trust Fund (HTF) Program	\$799,800 (Construction); \$800,000 (Permanent Source Funding)

Estimated Total HUD Funded Amount: \$25,974,800

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$217,703,993

Conditions for Approval (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements) [24 CFR 58.40(d), 40 CFR 1505.2(c)]

Conditions for approval include measures related to hazardous materials contamination, stationary source air quality, noise (window-wall attenuation), and floodplain management (i.e., the purchase and maintenance of flood insurance for the life of the Project), which would be provided as part of the Proposed Project by the Project Sponsor, Georgica Green Ventures, LLC. All measures will be required through the Land Disposition Agreement and applicable funding agreement(s) between the Project Sponsor and the New York City Department of Housing Preservation and Development (HPD). The measures are described in further detail below under "Mitigation Measures Recommended." By signing this document and the Request for Release of Funds and Certification (RROF) required for the requested federal assistance, the Project Sponsor commits to implementing the measures required by this environmental review and will advise HPD, as the Responsible Entity (RE), of any proposed change in scope of the Project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Determination:

- ☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
(The project will not result in a significant impact on the quality of the human environment)
- ☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
(The project may significantly affect the quality of the human environment)

Preparer Signature: Eric Farm Date: April 12, 2024

Name: Eric Farm, AICP, efarm@mnwe.com

Title/Organization: Senior Environmental Planner, Matrix New World Engineering

Project Sponsor Signature: Allison Giosa-Ekblom Date: April 23, 2024

Name: Allison Giosa-Ekblom, agiosa@georgicagreen.com

Organization: Georgica Green Ventures, LLC

Certifying Officer Signature: Anthony Howard Date: 04.23.2024

Name/Title: Anthony Howard, Director, Environmental Planning, NYC HPD

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

Up to 282 Project Based Vouchers (PBVs) that originate from the U.S. Department of Housing and Urban Development (HUD) are being sought in connection with the construction of a new 23-story building containing 281 units of affordable senior housing (282 units including one two-bedroom apartment for an on-site superintendent) in the Coney Island neighborhood of Brooklyn. The Proposed Project would be developed by Georgica Green Ventures, LLC (GGV, the “Project Sponsor”) and construction would be facilitated by funding through the New York City Department of Housing Preservation and Development’s (HPD) Senior Affordable Rental Assistance (SARA) program. The PBVs would be allocated by the New York City Housing Authority (NYCHA) in addition to \$21,375,000 in City capital funds through the SARA program. The Project Sponsor is also requesting a total of \$1,599,800 in New York State Homes and Community Renewal (HCR) funding through the Housing Trust Fund (HTF) Program, including \$799,800 in construction and \$800,000 in permanent source funding.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Project Sponsor proposes the construction of a new 23-story, 213,733-gross-square-foot (GSF) / 187,990-zoning-square-foot (ZSF) residential building (Luna Park Towers) containing 281 units of affordable senior housing, including 171 studio and 110 one-bedroom apartments, and one on-site superintendent’s apartment (the “Proposed Project”) at 3027 West 21st Street (Block 7072, Lot 4) in the Coney Island neighborhood of Brooklyn, Community District 13 (the “Project Site”) (see **Figure 1, Project Area Location Map** and **Figure 2, Tax Map**). The Proposed Project would have a maximum height of 260 feet above grade. The Applicant is projecting a 24-month construction term followed by a 14-month lease out period, resulting in a build year of 2027.

The Project Site (Lot 4) is part of a larger development site that also includes Block 7072, Lots 1, 7501 (formerly Lot 2), 3, 5, and 6, established as part of the Coney Island Comprehensive Rezoning Plan (“Coney Island Plan”) in 2009 (CEQR No. 08DME007K). That development site (“Parcel C”) is within the Coney Island West Subdistrict of the Coney Island Special Purpose District, both established as part of the Coney Island Rezoning Plan (see **Figure 3, Existing Zoning Map**). Pursuant to Section §131-321(c) the New York City (NYC) Zoning Resolution (ZR), floor area attributable to zoning lots within Parcel C may be distributed anywhere within such sets of parcels. In coordination with the Applicant, for the purposes of permitted zoning floor area (ZFA) and floor area ratio (FAR) distribution associated with the Proposed Project, the combined area of Lots 1, 7501, 3, 4, and 5 is utilized, totaling 111,476 SF, resulting in a maximum permitted residential ZFA of 646,561 ZSF (based on a maximum 5.6 residential FAR within the R7D zoning district mapped at Parcel C when factoring in inclusionary housing bonuses). Based on the foregoing, the Proposed Project would feature a residential FAR of approximately 1.69 when considering permissible FAR distribution between Lots 1, 7501, 3, 4, and 5 within the Coney Island West Subdistrict.

The Proposed Project would be constructed as-of-right pursuant to the applicable regulations of the mapped R7D zoning district that the Project Site is located within, such that no zoning map or text amendments are required to facilitate the Proposed Project.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The Project Site is located within the Coney Island neighborhood of Brooklyn Community District 13 (Block 7072, Lot 4). The Project Site is a rectangular lot approximately 21,339 square feet (SF) in area, currently developed with off-street parking facilities with associated temporary structures (e.g., trailers, etc.) that are not publicly accessible. The Project Site is generally bounded by West 21st Street to the west, parking facilities to the south and east, and mixed-use multi-family residential and commercial development to the north. See **Figure 1, Project Area Location Map** and **Figure 5, Project Site Aerial and Photograph Key** for a general visualization of the location of the Project Site and its location within the larger Coney Island neighborhood.

The surrounding area is characterized by parking facilities and large open space and recreation uses to the east and south, large scale residential development of the north, and a mix of public uses to the west (see

Figure 4, Existing Land Use Map). Immediately adjacent to the east is a parking facility and other adjacent tax lots, with the Abe Stark Skating Rink further to the east, including the skating facility itself and its associated parking. To the south is the Coney Island Beach and Boardwalk, an historic beachfront open space and destination for New York City residents and tourists. To the west is the Ford Amphitheater, an outdoor live entertainment venue, a New York City Department of Parks and Recreation (DPR) parking lot used for storage and staging, and a New York City administrative building. Immediately north of the Project Site are relatively new mixed-use multi-family residential and commercial buildings with “tower-in-the-park” style residential development north of Surf Avenue.

The Project Site was rezoned as part of the larger Coney Island Comprehensive Rezoning Plan (the “Coney Island Plan”) in 2009, initiated by the NYC Department of City Planning (DCP) in partnership with the DPR and HPD. The Coney Island Rezoning Plan established a framework for the revitalization of the Coney Island amusement area and the surrounding blocks. The plan built upon the few remaining amusements to create a 27-acre amusement and entertainment district to reestablish Coney Island as a year-round, open and accessible amusement destination. Outside of the amusement area, the plan provided new housing opportunities, including affordable housing and neighborhood services. The plan covered 19 blocks bounded by the New York Aquarium to the east, West 24th Street to the west, Mermaid Avenue to the north and the Riegelmann Boardwalk to the south. The plan specifically sought to:

- Facilitate the development of a vibrant year-round, 27-acre urban amusement and entertainment district by catalyzing a variety of new indoor and outdoor amusement, entertainment, and complimentary uses, and laying the groundwork for the development of a 12-acre urban amusement park preserving and expanding amusement uses in their historic boardwalk location in perpetuity;
- To the north and west of the amusement area, foster the redevelopment of vacant and underutilized land, providing opportunities for new and affordable housing as well as a broad range of neighborhood retail and services that the Coney Island community has lacked for decades;
- Create a vibrant pedestrian environment, with Surf Avenue serving as the reinvigorated retail and entertainment spine of the district;
- Recognize and support Coney Island’s unique character, culture and needs through the creation of the Special Coney Island District; and
- Through the development of year-round uses and job opportunities for the residents, facilitate the economic revitalization of the peninsula.

The Plan rezoned the Project Site and nearby properties to the R7D zoning district with a C2-4 commercial overlay. At the time of the CEQR application, Brooklyn Block 7072 was comprised of one vacant / undeveloped lot, which has since been subdivided into six lots (which includes Lot 4, the Project Site). Lots 1 and 7501 (formerly Lot 2) were separately redeveloped with mixed-use multi-family residential and commercial buildings in 2018 and 2019, respectively. Lots 3, 4, 5, and 6 were redeveloped with surface level parking that is not publicly accessible. The CEQR analysis for the Coney Island Rezoning Plan projected that the Project Site would be redeveloped as part of a larger potential development site also including Block 7072, Lots 1, 7501 (formerly Lot 2), 3, 4, and Lot 6, consisting of a multi-building, mixed-use development with 780,269 GSF of residential floor area with 780 dwelling units, 107,096 GSF of commercial floor area, and 575 parking spaces.

As part of the Coney Island Rezoning Plan an E-Designation was implemented at the Project Site, E-229, that instituted environmental requirements for future development at the site, including for Air Quality, Noise, and Hazardous Materials, described as follows:

- Air Quality – Requires the use of No. 2 fuel oil or natural gas for heating, ventilating, and air conditioning (HVAC) systems. According to the Project Sponsor, the Proposed Project would utilize electric systems for heating and hot water; fossil fuel-fired heating and hot water systems are not proposed;
- Noise – Requires window wall attenuation at 35 dBA and an alternate means of ventilation;

- Hazardous Materials – Phase I Environmental Site Assessment (ESA) and Phase II Environmental Site Investigation (ESI) testing protocol

Several public transportation options are available in the surrounding neighborhood, including the D/F/N/Q subway service Coney Island – Stillwell Avenue / Surf Avenue station six blocks to the east, and the B36, X28 and X38 bus route along Surf Avenue to the north.

The Applicant is projecting a 24-month construction term followed by a 14-month lease out period, resulting in a build year of 2027.

Figure 1, Project Site Location Map

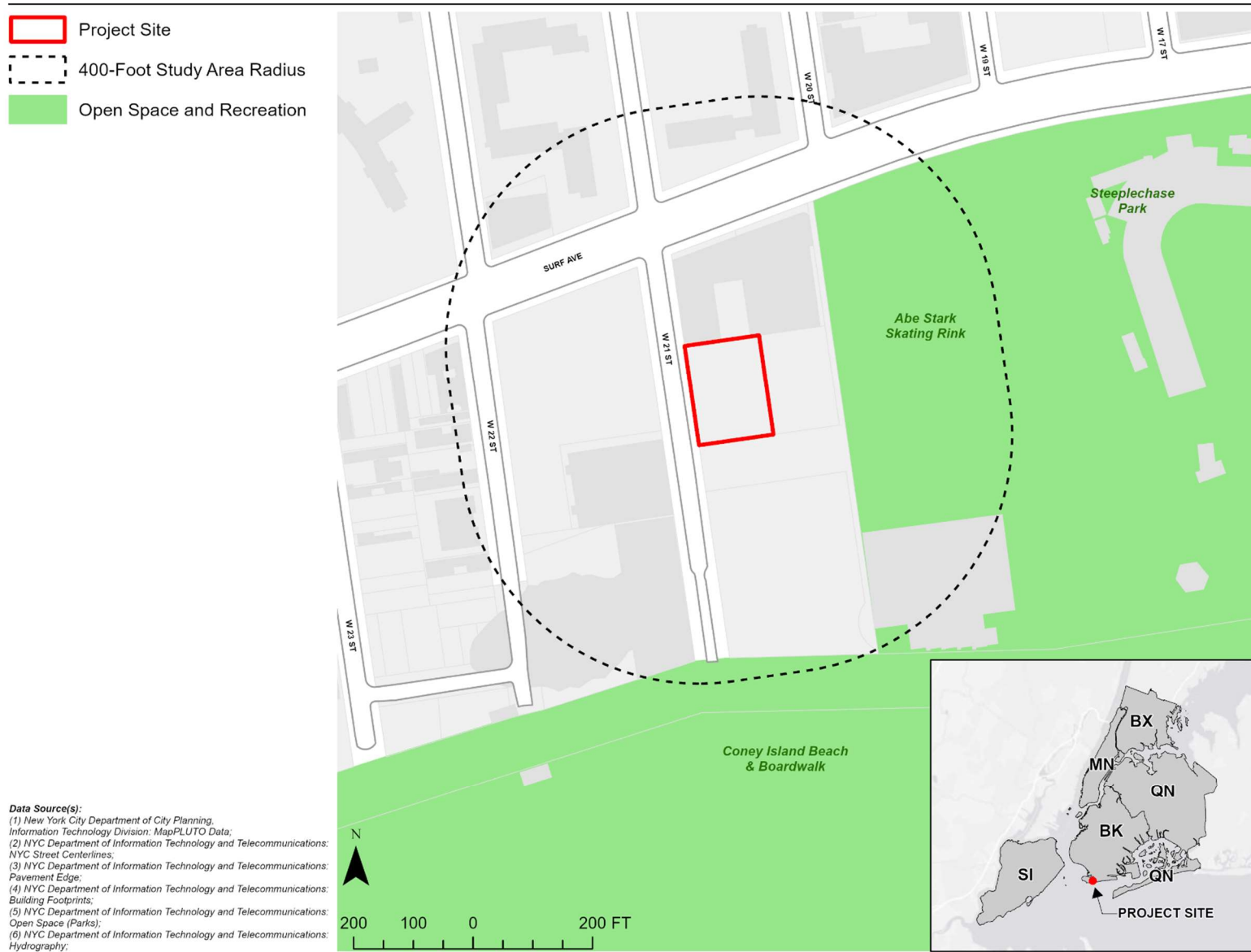


Figure 2, Tax Map



Figure 3, Existing Zoning Map



Figure 4, Existing Land Use Map



Figure 5, Project Site Aerial and Photograph Key

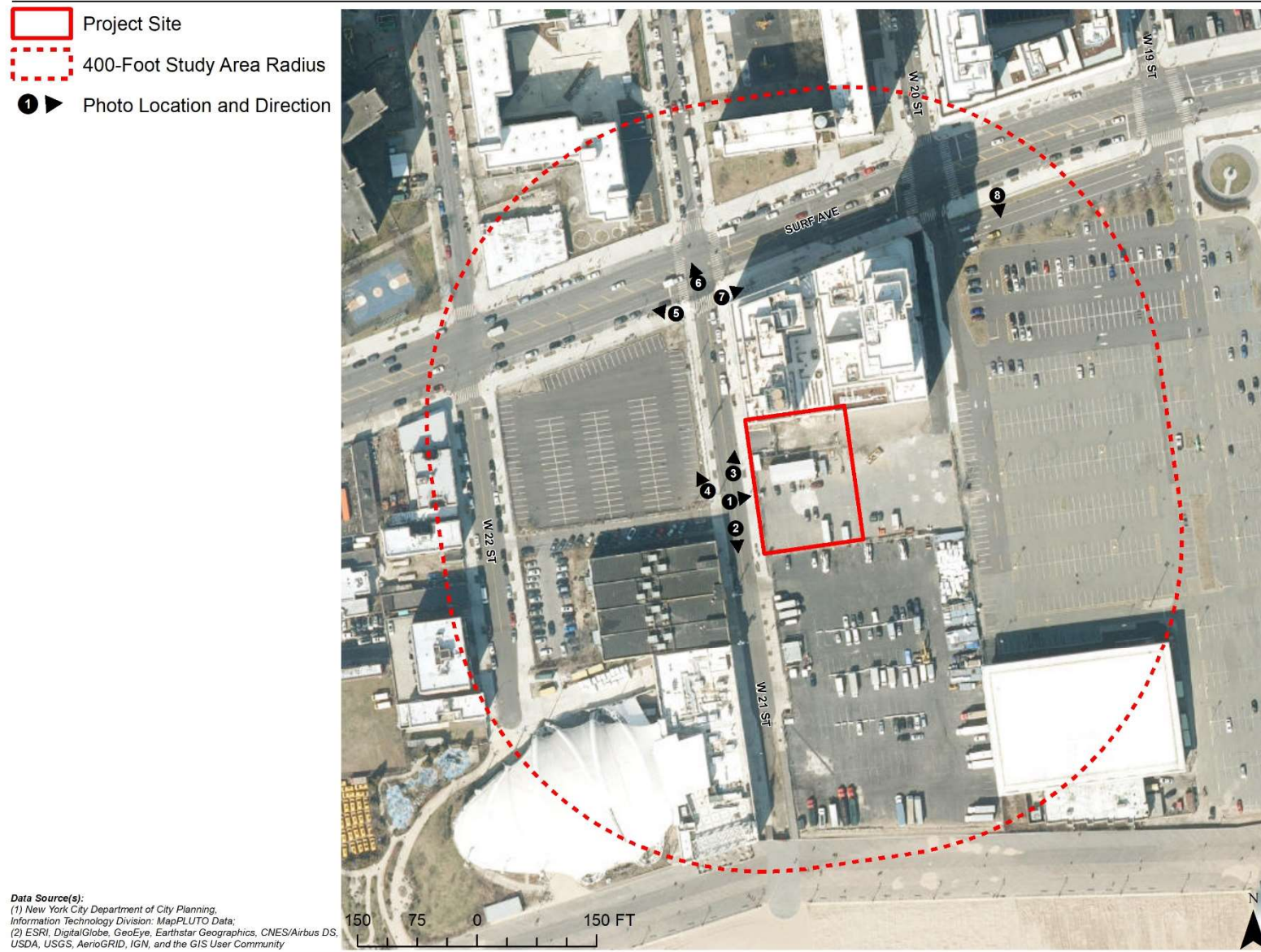


Figure 5, Project Site Aerial and Photograph Key (Continued)



Photo No. 1: View of the Project Site, facing east from West 21st Street.



Photo No. 2: View along West 21st Street south of the Project Site; view includes adjacent parking areas to the south of the Project Site on the east side (picture left) of the street, an ongoing development project and the frontage of the Ford Amphitheater beyond on the west side (picture right) of the street.



Photo No. 3: View along West 21st Street north of the Project Site; view includes mixed-use multi-family residential and commercial development adjacent to the Project Site to the north on the east (picture right) side of the street.



Photo No. 4: View of privately operated parking facilities west of the Project Site along West 21st Street.

Figure 5, Project Site Aerial and Photograph Key (Continued)



Photo No. 5: View along Surf Avenue, facing west from the intersection of Surf Avenue and West 21st Street.



Photo No. 6: View along West 21st Street, facing north from the intersection of Surf Avenue and West 21st Street.



Photo No. 7: View along Surf Avenue, facing east from the intersection of Surf Avenue and West 21st Street.



Photo No. 8: View of parking facilities associated with recreation areas east of the Project Site, facing south from Surf Avenue.

Statutory Checklist

[24 CFR §58.5]

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Determinations and Compliance Documentation
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6	
Airport Hazards 24 CFR Part 51 Subpart D	The Project Site is not located within 2,500 feet of the end of a civil airport runway or within 15,000 feet of the end of a military airfield runway. Therefore, no further assessment is warranted and no impacts would result.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Based on a review of the United States Fish and Wildlife Service's (USFWS) Coastal Barrier Resources System Mapper, there is one Coastal Barrier System Unit in the five boroughs of New York City – Jamaica Bay (NY-60P). This Coastal Barrier System Unit does not include the Project Site. Therefore, no further assessment is required. Source: (1) https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/ on 12/01/2023.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Based on a review of the Federal Emergency Management Agency's (FEMA) Preliminary Flood Insurance Rate Map (PFIRM) (Map No. 3604970353G, dated 01/30/2015), the Project Site is located entirely in Special Flood Hazard Area (SFHA) Zone AE (100-Year Flood Hazard Area) with a Base Flood Elevation (BFE) of 11 feet (NAVD88) (see Figure 6). See Appendix A.5 for a copy of the FEMA PFIRM. As the Project Site is developed with an off-street, non-publicly accessible parking facility, flood insurance is not currently provided. The Project Sponsor in the process of procuring flood insurance before the initiation of construction activities and release of PBV-funding. Proof of flood insurance will be submitted to HPD for review and approval upon receipt for the Project Site. Source: FEMA's NFHL Viewer on 12/01/2023
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5	
Clean Air	The Proposed Project would not generate significant levels of traffic; therefore, it is not expected to result in exceedances of the National

<p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Ambient Air Quality Standard (NAAQS), nor would it adversely affect the State Implementation Plan (SIP).</p> <p>The Project Site and the entirety of Block 7072 were assigned E-Designation No. E-229 as part of the 2009 Coney Island Rezoning Plan (CEQR No. 08DME007K), which instituted environmental requirements for future development at the site, including for Air Quality, Noise, and Hazardous Materials. With respect to Air Quality, the E-Designation imposed a requirement for the use of No. 2 fuel oil or natural gas for HVAC systems. According to the Project Sponsor, the Proposed Project would utilize electric systems for heating and hot water; fossil fuel-fired heating and hot water systems are not proposed. Therefore, since the Proposed Project would not include fossil fuel-fired heating and hot water systems, a stationary source analysis was not performed as no air quality-related impacts related to the building's heating and hot water system are anticipated. A Land Disposition Agreement and applicable funding agreement(s) between HPD and the Project Sponsor will be established that will require the Project Sponsor to use electric heating and hot water system. With these measures included as part of the Proposed Project, no significant adverse air quality impacts would occur.</p> <p>A New York City Office of Environmental Remediation (NYC OER) Notice to Proceed (NTP), dated March 1, 2024, is included in this assessment as Appendix E.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K) (2) NYC OEP NTP (March 1, 2024)</p>
<p>Coastal Zone Management Act</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>The Project Site is located within the boundary of both New York City and New York State coastal zones (see Figure 7). In accordance with the requirements of the Coastal Zone Management Act (CZMA) and New York City Local Waterfront Revitalization Program (LWRP), project coastal consistency review consultations with the New York City Planning Commission, in its capacity as the City Coastal Commission (CCC), and the New York City Department of City Planning (DCP) were initiated.</p> <p>In a response dated April 2, 2024, the DCP Climate & Sustainability Planning Division indicated that they concur that the actions will not substantially hinder the achievement of any LWRP policy. In a response dated April 22, 2024, the New York State Department of State (NYSDOS) also concurred with the consistency determination made for the Proposed Project (see Appendix A.1).</p> <p>Source: http://www1.nyc.gov/assets/planning/download/pdf/applicants/wrp/wrp-2016/nyc-wrp-coastal-boundary.pdf</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>The Project Site and the entirety of Block 7072 were assigned E-Designation No. E-229 as part of the 2009 Coney Island Rezoning Plan (CEQR No. 08DME007K), which instituted environmental requirements for future development at the site, including for Air</p>

Quality, Noise, and Hazardous Materials. With respect to Hazardous Materials, the E-Designation imposed a requirement for Phase I ESA and Phase II ESI testing protocol if redevelopment of the site should occur. All E-Designation requirements would need to be satisfied prior to the issuance of the Final Certificate of Occupancy. Since the E-Designation was originally assigned to the Project Site, multiple hazardous materials-related studies have been undertaken at the Project Site, as follows:

- Phase I ESA for 2015 Board Walk Avenue, Brooklyn, New York (July 2015)
- Phase II ESI for 2015 Board Walk Avenue, Brooklyn, New York (September 2015)
- Supplemental Remedial Investigation Report for Surf B4 / Building 4 (March 2023)
- Remedial Action Work Plan for Surf B4 / Building 4 (September 2023)
- Phase I Environmental Site Assessment (ESA) and Tier 1 Vapor Encroachment Survey (October 2023)

The results of the Supplemental Remedial Investigation Report, Remedial Action Work Plan, and Phase I ESA and Tier 1 Vapor Encroachment Survey (March, September, and October 2023, respectively) are summarized below.

Supplemental Remedial Investigation Report for Surf B4 / Building 4 (March 2023)

In late 2022, redevelopment plans for the Project Site were prepared, and as a result of the Project Site being located within the Coney Island Rezoning Plan boundaries and identified with NYC E-Designation E-229 for Hazardous Materials, Noise and Air Requirements, a NYC OER project was assigned and a review was warranted. Based on meetings with the Applicant, the redevelopment project team and the NYC OER, CNS prepared a Supplemental Phase II Work Plan dated January 2023 which was approved by the NYC OER. CNS subsequently completed the Supplemental Remedial Investigation Work Plan and associated Report dated March 2023 (2023 SRIR), where two (2) groundwater monitoring wells and three (3) soil vapor probes were installed. Notable findings and conclusions of the 2023 SRIR were as follows:

- Groundwater samples collected during the 2023 SRIR showed low-level detections of the SVOCs Benzo(a) anthracene, Benzo (a) pyrene, Benzo (b) fluoranthene, Benzo (k) fluoranthene, Chrysene and Indeno (1,2,3-cd) pyrene (max 0.02-0.03 ppb) in the groundwater sample collected from B4-MW2, exceeding their Technical and Operational Guidance Series (TOGS) Values of 0.002 ppb. Aluminum (348-1,020 ppb), Iron (468-9,840 ppb), Manganese (7-2,370 ppb), and Sodium (8,320-45,600 ppb) were identified above their respective TOGS Values within both unfiltered groundwater samples; however, were primarily identified within the groundwater sample collected

from B4-MW2. Manganese (5-2,200 ppb) and Sodium (8,220-46,600 ppb) were detected above their respective TOGS values within the filtered groundwater sample collected from B4-MW2. Perfluorooctanesulfonic Acid (PFOS) (14.8-50.8 ppt) and Perfluorooctanoic acid (PFOA) (18.1–169 ppt) were detected above their NYSDEC Guidance Values of 10 ppt within both groundwater samples.

- Soil vapor samples collected during the 2023 SRIR showed no exceedances of the minimum sub-slab values presented within the NYSDOH Decision Matrices.
- The low-level SVOC detections within both groundwater samples could likely be attributed to sediment in the samples and are not likely to pose a significant threat to public health or the environment, nor site workers during redevelopment due to the proposed depth of excavation where dewatering will not likely be necessary.
- The elevated levels of Metals reported within the unfiltered groundwater samples could likely be attributed to sediment in the samples. The elevated levels of Manganese and Sodium reported within the filtered groundwater sample collected from B4-MW2 are naturally occurring minerals and are not likely to pose a significant threat to public health or the environment, nor site workers during redevelopment due to the proposed depth of excavation where dewatering will not likely be necessary.
- The elevated levels of PFOS and PFOA reported within both groundwater samples may be a regional condition; as site history does not support the historic use of equipment or materials which would have contributed to the presence of these emerging contaminants. Notwithstanding, these contaminants are not likely to pose a significant threat to public health or the environment, nor site workers during redevelopment due to the proposed depth of excavation where dewatering will not likely be necessary.
- There were no elevated detections of VOCs within soil vapor samples collected from the Project Site. As such, a sub-slab depressurization system (active or passive) nor a soil vapor extraction system was warranted or applicable; however, a vapor barrier / waterproofing membrane system will be installed beneath foundation slabs, around footings and adhered to vertical foundation walls as part of standard redevelopment activities.

Remedial Action Work Plan for Surf B4 / Building 4 (September 2023)

In September 2023, CNS subsequently prepared a Remedial Action Work Plan (2023 RAWP) in accordance with the NYC OER E-Designation Program, which was approved by the NYC OER (see **Appendix E**), where the redevelopment project, site history,

remedial actions, engineering controls and health and safety measures during remedial activities were detailed.

The proposed remedial actions to be undertaken during redevelopment include, but are not limited to, the following:

- Community air monitoring program for particulates and volatile organic carbon compounds.
- Waste characterization sampling of excavated / stockpiled materials at a frequency dictated by disposal facility(s) and/or at a frequency to determine eligibility for reuse on-site.
- Screening / sampling / management of excavated soil / fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a photo ionization detector (PID); temporarily stockpiling and segregating in accordance with defined material types and to prevent comingling of contaminated material and non-contaminated materials; and the excavation and removal of soil/fill exceeding Track 4 Site Specific Soil Cleanup Objectives (SCOs) (minimal excavation is proposed to accommodate footings, pile cap bottoms, utility pits, stormwater detention tanks and elevators, respectively for development purposes).
- Transportation and off-site disposal of all soil / fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal.
- Removal of all Underground Storage Tanks (USTs) (not anticipated) that are encountered during soil / fill removal actions. Registration of tanks and reporting of any petroleum spills associated with USTs and appropriate closure of these petroleum spills in compliance with applicable Federal, State and Local laws and regulations.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
- Demarcation of residual soil / fill in landscaped areas, as applicable.
- Import of materials to be used for backfill and cover in accordance with applicable laws and regulations.
- Construction of an engineered composite cover consisting of a 12-inch concrete building slab across the entire building footprint and a 16-inch concrete building slab across the 1st floor outdoor courtyard to prevent human exposure to residual soil/fill remaining under the site.
- Installation of a vapor barrier system beneath the building slab and along foundation sidewalls. The vapor barrier to be installed is the 46-mil WR Grace/GCP Applied Technologies Preprufe®300R Membrane System beneath the foundation slab and around the footings and within the elevator and utility pits; and 60-mil Bituthene® 4000

	<p>Waterproofing Membrane System to the vertical foundation walls and will be installed as per the manufacturer specifications and Proposed Redevelopment Foundation Plans. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.</p> <ul style="list-style-type: none"> • Dewatering is not anticipated due to the planned depths of excavation. However, in the event groundwater is encountered, dewatering shall be completed in compliance with City, State, and Federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from the New York City Department of Environmental Protection (NYC DEP) to meet pretreatment requirements prior to discharge to the sewer system. • Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations. • Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this 2023 RAWP, and describes all Engineering and Institutional Controls to be implemented at the Project Site. • Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency. • The Project Site will continue to be registered with an E-Designation at the NYC Buildings Department. Institutional Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without NYC OER-approval. <p><u>October 2023 Phase I ESA and Tier 1 Vapor Encroachment Survey Summary</u></p> <p>CNS performed a Phase I ESA of the Project Site in October 2023 (2023 Phase I ESA) in conformance with the scope and limitations of ASTM Practice E1527-21. The 2023 Phase I ESA revealed no Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, Significant Data Gaps and / or Vapor Encroachment Conditions in connection with the Project Site, with</p>
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exception of the E-229 E-Designation instituted as part of the 2009 Coney Island Rezoning Plan.

As indicated above, CNS previously completed a Phase II Subsurface Investigation in September 2015, which identified low-level SVOC and Metals contamination consistent with historic urban fill; and completed a Supplemental Remedial Investigation in March 2023, where groundwater samples showed low-level detections of SVOCs and Metals, as well as PFOA and PFOS; however, soil vapor samples showed no exceedances of the minimum sub-slab values presented within the NYSDOH Decision Matrices. As indicated herein, following these investigations, CNS prepared and received approval for a Remedial Action Work Plan in September 2023 to address remedial actions during redevelopment activities, which included but are not limited to community air monitoring, sampling and excavation activities, materials reuse, importation of material for backfill, vapor barrier system installations and the construction of the composite cover system.

CNS concluded that the E-Designation at the Project Site has been compliantly addressed by remedial investigations and will continue to be compliantly addressed through the approved Remedial Action Work Plan. The Noise Attenuation and Air requirements were also addressed by a Remedial Action Work Plan by a third-party, which were likewise submitted and approved by the NYC OER prior to issuance of the NTP and commencing redevelopment activities.

In compliance with HUD policy, as described in 24 CFR Part 50.3(i) & 58.5(i)(2), the Project Sponsor will initiate testing for radon gas on the Project Site at the conclusion of redevelopment and remedial activities, and since preconstruction testing of radon gas is not possible for new construction projects. In the event that on-site radon gas levels are documented to be at or above 4 picocuries per litre (pCi/L) on the Project Site, a Radon Mitigation Plan in accordance with applicable American National Standards Institute (ANSI)/ American Association of Radon Scientists and Technologists (AARST) standards will be prepared and provided to HPD for consideration prior to the initiation of remedial activities involving radon gas. At the conclusion of redevelopment and remedial activities, CNS will submit a Remedial Closure Report to the NYC OER for approval, in order to achieve a Notice of Satisfaction and Final Certificate of Occupancy for the Project Site.

Source:

- (1) Phase I ESA for 2015 Board Walk Avenue, Brooklyn, New York (July 2015)
- (2) Phase II ESI for 2015 Board Walk Avenue, Brooklyn, New York (September 2015)
- (3) Supplemental Remedial Investigation Report for Surf B4 / Building 4 (March 2023)
- (4) Remedial Action Work Plan for Surf B4 / Building 4 (September 2023)
- (5) Phase I Environmental Site Assessment and Tier 1 Vapor

	Encroachment Screening (October 4, 2023) (6) NYC OER NTP (March 1, 2024)
<p>Endangered Species Act</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Based on a review of the USFWS Information for Planning and Consultation (IPaC) System, dated December 1, 2023, four federally listed species – Northern Long-eared Bat (<i>Myotis septentrionalis</i>; endangered), Piping Plover (<i>Charadrius melodus</i>; threatened), Roseate Tern (<i>Sterna dougallii dougallii</i>; endangered), and Rufa Red Knot (<i>Caladris canutus rufa</i>; threatened) – have the potential to occur in the vicinity of the Project site. There is no critical habitat for these federally listed species on the Project Site (see Appendix A.2). The IPaC System also indicates the potential presence of the Monarch Butterfly (<i>Danaus plexippus</i>); however, the Monarch Butterfly is a candidate species and not yet listed or proposed for listing. There are no Endangered Species Act (ESA) requirements for candidate species.</p> <p>ESA Reviews of the Project Site were submitted via the IPaC System’s Northern Long-eared Bat Rangewide Determination Key (DKey) and Northern Endangered Species Rangewide DKey, respectively, on December 1, 2023. Based on the results of these ESA Reviews, pre-determined consultation outcomes of “no effect” on the Northern Long-eared Bat, and on the Piping Plover, Roseate Tern, and Rufa Red Knot, were issued on December 1, 2023, respectively (see Appendix A.2).</p> <p>The New York State Department of Environmental Conservation’s (NYSDEC) Environmental Resource Mapper (ERM) was also reviewed on December 1, 2023. According to a review of the NYSDEC ERM, there are no records of state-listed or rare animals and plants in the vicinity of the Project Site. Pursuant to guidance from NYSDEC, “Submitting a project screening request to NY Natural Heritage [NY Natural Heritage maintains the database used in the ERM that includes the status and location of known records of rare species and natural communities] is not necessary” when project sites do not fall within an area displayed in the Rare Plants, Rare Animals, or Significant Natural Communities layers.¹ As such, a project screening request was not submitted to NY Natural Heritage for this project.</p> <p>Therefore, the Proposed Project would have no effect on state- or federally-listed species.</p> <p>Source: (1) https://ipac.ecosphere.fws.gov/ accessed on 12/01/2023 (2) http://www.dec.ny.gov/eafmapper accessed on 12/01/2023</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>An Explosive and Flammable Hazards Worksheet was prepared for the Proposed Project (see Appendix C). While numerous stationary aboveground storage tanks (AST) greater than 100 gallons (and 20,000 gallons or more) were identified within one mile of the Project Site, all of these ASTs are within an Acceptable Separation Distance</p>

¹ NYSDEC. Request Natural Heritage Information for Project Screening. <https://www.dec.ny.gov/animals/31181.html>.

	<p>for Thermal Radiation for People (ASDPPU) and for Thermal Radiation for Buildings (ASDBPU). Additionally, the exterior above-ground storage of explosives or hazardous materials within New York City is subject to Fire Department of New York (FDNY) permitting, which requires appropriate blast and thermal protection materials around the storage tank to protect adjacent properties. No impacts would result from the Proposed Project.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>The Proposed Project would not cause disturbance of Prime, Unique, or Statewide Important Farmland and would not result in the conversion of agricultural land to non-agricultural uses. Therefore, the Proposed Project would not violate the Farmland Protection Policy Act.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Based on a review of FEMA's Preliminary Flood Insurance Rate Map (PFIRM), the Project Site is located entirely in SFHA Zone AE (100-Year Flood Hazard Area) with a BFE of 11 feet (NAVD88) (see Figure 6 for a comparison of Effective and Preliminary Flood Hazards). As shown in Figures 6.1 through 6.4, the Project Site is projected to remain in a 100-Year Flood Hazard Area through the 2100s.</p> <p>Compliance with 24 CFR 55.20 was ensured via HUD's Floodplain Management Eight Step Decision Making Process, which was completed by HPD (see Appendix B). Owners of HUD-assisted properties that are located in SFHA's are required to purchase and maintain flood insurance protection as a condition of approval of any HUD financial assistance for proposed property acquisition, rehabilitation, conversion, repair or construction. In addition to purchasing and maintaining flood insurance, the below-referenced design measures will be implemented by the Project Sponsor in compliance with FEMA and New York City Department of Buildings (NYC DOB) Regulations (refer to a letter from the Proposed Project's Architect of Record, dated March 1, 2024, in Appendix A.5).</p> <p>As the Proposed Project is subject to compliance with NYC Building Code Appendix G, which requires owners of severely damaged or destroyed buildings and new buildings in the 1.0 percent annual chance floodplain (i.e., 100-Year Flood Hazard Area) to comply with the flood resistant construction standards of the Building Code when they rebuild or construct, the design of the Proposed Project would take future climate change into consideration, including:</p> <ul style="list-style-type: none"> • The building will be constructed on a pile foundation designed to withstand potential flood waters; • The building's boiler room and emergency generator are proposed to be located on the roof; • The electrical room, fire pump room, and water service room are all proposed to be located on the first floor, at the design flood elevation (DFE); • The residential lobby is designed so that the floor level is located at the DFE. The service corridor egress is designed

	<p>to be wet flood proofed. All other window openings are located above the DFE.</p> <p>Based on the foregoing, the Proposed Project would meet the requirements of building-scale resiliency measures to reduce the risks of damage from current and future coastal hazards.</p> <p>Moreover, the Project Site's base plane is located approximately 6.4 to 7.37 feet in elevation (NAVD88 Datum). The proposed building's vulnerable or critical features, which are most likely to be impacted by future flood events, are located within the first floor. The project design calls for the first floor to be located at an elevation of approximately 13 feet (NAVD88 Datum).</p> <p>Regulatory floodplains are defined by the elevation of the base flood (BFE) in relation to the elevation of the ground. According to datum (NAVD88 Datum) obtained from the National Oceanic and Atmospheric Administration (NOAA) website for the nearest NOAA station – Kingsborough Station (Station ID 8517756) – the mean of the higher high-water height (MHHW) is 2.46 feet. Based on the 2015 FEMA floodplain mapping, the 1.0 percent flood height for the nearest AE zone is 11 feet.</p> <p>Based on the calculations completed in the flood evaluation worksheet (New York City LWRP) using site-specific data, Figure 6.5 shows the results of the MHHW and Sea Level Rise (SLR) projections. The Proposed Project would not be impacted by the existing/future MHHW under any SLR projections.</p> <p>Figure 6.6 shows the results of the 1.0 percent Flood Elevation and SLR projections. As indicated in Figure 6.6, the Proposed Project's ground-floor level has the potential to be impacted by the 1.0 percent annual floodplain under high SLR projections by the 2050s, under mid SLR projections by the 2080s, and under low-mid SLR projections by the 2100s.</p> <p>The Proposed Project's ground floor would contain an enclosed entrance, lobby, and lounge areas, as well as administrative and management spaces, and utility rooms (i.e., electrical, water, telecommunications, and refuse rooms). The vulnerable building features within the ground floor would include the walls, flooring, administrative / management, lobby, and lounge areas. and electrical. The various utility rooms would be considered potentially critical building features, which if damaged, would have severe impact on the Proposed Project and its ability to function as designed. The groundfloor level would not introduce any hazardous features, materials, or substances that if made insecure, would result in a threat to public health or the environment.</p> <p>The second floor through 23rd floors would feature residential dwelling units. Vulnerable building features within these floors include walls, floors, and enclosed dwelling unit spaces. These floors would not introduce any critical or hazardous features, materials, or substances that if made insecure, would result in</p>
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	<p>failure of the Proposed Project to function or that would result in a threat to the public health or the environment.</p> <p>It is noted that the second floor and above within the proposed building, with an elevation of 26 feet (NAVD88 Datum), is well above the highest projected elevations for the 1.0 percent flood elevation combined with SLR (which is approximately 17.5 feet (NAVD88 Datum) under the year 2100 High SLR projection). As such, these portions of the Proposed Project are not anticipated to be damaged by potential future flood events.</p> <p>The flood mitigation and resiliency strategy for the Proposed Project principally relies on raised entrances to the DFE. The DFE establishes a height of protection that equals the FEMA established floodplain elevation plus additional "freeboard." The freeboard for this project is 2.00 feet, establishing the DFE at 13.00 feet (NAVD88 Datum). The residential lobby will be designed to be located at the DFE, above anticipated flood water levels, and to preserve emergency egress from the building during a flood event. The service entrance will be designed to be wet flood proofed, allowing the ingress and egress of flood waters with the use of flood vents and waterproof finishes.</p> <p>Construction will be steel reinforced cast-in-place concrete floors and columns with prefabricated panelized precast with detailing. There will be aluminum framed and insulated glass storefronts with high performance aluminum casement inswing windows and outswing terrace doors. The soil conditions at the Project Site will require extensive structural piles to support the foundation. The building aesthetics will continue the tradition starting with Surf Vets Place and Raven Hall and include details that play off the historic designs or features in the neighborhood. Overall, the Proposed Project has been designed to withstand major storms and flood. The first floor of the building will be raised out of the floodplain and several flood mitigation and resiliency strategies are incorporated into the design of the building.</p> <p>These building-scale resiliency measures and adaptive strategies would minimize the potential damage to site-specific vulnerable or critical features. Construction of the Proposed Project in accordance with the above-referenced certified commitments will be required through the Regulatory Agreement between the Project Sponsor and HPD.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Based on a review of the New York State Office of Parks, Recreation, and Historic Preservation's (OPRHP) Cultural Resource Information System (CRIS) and the New York City Landmarks Preservation Commission's (LPC) Discover New York City Landmarks web mapper, there are two historic resources eligible for inclusion on the State/National Register of Historic Places (S/NRHP), including the Childs Restaurant on the Boardwalk (S/NRHP [04701.014978] and LPC-designated [LP-021106]) and the Coney Island Historic District / Scenic Landmark (S/NRHP</p>

	<p>[04701.018521] and LPC-designated [LP-02583]), within a 400-foot boundary of the Project Site (see Figure 8).</p> <p>The LPC was contacted for their initial review of the Project's potential to impact nearby cultural or archaeological resources, and a response was received on December 11, 2023 (see Appendix A.4). LPC indicated that no cultural resource of architectural or archaeological significance is associated with the Project Site. Further, as there are no architectural resources within 90 feet of the Project Site, construction of the Proposed Project would not result in physical disturbance to any landmarks and the requirements of the New York City Department of Building's (DOB) TPPN 10/88 are not applicable. The Proposed Project would not eliminate or screen publicly accessible views of the resources identified above, introduce an incompatible visual, audible, or atmospheric element to these resources' setting, or introduce significant new shadows on sunlight sensitive features of these resources. Therefore, significant adverse impacts on architectural or archaeological resources designated by the LPC are not expected.</p> <p>The Project was submitted for review to the OPRHP CRIS on December 18, 2023. On January 11, 2024, OPRHP indicated that the Project "will have No Adverse Effect upon historic properties" (see Appendix A.3). Therefore, no cultural and/or historic impacts would result from the Proposed Project.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>In June 2023, AKRF, Inc. (AKRF) completed a noise survey at the Site in order to determine window/wall noise attenuation requirements for the proposed redevelopment and to comply with the NYC OER noise E-designation requirements. The AKRF noise survey report was completed in accordance with the NYC OER approved AKRF Noise Survey Protocol, dated May 15, 2023, and <i>2021 CEQR Technical Manual</i>. Matrix prepared a Noise Assessment Report in January 2024 to summarize the findings of AKRF's noise survey report in accordance with the HUD Noise Guidebook (March 2009) (see Appendix D for both AKRF's June 2023 noise survey report and Matrix' January 2024 Noise Assessment Report). Specifically, Matrix conducted day-night noise level (DNL) calculations, a day-night noise level evaluation utilizing AKRF continuous 24-hour noise monitoring readings, and an assessment of noise attenuation, if any, that would be required during the proposed redevelopment of the Site.</p> <p>Matrix performed a desktop DNL calculation study utilizing the HUD online DNL Calculator in order to obtain baseline noise level estimates. As per the HUD Noise Guidebook, Site Acceptability Standards fall into three categories: Acceptable (DNL not exceeding 65 dB), Normally Unacceptable (DNL above 65 dB but not exceeding 75 dB), or Unacceptable (above 75 dB). Factors influencing desktop DNL output include traffic counts (i.e., percentage of cars, medium trucks and heavy trucks) recorded during the noise measurement, average vehicle speed, effective distance, and road gradient. Traffic data used to perform the online</p>

	<p>HUD DNL calculations was obtained from the New York State Department of Transportation (NYSDOT) Traffic Data Viewer Database. Two significant traffic noise sources were identified – West 21st Street, located on the western border of the Project Site, and Surf Avenue, located northeast of the Project Site.</p> <p>Based on the DNL inputs from each significant noise source, the Project Site had a combined DNL of 72 dB, categorizing it as Normally Unacceptable per the HUD Noise Guidebook; therefore, a noise survey is required for the Site. The DNL Calculator results are presented in Appendix A of Appendix D of this Environmental Assessment.</p> <p>Utilizing noise data collected by AKRF in June 2023, Matrix calculated the L_{dn} for the Project Site utilizing the continuous 24-hour noise measurements collected at Location 1. The AKRF 24-hour L_{eq} measurements were converted to L_{dn} measurements utilizing the NoiseMeters, Inc. L_{dn} calculator, which accounts for day-night noise levels. Based on the results of the calculator, the Project Site had a calculated L_{dn} of 63.7 dB, placing the noise level readings under the HUD “Acceptable” category. Although the noise measurements collected at Location 1 were configured for “slow” time response in place of the HUD required “fast” time response, the measured and calculated noise levels are considered to be representative of Project Site conditions.</p> <p>As a result of the Matrix calculated L_{dn} noise levels, the proposed building will require noise attenuation of less than 20 dB. However, AKRF calculated the projected noise levels will require 28 dB of attenuation along the western and southern building façades to be in compliance. To be in compliance with interior noise levels requirements (45 L_{DN} or less), this can be achieved with single pane or double pane windows. Single pane windows can have a sound transmission class (STC) rate of over 20 depending on the thickness of the glazing. Double pane windows typically have a rate between 26 and 32 and can be improved to 37 by using thicker glass, a wider gap between plates, and dissimilar glass thickness.</p> <p>Pursuant to E-Designation E-229, in addition to window/wall attenuation requirements, development at the Project Site is required to implement alternative ventilation in order to prevent the potential for significant adverse noise impacts. Based on information provided by the Applicant, alternative ventilation measures would be achieved through the utilization of packaged terminal heat pumps (PTHPs), which would introduce fresh air into dwelling units and common areas / public spaces without having to open windows, allowing for a closed window condition, ensuring that acceptable interior noise levels are achieved. A NYC OER NTP, dated March 1, 2024, is included in this assessment as Appendix E.</p> <p>As discussed above, the Proposed Project will implement window/wall attenuation on the western and southern facades of the proposed building to achieve interior noise levels of 28 dB(A) in</p>
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	<p>concert with the analysis results presented above. A professional certification on the required attenuation from the Project Sponsor's Architect of Record (letter and specifications dated March 1, 2024) has been submitted to HPD for review and approval (see Appendix D).</p> <p>Further, the building at the Project Site will utilize PTHPs which would introduce fresh air into dwelling units and common areas / public spaces without having to open windows, allowing for a closed window condition, ensuring that acceptable interior noise levels are achieved. Based on the foregoing, the Proposed Project would be compliant with the noise mitigation measures specified by E-Designation E-229, and no significant adverse impacts related to noise are anticipated as a result of the Proposed Project.</p> <p>Source: (1) NYC OEP NTP (March 1, 2024)</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Based on a review of the U.S. Environmental Protection Agency's Interactive Map of Sole Source Aquifers, the Project Site is underlain by the Kings/Queens Counties (Brooklyn-Queens) Sole Source Aquifer (SSA), which is a part of the larger Long Island aquifer complex. However, drinking water in the borough of Brooklyn is no longer provided by groundwater in this SSA (2007), and is instead provided by surface water sources in upstate New York through New York City's viaduct system. Although groundwater is no longer the source of drinking water in Brooklyn, the aquifer system is still considered a sole source aquifer because the wells could be made active again and because much of Nassau County and Suffolk County still rely on groundwater as their primary water source.</p> <p>Pursuant to the Safe Drinking Water Act of 1974, a Section 1424(e) Review is required for federally funded projects in SSA areas if the project includes one or more of the following categories:</p> <ol style="list-style-type: none"> 1. Construction of additional through-traffic lanes (this does not include turning lanes), interchanges, or rotaries on existing roadways; 2. Construction of a two or more lane highway on new alignment; 3. Construction of rest areas with on-site sewage disposal facilities; or, 4. Other projects which, in the opinion of the Federal Highway Administration (FHWA), may have effect on the water quality of the aquifer to the extent that protection of the SSA drinking water supplies would not be achieved. <p>Because the Proposed Project does not include any of the above-referenced categories, and because the Proposed Project will not directly and/or indirectly affect the Brooklyn-Queens SSA, no further assessment is required.</p>



	<p>Groundwater underlying the Project Site ranges from approximately 5.2 to 5.7 feet below ground surface and generally flows to the south toward the Atlantic Ocean.</p> <p>Source: (1) https://www.epa.gov/dwssa/map-sole-source-aquifer-locations on 12/01/2023 (2) https://nwis.waterdata.usgs.gov/ny/nwis/gwlevels on 12/01/2023 (3) https://www.dot.ny.gov/divisions/engineering/environmental-analysis/manuals-and-guidance/epm/repository/44chap.pdf. (4) CNS Environmental. Phase I Environmental Site Assessment and Tier 1 Vapor Encroachment Screening of the Proposed "Surf B4/Building 4" Site (October 4, 2023)</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Based on a review of the USFWS National Wetlands Inventory (NWI) mapper, the Project Site is not located in the immediate vicinity of any federal and/or state regulated wetlands. Therefore, no impacts to these wetland areas would occur.</p> <p>Source: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/ on 12/01/2023</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>There are no wild and scenic rivers within New York City, as designated by the U.S. Department of the Interior; therefore the proposed project would be in compliance with the Wild and Scenic Rivers Act.</p> <p>Source: http://www.rivers.gov/new-york.php on 12/01/2023</p>
<p>ENVIRONMENTAL JUSTICE</p>	
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>The Proposed Project would be located in a predominantly low-income and minority area. However, it is intended to serve an existing need for affordable senior housing and is not expected to facilitate development which would result in adverse environmental justice impacts. In fact, 281 units proposed as part of the Project would be designated for tenants with incomes of up to 50 percent average mean income (AMI); of these designated units, 85 will be for formerly homeless residents. The Proposed Project is also located in an area directly connected or readily accessible to existing transportation nodes, thereby enabling mobility and access to employment/key services, and is also in an area known for its recreational opportunities. Although the Project Site is located in a neighborhood that is characterized as low-income and minority, the Proposed Project would not result in any unmitigated impacts. Mitigation measures related to hazardous materials, air quality, and noise would be provided as part of the Proposed Project by the Project Sponsor. Therefore, the Proposed Project would not result in a disproportionately high adverse human health impact or environmental effect on minority and low-income populations.</p>

Figure 6, 2007 FIRM vs. 2015 PFIRM

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards



Effective		Preliminary	
			
Effective		Preliminary	
POI Longitude/Latitude	-73.9871, 40.5739	POI Longitude/Latitude	-73.9871, 40.5739
Effective FIRM Panel	3604970353F	Preliminary FIRM Panel	3604970353G
Effective Date	9/5/2007	Preliminary Issue Date	1/30/2015
Flood Zone	AE	Flood Zone	AE
Static BFE*	10.0 Feet	Estimated Static BFE*	11.0 Feet
Flood Depth	Not Available	Estimated Flood Depth	Not Available
Vertical Datum	NGVD29	Vertical Datum	NAVD88

* A **Base Flood Elevation** is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level **Flood Hazard Zone**
High Flood Hazard **AE, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.

Moderate Flood Hazard **Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.

Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.

Low Flood Hazard **Insurance Note:** High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit <https://www.fema.gov/national-flood-insurance-program> for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to [msc.fema.gov](https://www.fema.gov) to view an official copy of the Flood Insurance Rate Maps.

Service Layer Credits: USGS, USDA

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Figure 6.1, 2020s High Tide and 1.0 Percent Flood Projections

2020 Future Floodplain Mapping



2020 Future High Tide Mapping

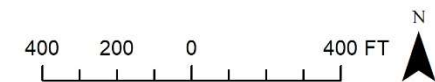
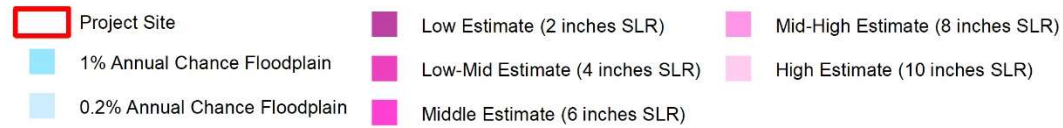
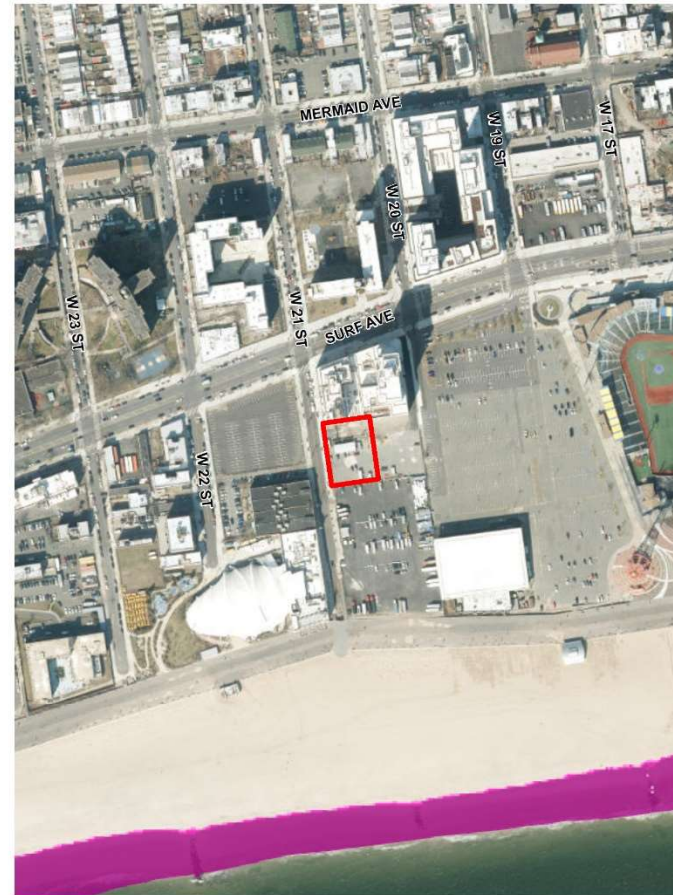


Figure 6.2, 2050s High Tide and 1.0 Percent Flood Projections

2050 Future Floodplain Mapping



2050 Future High Tide Mapping

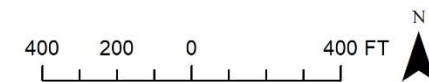
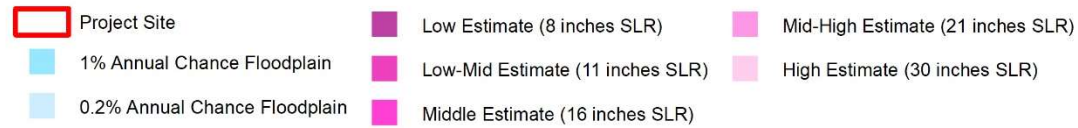
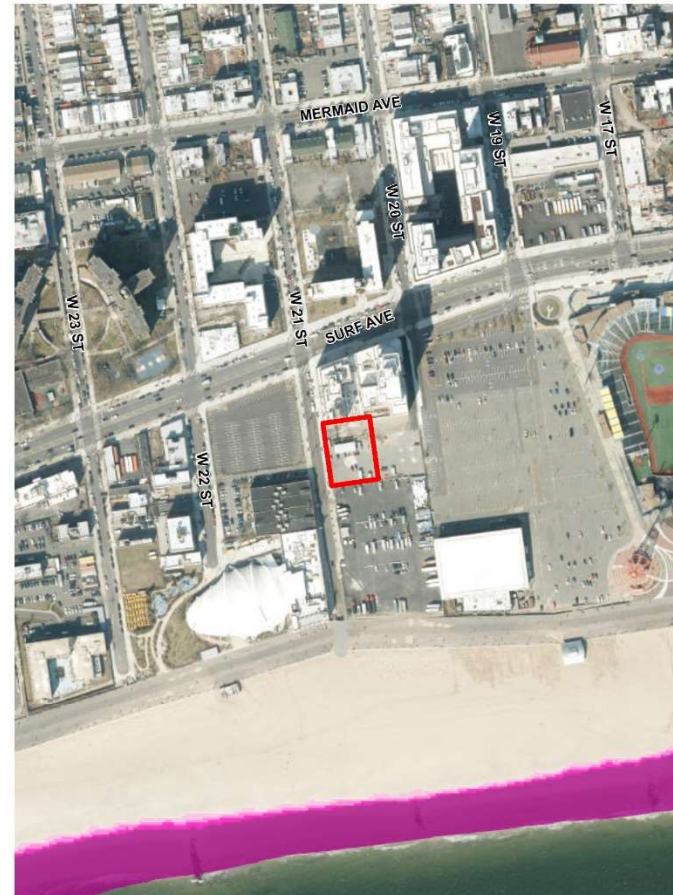


Figure 6.3, 2080s High Tide and 1.0 Percent Flood Projections

2080 Future Floodplain Mapping



2080 Future High Tide Mapping

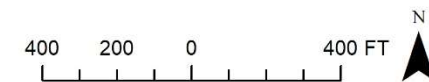
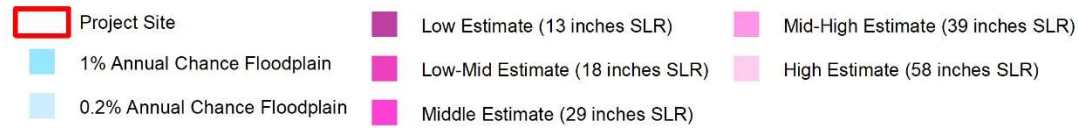
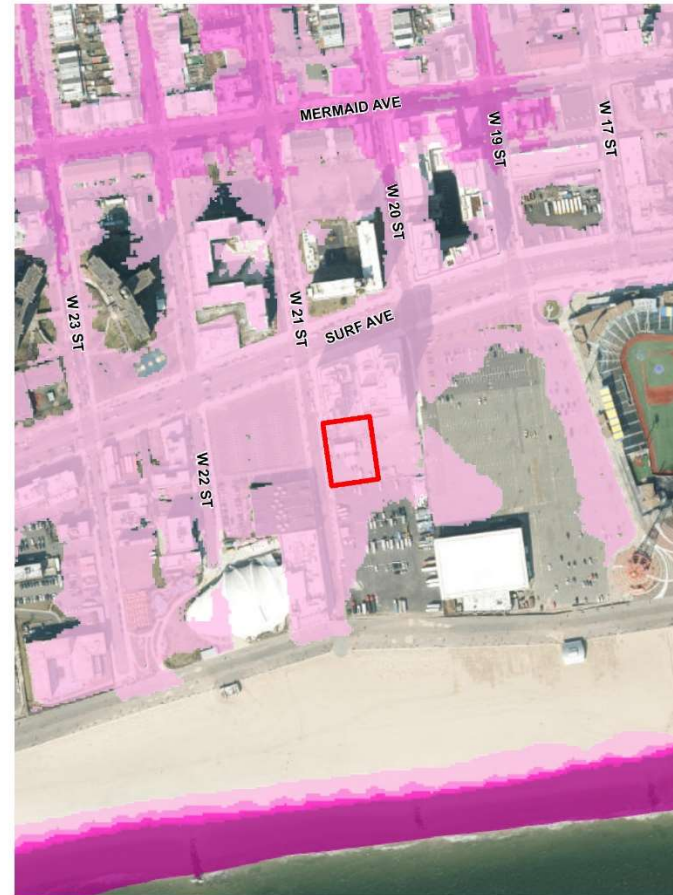


Figure 6.4, 2100s High Tide and 1.0 Percent Flood Projections

2100 Future Floodplain Mapping



2100 Future High Tide Mapping

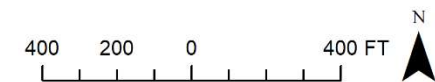
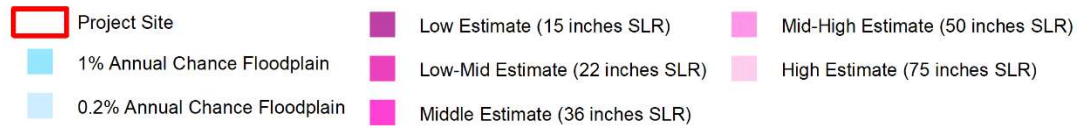


Figure 6.5, Mean Higher High Water + SLR Projections

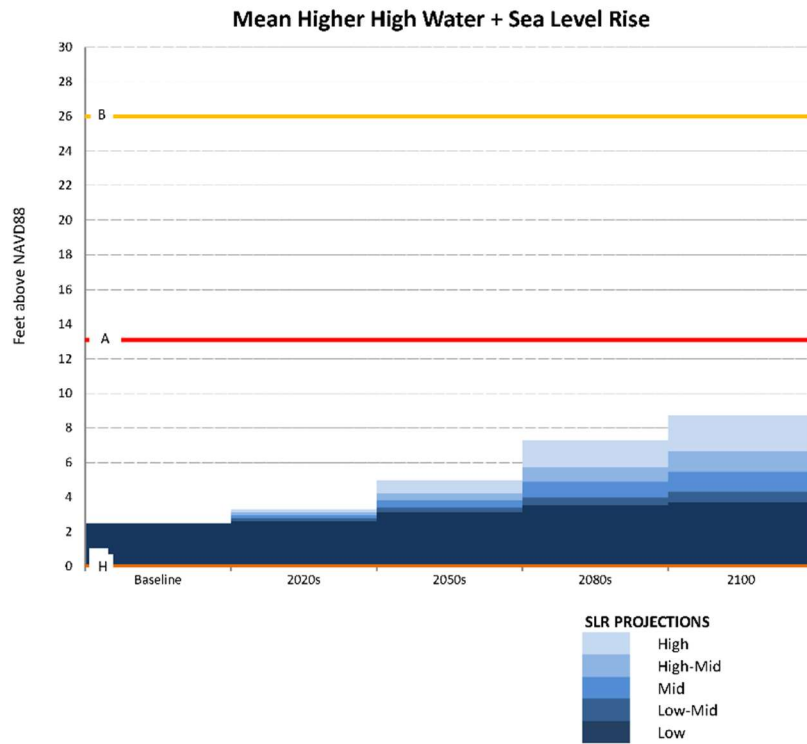


Figure 6.6, 1.0 Percent Flood Elevation + SLR Projections

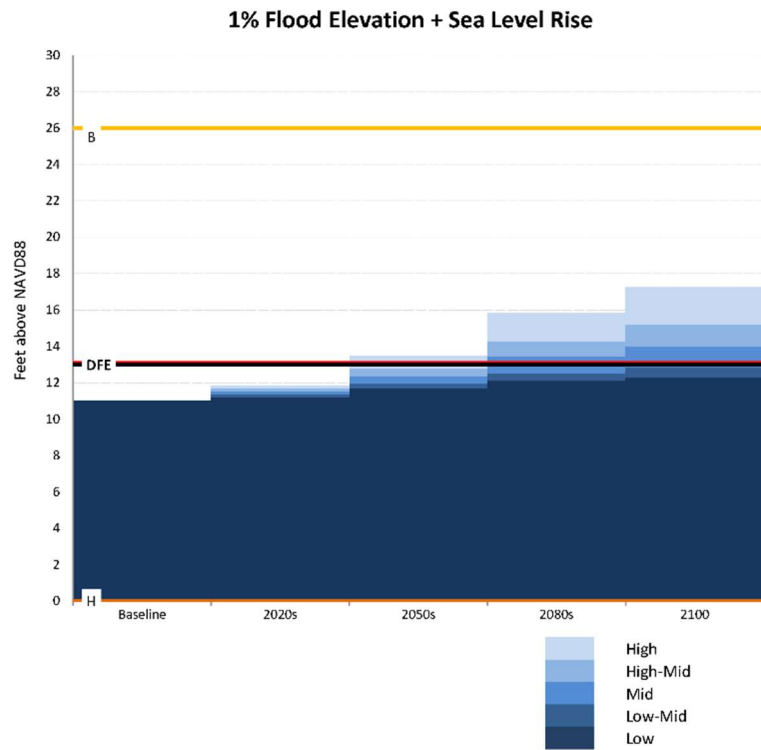


Figure 7, Coastal Zone Boundary Map

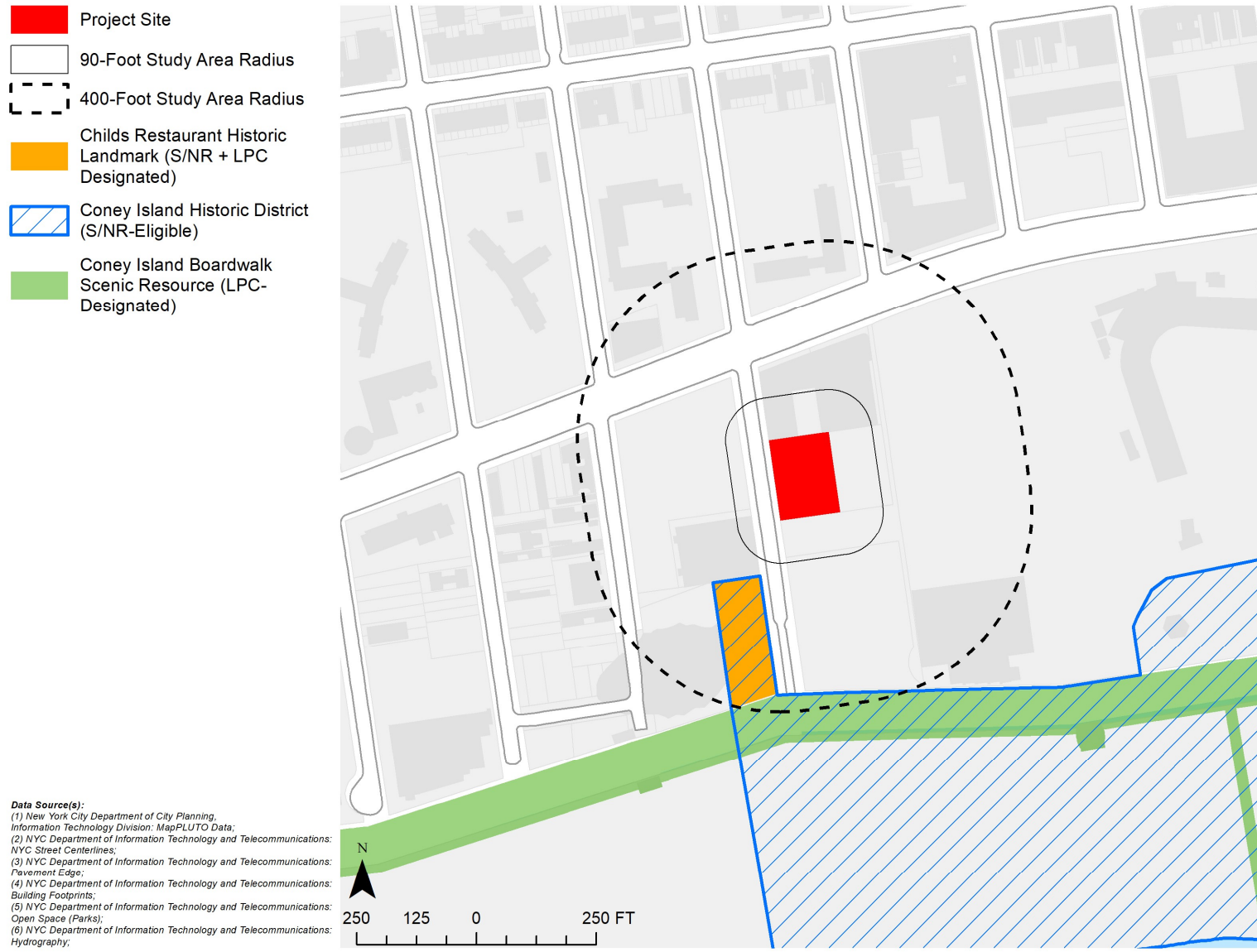
- Project Site
- Study Area Radius
- NYC Coastal Zone Boundary



Data Source(s):

- (1) New York City Department of City Planning, Information Technology Division: MapPLUTO Data;
- (2) NYC Department of Information Technology and Telecommunications: NYC Street Centerlines;
- (3) NYC Department of Information Technology and Telecommunications: Pavement Edge;
- (4) NYC Department of Information Technology and Telecommunications: Building Footprints;
- (5) New York City Department of City Planning, Planning Coordination and Waterfront Division: NYC Coastal Zone Boundary;
- (6) NYC Department of Information Technology and Telecommunications: Hydrography;

Figure 8, Historic and Cultural Resources Map



Environmental Assessment Factors

[24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes: (1)** - No impact anticipated; **(2)** - Potentially beneficial; **(3)** - Potentially adverse; **(4)** - Requires mitigation; **(5)** - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The Proposed Project would be 23 stories tall, with an overall maximum height of 260 feet, and would be compatible with surrounding large scale residential and commercial land uses (i.e., it would not result in any impacts related to compatibility with urban design trends in the neighborhood). The Proposed Project would be constructed as-of-right under the Project Site's existing R7D zoning district. Therefore, the Proposed Project would not result in any impacts to land use or zoning.</p> <p>Source: Final CEQR EAS (CEQR No. 24HPD015K)</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	1	<p>Soil beneath the Project Site is classified as "Urban land-Verrazano complex, 0 to 3 percent slopes." It is suitable for redevelopment with the Proposed Project.</p> <p>According to maps and reports published by the United States Geological Survey (USGS), the Project Site is situated at approximately 6.4 to 7.37 feet above mean sea level. The surface topography at the Project Site is flat and suitable for redevelopment. Water from rain events runs off into existing drains on West 21st Street. The Proposed Project would not alter the slope of the surrounding area.</p> <p>There would be no erosion caused by the Proposed Project as erosion and sedimentation controls will be properly installed prior to the onset of construction and will be maintained throughout the duration of construction until the Site is determined to be stabilized. The Project would be located upon a previously disturbed lot within an urban area.</p> <p>No impacts to soil, slope, erosion, drainage or stormwater runoff would occur.</p> <p>Source: (1) Natural Resource Conservation Service (NRCS) Web Soil Survey (2) CNS Environmental. Phase I Environmental Site</p>

		Assessment and Tier 1 Vapor Encroachment Screening of the Proposed “Surf B4/Building 4” Site. October 4, 2023. (3) Final CEQR EAS (CEQR No. 24HPD015K)
Hazards and Nuisances including Site Safety and Noise	4	<p>The Proposed Project would not result in hazards and nuisances. The effects associated with construction of the Proposed Project would be addressed under existing local, state, and federal regulations governing construction activities within New York City. In addition, construction of the Proposed Project would occur in accordance with a NYC DEP-approved Construction Health and Safety Plan (CHASP), which would be required through provisions in the Land Disposition Agreement and applicable funding agreement(s) between HPD and the Project Sponsor.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K) (2) CNS Environmental. Phase I Environmental Site Assessment and Tier 1 Vapor Encroachment Screening of the Proposed “Surf B4/Building 4” Site (October 4, 2023)</p>
Energy Efficiency	1	The Proposed Project would result in insignificant increases in energy consumption. It would be served by existing utilities and would meet both New York State and New York City energy requirements. Because the building would be financed through a New York City affordable housing subsidy program, the Proposed Project would be developed in accordance with the Enterprise Green Communities Criteria (EGCC), which constitutes the only comprehensive green building framework designed for affordable housing. The criteria provide proven, cost-effective standards for creating healthy and energy-efficient homes. All new construction projects receiving funding from HPD must comply with a version of the EGCC tailored to New York City, known as the “HPD Overlay.” No impacts related to energy consumption would occur.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>The Proposed Project would result in additional jobs associated with construction of the building. Once constructed, the building would require maintenance personnel. The Proposed Project would not result in a demographic change or a substantial effect on employment and income patterns in the area.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>

Demographic Character Changes, Displacement	2	<p>The Proposed Project would not result in any adverse impacts on the demographic character of the area. The Proposed Project would provide affordable housing to the Coney Island neighborhood of Brooklyn and New York City. It would result in a benefit to the surrounding population by providing safe, affordable housing on a currently underutilized site.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>
Environmental Justice	2	<p>The Proposed Project would be located in a predominantly low-income and minority area. However, it is intended to serve an existing need for affordable senior housing and is not expected to facilitate development which would result in adverse environmental justice impacts. In fact, 281 units proposed as part of the Project would be designated for tenants with incomes of up to 50 percent average mean income (AMI); of these designated units, 85 will be for formerly homeless residents. The Proposed Project is also located in an area directly connected or readily accessible to existing transportation nodes, thereby enabling mobility and access to employment/key services, and is also in an area known for its recreational opportunities. Although the Project Site is located in a neighborhood that is characterized as low-income and minority, the Proposed Project would not result in any unmitigated impacts. Mitigation measures related to hazardous materials, air quality, and noise would be provided as part of the Proposed Project by the Project Sponsor. Therefore, the Proposed Project would not result in a disproportionately high adverse human health impact or environmental effect on minority and low-income populations.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	<p>The Proposed Project would not result in the displacement of educational or cultural facilities, nor would it's proposed 281 units of affordable senior housing generate school-aged children such that an analysis of elementary/intermediate or high schools in Brooklyn is warranted. Therefore, the Proposed Action would not result in any impacts to educational or cultural facilities.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>
Commercial Facilities	1	<p>The Proposed Project would not result in any impacts to existing commercial establishments. Retail establishments are located in the vicinity of the Project Site along Surf Avenue to the north</p>

		and the Riegelmann Boardwalk and surrounding area to the south. It is expected that future tenants of the Proposed Project may frequent retail establishments in the neighborhood.
Health Care and Social Services	1	<p>The Proposed Project would not introduce a sizeable new population to the neighborhood, or displace a hospital or public health clinic, and therefore, the Proposed Project would not result in a significant adverse impact on publicly funded health care services. According to the <i>CEQR Technical Manual</i>, an assessment of health care facilities is typically conducted if a proposed action would create a sizeable new neighborhood where none existed before. The Proposed Project would not meet the threshold for analysis of health care facilities, and therefore, no impacts would be expected to occur.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>
Solid Waste Disposal / Recycling	1	<p>Solid waste generated by the Proposed Project (11,562 lbs/week) would be handled by the New York City Department of Sanitation (DSNY). There would be no impacts on solid waste and sanitation services. The additional solid waste generated by the Proposed Project would be negligible.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>
Waste Water / Sanitary Sewers	1	<p>The Proposed Project would result in the redevelopment of the Project Site, which is located in an R7D zoning district and a NYC municipal separate storm sewer (MS4) area, with 281 new dwelling units. In accordance with Table 13-2 of the <i>2021 CEQR Technical Manual</i>, a preliminary analysis of stormwater and wastewater conveyance and treatment was prepared in the CEQR EAS.</p> <p><u>Stormwater Management</u></p> <p>As the Project Site is a parking facility and therefore entirely paved, its drainage conditions are characterized entirely by stormwater runoff. Stormwater runoff generated at the Project Site is directed towards West 21st Street, which features stormwater catch basins that collect stormwater runoff. Based on the NYC DEP's Volume Calculation Matrix, under existing conditions the Project Site is projected to generate up to 0.03 million gallons (MG) of stormwater runoff during a 2.5-inch rain event. As previously mentioned, the Project Site is located within an MS4 district, specifically the CI-663 drainage area, which discharges stormwater directly to the Lower New York Bay / Gravesend Bay via the CI-663 outfall located near the southern terminus of West 23rd Street near the Coney Island Beach and Boardwalk.</p> <p>Under the Proposed Project, the Project Site would be redeveloped with a 23-story residential building with 281 dwelling units affordable to seniors, which would include 16,352</p>

SF of roof area and 4,987 SF of paved surfaces associated with a first-floor courtyard area. Based on the NYC DEP's Volume Calculation Matrix, the Project Site is projected to generate up to 0.03 MG of stormwater runoff during a 2.5-inch rain event, directly discharged to the Lower New York Bay / Gravesend Bay via the CI-663 outfall.

Compared to existing conditions, increases in stormwater runoff at the Project Site would be negligible under the Proposed Project. This can be attributed to the fact that conditions affecting runoff at the Project Site are virtually identical under existing conditions and the Proposed Project – both are characterized by relative impermeability at the Project Site, existing conditions as a paved parking lot and the Proposed Project as primarily roof areas with an accessory paved courtyard area.

Pursuant to information provided by the Applicant, the Proposed Project would incorporate stormwater detention tanks at the Project Site in order to capture and retain stormwater runoff generated on-site during precipitation events and delay its release into the local MS4 infrastructure. Further, all new stormwater management practices and storm sewer infrastructure will be designed in accordance with the NYC DEP Unified Stormwater Rule and will be reviewed by NYC DEP through the project Stormwater Pollution Prevention Plan (SWPPP).

As such, given the negligible increase in stormwater runoff generation at the Project Site and the implementation of stormwater detention tanks, the Proposed Project would improve stormwater management and conveyance conditions at the Project Site and the local infrastructure network.

Sanitary Wastewater Management

Pursuant to the *2021 CEQR Technical Manual*, factors used to estimate sanitary waste generation are equivalent to those used to estimate water demand; therefore, based on a factor of 100 gpd per person, the Proposed Project is projected to generate up to 33,600 gpd of sanitary waste. Sanitary sewage flows generated by the Proposed Project would be directed to the local sanitary sewer system (separate from the MS4 system), which would convey sanitary wastewater generated at the Project Site to the Coney Island Wastewater Resource Recovery Facility (WRRF), which has a capacity of 110 million gallons per day.

Sanitary wastewater flows generated by the Proposed Project would be greater than existing wastewater flows. NYC DEP, in their review of the EAS, stated that as the Proposed Actions would likely result in an increase of sanitary flow to the adjacent sewers, a hydraulic analysis of the existing sewer system will likely be required prior to the submittal of the Site Connection Proposal (SCP) application to determine whether the existing

		<p>sewer system is capable of supporting higher density development and related increase in wastewater flow, or whether there will be a need to upgrade the existing sewer system. In addition, there may be a need to amend the exiting drainage plan based on the hydraulic analysis calculations (copies of the memorandum and certified SCP application are provided in Appendix F).</p> <p>It is noted that SCP application and hydraulic analysis are part of the building permit process, and their approval is not a discretionary action subject to environmental review.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>
Water Supply	1	<p>The Project Site is located in a separately sewered area of Coney Island identified as experiencing low water pressure. Moreover, the Proposed Project would result in the development of greater than 100 dwelling units within an R7D zoning district, such that a preliminary analysis of water demand and water pressure was prepared in the CEQR EAS.</p> <p><u>Water Demand</u></p> <p>As the Project Site is currently developed with an off-street, non-publicly accessible parking facility that does not generate water demand, water demand under existing conditions is projected to be 0 gallons per day (gpd). Upon completion of the Proposed Project, the Project Site would be redeveloped with a 23-story residential building featuring 281 dwelling units affordable to seniors. Pursuant to information provided by the Applicant, the maximum occupancy of the dwelling units is projected to be 336 persons (based on one person per studio unit and 1.5 persons per one-bedroom unit). Pursuant to Table 13-2 of the <i>2021 CEQR Technical Manual</i>, water demand for residential uses is calculated using a factor of 100 gpd per person; as such, the Proposed Project is forecasted to result in a water demand of 33,600 gpd.</p> <p>Pursuant to the <i>2021 CEQR Technical Manual</i>, a water demand of 33,600 gpd is not considered a significantly large water demand (i.e., greater than one million gpd).</p> <p><u>Water Pressure</u></p> <p>Based on a review of the West 22nd – West 23rd Street Coney Island Rezoning EAS (“West 22nd Street EAS”; CEQR No. 18DCP064K, approved in August 2018), the Project Site is not located within an area of low water pressure despite being located within the Coney Island neighborhood. Based on the Project Site’s proximity to the rezoning area considered in the West 22nd Street EAS, ongoing and future water supply infrastructure improvements in the Coney Island neighborhood cited by the NYC DEP are projected to accommodate water demand generated by the Future With-Action Scenario.</p>

		<p>Based on the foregoing, the Proposed Project would not generate a significant demand for water nor would it be located in an area of low water pressure or insufficient water distribution infrastructure, such that further water supply analysis is not required.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>
Public Safety - Police, Fire and Emergency Medical	1	<p>There would be no impact on police services due to the Proposed Project. Police protection services are provided by the New York City Police Department (NYPD). The closest NYPD facility to the Project Site is the 60th Precinct House, located at 2951 West 8th Street, Brooklyn, NY. The Proposed Project would not introduce a sizeable new population to the neighborhood, or displace or alter a police station, and therefore, the Proposed Project would have no impact on police protection services.</p>
Parks, Open Space and Recreation	1	<p>The Proposed Project would result in the development of 281 new dwelling units, projected to generate an additional population of 336 new residents. This would result in a decrease of the Defined Open Space Study Area's open space ratio from 7.63 acres per 1,000 residents to 7.53 acres per 1,000 residents, a decrease of approximately 1.44 percent. However, pursuant to the <i>2021 CEQR Technical Manual</i>, open space ratios between 2.01 and 2.50 or greater can tolerate up to a five (5) percent decrease in the open space ratio without warranting additional analyses. Further, the Project Site is within a Walk-to-a-Park service area indicating all future projected residents are within a reasonable walking distance to public open spaces. Therefore, the Proposed Project would not create significant adverse open space impacts and no further analysis is required.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>
Transportation and Accessibility	1	<p>Based on the results of the Tier 1 Trip Generation Analysis conducted as part of the CEQR EAS, the Proposed Project would not generate peak hour vehicle, transit, pedestrian, or ferry trips beyond thresholds for warranting further analysis. As such, the Proposed Project is not anticipated to result in significant adverse transportation impacts and no further analysis is necessary.</p> <p>Source: (1) Final CEQR EAS (CEQR No. 24HPD015K)</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
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NATURAL FEATURES		
Unique Natural Features, Water Resources	1	<p>The Project Site is located within a densely developed area of Brooklyn. There are no unique natural features near the Project Site, nor would the Proposed Project result in any impacts on water sources, including groundwater and/or surface water. Therefore, the Proposed Project would have no impact on these resources.</p>
Vegetation, Wildlife	1	<p>The Project Site is currently developed with off-street parking facilities with associated temporary structures (e.g., trailers, etc.) that are not publicly accessible. There are no vegetative species on the Project Site, and wildlife species (e.g., rock dove, Norway rat, etc.) that may be present are urban adapted.</p> <p>Based on a review of the USFWS Information for Planning and Consultation (IPaC) System, dated December 1, 2023, four federally listed species – Northern Long-eared Bat (<i>Myotis septentrionalis</i>; endangered), Piping Plover (<i>Charadrius melodus</i>; threatened), Roseate Tern (<i>Sterna dougallii dougallii</i>; endangered), and Rufa Red Knot (<i>Caladris canutus rufa</i>; threatened) – have the potential to occur in the vicinity of the Project site. There is no critical habitat for these federally listed species on the Project Site (see Appendix A.2). The IPaC System also indicates the potential presence of the Monarch Butterfly (<i>Danaus plexippus</i>); however, the Monarch Butterfly is a candidate species and not yet listed or proposed for listing. There are generally no Endangered Species Act (ESA) requirements for candidate species.</p> <p>ESA Reviews of the Project Site were submitted via the IPaC System’s Northern Long-eared Bat Rangewide Determination Key (DKey) and Northern Endangered Species Rangewide DKey, respectively, on December 1, 2023. Based on the results of these ESA Reviews, pre-determined consultation outcomes of “no effect” on the Northern Long-eared Bat, and on the Piping Plover, Roseate Tern, and Rufa Red Knot, were issued on December 1, 2023, respectively (see Appendix A.2).</p> <p>The New York State Department of Environmental Conservation’s (NYSDEC) Environmental Resource Mapper (ERM) was also reviewed on December 1, 2023. According to a review of the NYSDEC ERM, there are no records of state-listed or rare animals and plants in the vicinity of the Project Site. Pursuant to guidance from NYSDEC, “Submitting a project screening request to NY Natural Heritage [NY Natural Heritage maintains the database used in the ERM that includes the status and location of known records of rare species and natural communities] is not necessary” when project sites do not fall within an area displayed in the Rare Plants, Rare Animals, or Significant Natural Communities layers.² As such, a project</p>

² NYSDEC. Request Natural Heritage Information for Project Screening. <https://www.dec.ny.gov/animals/31181.html>.

		<p>screening request was not submitted to NY Natural Heritage for this project.</p> <p>Therefore, the Proposed Project would have no effect on state- or federally-listed species.</p> <p>Source: (1) https://ipac.ecosphere.fws.gov/ accessed on 12/01/2023. (2) http://www.dec.ny.gov/eafmapper accessed on 12/01/2023.</p>
Other Factors		

NOTE: The Responsible Entity must additionally document compliance with 24 CFR §58.6 in the ERR, particularly with the Flood Insurance requirements of the Flood Disaster Protection Act and the Buyer Disclosure requirements of the HUD Airport Runway Clear Zone/Clear Zone regulation at 24 CFR 51 Subpart D.

Summary of Findings and Conclusions: The Proposed Project would help address the continuing need for affordable senior housing in Brooklyn and New York City. As shown above, the Proposed Project would not adversely affect the character, features and resources of the surrounding area. The Proposed Project would replace an underutilized site with a new residential building that would provide much needed affordable senior housing. Measures related to hazardous materials remediation, stationary source air quality, and window-wall attenuation would be implemented as part of the Proposed Project and required through the Land Disposition Agreement and applicable funding agreement(s) between HPD and the Project Sponsor.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No Action Alternative [24 CFR 58.40(e)]: Without the Proposed Action, the Project Site is likely to remain in its current underutilized condition, and an opportunity to provide affordable senior housing would be lost.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

The Proposed Project requires measures related to hazardous materials contamination, stationary source air quality, noise (window-wall attenuation), and floodplain management, which would be provided as part of the Proposed Project by the sponsor, Georgica Green Ventures, LLC. All measures would be required through the Land Disposition Agreement and applicable funding agreement(s) between HPD and the Project Sponsor. By signing this document and the Request for Release of Funds and Certification (RROF) required for the requested federal actions, the Project Sponsor commits to implementing the measures required by this environmental review and will advise HPD, as the Responsible Entity, of any proposed change in scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Hazardous Materials/Site Contamination

Since the Project Site was assigned E-Designation No. 229 as part of the 2009 Coney Island Rezoning Plan (CEQR No. 08DME007K), which instituted environmental requirements for future development at the site, a Supplemental Remedial Investigation Report (March 2023), Remedial Action Work Plan (September 2022), and Phase I ESA and Tier I Vapor Encroachment Survey (October 2023) were prepared to satisfy

the requirements of the E-Designation; a Phase I ESA (July 2015) and Phase II ESI (September 2015) were also completed prior to the preparation of redevelopment plans for the Project Site.

As outlined above, and based on meetings with the Applicant, the redevelopment project team and the NYC OER, CNS prepared a Supplemental Phase II Work Plan dated January 2023 which was approved by the NYC OER. CNS subsequently completed the 2023 SRIR, where two (2) groundwater monitoring wells and three (3) soil vapor probes were installed.

In September 2023, CNS subsequently prepared the 2023 RAWP in accordance with the NYC OER E-Designation Program, with a Stipulation Letter dated February 14, 2024, and a Remedial Action Plan (RAP) for Air Quality and Noise dated February 2024, which was approved by the NYC OER on March 1, 2024 (see **Appendix E**). The proposed remedial actions to be undertaken during redevelopment are listed above in the summary of the 2023 RAWP.

CNS performed a Phase I ESA of the Project Site in October 2023 (2023 Phase I ESA) in conformance with the scope and limitations of ASTM Practice E1527-21. The 2023 Phase I ESA revealed no Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, Significant Data Gaps and / or Vapor Encroachment Conditions in connection with the Project Site, with exception of the E-229 E-Designation.

As indicated above, CNS previously completed a Phase II Subsurface Investigation in September 2015, which identified low-level SVOC and Metals contamination consistent with historic urban fill; and completed a Supplemental Remedial Investigation in March 2023, where groundwater samples showed low-level detections of SVOCs and Metals, as well as PFOA and PFOS; however, soil vapor samples showed no exceedances of the minimum sub-slab values presented within the NYSDOH Decision Matrices. As indicated herein, following these investigations, CNS prepared and received approval for the 2023 RAWP on March 1, 2024 to address remedial actions during redevelopment activities, which included but are not limited to community air monitoring, sampling and excavation activities, materials reuse, importation of material for backfill, vapor barrier system installations and the construction of the composite cover system.

CNS concluded that the E-Designation at the Project Site has been compliantly addressed by remedial investigations and will continue to be compliantly addressed through the approved RAWP. At the conclusion of redevelopment and remedial activities, CNS will submit a Remedial Closure Report to the NYC OER for approval, in order to achieve a Notice of Satisfaction and Final Certificate of Occupancy for the Project Site.

Following the conclusion of redevelopment and remedial activities, on-site radon gas testing will occur. In the event that on-site radon gas levels are documented to be at or above 4 pCi/L on the Project Site, a Radon Mitigation Plan in accordance with applicable ANSI/AARST standards will be prepared and provided to HPD for consideration prior to the initiation of remedial activities involving radon gas.

Air Quality

According to the Project Sponsor, the Proposed Project would utilize electric systems for heating and hot water. Therefore, since the Proposed Project would not include fossil fuel-fired heating and hot water systems, a stationary source analysis was not necessary for the CEQR EAS (CEQR No. 24HPD015K). To preclude the potential for stationary source impacts from the Proposed Project's heating and hot water systems, the Project Sponsor shall be required to utilize an electric heating and hot water system. This provision would be required through the Land Disposition Agreement and applicable funding agreement(s) between HPD and the Project Sponsor. With these measures included as part of the Proposed Project, no significant adverse air quality impacts from the proposed development would occur.

A professional certification on the Proposed Project's heating and hot water system from the Project Sponsor's Mechanical Engineer of Record, dated March 1, 2024, is included herein as **Appendix E**. With these measures included as part of the Proposed Project, no impacts related to stationary source air quality would occur.

Noise (Window-Wall Attenuation)

Matrix performed a desktop DNL Calculation study for the Project Site based on the significant mobile noise sources associated with local and regional vehicular traffic (West 21st Street, Maimonides Park Baseball Stadium, and Coney Island Amphitheater) identified in close proximity to the Project Site. Based on the results, the Project Site was categorized as Normally Unacceptable (DNL above 65 dB and below 75 dB) with a combined DNL of 72 dB, therefore, requiring a noise survey be completed. Utilizing noise data collected by AKRF in June 2023, Matrix calculated the L_{dn} utilizing the continuous 24-hour noise measurements collected at Location 1. The AKRF 24-hour L_{eq} measurements were converted to L_{dn} measurements utilizing the NoiseMeters, Inc. the L_{dn} calculator. Based on the results of the calculator, the Project Site had a calculated L_{dn} of 63.7 dB, placing the noise level readings under the HUD “Acceptable” category. Although the noise measurements collected at Location 1 were configured for “slow” time response in place of the HUD required “fast” time response, the measured and calculated noise levels are considered to be representative of Project Site conditions.

As a result of the Matrix calculated L_{dn} noise levels, the proposed building will require noise attenuation of less than 20 dB. However, AKRF calculated the projected noise levels will require 28 dB of attenuation along the western building façade as well as 50 feet on the southern building façade to be in compliance. To be in compliance with interior noise levels requirements (45 L_{DN} or less), this can be achieved with single pane or double pane windows. Single pane windows can have an STC rate of over 20 depending on the thickness of the glazing. Double pane windows typically have a rate between 26 and 32 and can be improved to 37 by using thicker glass, a wider gap between plates, and dissimilar glass thickness.

Pursuant to E-Designation E-229, in addition to window/wall attenuation requirements, development at the Project Site is required to implement alternative ventilation in order to prevent the potential for significant adverse noise impacts. Based on information provided by the Applicant, alternative ventilation measures would be achieved through the utilization of PTHPs, which would introduce fresh air into dwelling units and common areas / public spaces without having to open windows, allowing for a closed window condition, ensuring that acceptable interior noise levels are achieved.

The Proposed Project will implement window/wall attenuation on the western and southern facades of the proposed building to achieve interior noise levels of 28 dB(A) in concert with the analysis results presented above. Further, the building at the Project Site will utilize PTHPs which would introduce fresh air into dwelling units and common areas / public spaces without having to open windows, allowing for a closed window condition, ensuring that acceptable interior noise levels are achieved. Based on the foregoing, the Proposed Project would be compliant with the noise mitigation measures specified by E-Designation E-229, and no significant adverse impacts related to noise are anticipated as a result of the Proposed Project.

The provision for an alternate means of ventilation in all habitable rooms along the affected facades, would be required through provisions contained in the Land Disposition Agreement and applicable funding agreement(s) between HPD and the Project Sponsor. A professional certification on the required window/wall attenuation from the Project Sponsor’s Architect of Record, dated March 1, 2024, has been submitted to HPD for review and approval (see **Appendix D**). With these measures included as part of the Proposed Project, no impacts related to ambient noise would occur.

Floodplain Management

The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving federal assistance and located in an area identified by the FEMA as being within a SFHA be covered by flood insurance under the National Flood Insurance Program (NFIP). Mitigation measures related to floodplain management proposed by the Project Sponsor include the purchase and maintenance of flood insurance for the life of the Proposed Project, in addition to those design measures discussed in the “Floodplain Management” section of this assessment, to be implemented by the Project Sponsor in compliance with FEMA and NYC DOB Regulations (refer to the professional certification on the required floodplain mitigation measures from the Project Sponsor’s Architect of Record, dated March 1, 2024, in **Appendix A.5**).

Additional Studies Performed:

- Phase I ESA for 2015 Board Walk Avenue, Brooklyn, New York (July 2015)
- Phase II ESI for 2015 Board Walk Avenue, Brooklyn, New York (September 2015)
- Supplemental Remedial Investigation Report for Surf B4 / Building 4 (March 2023)
- Remedial Action Work Plan for Surf B4 / Building 4 (September 2023)
- Phase I Environmental Site Assessment and Tier 1 Vapor Encroachment Screening (October 4, 2023)
- AKRF Noise Survey (June 30, 2023)
- Final CEQR Environmental Assessment Statement (CEQR No. 24HPD015K) prepared by Matrix New World Engineering
- SHPO Correspondence
- LPC Correspondence
- USFWS Correspondence

Field Inspection (Date and completed by): December 4, 2023 (Matrix personnel)

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- *CEQR Technical Manual*
- NYC DCP Zoning Map
- NYC / NYS Coastal Zone Boundary Maps
- U.S. Federal Emergency Management Agency – Flood Insurance Rate Map
- U.S. Fish and Wildlife Service National Wetlands Inventory
- U.S. Department of Agriculture Natural Resources Conservation Service’s Web Soil Survey

Cumulative Impact Analysis [24 CFR 58.32]: A cumulative analysis of the Proposed Project in the context of development forecasted at a larger development site the Applicant’s Project Site was a part of under the 2009 Coney Island Plan, as well as at another nearby development site receiving funding from HUD (with HPD as the Responsible Entity), located at 1709 Surf Avenue (Block 7061, Lots 14, 16, 20, 21, and 27) approximately 520 feet northeast of the Project Site, is included in this assessment as **Appendix G**.

Public Outreach [24 CFR 50.23 & 58.43]: A 15-day “Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain” and a final “Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain” will be published in City-wide and local newspapers, respectively, to address the requirements of Executive Order (EO) 11988, as provided by 24 CFR 55.20. See **Appendix B** for additional information.

Other Requirements (Section 58.6) Checklist

PROJECT NAME: Luna Park Towers

In addition to the duties under the laws and authorities specified in 58.5 for assumption by Responsible Entities (RE's) under the laws cited in 58.1(b), RE's must comply with the following requirements. Applicability of the following requirements does not trigger the certification and release of funds procedure under this Part or preclude exemption of an activity under 58.34 (a) (12) and/or the applicability of 58.35(b). However, the RE remains responsible for addressing the following requirements in its ERR and meeting these requirements, where applicable, regardless of whether the activity is exempt under 58.34 or Categorically Excluded under 58.35 (a) or (b).

(a) Federal Flood Insurance Purchase Requirements (do not apply to funds from Federal formula grants made to a State).

(1) Does the project involve acquisition or construction (including rehabilitation) in a community identified by the Federal Emergency Management Agency (FEMA) as having special flood hazard areas (100 year and 500 year floodplains)? Yes X No If "Yes," go to (a)(2). If "No," go to Question (b).

(2) Is the project located in 100 year flood plain (500 year floodplain for "critical" actions*)? Yes X No _
If "Yes," go to (a) (3). If "No," go to Question (b).

(3) Is the community in which the project is located (X) participating in the National Flood Insurance Program or, () has less than a year passed since FEMA notified the community concerning such hazards. (Please check one of the above depending on the situation) Yes X No . If "Yes," attach a statement concerning how you will assure that flood insurance will be maintained in accordance with the "Flood Insurance Protection" guidance sheet attached to this Checklist and go to Question (b). The implementation of this project consistent with your statement must be made a condition on the environmental findings and recommendations for the project. If "No," project cannot be funded.

*As defined in the U.S. Water Resources Council's Floodplain Management Guidelines for Implementing Executive Order 11988.

(b) Coastal Barriers Resources

Is the project to be undertaken located in the coastal Barrier Resources System, as amended by the Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501)?

Yes No X. If "Yes," Federal financial assistance may not be provided. If "No," then go to Question (c).

(c) Projects located in Close Proximity to Airports Contained on the HUD list of 24 CFR Part 51D Covered Airports.

Does the project involve assistance, subsidy, or insurance for the purchase or sale of an existing property in a Runway Clear Zone or Clear Zone as defined in 24 CFR Part 51D? Yes No X. If "Yes," the buyer must be advised that the property is in a runway Clear Zone or Clear Zone, what the implications of such a location are, and then there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information. The implementation of this requirement must be made a condition in the environmental review findings and recommendations for this project.

Prepared by: Eric Farm, AICP, Matrix New World Engineering

Signature: *Eric Farm*

Date: April 12, 2024

Appendix A: Agency Consultation/Coordination

**Appendix A.1: New York City / New York State
Coastal Zone Consistency Determinations**

From: [Amber Nowak \(DCP\)](#)
To: [Schaefer, Alexander \(HPD\)](#); [Noralez-Brown, Michelle \(HPD\)](#)
Cc: [Michael Marrella \(DCP\)](#)
Subject: WRP Consistency Determination #23-229
Date: Tuesday, April 2, 2024 12:07:08 PM

Good afternoon,

We have completed the review of the project as described below for consistency with the policies and intent of the New York City Waterfront Revitalization Program (WRP).

GGV 3027 West 21st Street (CEQR #24HPD015K): Georgica Green Ventures, LLC (“GGV”) and RiseBoro Community Partnership (“RiseBoro”) are proposing the new construction, mixed-use senior affordable development located at 3027 West 21st Street in Coney Island, Brooklyn. The proposed twenty-three-story building will consist of 282 affordable rental units for seniors 62 years and older. The project will be financed through Tax-Exempt Bonds and 4% LIHTC Equity provided by NYS Housing Finance Agency, a private bank loan, HFA Supportive Housing Opportunity Program (SHOP) subsidy HPD SARA Subsidy, with anticipated additional subsidy provided by HFA Federal Housing Trust Fund Program and Federal HTF program funding administered by NYS HCR. 196 of the 282 units are anticipated to be supported by project-based Section 8 vouchers.

Based on the information submitted, the Climate & Sustainability Planning Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, hereby concurs that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy.

This determination is only applicable to the information received and the current proposal. Any additional information or project modifications would require an independent consistency review.

For your records, this project has been assigned WRP #23-229. If there are any questions regarding this review, please contact me.

Thank you,

Amber Nowak
Senior Planner • Climate and Sustainability Planning

(She/Her)

NYC Department of City Planning

212-720-3448 (O)

120 Broadway, 31st Floor, New York, NY 10271

anowak@planning.nyc.gov

[Visit our website](#) | [Twitter](#) | [Instagram](#) | [NYC Comprehensive Waterfront Plan](#)

April 22, 2024

Alexander Schaefer
Deputy Director, Environmental Planning
Division of Building and Land Development Services
NYC Department of Housing Preservation & Development
100 Gold St, 7-A11c, New York, NY 10038

Re: F-2024-0178 (DA)
The New York City Department of Housing Preservation & Development (HPD) and acting under the authority of the U.S. Department of Housing and Urban Development (HUD)
New York City HPD is proposing to provide HUD project based vouchers to Georgica Green Ventures, LLC to construct a new 23-story, 213,733-gross-square-foot residential building (Luna Park Tower) containing 281 units of affordable senior housing, including 171 studio and 110 one-bedroom apartments, and an on-site superintendent unit in the Coney Island neighborhood of Brooklyn, Community District 13.
3027 West 21st Street (Block 7072, Lot 4) in the Coney Island neighborhood of Brooklyn, NY, 11224
Concurrence with Consistency Determination

Dear Alexander Schaefer:

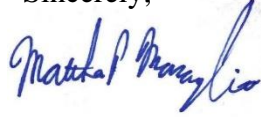
The Department of State received the New York City Department of Housing Preservation & Development correspondence, serving under the auspices of the New York State Homes and Community Renewal's Housing Trust Fund Corporation (HTFC), and acting under the authority of the U.S. Department of Housing and Urban Development's (HUD). The Consistency Determination and supporting information for this proposed Federal Agency Activity (15 CFR 930 Subpart C) was received on March 12, 2024.

The Department of State has completed its review of HUD's consistency determination regarding the proposed construct of a new 23-story affordable senior housing building, with the New York State Coastal Management Program.

Based upon the information submitted, the Department of State concurs with the HUD's consistency determination regarding this matter.

Please feel free to contact Peter Bayzon at (518) 474-5290 or e-mail at: Peter.Bayzon@dos.ny.gov and reference file no. F-2024-0178 (DA).

Sincerely,

A handwritten signature in blue ink, reading "Matthew P. Maraglio".

Matthew P. Maraglio
Director, Development Division
Office of Planning, Development and
Community Infrastructure

MM/pb

cc: NYC Department of City Planning - Amber Nowak (WRP# 23-229)

**Appendix A.2: United States Fish and Wildlife Service
IPaC Report / ESA Reviews**



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 Smith Road
Shirley, NY 11967-2258
Phone: (631) 286-0485 Fax: (631) 286-4003



In Reply Refer To:
Project Code: 2024-0021927
Project Name: Coney Island Building 4

December 01, 2023

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Long Island Ecological Services Field Office

340 Smith Road

Shirley, NY 11967-2258

(631) 286-0485

PROJECT SUMMARY

Project Code: 2024-0021927

Project Name: Coney Island Building 4

Project Type: Residential Construction

Project Description: The Project Sponsor proposes the construction of a new 23-story, 213,733-gross-square-foot (GSF) / 187,990-zoning-square-foot (ZSF) residential building containing 281 units of affordable senior housing, including 171 studio and 110 one-bedroom apartments, and an on-site superintendent (the “Proposed Project”) at 3027 West 21st Street (Block 7072, Lot 4) in the Coney Island neighborhood of Brooklyn, Community District 13 (the “Project Site”). The Proposed Project is expected to be completed and occupied by 2028 with a 34 month construction period.

The Project Site is a rectangular lot approximately 21,339 square feet (SF) in area, currently developed with off-street parking facilities with associated temporary structures (e.g., trailers, etc.) that are not publicly accessible. The Project Site is generally bounded by West 21st Street to the west, parking facilities to the south and east, and mixed-use multi-family residential and commercial development to the north.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.57383945,-73.98714736820617,14z>



Counties: Kings County, New York

ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

BIRDS

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Roseate Tern <i>Sterna dougallii dougallii</i> Population: Northeast U.S. nesting population No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2083	Endangered
Rufa Red Knot <i>Calidris canutus rufa</i> There is proposed critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency: Matrix New World Engineering
Name: Eric Farm
Address: 20 West 37th Street
Address Line 2: 12th Floor
City: New York
State: NY
Zip: 10018
Email: efarm@mnwe.com
Phone: 8458261633



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 Smith Road
Shirley, NY 11967-2258
Phone: (631) 286-0485 Fax: (631) 286-4003



In Reply Refer To:
Project code: 2024-0021927
Project Name: Coney Island Building 4

December 01, 2023

Federal Nexus: yes
Federal Action Agency (if applicable): Department of Housing and Urban Development

Subject: Federal agency coordination under the Endangered Species Act, Section 7 for 'Coney Island Building 4'

Dear Eric Farm:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on December 01, 2023, for "Coney Island Building 4" (here forward, Project). This project has been assigned Project Code 2024-0021927 and all future correspondence should clearly reference this number.

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. Failure to accurately represent or implement the Project as detailed in IPaC or the Northeast Determination Key (DKey), invalidates this letter. **Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.**

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative effect(s)), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17). Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no further consultation with, or concurrence from, the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical

habitat, formal consultation is required (except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13]).

The IPaC results indicated the following species is (are) potentially present in your project area and, based on your responses to the Service's Northeast DKey, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Piping Plover (<i>Charadrius melodus</i>)	Threatened	No effect
Roseate Tern (<i>Sterna dougallii dougallii</i>)	Endangered	No effect
Rufa Red Knot (<i>Calidris canutus rufa</i>)	Threatened	No effect

Conclusion If there are no updates on listed species, no further consultation/coordination for this project is required for the species identified above. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project implements any changes which are final or commits additional resources.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and are not covered by this conclusion:

- Monarch Butterfly *Danaus plexippus* Candidate
- Northern Long-eared Bat *Myotis septentrionalis* Endangered

Please Note: If the Action may impact bald or golden eagles, additional coordination with the Service under the Bald and Golden Eagle Protection Act (BGEPA) (54 Stat. 250, as amended, 16 U.S.C. 668a-d) by the prospective permittee may be required. Please contact the Migratory Birds Permit Office, (413) 253-8643, or PermitsR5MB@fws.gov, with any questions regarding potential impacts to Eagles.

If you have any questions regarding this letter or need further assistance, please contact the Long Island Ecological Services Field Office and reference the Project Code associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Coney Island Building 4

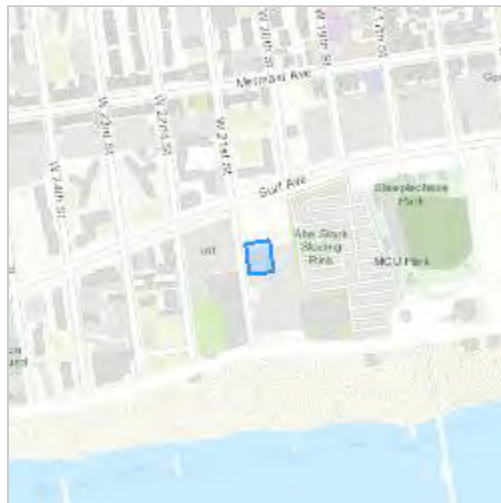
2. Description

The following description was provided for the project 'Coney Island Building 4':

The Project Sponsor proposes the construction of a new 23-story, 213,733-gross-square-foot (GSF) / 187,990-zoning-square-foot (ZSF) residential building containing 281 units of affordable senior housing, including 171 studio and 110 one-bedroom apartments, and an on-site superintendent (the “Proposed Project”) at 3027 West 21st Street (Block 7072, Lot 4) in the Coney Island neighborhood of Brooklyn, Community District 13 (the “Project Site”). The Proposed Project is expected to be completed and occupied by 2028 with a 34 month construction period.

The Project Site is a rectangular lot approximately 21,339 square feet (SF) in area, currently developed with off-street parking facilities with associated temporary structures (e.g., trailers, etc.) that are not publicly accessible. The Project Site is generally bounded by West 21st Street to the west, parking facilities to the south and east, and mixed-use multi-family residential and commercial development to the north.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.57383945,-73.98714736820617,14z>



QUALIFICATION INTERVIEW

1. As a representative of this project, do you agree that all items submitted represent the complete scope of the project details and you will answer questions truthfully?

Yes

2. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed species?

Note: This question could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered, or proposed species.

No

3. Is the action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Yes

4. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) the lead agency for this project?

No

5. Are you including in this analysis all impacts to federally listed species that may result from the entirety of the project (not just the activities under federal jurisdiction)?

Note: If there are project activities that will impact listed species that are considered to be outside of the jurisdiction of the federal action agency submitting this key, contact your local Ecological Services Field Office to determine whether it is appropriate to use this key. If your Ecological Services Field Office agrees that impacts to listed species that are outside the federal action agency's jurisdiction will be addressed through a separate process, you can answer yes to this question and continue through the key.

Yes

6. Are you the lead federal action agency or designated non-federal representative requesting concurrence on behalf of the lead Federal Action Agency?

Yes

7. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)?

No

8. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

9. Will the proposed project involve the use of herbicide where listed species are present?

No

10. Are there any caves or anthropogenic features suitable for hibernating or roosting bats within the area expected to be impacted by the project?

No

11. Does any component of the project associated with this action include structures that may pose a collision risk to **birds** (e.g., land-based or offshore wind turbines, communication towers, high voltage transmission lines, any type of towers with or without guy wires)?

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

12. Does any component of the project associated with this action include structures that may pose a collision risk to **bats** (e.g., land-based wind turbines)?

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

13. Will the proposed project result in permanent changes to water quantity in a stream or temporary changes that would be sufficient to result in impacts to listed species?

For example, will the proposed project include any activities that would alter stream flow, such as water withdrawal, hydropower energy production, impoundments, intake structures, diversion structures, and/or turbines? Projects that include temporary and limited water reductions that will not displace listed species or appreciably change water availability for listed species (e.g. listed species will experience no changes to feeding, breeding or sheltering) can answer "No". Note: This question refers only to the amount of water present in a stream, other water quality factors, including sedimentation and turbidity, will be addressed in following questions.

No

14. Will the proposed project affect wetlands where listed species are present?

This includes, for example, project activities within wetlands, project activities within 300 feet of wetlands that may have impacts on wetlands, water withdrawals and/or discharge of contaminants (even with a NPDES).

No

15. Will the proposed project activities (including upland project activities) occur within 0.5 miles of the water's edge of a stream or tributary of a stream where listed species may be present?

No

16. Will the proposed project directly affect a streambed (below ordinary high water mark (OHWM)) of the stream or tributary where listed species may be present?

No

17. Will the proposed project bore underneath (directional bore or horizontal directional drill) a stream where listed species may be present?

No

18. Will the proposed project involve a new point source discharge into a stream or change an existing point source discharge (e.g., outfalls; leachate ponds) where listed species may be present?

No

19. Will the proposed project involve the removal of excess sediment or debris, dredging or in-stream gravel mining where listed species may be present?

No

20. Will the proposed project involve the creation of a new water-borne contaminant source where listed species may be present?

Note New water-borne contaminant sources occur through improper storage, usage, or creation of chemicals. For example: leachate ponds and pits containing chemicals that are not NSF/ANSI 60 compliant have contaminated waterways. Sedimentation will be addressed in a separate question.

No

21. Will the proposed project involve perennial stream loss, in a stream or tributary of a stream where listed species may be present, that would require an individual permit under 404 of the Clean Water Act?

No

22. Will the proposed project involve blasting where listed species may be present?

No

23. Will the proposed project include activities that could negatively affect fish movement temporarily or permanently (including fish stocking, harvesting, or creation of barriers to fish passage).

No

24. Will the proposed project involve earth moving that could cause erosion and sedimentation, and/or contamination along a stream or tributary of a stream where listed species may be present?

Note: Answer "Yes" to this question if erosion and sediment control measures will be used to protect the stream.

No

25. Will earth moving activities result in sediment being introduced to streams or tributaries of streams where listed species may be present through activities such as, but not limited to, valley fills, large-scale vegetation removal, and/or change in site topography?

No

26. Will the proposed project involve vegetation removal within 200 feet of a perennial stream bank where aquatic listed species may be present?

No

27. Will erosion and sedimentation control Best Management Practices (BMPs) associated with applicable state and/or Federal permits, be applied to the project? If BMPs have been provided by and/or coordinated with and approved by the appropriate Ecological Services Field Office, answer "Yes" to this question.

Yes

28. Is the project being funded, lead, or managed in whole or in part by U.S Fish and Wildlife Restoration and Recovery Program (e.g., Partners, Coastal, Fisheries, Wildlife and Sport Fish Restoration, Refuges)?

No

29. Will the proposed project result in changes to beach dynamics that may modify formation of habitat over time?

Note: Examples of projects that result in changes to beach dynamics include 1) construction of offshore breakwaters and groins; 2) mining of sand from an updrift ebb tidal delta; 3) removing or adding beach sands; and 4) projects that stabilize dunes (including placement of sand fences or planting vegetation).

No

30. [Hidden Semantic] Is the project area located within the piping plover AOI?

Automatically answered

Yes

31. If you have determined that the piping plover is unlikely to occur within your project's action area or that your project is unlikely to have any potential effects on the piping plover, you may wish to make a "no effect" determination for the piping plover. Additional guidance on how to make this decision can be found in the project review section of your local Ecological Services Field Office's website. CBFO: <https://www.fws.gov/office/chesapeake-bay-ecological-services/project-review> ; MEFO: <https://www.fws.gov/office/maine-ecological-services> ; NJFO: <https://www.fws.gov/office/new-jersey-ecological-services/new-jersey-field-office-project-review-guide> ; NEFO: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review#Step5> ; WVFO: <https://www.fws.gov/office/west-virginia-ecological-services/project-planning>. If you are unsure, answer "No" and continue through the key.

Would you like to make a no effect determination for the piping plover?

Yes

32. [Hidden Semantic] Is the project area located within the piping plover AOI?

Automatically answered

Yes

33. [Hidden Semantic] Is the project area located within the red knot AOI?

Automatically answered

Yes

34. If you have determined that the red knot is unlikely to occur within your project's action area or that your project is unlikely to have any potential effects on the red knot, you may wish to make a "no effect" determination for the red knot. Additional guidance on how to make this decision can be found in the project review section of your local Ecological Services Field Office's website. CBFO: <https://www.fws.gov/office/chesapeake-bay-ecological-services/project-review> ; MEFO: <https://www.fws.gov/office/maine-ecological-services> ; NJFO: <https://www.fws.gov/office/new-jersey-ecological-services/new-jersey-field-office-project-review-guide> ; NEFO: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review#Step5> ; WVFO: <https://www.fws.gov/office/west-virginia-ecological-services/project-planning>. If you are unsure, answer "No" and continue through the key.

Would you like to make a no effect determination for the red knot?

Yes

35. [Hidden Semantic] Is the project area located within the roseate tern AOI?

Automatically answered

Yes

36. If you have determined that the roseate tern is unlikely to occur within your project's action area or that your project is unlikely to have any potential effects on the roseate tern, you may wish to make a "no effect" determination for the roseate tern. Additional guidance on how to make this decision can be found in the project review section of your local Ecological Services Field Office's website. CBFO: <https://www.fws.gov/office/chesapeake-bay-ecological-services/project-review> ; MEFO: <https://www.fws.gov/office/maine-ecological-services> ; NJFO: <https://www.fws.gov/office/new-jersey-ecological-services/new-jersey-field-office-project-review-guide> ; NEFO: <https://www.fws.gov/office/new-england-ecological-services/endangered-species-project-review#Step5> ; WVFO: <https://www.fws.gov/office/west-virginia-ecological-services/project-planning>. If you are unsure, answer "No" and continue through the key.

Would you like to make a no effect determination for the roseate tern?

Yes

37. [Semantic] Does the project intersect the Virginia big-eared bat critical habitat?

Automatically answered

No

38. [Semantic] Does the project intersect the Indiana bat critical habitat?

Automatically answered

No

39. [Semantic] Does the project intersect the candy darter critical habitat?

Automatically answered

No

40. [Semantic] Does the project intersect the diamond darter critical habitat?

Automatically answered

No

41. [Semantic] Does the project intersect the Big Sandy crayfish critical habitat?

Automatically answered

No

42. [Hidden Semantic] Does the project intersect the Guyandotte River crayfish critical habitat?

Automatically answered

No

43. Do you have any other documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

1. Approximately how many acres of trees would the proposed project remove?

0

2. Approximately how many total acres of disturbance are within the disturbance/construction limits of the proposed project?

0.49

3. Briefly describe the habitat within the construction/disturbance limits of the project site.

The Project Site is located in a densely populated urban setting in Brooklyn and contains paved/gravel off-street parking facilities with associated temporary structures (e.g., trailers, etc.) that are not publicly accessible.

IPAC USER CONTACT INFORMATION

Agency: Matrix New World Engineering
Name: Eric Farm
Address: 20 West 37th Street
Address Line 2: 12th Floor
City: New York
State: NY
Zip: 10018
Email: efarm@mnwe.com
Phone: 8458261633

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Long Island Ecological Services Field Office
340 Smith Road
Shirley, NY 11967-2258
Phone: (631) 286-0485 Fax: (631) 286-4003



In Reply Refer To:
Project code: 2024-0021927
Project Name: Coney Island Building 4

December 01, 2023

Federal Nexus: yes
Federal Action Agency (if applicable): Department of Housing and Urban Development

Subject: Record of project representative's no effect determination for 'Coney Island Building 4'

Dear Eric Farm:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on December 01, 2023, for 'Coney Island Building 4' (here forward, Project). This project has been assigned Project Code 2024-0021927 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat Rangewide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid.***

Determination for the Northern Long-Eared Bat

Based upon your IPaC submission and a standing analysis, your project has reached the determination of "No Effect" on the northern long-eared bat. To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed

action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination for the northern long-eared bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Candidate
- Piping Plover *Charadrius melodus* Threatened
- Roseate Tern *Sterna dougallii dougallii* Endangered
- Rufa Red Knot *Calidris canutus rufa* Threatened

You may coordinate with our Office to determine whether the Action may affect the animal species listed above and, if so, how they may be affected.

Next Steps

Based upon your IPaC submission, your project has reached the determination of "No Effect" on the northern long-eared bat. If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the Long Island Ecological Services Field Office and reference Project Code 2024-0021927 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

Coney Island Building 4

2. Description

The following description was provided for the project 'Coney Island Building 4':

The Project Sponsor proposes the construction of a new 23-story, 213,733-gross-square-foot (GSF) / 187,990-zoning-square-foot (ZSF) residential building containing 281 units of affordable senior housing, including 171 studio and 110 one-bedroom apartments, and an on-site superintendent (the “Proposed Project”) at 3027 West 21st Street (Block 7072, Lot 4) in the Coney Island neighborhood of Brooklyn, Community District 13 (the “Project Site”). The Proposed Project is expected to be completed and occupied by 2028 with a 34 month construction period.

The Project Site is a rectangular lot approximately 21,339 square feet (SF) in area, currently developed with off-street parking facilities with associated temporary structures (e.g., trailers, etc.) that are not publicly accessible. The Project Site is generally bounded by West 21st Street to the west, parking facilities to the south and east, and mixed-use multi-family residential and commercial development to the north.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.57383945,-73.98714736820617,14z>



DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the Endangered northern long-eared bat (*Myotis septentrionalis*). Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of the northern long-eared bat or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. The action area does not overlap with an area for which U.S. Fish and Wildlife Service currently has data to support the presumption that the northern long-eared bat is present. Are you aware of other data that indicates that northern long-eared bats (NLEB) are likely to be present in the action area?

Bat occurrence data may include identification of NLEBs in hibernacula, capture of NLEBs, tracking of NLEBs to roost trees, or confirmed NLEB acoustic detections. Data on captures, roost tree use, and acoustic detections should post-date the year when white-nose syndrome was detected in the relevant state. With this question, we are looking for data that, for some reason, may have not yet been made available to U.S. Fish and Wildlife Service.

No

3. Does any component of the action involve construction or operation of wind turbines?

Note: For federal actions, answer 'yes' if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

4. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Yes

5. Is the Federal Highway Administration (FHWA), Federal Railroad Administration (FRA), or Federal Transit Administration (FTA) funding or authorizing the proposed action, in whole or in part?

No

6. Are you an employee of the federal action agency or have you been officially designated in writing by the agency as its designated non-federal representative for the purposes of Endangered Species Act Section 7 informal consultation per 50 CFR § 402.08?

Note: This key may be used for federal actions and for non-federal actions to facilitate section 7 consultation and to help determine whether an incidental take permit may be needed, respectively. This question is for information purposes only.

Yes

7. Is the lead federal action agency the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC)? Is the Environmental Protection Agency (EPA) or Federal Communications Commission (FCC) funding or authorizing the proposed action, in whole or in part?

No

8. Is the lead federal action agency the Federal Energy Regulatory Commission (FERC)?

No

9. Have you determined that your proposed action will have no effect on the northern long-eared bat? Remember to consider the [effects of any activities](#) that would not occur but for the proposed action.

If you think that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, answer “No” below and continue through the key. If you have determined that the northern long-eared bat does not occur in your project’s action area and/or that your project will have no effects whatsoever on the species despite the potential for it to occur in the action area, you may make a “no effect” determination for the northern long-eared bat.

Note: Federal agencies (or their designated non-federal representatives) must consult with USFWS on federal agency actions that may affect listed species [50 CFR 402.14(a)]. Consultation is not required for actions that will not affect listed species or critical habitat. Therefore, this determination key will not provide a consistency or verification letter for actions that will not affect listed species. If you believe that the northern long-eared bat may be affected by your project or if you would like assistance in deciding, please answer “No” and continue through the key. Remember that this key addresses only effects to the northern long-eared bat. Consultation with USFWS would be required if your action may affect another listed species or critical habitat. The definition of [Effects of the Action](#) can be found here: <https://www.fws.gov/media/northern-long-eared-bat-assisted-determination-key-selected-definitions>

Yes

PROJECT QUESTIONNAIRE

Will all project activities be completed by April 1, 2024?

No

IPAC USER CONTACT INFORMATION

Agency: Matrix New World Engineering
Name: Eric Farm
Address: 20 West 37th Street
Address Line 2: 12th Floor
City: New York
State: NY
Zip: 10018
Email: efarm@mnwe.com
Phone: 8458261633

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

Appendix A.3: New York State Historic Preservation Office



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

January 11, 2024

Eric Farm
Environmental Planner
Matrix New World Engineering
20 West 37th Street
12th Floor
New York, NY 10018

Re: HUD
Luna Park Towers
3027 21st St, Brooklyn, NY 11224
23PR10498

Dear Eric Farm:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the proposed project site is adjacent to the State and National Register-eligible Coney Island Historic District, which includes the locally designated NYC LPC (former) Childs Restaurant and Parachute Jump. We have reviewed the project description and supporting documentation that was provided to our office on December 18th, 2023. Based upon our review, it is SHPO's opinion that the proposed work will have No Adverse Effect upon historic properties.

If you have any questions, I am best reached via e-mail.

Sincerely,

Olivia Brazee
Senior Historic Site Restoration Coordinator
olivia.brazee@parks.ny.gov

via e-mail only

Appendix A.4: New York City Landmarks Preservation Commission

ENVIRONMENTAL REVIEW

Project number: ECONOMIC DEVELOPMENT CORP. / 08DME007K

Project: CONEY ISLAND REZONING

Date Received: 12/11/2023

Properties with no Architectural or Archaeological significance:

2015 BOARDWALK WEST, BBL: 3070720004



12/11/2023

SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

File Name: 24086_FSO_GS_12112023.docx

**Appendix A.5: FEMA PFIRM Map and
Floodplain Mitigation Measures Letter**

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York Long Island State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA/NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York (DoITT). This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated April 2008.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

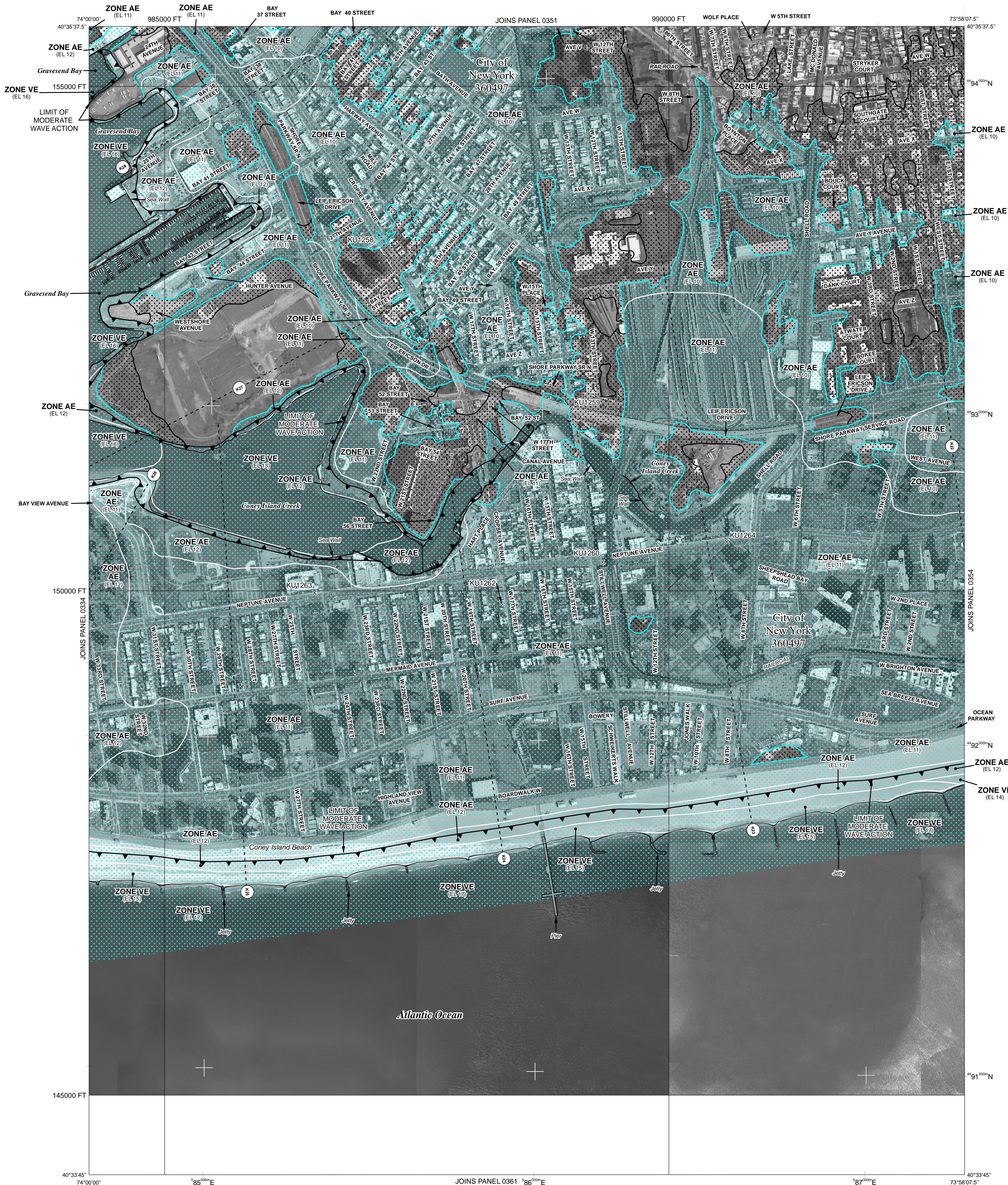
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LiMWA)**. The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LiMWA (or between the shoreline and the LiMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/nfip>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE AV** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood: areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

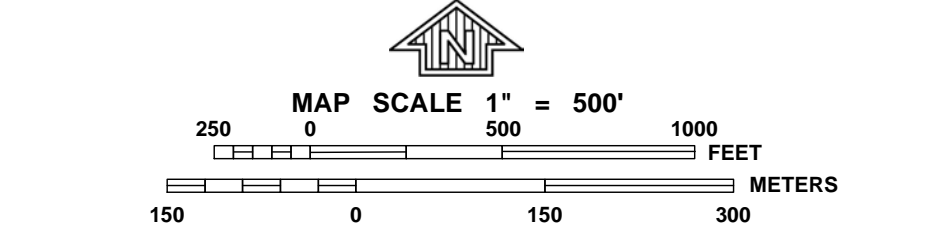
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
- Limit of Moderate Wave Action
- Base Flood Elevation line and value: elevation in feet* (EL 987)
- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transverse line
- Culvert, Flume, Penstock or Aqueduct
- Road or Railroad Bridge
- Footbridge
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18
- 5000-foot grid values: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

- MAP REPOSITORY**
Refer to listing of Map Repositories on Map Index
- INITIAL NFIP MAP DATE**
June 28, 1974
- FLOOD HAZARD BOUNDARY MAP REVISIONS**
June 11, 1976
- FLOOD INSURANCE RATE MAP EFFECTIVE**
November 16, 1983
- FLOOD INSURANCE RATE MAP REVISIONS**

For descriptions of revisions see Notice to Users page in the Flood Insurance Study report.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0353G
FIRM
FLOOD INSURANCE RATE MAP
CITY OF, NEW YORK, NEW YORK,
BRONX, RICHMOND, NEW YORK,
QUEENS, AND KINGS COUNTIES
PANEL 353 OF 457
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
NEW YORK, CITY OF 360497 0353 G
REVISED PRELIMINARY
JANUARY 30, 2015
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970353G
MAP REVISED
Federal Emergency Management Agency

March 1, 2024

Anthony Howard
Director of Environmental Planning
NYC Dept. of Housing Preservation & Development
100 Gold Street, New York, NY 10038

Re: Lunas Green, 3027 West 21st Street, Brooklyn, NY 11224; Block 7072, Lot 4
Flood Management Compliance

Dear Mr. Howard:

We are the architects for the above referenced project, at 3027 West 21st St, Coney Island. The Project is 23-stories with 282 units of senior affordable housing. The Proposed Project itself is subject to compliance with NYC Building Code Appendix G, which requires owners of severely damaged or destroyed buildings and new buildings in the 1.0 percent annual chance floodplain (i.e., 100-Year Flood Hazard Area) to comply with the flood resistant construction standards of the Building Code when they rebuild or construct. As such, the design of the Proposed Project would include the following mitigation and resiliency strategies:

- The building will be constructed on a pile foundation designed to withstand potential flood waters;
- The building's boiler room and emergency generator are proposed to be located on the roof;
- The electrical room, fire pump room, and water service room are all proposed to be located on the first floor, at the design flood elevation (DFE);
- The residential lobby, service corridor and egress doors are elevated above surrounding grade level so that the floor level is located at the DFE. All other window openings are located above the DFE.

The mitigation and resiliency strategy for the Proposed Project principally relies on raised entrances to the DFE. The DFE establishes a height of protection that equals the FEMA established 100-year floodplain elevation plus additional "freeboard." The freeboard for this project is 2.00 feet, establishing the DFE at 13.00 feet (NAVD88 Datum). The residential lobby, service corridor and egress doors will be designed to be located at the DFE, above anticipated flood water levels, and to preserve emergency egress from the building during a flood event.

Construction will be steel reinforced cast-in-place concrete floors and columns, with a stone base below DFE. There will be aluminum framed and insulated glass storefronts and windows with high performance aluminum inswing casements and outswing terrace doors. The soil conditions at the Project Site will require extensive structural piles to support the foundation.

The Proposed Project has been designed to withstand major storms and flood events. The first floor of the building will be raised out of the floodplain and several mitigation and resiliency strategies, as provided above, are incorporated into the design of the building. These building-scale resiliency measures and adaptive strategies would minimize the potential damage to site-specific vulnerable or critical features. In addition, construction and remediation would be performed pursuant to applicable Federal, State and Local regulations and laws.

Sincerely,



Jennifer Cheuk, AIA
Principal

Appendix B: HUD's Floodplain Management Eight Step Decision Making Process

**New York City Department of Housing Preservation and Development (HPD)
Coney Island Building 4 Project
Kings County (Borough of Brooklyn), NY**

Executive Order 11988 – Floodplain Management

8-STEP PROCESS SUMMARY

April 2, 2024

Project Description: The project involves the construction of a new 23-story, 213,733-gross-square-foot (GSF) / 187,990-zoning-square-foot (ZSF) residential building containing 281 units of affordable senior housing, including 171 studio and 110 one-bedroom apartments, and one on-site superintendent unit (the “Proposed Project”) at 3027 West 21st Street (Block 7072, Lot 4) in the Coney Island neighborhood of Brooklyn, Community District 13 (the “Project Site”). The Proposed Project would be 23 stories tall with a maximum height of 260 feet above grade. The Proposed Project is expected to be completed and occupied by 2028 with a 34 month construction period.

The Project Site (Lot 4) is part of a larger development site that also includes Block 7072, Lots 1, 7501 (formerly Lot 2), 3, 5, and 6, established as part of the Coney Island Comprehensive Rezoning Plan (“Coney Island Plan”) in 2009. That development site (“Parcel C”) is within the Coney Island West Subdistrict of the Coney Island Special Purpose District, both established as part of the Coney Island Rezoning Plan. The Proposed Project would be constructed as-of-right pursuant to the applicable regulations of the mapped R7D zoning district the Project Site is located within such that no zoning map or text amendments are required to facilitate the Proposed Project.

Step 1: Determine whether the proposed action is located in a 100-year floodplain (or a 500-year floodplain for a Critical Action) or results in new construction in a wetland. If the proposed action would not be conducted in one of those locations, then no further compliance with this part is required.

Based on a review of the Federal Emergency Management Agency’s (FEMA) Preliminary Flood Insurance Rate Map (PFIRM) (Map No. 3604970353G, dated 01/30/2015), the Project Site is located entirely in Special Flood Hazard Area (SFHA) Zone AE (Elevation 11 NAVD88) (100-Year Flood Hazard Area) (see PFIRM, attached).

Review of the United States Fish and Wildlife Service’s (USFWS) National Wetlands Inventory (NWI) indicates that the Project Site is not located in a wetland.

Step 2: Notify the public at the earliest possible time of a proposal to consider new construction or substantial improvement actions in the 100-year floodplain (or in the 500-year floodplain for a Critical Action), and thus involve the affected and interested public in the decision making process.

A 15-day “Early Notice and Public Review of a Proposed Activity in a 100-Year Floodplain” was published in one City-wide and local newspaper on February 26, 2024, which complies with the requirements for public comment per 24 CFR 55.20(b)(2). Published in English and Spanish languages, this notice served to inform and update interested agencies, groups, and individuals about the proposed activities within the floodplain, thus engaging the public in the decision-making process. This notice described the Proposed Project and invited the public to provide comments by March 12, 2024. No comments on this notice were received.

Step 3: Identify and evaluate practicable alternatives to locating the proposed action in a floodplain (or the 500-year floodplain for a Critical Action).

The following practicable alternatives were considered:

Alternative 1: No Action – Under Alternative 1: No Action, the Project Site is likely to remain in its current underutilized condition, and an opportunity to provide affordable senior housing would be lost.

Alternative 2: Proposed Project – The Proposed Project consists of the construction of a new 23-story, 213,733-gross-square-foot (GSF) / 187,990-zoning-square-foot (-ZSF) residential building containing 281 units of affordable senior housing, including 171 studio and 110 one-bedroom apartments, and one on-site superintendent unit at the Project Site.

Step 4: Identify the potential direct and indirect impacts associated with the occupancy or modification of the floodplain (or 500-year floodplain for a Critical Action).

As mentioned above, the Project Site is located entirely in SFHA Zone AE (Elevation 11 NAVD88). The proposed building's first floor would be located at an elevation of approximately 13 feet (NAVD88), or two (2) feet higher than the flood height for SFHA Zone AE. The proposed building's vulnerable or critical features, which are most likely to be impacted by flood events, would be located within the first floor; the proposed building would not feature a cellar space. The Proposed Project's first floor would contain an enclosed entrance, lobby, and lounge areas, as well as administrative and management spaces, and utility rooms (i.e., gas, electrical, water, telecommunications, and refuse rooms). The vulnerable building features within the first floor would include the walls, flooring, administrative / management, lobby, and lounge areas. and electrical. The various utility rooms would be considered potentially critical building features, which if damaged, would have severe impact on the Proposed Project and its ability to function as designed. The first floor level would not introduce any hazardous features, materials, or substances that if made insecure, would result in a threat to public health or the environment. As the proposed building's first floor would be located two (2) feet higher than the flood height for SFHA Zone AE, flood events would not be anticipated to have direct and/or indirect impacts on the proposed building's first floor vulnerable or critical features.

The second floor through 23rd floors would feature residential dwelling units. Vulnerable building features within these floors include walls, floors, and enclosed dwelling unit spaces. These floors would not introduce any critical or hazardous features, materials, or substances that if made insecure, would result in failure of the Proposed Project to function or that would result in a threat to the public health or the environment. It is noted that the second floor, with an elevation of 26 feet (NAVD88), is well above the flood height for the SFHA Zone AE (11 feet NAVD88).

As such, the proposed building would not incur direct and/or indirect impacts associated with flood events.

Step 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts within the floodplain (including the 500-year floodplain for a Critical Action) and to restore and preserve its natural and beneficial values.

While the proposed building would not incur direct and/or indirect impacts associated with flood events, the Proposed Project itself is subject to compliance with NYC Building Code Appendix G, which requires owners of severely damaged or destroyed buildings and new buildings in the 1.0 percent annual chance floodplain (i.e., 100-Year Flood Hazard Area) to comply with the flood resistant construction standards of the Building Code when they rebuild or construct. As such, the design of the Proposed Project would include the following mitigation and resiliency strategies:

- The building will be constructed on a pile foundation designed to withstand potential flood waters;
- The building's boiler room and emergency generator are proposed to be located on the roof;
- The electrical room, fire pump room, and water service room are all proposed to be located on the first floor, at the design flood elevation (DFE);
- The residential lobby is designed so that the floor level is located at the DFE. The service corridor egress is designed to be wet flood proofed. All other window openings are located above the DFE.

The mitigation and resiliency strategy for the Proposed Project principally relies on raised entrances to the DFE. The DFE establishes a height of protection that equals the FEMA established 100-year floodplain elevation plus additional "freeboard." The freeboard for this project is 2.00 feet, establishing the DFE at 13.00 feet (NAVD88

Datum). The residential lobby will be designed to be located at the DFE, above anticipated flood water levels, and to preserve emergency egress from the building during a flood event. The service entrance will be designed to be wet flood proofed, allowing the ingress and egress of flood waters with the use of flood vents and waterproof finishes.

Construction will be steel reinforced cast-in-place concrete floors and columns with prefabricated panelized precast with detailing. There will be aluminum framed and insulated glass storefronts with high performance aluminum casement inswing windows and outswing terrace doors. The soil conditions at the Project Site will require extensive structural piles to support the foundation.

The Proposed Project has been designed to withstand major storms and flood events. The first floor of the building will be raised out of the floodplain and several mitigation and resiliency strategies, as provided above, are incorporated into the design of the building. These building-scale resiliency measures and adaptive strategies would minimize the potential damage to site-specific vulnerable or critical features. In addition, construction and remediation would be performed pursuant to applicable Federal, State and Local regulations and laws.

Step 6: Reevaluate the proposed action to determine (1) Whether it is still practicable in light of its exposure to flood hazards in the floodplain, the extent to which it will aggravate the current hazards to other floodplains, and its potential to disrupt floodplain values; and (2) Whether alternatives preliminarily rejected at Step 3 of this section are practicable in light of the information gained in Steps 4 and 5 of this section.

Alternative 2: Proposed Project (i.e., the Proposed Project) is the chosen practicable alternative based upon a review of possible adverse effects on the floodplain.

Step 7: If the reevaluation results in a determination that there is no practicable alternative to locating the proposal in the floodplain (or the 500-year floodplain for a Critical Action), publish a final notice.

It is the Applicant's determination that there is no practicable alternative for locating the Proposed Project in the floodplain. This is due to the mitigation and resiliency strategies outlined above, which principally rely on constructing the proposed building on a pile foundation designed to withstand potential flood waters; locating the building's boiler room and emergency generator on the roof; locating the building's electrical room, fire pump room, and water service room at the DFE; and raising building entrances to the DFE.

A final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain was published in accordance with 24 CFR Part 55 for a minimum seven-day comment period. The notice was published in one City-wide and local newspaper (the Daily News), on March 16, 2024, in English. The notice stated the reasons why the project must be located in the floodplain, provided a list of alternatives considered, and all mitigation measures to be taken to minimize adverse impacts and preserve natural and beneficial floodplain values. All comments received during the comment period will be responded to and fully addressed prior to funds being committed to the proposed project, in compliance with Executive Order 11988 and 24 CFR Part 55.

Step 8: Upon completion of the decision making process in Steps 1 through 7, implement the proposed action. There is a continuing responsibility to ensure that the mitigating measures identified in Step 7 are implemented.

The Applicant will ensure that the Proposed Project will be implemented with the mitigation and resiliency measures outlined above, and in accordance with requirements of the Applicant's flood insurance.

AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK COUNTY OF NEW YORK

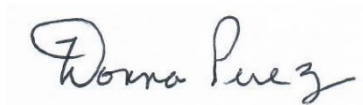
Ambika Mohan, being duly sworn hereby declares and says, that she is the Advertising Account Executive responsible for placing the attached advertisement in: the NY Daily News newspaper for Miller Advertising Agency, Inc.; located in New York, NY, and that the New York City Department of Housing Preservation & Development advertisement, of which the annexed is a true copy, has been published in the said publication on the following issue date(s): February 26, 2024.



Ambika Mohan

Subscribed to and Sworn before me

This 22nd day of March, 2024



Notary Public

Donna Perez
Notary Public State Of New York
No. 01PE6151365
Qualified In New York County
Commission Expires August, 14th - 2026

Legal Notices

Legal Notices

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COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
INTENT TO REQUEST RELEASE OF FUNDS

This is to give notice that the City of New York - Department of Housing Preservation & Development (HPD) intends to utilize Project-Based vouchers (PBVs) from the U.S. Department of Housing and Urban Development's (HUD) Project-Based Section 8 Housing Assistance Payments Program, to be allocated by HPD and/or New York City Housing Authority (NYCHA), funding through the HOME Investment Partnership Program, and/or Mortgage Insurance from HUD's Risk Sharing program, to be allocated by the New York City Housing Development Corporation, in connection with the below-referenced projects. Projects may also seek funding from New York State Homes and Community Renewal. HPD is serving as the Responsible Entity (RE) for the environmental review of these actions pursuant to 24 CFR Part 58. This document constitutes the combined Notice of Finding of No Significant Impact on the Environment and Intent to Request Release of Funds from HUD.

Financing is being sought in connection with the following new construction and rehabilitation projects:

Genesis MMN 1901

The proposed project involves the rehabilitation of 8 buildings with 78 units prior to rehabilitation and 85 residential units post rehabilitation, located in Manhattan. It is anticipated that 16 of the units will receive PBVs and all of the 85 units will be affordable to households making 80% of AMI or below. The proposed project would be developed through HPD's Multifamily Preservation Loan Program.

Thorobird-TCB, 2064 Grand Concourse, The Louella

The proposed project involves the construction of a new 13-story mixed-use residential building consisting of 85 residential units in the Bronx with all units affordable to households making 50% of AMI or below. The proposed project would be developed through HPD's Senior Affordable Rental Apartments (SARA) program.

UPS, 1415 Ogden Avenue

The proposed project will facilitate the construction of a new seven-story building containing 84 units of affordable housing located in the Bronx. It is anticipated that all 84 residential units would be affordable to families making 60% of AMI or below. The proposed project would be developed through HPD's Supportive Housing - New Construction program.

New Senate Residences

The proposed project involves the rehabilitation of an existing residential building containing a total of 136 supportive housing units in the Upper West Side neighborhood of Manhattan. It is anticipated that 8 units would receive PBVs and all units would be affordable to families making 60% AMI or less. This proposed project would be developed through HPD's Year 15 Program.

Fordham Bedford Cluster

The proposed project involves the rehabilitation of three existing residential buildings containing a total of 162 supportive housing units in the Bronx. It is anticipated that all units would be affordable to households making 70% of AMI or below. This proposed project would be developed through HPD's Homeless Housing Strategic Initiatives (HHSI) Program.

New Penn Development

The proposed action would facilitate the development of a new building containing 26 affordable residential units in the Brownsville neighborhood of Brooklyn. It is anticipated that all residential units would be affordable to senior and low-income households earning up to 80% AMI. The proposed project would be developed through HPD's Neighborhood Construction Program.

Shore Front HDFC

The proposed project, Shore Front HDFC, includes the moderate rehabilitation of an existing residential building at 3915 Neptune Avenue (Block 6998, Lot 1) on a 0.4 acre site in the Special Flood Hazard Area in Brooklyn, New York, with 75 affordable units. The project would be developed through HPD's LIHTC program with 45 units receiving PBVs and all 75 units affordable to families with incomes at 60% AMI or below.

Finding of No Significant Impact:

An environmental review record was established for the above referenced proposed projects in accordance with 24 CFR 58.76 and is on file at HPD. Based on this review it has been determined that these projects will not constitute actions significantly affecting the quality of the environment and, accordingly the City of New York has decided not to prepare an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969. The reasons for the decision not to prepare an EIS are as follows:

1. There are no significant adverse physical impacts, either direct or indirect, associated with these projects;
2. There are no significant adverse social impacts, either direct or indirect, associated with these projects; and
3. There are no significant adverse economic impacts, either direct or indirect, associated with these projects.

Intent to Request Release of Funds:

The proposed activities require either an Environmental Assessment (EA) or a determination of Categorical Exclusion Subject to Review Under 24 CFR Part 58.35 (CEST), as identified in HUD environmental regulations found under 24 CFR Part 58. The City of New York will certify to HUD in its request for release of funds that the City and HPD's Commissioner, in his official capacity as certifying officer, consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that these responsibilities have been satisfied.

Environmental review records established for these projects are on file at HPD, Office of Development, Building and Land Development Services - Environmental Planning. Comments and/or objections to the disposition/obligation of funds for the aforementioned projects must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov on or before the 15th day following the date of this notice for all other projects listed. Only comments related to the environmental review will be considered. No comments or objections received after this date will be considered by HPD.

Objection to Request Release of Funds:

HUD will accept objections to its release of funds and the RE's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HPD; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the projects are unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Luigi D'Ancona at NY_PH_Director@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.



Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner

SHS Erasmus LLC, d/b/a Stop & Stor, located at 30 Erasmus Street, Brooklyn, NY 11226 will sell at Public Auction, pursuant to NYS Lien Law Section 182, for cash only. Auction will take place on www.StorageAuctions.com on **March 13, 2024** at 10 AM. The property described as cartons, furniture, office furnishings & supplies, household goods and other effects belonging to: Antonio Morales #0114; Breanna Seward #0133; Myrlande Raphael #0265; Rodney J Snell #1114; Joseph A Dacres #1132; Trevor Charles #2101; Christopher Joyner #2174; Kwaku Baffo #2202; Nellie Bestman #2207; Litoria Floyd #2215; Shara N Bryan #2235; Tameka Isaacs #4156; Eugene Georges #4327; Ralph Marrero Jr #5117; Derron R Hoyte #5308; Winchell I Raymond #6150; Brandon Hunt #6224; Natalie Schlosberg #6308; Monica H Bruce #6334; Khalilah K Waymer #6543; Wengie Jean-Baptiste #6577; Orondell Blythe #6589; Nicole N Chery #6729; Reynold C Beckles #6806. and SHS Empire LLC, d/b/a Stop & Stor, located at 200 Empire Blvd., Brooklyn, NY 11225 will sell at Public Auction, pursuant to NYS Lien Law Section 182, for cash only. Auction will take place on www.StorageAuctions.com on **March 13, 2024** at 10 AM. The property described as cartons, furniture, office furnishings & supplies, household goods and other effects belonging to: Hugh Brown #0602; Kevin Albright #1216 & 5726; Andre G George #2732; Nikeita S Dehaney #3133; Carlif D Staton #3318; Natalia M Payne #3325; Linda C Calixte #3604; Shlomo Z Tewel #3636; Shaquana Thompson #4105; Azure Hargrove #4241; Tova Blumenweig #4322; Liza M Louis #4428; Regine J Duval #5207; Tasha S McDonald #5224; Gary Mouzon #5602; Edwina Stroud #5614; Stephanie Daniels #6115; Charmaine M Boothe #6749; Naquana McIntosh #6800.



Legal Notices

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CITY OF NEW YORK – DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT

Notices for Early Public Review of Proposals to
Support Activity in the 100-Year Floodplain and Wetland

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the New York City Department of Housing Preservation & Development (HPD) intends to provide construction financing made available through the US Department of Housing and Urban Development's (HUD) Section 8 Project-Based vouchers (PBVs) from the U.S. Department of Housing and Urban Development's (HUD) Project-Based Section 8 Housing Assistance Payments Program, to be allocated by HPD or NYCHA, funding through the HOME Investment Partnership Program, Community Development Block Grant Disaster Recovery (CDBG-DR) allocated by New York City Office of Management (NYC OMB) and/or Mortgage Insurance from HUD's Risk Sharing program, to be allocated by the New York City Housing Development Corporation, in connection with the below-referenced projects. The requested funding would result in redevelopment being undertaken within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (100 year floodplain). The proposed projects will be consistent with the City of New York's Waterfront Revitalization Program's policies that support development in well-suited areas while protecting and enhancing coastal areas. This notice is required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management, and by Section 2(b) of Executive Order 11990 for the Protection of Wetlands, as implemented by HUD Regulations found at 24 CFR 55.20(b), for HUD actions that are within and/or affects a 100-year floodplain or wetland. The projects described below are subject to the notice requirement.

Willets Point Affordable and Senior Housing Development

The proposed project, Willets Point Affordable and Senior Housing Development, includes the construction of three 100 percent affordable mixed-use residential buildings containing 1,100 affordable units including 220 affordable senior units, and 1 unit reserved for building superintendents. Of the 220 affordable units, all units will receive PBVs and will be affordable to families make 50% of AMI (Average Median Income) or below. The proposed project is located in Willets Point, Queens, on an approximately 5 acre site in the Special Flood Hazard Area comprised Block 1833 Lots 111, 112, 120, 130, 135, and 140.

Las Raices

The proposed project, Las Raices, includes four separate development sites in the East Harlem neighborhood of Manhattan, New York. Proposed Development Site A, would be redeveloped with a five-story residential building located at 303 East 102nd Street and would include 6 Dwelling units (DUs). Proposed Development Site B, 338 East 117th Street, New York, NY (Block 1688, Lot 34), would be redeveloped with a five-story residential building with 7 DUs located at 338 East 117th Street. Proposed Development Site C, 505 East 118th Street, New York, NY (Block 1815, Lots 5 and 6), would be redeveloped with a six-story residential building with approximately 18 DUs located at 505 East 118th Street. Proposed Development Site D, 1761 Park Avenue, New York, NY (Block 1771 Lots 1 and 2), would be redeveloped with a 13-story residential building with approximately 47 DUs, of which 8 would receive PBVs, located at 1791 Park Avenue. Development sites A,B, C are within the Special Flood Hazard Area and together make up 0.21 acres. The project would be developed through HPD's Neighborhood Construction Program and all 78 units will be affordable to families making 80% of AMI.

Luna Park Towers

The proposed project, Luna Park Towers, includes the construction of a new 23 story residential building with 281 units of affordable senior housing at 3027 West 21st Street (Block 7072, Lot 4) on an approximately 0.65 acre site in the Special Hazard Flood Area in the Coney Island neighborhood of Brooklyn. The proposed project would be developed through HPD's Senior Affordable Rental Apartments (SARA) program. All 282 units would receive PBVs and be affordable to senior households at 50% AMI or below.

Clarkson Square Senior Affordable Building - 570 Washington Street

The proposed project will facilitate the development of a new residential building containing 176 units of senior housing on a 0.25 acre site in the Special Hazard Flood Area in the Hudson Square neighborhood of Manhattan. It is anticipated that all 176 residential units would be affordable. The proposed project would be developed through HPD's Senior Affordable Rental Apartments (SARA) program. All units would be designated for seniors, with 30 percent of the units reserved for formerly homeless seniors, and the remaining units rented to households earning at or below 47 percent of AMI.

HPD is interested in alternatives and public perceptions of possible adverse impacts that could result from these projects as well as potential mitigation measures. The activities will occur in an area served by existing infrastructure. Written comments should be submitted electronically via email to nepa_env@hpd.nyc.gov, via telephone at (212) 863-7216 or through the mail to HPD, 100 Gold Street, New York, NY 10038, Attn: Anthony Howard on or before the 15th day following the date of this notice. No comments or objections received after this date will be considered by HPD.



Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner

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AFFIDAVIT OF PUBLICATION

STATE OF NEW YORK COUNTY OF NEW YORK

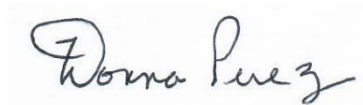
Ambika Mohan, being duly sworn hereby declares and says, that she is the Advertising Account Executive responsible for placing the attached advertisement in: the El Diario newspaper for Miller Advertising Agency, Inc.; located in New York, NY, and that the New York City Department of Housing Preservation & Development advertisement, of which the annexed is a true copy, has been published in the said publication on the following issue date(s): February 27, 2024.



Ambika Mohan

Subscribed to and Sworn before me

This 22nd day of March, 2024



Notary Public

Donna Perez
Notary Public State Of New York
No. 01PE6151365
Qualified In New York County
Commission Expires August, 14th - 2026

1320 Avisos Legales

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AVISO COMBINADO DE HALLAZO DE NINGÚN IMPACTO SIGNIFICATIVO Y INTENCIÓN DE SOLICITAR LA LIBERACIÓN DE FONDOS

Esto es para notificar que el Departamento de Preservación y Desarrollo de Vivienda (HPD, por sus siglas en inglés) de la Ciudad de Nueva York tiene la intención de utilizar valores basados en proyectos (PBV, por sus siglas en inglés) de la Sección 8 de Asistencia de Vivienda basada en Proyectos del Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD, por sus siglas en inglés) Programa de Pagos, a ser asignado por HPD, financiado a través del Programa de Asociación de Inversión HOME, y/o Seguro Hipotecario del programa de Riesgo Compartido de HUD, a ser asignado por la Corporación de Desarrollo de Vivienda de la Ciudad de Nueva York, en relación con los nuevos proyectos de construcción mencionados a continuación. Los proyectos también pueden buscar financiamiento de Renovación Comunitaria y de Viviendas del Estado de Nueva York. HPD actúa como la Entidad Responsable (RE, por sus siglas en inglés) para la revisión ambiental de estas acciones de conformidad con 24 CFR Parte 58. Este documento constituye el Aviso de Hallazgo de Ningún Impacto Significativo y el Aviso de Intención de Solicitar Liberación de Fondos de HUD.

Se busca financiación en relación con los siguientes proyectos de nueva construcción y rehabilitación:

Genesis MMN 1901

El proyecto propuesto implica la rehabilitación de 8 edificios con 78 unidades antes de la rehabilitación y 85 unidades residenciales después de la rehabilitación, ubicados en Manhattan. Se anticipa que 16 de las unidades recibirán PBV y las 85 unidades serán asequibles para los hogares que ganen el 80 % del ingreso medio del área (AMI, por sus siglas en inglés) o menos. El proyecto propuesto se desarrollará a través del Programa de Préstamos para Preservación Multifamiliar (MPLP, por sus siglas en inglés) del HPD.

Thorbird-TGB, 2064 Grand Concourse, The Louella

El proyecto propuesto implica la construcción de un nuevo edificio residencial de uso mixto de 13 pisos que consista de 85 unidades residenciales en el Bronx, todas las cuales son asequibles para hogares que ganen el 50 % del AMI o menos. El proyecto propuesto se desarrollará a través del programa Apartamentos del Alquiler Asequibles para Personas Mayores ("SARA", por sus siglas en inglés) del HPD.

UPS 1415 Onden Avenue

El proyecto propuesto facilitará la construcción de un nuevo edificio de siete pisos que contiene 84 unidades de vivienda asequible ubicado en el Bronx. Se prevé que las 84 unidades residenciales sean asequibles para las familias que ganen el 60 % del AMI o menos. El proyecto propuesto se desarrollará a través del programa Vivienda de Apoyo - Nueva Construcción del HPD.

New Senate Residences

El proyecto propuesto implica la rehabilitación de un edificio residencial existente que contiene un total de 136 unidades de vivienda de apoyo en el vecindario Upper West Side de Manhattan. Se anticipa que 8 unidades recibirán PBV y todas las unidades serán asequibles para las familias que ganen un 60% del AMI o menos. Este proyecto propuesto se desarrollará a través del Programa del Año 15 del HPD.

Fordham Bedford Cluster

El proyecto propuesto implica la rehabilitación de tres edificios residenciales existentes que contienen un total de 162 unidades de vivienda de apoyo en el Bronx. Se prevé que todas las unidades sean asequibles para los hogares que ganen el 70 % del AMI o menos. Este proyecto propuesto se desarrollará a través del Programa de Iniciativas Estratégicas de Vivienda para Personas sin Hogar (HHSI, por sus siglas en inglés) del HPD.

New Penn Development

La acción propuesta implica la construcción de un edificio nuevo con un total de 26 unidades en el vecindario de Brownsville en Brooklyn. Se prevé que todas las unidades residenciales sean asequibles para hogares de personas mayores y de bajos ingresos del 80% del AMI o menos. El proyecto propuesto se desarrollará a través del Programa de Construcción de Vecindarios (NCP, por sus siglas en inglés) del HPD.

Shore Front HDPC

El proyecto propuesto, Shore Front HDPC, incluye la rehabilitación moderada de un edificio residencial existente en 3915 Neptune Avenue (Boulevard 6998, Lote 1) en un sitio de 0.4 acres en el Área Especial de Riesgo de Inundación en Brooklyn, Nueva York, con 75 unidades asequibles. El proyecto se desarrollará a través del programa LINTC del HPD con 45 unidades que recibirán PBV y las 75 unidades asequibles para familias con ingresos del 60% del AMI o menos.

Hallazgo de Ningún Impacto Significativo

Se estableció un registro de revisión ambiental para los proyectos propuestos mencionados anteriormente de acuerdo con 24 CFR 58.76 y está archivado en HPD. Con base en esta revisión, se ha determinado que estos proyectos no constituirán acciones que afecten significativamente la calidad del medio ambiente y, en consecuencia, la Ciudad de Nueva York ha decidido no preparar una Declaración de Impacto Ambiental (EIS, por sus siglas en inglés) bajo la Ley Nacional de Política Ambiental de 1969. Las razones de la decisión de no elaborar un EIS son las siguientes:

1. No hay impactos físicos adversos significativos, ya sea directos o indirectos, asociados con estos proyectos.
2. No existen impactos sociales adversos significativos, directos o indirectos, asociados con estos proyectos.
3. No existen impactos económicos adversos significativos, directos o indirectos, asociados con estos proyectos.

Intención de Solicitar la Liberación de Fondos

Las actividades propuestas requieren una Evaluación Ambiental (EA), como se identifica en las reglamentaciones ambientales de HUD que se encuentran en 24 CFR Parte 58.36. La Ciudad de Nueva York certificará a HUD en su solicitud de liberación de fondos que la Ciudad y el Comisionado de HPD, en su capacidad oficial como oficial certificador, consiente en aceptar la jurisdicción de los tribunales federales si se inicia una acción para hacer cumplir las responsabilidades en relación con revisiones ambientales, toma de decisiones y acciones, y que estas responsabilidades han sido satisfactorias.

Los registros de revisión ambiental establecidos para estos proyectos están archivados en HPD. Oficiales de Servicios de Desarrollo, Construcción y Desarrollo de Tierras - Planificación Ambiental. Los comentarios y/u objeciones a la disposición/liberación de fondos para los proyectos antes mencionados deben enviarse al HPD electrónicamente por correo electrónico a nepaenv@hpd.nyc.gov en o antes del día 15 posterior a la fecha de este aviso para todos los demás proyectos enumerados. Solo se considerarán los comentarios relacionados con la revisión ambiental. HPD no considerará ningún comentario u objeción que se reciba después de esta fecha.

Dirección a la Sociedad de Liberación de Fondos

HUD aceptará objeciones a su liberación de fondos y la certificación de RE por un período de quince días a partir de la fecha de presentación anticipada o de la recepción real de la solicitud (o que ocurra más tarde) solo si las objeciones se basan en una de las siguientes bases: (a) la certificación no fue ejecutada por el Oficial Certificador de HPD; (b) el RE ha omitido un paso o no ha tomado una decisión o hallazgo requiriendo por las reglamentaciones de HUD en 24 CFR Parte 58; (c) el beneficiario de la subvención ha comprometido fondos o ha incurrido en costos no autorizados por 24 CFR Parte 58 antes de la aprobación de una liberación de fondos por parte de HUD; o (d) otra agencia federal que actúa de conformidad con 40 CFR Parte 1504 ha presentado una conclusión por escrito de que los proyectos no son satisfactorios desde el punto de vista de la calidad ambiental. Las objeciones deben prepararse y presentarse de acuerdo con los procedimientos requeridos (24 CFR Parte 58) y deben dirigirse a Luigi D'Ancona en NY, PH, Director@hpd.gov. Los posibles objetos deben comunicarse con HUD para verificar el último día real del período de objeción.

Department of Housing Preservation & Development
Eric Adams, Mayor
Adolfo Carrión, Jr., Commissioner
931-12894-1

¿PROBLEMAS CON LA LEY?

Abogados que te ayuden los encontrarás aquí

EL DIARIO

#Ciencia**Luz verde a vehículo espacial**

La Nasa otorgó una calificación perfecta al diseño de un vehículo espacial, que fue realizado por estudiantes de la Universidad Nacional de Ingeniería de Perú, informó la agencia oficial Andina.



Vista de Cartagena, Colombia. /SHUTTERSTOCK

Alta tecnología para explorar galeón español

La embarcación se hundió en 1708 cerca de Cartagena de Indias

Jaime Ortega Carrascal/EFE
CARTAGENA

Un buque de la Armada colombiana fabricado en China y un robot submarino desarrollado en Suecia y producido en Inglaterra son las máquinas de alta tecnología con las que el país andino hará la exploración del galeón español San José, hundido en el siglo XVIII cerca de Cartagena de Indias.

La base para estos trabajos, que comenzarán en los próximos meses, será el moderno Buque Hidrográfico Multipropósito ARC Caribe, construido por el astillero Mawei en Fuzhou (China) e incorporado a la Armada en 2018, explica el comandante del navío, capitán de fragata Juan Manuel Uricoechea.

"Es un buque de 72 metros de eslora y 16 metros de manga en la cubierta de carga y 19 metros en la cubierta de vuelo, que es más ancha", explica el oficial mientras señala el helipuerto en la parte superior del navío.

Este barco de 3.200 toneladas ya ha hecho "exploraciones no intrusivas" del pecio del galeón, que reposa a más de 600 metros de profundidad en algún punto del mar Caribe, en inmediaciones de las Islas del Rosario, mantenido bajo estricto sigilo por la Armada desde que lo halló en 2015.

El San José, construido en 1698

en Guipúzcoa (España) y perteneciente a la Armada española, fue hundido el 8 de junio de 1708 durante un ataque de una flota de corsarios ingleses cuando se dirigía a Cartagena de Indias cargado, según crónicas de la época, con cerca de 11 millones de monedas de ocho escudos en oro y plata que había recogido en la feria de Portobelo (Panamá).

España, amparada en las normas de la Organización de las Naciones Unidas para la Educación, la Ciencia y la Cultura (Unesco), reclama la titularidad del galeón por tratarse de "un barco de Estado", con su bandera.

Primera retirada de plezas

Después de muchas discusiones sobre qué hacer con los restos del naufragio del legendario galeón, para lo cual España ha ofrecido su cooperación y conocimiento en materia de protección del patrimonio subacuático, el Gobierno colombiano presentó el viernes la hoja de ruta para la exploración inicial, en la que se espera retirar para su estudio algunas piezas del pecio.

Dichas objetos, que pueden ser monedas, cañones, vasijas o porcelanas chinas, por ejemplo, tendrán que recibir un tratamiento especial antes de ser sacadas a la superficie ya que la presión del agua del mar a una gran profundidad durante los 315 años trans-

curridos desde el naufragio, causa alteraciones moleculares en su estructura que las puede dañar al contacto con el aire.

En el caso de la madera es más complicado aún que con los objetos de metal porque se puede desintegrar al salir a la superficie, explican los oficiales de la Armada.

"El ARC Caribe nos va a llevar al mar, a bajar a 600 metros de profundidad para hacer la investigación científica más importante de la década de los dos océanos en Colombia. Es un hito de investigación científica en Colombia (...) y con esta experiencia tal vez podamos marcar una guía de cómo construir investigación arqueológica profunda en los océanos", explica a EFE el jefe de Intereses Marítimos de la Armada colombiana, almirante Hermann León.

Tecnología de superficie y submarina

En ese sentido, el buque cuenta con tecnología de punta, como "un sistema azimutal" que hace las veces del antiguo timón de dirección y "permite que la hélice pueda girar 360 grados". Su manejo es similar al de un mando de videojuego, cuenta por su parte el almirante Uricoechea.

"Nuestro buque tiene la capacidad de posicionamiento dinámico, es decir, puede enfrentar las olas y el viento en todos los movimientos en seis direcciones que existen en el océano", indica el almirante León.

Eso es una ventaja porque le permite "sostenerse en un punto preciso ya que la intervención o la exploración (del San José) requiere exactitud y que el robot, a 600 metros de profundidad, pueda ser conectado con el ojo y la mano del operario que está en el barco", agrega.

El ARC Caribe lleva a bordo un robot submarino Saab Seaeye Lynx, al que hace referencia el oficial, que fue desarrollado por la compañía sueca Saab, líder mundial en este campo con sus vehículos operados a distancia (ROV).

Este robot, que cuenta con pinzas y cámaras de alta definición con las que se tomaron las primeras fotos del galeón en 2022, fue fabricado por Saab Seaeeye en su planta en Fareham (Reino Unido), y puede bajar hasta una profundidad de 900 metros, dice el jefe de la Unidad de Buceo y Salvamento de la Armada, capitán de Fragata Juan Pablo Clavijo.

Sold To:
Georgica Green Ventures LLC - CU80177357
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753

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Jericho, NY 11753

Affidavit of Publication

Order Number: 7600880
Purchase Order:

State of New York
County of New York

The undersigned is an authorized designee of the publisher of the Daily News, a daily newspaper published in New York, New York. The notice, of which the annexed is a true copy, has been published in the said newspaper in the Full Run zone on the following days:

Publication Dates : **Mar 16, 2024.**

Daily News, L.P., Publisher



Printed Name: **Peter Nylin**

Authorized Designee of Daily News, L.P., Publisher of the Daily News

Sworn to before me this **17** day of **March ,2024.**



Notary Public

KATHI L DAVIS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DA6410130
Qualified in Ulster County
My Commission Expires October 19, 2024

**City of New York – Department of Housing Preservation & Development
Final Notice and Public Explanation of a Proposed Activity in the
100-Year Floodplain, Notice of Finding of No Significant Impact (FONSI)
and Intent to Request Release of Funds**

To: All interested Agencies, Groups and Individuals

This is to give notice that the New York City Department of Housing Preservation & Development (HPD) intends to provide construction financing made available through the United States Department of Housing and Urban Development's (HUD) Section 8 Project-Based vouchers (PBVs) from the Project-Based Section 8 Housing Assistance Payments Program, to be allocated by HPD or NYCHA, funding through the HOME Investment Partnership Program, Community Development Block Grant Disaster Recovery (CDBG-DR) allocated by New York City Office of Management (NYC OMB) and/or Mortgage Insurance from HUD's Risk Sharing program, to be allocated by the New York City Housing Development Corporation, in connection with the below-referenced project. The requested funding would result in redevelopment being undertaken within the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (100-year floodplain). This notice is required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management, as implemented by HUD Regulations found at 24 CFR 55.20(b), for HUD actions that are within and/or affect a 100-year floodplain or wetland. The project described below is subject to the notice requirement.

Luna Park Towers

The proposed project, Luna Park Towers, includes the construction of a new 23 story residential building with 281 units of affordable senior housing at 3027 West 21st Street (Block 7072, Lot 4) on an approximately 0.65 acre site in the Special Hazard Flood Area in the Coney Island neighborhood of Brooklyn. The proposed project would be developed through HPD's Senior Affordable Rental Apartments (SARA) program. All 282 units would receive PBVs and be affordable to senior households at 50% AMI or below.

Public Explanation of a Proposed Activity in the 100-Year Floodplain:

For the proposal described above, HPD has carried out the procedures required by Executive Order 11988 on Floodplain Management, including a consideration of alternatives to avoid adverse effects and incompatible development in the floodplain. HPD has determined that the developments in the floodplain are unavoidable.

HPD proposes to support the proposed action because there is no practicable alternative to develop the project totally outside the floodplain. To minimize potential harm to the floodplain, the following mitigation measures, developed through coordination with the New York City Department of Buildings, will be implemented by the project sponsors:

Owners of HUD-assisted properties that are located within Special Flood Hazard Areas are required to purchase and maintain flood insurance protection as a condition of approval of any HUD financial assistance for proposed construction. HPD will ensure that flood insurance is purchased before closing for this project. To minimize potential harm to the floodplain, the proposed project will be required to comply with Appendix G "Flood Resistant Construction" of the NYC Building Code for construction within the 100-year floodplain in effect at the time of building construction. In addition, the following design measures will be implemented by the project sponsor:

Luna Park Towers

The Proposed Project will floodproof any rooms that contain critical building features within the ground floor level, or where possible elevate these critical features to upper levels to protect the normal operation within the building in the event of future flooding events.

The mitigation and resiliency strategy for the Proposed Project principally relies on raised entrances to the DFE. The freeboard for this project is 2.00 feet, establishing the DFE at 13.00 feet (NAVD88 Datum). The residential lobby will be designed to be located at the DFE, above anticipated flood water levels, and to preserve emergency egress from the building during a flood event. The first floor of the building will be raised out of the floodplain and a number of schematic flood mitigation measures are incorporated into the design of the building.

This finding and its publication completes the compliance with the public notice requirements for Executive Orders 11988 for Flood Plain Management.

Finding of No Significant Impact (FONSI):

An environmental review record was established for the proposals in accordance with 24 CFR 58.76 and is on file at HPD. Based on this review, it has been determined that the proposed project will not constitute an action significantly affecting the quality of the environment and, accordingly, the City of New York has decided not to prepare an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969. The reasons for the decision not to prepare an EIS are as follows:

1. There are no significant adverse unmitigated physical impacts, either direct or indirect, associated with the proposed project;
2. There are no significant adverse social impacts, either direct or indirect, associated with the proposed project; and
3. There are no significant adverse economic impacts, either direct or indirect, associated with the proposed project.

The environmental review record established for the project is on file at HPD, Office of Development, Environmental Planning Unit, 100 Gold Street, 7th Floor, New York, New York 10038. Comments and/or objections to the obligation of funds for the aforementioned project must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov or through the mail to the above address on or before the 15th day following the publication date of this notice. No comments or objections received after this date will be considered by HPD.

Intent to Request Release of Funds:

The proposed activities require an Environmental Assessment (EA), as identified in HUD environmental regulations found under 24 CFR Part 58.36. The City of New York will certify to HUD in its request for release of funds that the City and HPD's Commissioner, in his official capacity as

or funds that the City and the U.S. Commissioner, in his official capacity, as certifying officer, consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that these responsibilities have been satisfied.

Environmental review records established for this project is on file at HPD, Office of Development, Building and Land Development Services - Environmental Planning. Comments and/or objections to the disposition/obligation of funds for the aforementioned project must be submitted to HPD electronically via email to nepa_env@hpd.nyc.gov on or before the 15th day following the date of this notice for all other project listed. Only comments related to the environmental review will be considered. No comments or objections received after this date will be considered by HPD.

Objection to Request Release of Funds:

HUD will accept objections to its release of funds and the RE's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HPD; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Luigi D'Ancona at NY_PH_Director@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Appendix C: Explosive and Flammable Hazards Worksheet

Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

☒ No

→ Continue to Question 2.

☐ Yes

Explain:

→ Go directly to Question 5.

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

☐ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☒ Yes

→ Continue to Question 3.

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are **NOT** covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "no." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "yes."

☐ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

☒ Yes

→ Continue to Question 4.

4. Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

☒ Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ No

→ Go directly to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit HUD's website for information on calculating Acceptable Separation Distance.

☐ Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

☐ No

→ Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

Continue to Question 6.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location. Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

--

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Matrix personnel reviewed relevant databases and conducted a detailed inventory of current and/or planned stationary aboveground storage tanks (AST) greater than 100 gallons (and 20,000 gallons or more) in size within a one-mile area of the Project Site. Based on the database review and one-mile area inventory, numerous ASTs were identified. Field reconnaissance of the area was also conducted to verify the presence of potential thermal explosive hazards which could include the outside storage of toxic, hazardous or flammable gases or liquids.

In accordance with the *Fact Sheet: Determining Which Tanks to Evaluate for Acceptable Separation Distance*, the closest relevant AST to the Project Site (AST "A") was submitted to HUD's Acceptable Separation Distance (ASD) Assessment Tool. This AST, located at 2890 West 21st Street approximately 907 feet north/northwest of the Project Site (see **Figure 1**), is an unpressurized 2,020 gallon #2 fuel oil tank. Based on results of HUD's ASD Assessment Tool for AST "A", the ASD for Thermal Radiation for People (ASDPPU) was 370.69 feet; the ASD for Thermal Radiation for Buildings (ASDBPU) was 69.59 feet. The largest relevant AST to the Project Site (AST "B") (see **Figure 1**), an unpressurized 3,000 gallon #6 fuel oil tank located at 2865 West 19th Street approximately 1,216 feet north/northeast of the Project Site, was also submitted to HUD's ASD Assessment Tool. Based on the results, the ASDPPU was 437.09 feet; the ASDBPU was 83.56 feet. The ASDPPU/ASDBPU for both AST "A" and "B" were greater than half the distance between these AST's and the Project Site, respectively, indicating that the ASD from the Project Site is acceptable based on standards in the regulations. As such, mitigation is not required. Additionally, the Proposed Project does not involve the construction of hazardous facilities. Therefore, no further assessment is required.

It is noted that the exterior above-ground storage of explosives or hazardous materials within New York City is subject to Fire Department of New York (FDNY) permitting, which requires appropriate blast and thermal protection materials around the storage tank to protect adjacent properties.

Sources:

(1) NYSDEC Bulk Storage Database Search.

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=4>. October 7, 2023.







(2) CNS Environmental. Phase I Environmental Site Assessment and Tier 1 Vapor Encroachment Screening of the Proposed "Surf B4/Building 4" Site. October 4, 2023.

Are formal compliance steps or mitigation required?

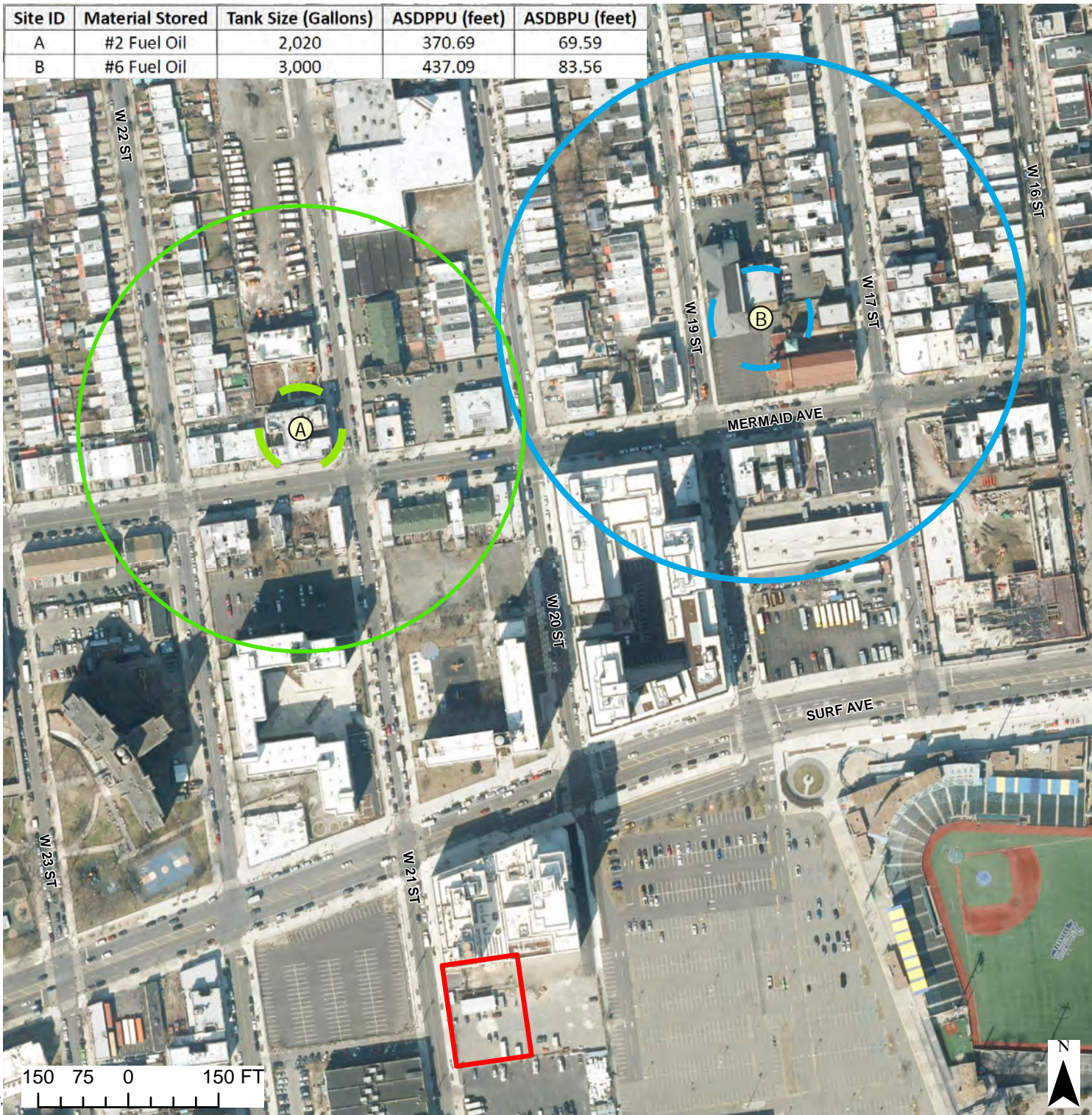
☐ Yes

☒ No

Legend

-  Project Site
-  Aboveground Storage Tanks
-  Aboveground Storage Tank "A"
ASDPPU
-  Aboveground Storage Tank "A"
ASDBPU
-  Aboveground Storage Tank "B"
ASDPPU
-  Aboveground Storage Tank "B"
ASDBPU

Site ID	Material Stored	Tank Size (Gallons)	ASDPPU (feet)	ASDBPU (feet)
A	#2 Fuel Oil	2,020	370.69	69.59
B	#6 Fuel Oil	3,000	437.09	83.56



Data Source(s):

(1) New York City Department of City Planning,
Information Technology Division: MapPLUTO Data;
(2) ESRI, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AerioGRID, IGN, and the GIS User Community

Appendix D: Noise Backup and Window/Wall Attenuation Measures Letter

**NOISE ASSESSMENT REPORT
CONEY ISLAND BUILDING 4
BLOCK 7072, LOT 4
3027 WEST 21ST STREET
BROOKLYN, NEW YORK 11224**

MATRIX**NEW**WORLD

Engineering Progress

Submitted to:

Georgica Green Ventures, LLC
50 Jericho Quadrangle, Suite 118
Jericho, NY 11753

Submitted by:

Matrix New World Engineering, Land Surveying
and Landscape Architecture, P.C.
20 West 37th Street, 12th Floor
New York, New York 10018

Matrix No. 23-1317

January 10, 2024

Allison Gioso-Ekblom
Georgica Green Ventures, LLC
Vice President - Development
50 Jericho Quadrangle, Jericho, NY 11753

January 10, 2024

**Re: NOISE ASSESSMENT REPORT
CONEY ISLAND BUILDING 4
3027 WEST 21ST STREET
BLOCK 7072, LOT 4
BROOKLYN, NEW YORK
MATRIX NO. 23-1317**

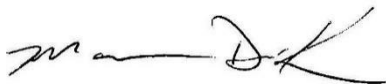
Dear Ms. Gioso-Ekblom:

Matrix New World Engineering (Matrix) is pleased to present this Noise Assessment Report for the above-referenced site.

This report summarizes the findings of the AKRF, Inc. (AKRF) site specific noise survey report, dated June 30, 2023. The AKRF noise survey report was completed in accordance with the New York City Office of Environmental Remediation (OER) approved Noise Survey Protocol, dated May 15, 2023, and City Environmental Quality Review (CEQR) Technical Manual (2021). Matrix utilized the AKRF noise data to perform a noise analysis to comply with the Department of Housing and Urban Development (HUD) Noise Guidebook (March 2009). Specifically, Matrix conducted day-night noise level (DNL) calculations, a day-night noise level evaluation utilizing AKRF continuous 24-hour noise monitoring readings, and an assessment of noise attenuation, if any, that would be required during the proposed redevelopment of the Site.

If you have any questions regarding the information contained in this report, please contact us at (973) 240-1800.

Sincerely,



Matthew Duffy, LSRP
Environmental Project Manager



Mathew Heye
Environmental Scientist

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1.0 INTRODUCTION

Matrix New World Engineering, Land Surveying, and Landscape Architecture, P.C. (Matrix) has prepared this Noise Assessment Report for the Coney Island Building 4 located at 3027 West 21st Street (Block 7072, Lot 4), Brooklyn, NY (Site). Matrix's noise assessment was conducted to provide a noise level evaluation for Georgica Green Ventures, LLC (GGV) planned redevelopment of the Site.

This report provides day night noise level (DNL) calculations, a noise level evaluation utilizing continuous 24-hour noise monitoring readings, and an assessment of noise attenuation, if any, that would be required during the proposed redevelopment of the Site. All noise data was obtained from the AKRF, Inc. (AKRF) site specific noise survey report conducted for the Site, dated June 30, 2023. This Noise Assessment Report has been performed in accordance with the Department of Housing and Urban Development (HUD) Noise Guidebook (March 2009).

1.1 Noise Fundamentals

Noise is unwanted or excessive sound. Environmental noise is defined as the summary of sound in a community originating from man-made sources such as automobiles, aircraft, trains, fixed industrial or commercial sources, and natural sources. Noise is the result of fluctuations in air pressure and is measured in logarithmic units called decibels (dB). The decibel value takes all frequencies into account. People can hear over a relative limited range of sound frequencies, generally between 2 and 20,000 hertz (Hz). The decibel measurement is weighted to account for the frequencies most audible to the human ear. The "A" weighted scale, dB(A), was developed to account for those frequencies most audible to the human ear. Since the dB(A) scale is logarithmic, generally, an increase of less than 3 dB(A) is barely perceptible to the human ear, a 5 dB(A) increase is readily noticeable, and a 10 dB(A) increase is a doubling of sound pressure.

1.2 Effects of Distance on Noise

Sound levels decrease in proportion with the square of the distance from the source. This decrease is referred to as "drop off." Moving noise sources, such as automobiles, decrease 4.5 dB(A) for every doubling of distance between the noise source and the receptor. For stationary sources, the drop off rate is a decrease of 6 dB(A) for every doubling of distance between the noise source and the receptor.

1.3 Environmental Noise Descriptors

Since the sound pressure level (SPL) unit of dB(A) describes noise levels at one instance and few noise sources are constant, descriptors have been developed to describe the sound levels over extended

periods of time. The day-night level (L_{dn}) descriptor is used by HUD in environmental noise assessments to determine what attenuation, if any, would be required during the proposed redevelopment of the Site.

2.0 SITE BACKGROUND

2.1 Site Location and Description

The Site is located at 3027 West 21st Street, Brooklyn, NY and consists of a vacant plot of land currently utilized as a parking area for the surrounding businesses. The Site is bordered on all sides by mixed use residential and commercial development.

The Site is proposed for redevelopment into a residential 23-story, 282-unit affordable housing structure for seniors. Evaluation of background noise from significant nearby stationary and mobile sources was performed to determine noise attenuation requirements for the planned redevelopment to comply with Federal, State, and local regulations.

3.0 HUD DNL NOISE CALCULATIONS

Matrix performed a desktop DNL calculation study utilizing the HUD online DNL Calculator in order to obtain baseline noise level estimates. As per the HUD Noise Guidebook, Site Acceptability Standards fall into three categories: Acceptable (DNL not exceeding 65 dB), Normally Unacceptable (DNL above 65 dB but not exceeding 75 dB), or Unacceptable (above 75 dB). Factors influencing desktop DNL output include traffic counts (i.e., percentage of cars, medium trucks and heavy trucks) recorded during the noise measurement, average vehicle speed, effective distance, and road gradient. Traffic data used to perform the online HUD DNL calculations was obtained from the New York State Department of Transportation (NYSDOT) Traffic Data Viewer Database. Two significant traffic noise sources were identified and are described below.

3.1 West 21st Street

West 21st Street, located on the western border of the Site was identified as a significant noise source. Based on desktop measurements, the following information was obtained:

Table 1: DNL Calculation Inputs – West 21st Street

West 21 st Street	
Effective Distance	265 ft (from northwest corner of Project Area to Intersection of W 21st Street)
Distance to Stop Sign	NA
Average Speed (Passenger/ Light Vehicle)	25 mph
Average Speed (Heavy Truck/Bus)	21 mph ¹

West 21 st Street	
Passenger/ Light Vehicle ADT*	1038
Medium Truck ADT	**
Heavy Truck/ Bus ADT	90
Night Fraction***	15
Road Gradient (for Heavy Truck/Bus Only)	2%

Notes:

Average Daily Traffic (ADT) obtained from NYSDOT Traffic Data Viewer Database

If no stop sign located within minimum distance to the Site, no input entered (traffic lights are not included)

NA = Not Applicable

Effective Distance measured from minimum distance (6.5ft from receptor façade) to midpoint of roadway or median as applicable

* Passenger/Light Vehicle ADT calculated based on NYSDOT Traffic Data Viewer percentages

** No Medium Truck ADTs were available from NYSDOT Traffic Data Viewer Database. As per HUD Noise Guidebook, all truck ADTs assumed as "heavy"

*** As per HUD Noise Guidebook, if no night fraction information is available, default value is 15

¹ = Average Heavy Truck Speed Adjustment Factor for speeds less than 50 mph is 0.81

3.2 Surf Avenue

Surf Avenue, located northeast of the Site was identified as a significant noise source. Based on desktop measurements, the following information was obtained:

Table 2: DNL Calculation Inputs – Surf Avenue

Surf Avenue	
Effective Distance	320 ft (from proposed east boundary of Property Area to centerline of Surf Ave)
Distance to Stop Sign	NA
Average Speed (Passenger/ Light Vehicle)	25 mph
Average Speed (Heavy Truck/Bus)	21 mph ¹
Passenger/ Light Vehicle ADT*	16072
Medium Truck ADT	**
Heavy Truck/ Bus ADT	1398
Night Fraction***	15
Road Gradient (for Heavy Truck/Bus Only)	2%

Notes:

Average Daily Traffic (ADT) obtained from NYSDOT Traffic Data Viewer Database

If no stop sign located within minimum distance to the Site, no input entered (traffic lights are not included)

NA = Not Applicable

Effective Distance measured from minimum distance (6.5ft from receptor façade) to midpoint of roadway or median as applicable

* Passenger/Light Vehicle ADT calculated based on NYSDOT Traffic Data Viewer percentages

** No Medium Truck ADTs were available from NYSDOT Traffic Data Viewer Database. As per HUD Noise Guidebook, all truck ADTs assumed as "heavy"

*** As per HUD Noise Guidebook, if no night fraction information is available, default value is 15

¹ = Average Heavy Truck Speed Adjustment Factor for speeds less than 50 mph is 0.81

3.3 HUD Online DNL Conclusions

Based on the DNL inputs from each significant noise source, Matrix calculated the DNL for the Site utilizing the HUD DNL Calculator. Results are summarized in Table 3 below.

Table 3: DNL Calculation Results

Road Name	West 21 st Street	Surf Avenue	Noise Impulse	Combined
DNL Results	53 dB	64 dB	NM	72 dB

Notes:

NM = Not Measured

Based on the DNL calculations, the Site had a combined DNL of 72 dB, categorizing it as Normally Unacceptable per the HUD Noise Guidebook; therefore, a noise survey is required for the Site. The DNL Calculator results are presented in Appendix A.

4.0 NOISE SURVEY

In June 2023, AKRF completed a noise survey at the Site in order to determine window/wall noise attenuation requirements for the proposed redevelopment and to comply with the New York City Office of Environmental Remediation (OER) noise E-designation requirements. The AKRF noise survey report was completed in accordance with the New York City Office of Environmental Remediation (OER) approved AKRF Noise Survey Protocol, dated May 15, 2023, and City Environmental Quality Review (CEQR) Technical Manual (2021). The findings of the noise survey are discussed below. The June 2023 AKRF noise results are presented in Appendix B.

4.1 Noise Survey Methodology

The predominant noise source in the area of the proposed project consists of vehicular traffic from local and regional sources (mobile sources) and Maimonides Park Baseball Stadium (stationary source). AKRF collected short-term noise measurements from three different locations; two along West 21st Street (Locations A & B located along the western side of Site) and one along the eastern boundary (Location C) biased towards the Maimonides Park Baseball Stadium. These locations correspond to ground-level measurement locations. In addition, AKRF collected long-term noise measurements along West 21st Street (Location 1) at approximately 10 feet above grade. The noise measurement locations are depicted on Figure 2. Further details on the AKRF noise survey program are discussed below.

4.2.1 West 21st Street

Locations A and B were selected to evaluate noise levels originating from vehicular traffic associated with West 21st Street located on the western side of the Site. Sound level data was collected as continuous 1-hour measurements simultaneously with Location 1. Noise level data from Location 1 was used to create a 24-hour profile for temporal noise distribution at Locations A, B, and C.

4.2.2 Maimonides Park Baseball Stadium

To account for potential noise level impacts originating from Maimonides Park Baseball Stadium, Location 1 was monitored during a time when a baseball game was taking place to determine the level of noise contribution that would impact the Site. In addition, noise level measurements were collected from Location C, over a two-hour duration to reflect the hour leading up to and one hour after the baseball game began (6:00pm through 8:00pm for a game starting at 7:00pm). ARKF selected the noise measurement hours in anticipation that they had potential for the largest noise contribution during that time period.

4.2.3 Coney Island Amphitheater

To account for noise level impacts originating from the Coney Island Amphitheater, located southwest of the Site, Location 1 was monitored during a time in which a weekend event was taking place. Measurements were collected over a 12-hour period beginning on Saturday, June 24, 2023, to evaluate sound levels during the “On-My-Way Rap / Hip-Hop Tour”.

4.2 Noise Meter Deployment

Between June 20, 2023, and June 24, 2023, AKRF mobilized to the Site to conduct a noise survey to evaluate significant noise sources at the Site. ARKF selected four noise survey locations. Location 1 was placed along the western side of the Site, adjacent to West 21st Street, at an elevation of 10 feet above grade. Location A was placed along the northwest corner of the Site, at an elevation of 5 feet above grade. Location B was placed along the southwest corner of the Site, at an elevation of 5 feet above grade. Location C was placed along the eastern side of the Site, facing Maimonides Park, at an elevation of 5 feet above grade.

AKRF utilized two Type XL2 Nti sound level meters (SLM) with wind screens. For all noise measurements, the sound meter was installed on a tripod to the corresponding elevation of the study (between 5 feet and 10 feet above grade) and at least 5 feet away from any noise-reflective surfaces. The SLM was calibrated before and after the collection of noise measurements. The time response of the SLM were set to “slow” and configured to measure A-weighted noise values. Additional noise characteristics collected include 1/3-octave band, L_{eq} , L_1 , L_{10} , L_{50} , L_{90} , L_{max} and L_{min} levels.

In accordance with the HUD Noise Guidebook, the noise meter is required to be set to analyze noise readings on “fast” time response. During the AKRF noise survey, the noise meter was set to collect noise measurements with “slow” time response. The collection of noise readings on the “slow” time response is a variance of the HUD requirements.

Meteorological conditions were not provided in the AKRF report. To confirm noise level readings were collected during HUD approved meteorological conditions, Matrix reviewed local historic weather conditions during the AKRF noise study from the Weather Underground database. The temperature for the duration of the noise measurement was generally between 50°F - 60°F with an average temperature of 55°F. The wind speeds were moderate during the measuring event, with wind speeds ranging from 9 mph to 22 mph with an average wind speed of 14.6 mph. The wind speed is generally higher than recommended and can bias noise level readings high. According to the HUD Noise Guidebook, noise

measurements should not be taken during periods of inclement weather or when the ground is wet, or snow covered. The AKRF noise study was completed within the criteria established by the HUD Noise Guidebook.

4.3 Traffic Count

During the noise survey, a vehicle count was performed by AKRF at Locations A and B (West 21st Street). Traffic counts were performed during two intervals; Location A - between 12:00pm and 1:00pm; and Location B - between 1:00pm and 2:00pm. Observed traffic volume was also compared to the data from the 2008 Coney Island Rezoning survey (collected between 12:00pm and 2:00pm). Results from the traffic count are presented in Table 4, below.

Table 4: Traffic Counts

Source	Description	Autos	Motorcycles	Medium Trucks	Heavy Trucks	Buses	Total Volume
2008 Coney Island Rezoning	West 21 st Street, between Surf Avenue and Riegelmann Boardwalk	36	0	0	0	0	36
2023 Noise Survey Location A	West 21 st Street, between Surf Avenue and Riegelmann Boardwalk	18	0	4	2	0	24
2023 Noise Survey Location B	West 21 st Street, between Surf Avenue and Riegelmann Boardwalk	12	2	1	0	0	15

4.4 Noise Survey Results

Utilizing the Location 1 long-term L_{eq} data (i.e., 24-hour noise reading), Matrix calculated the L_{dn} for the Site. Hourly L_{eq} data was entered into the NoiseMeters, Inc. L_{dn} Calculator. Based on the calculator, the L_{dn} for the Site is 63.7 dB, which falls under the HUD “Acceptable” category. The L_{dn} Calculator results is presented as Appendix C. This result is generally consistent with the short-term and long-term noise level readings collected by AKRF.

4.5 Mitigation/Attenuation

The HUD noise policy (24 CFR 51 B) requires that noise attenuation measures be provided when

proposed projects are to be located in high noise level areas (i.e., greater than 65 dB). The requirements are designed so interior levels do not exceed the 45 L_{dn} . Therefore, if an exterior noise level is 65 L_{dn} to 70 L_{dn} , a 25 dB noise attenuation is required. Based on the noise survey results, the window noise attenuation factor for the Site is less than 20 dB.

The Sound Transmission Class (STC) rates how well a material or a barrier like a window, will block the movement of sound. It measures the transmission loss of 16 different sound frequencies between 125 and 4,000 Hz. The STC window rating depends upon several factors, including glass thickness, laminated glass, the number of panes, how the frame is constructed, and weather-stripping seals. The HUD Noise Guidebook (Chapter 4 - Sound Transmission Class Guidance) provides some STC ratings for common building materials including windows. Single pane windows typically have an STC rate of 20 to 29 depending on the thickness of the glazing. Double pane typically has a STC rate between 26 and 32 and can be improved to 37 by using thicker glass and a wider gap between plates. The type and thickness of the glass combined with the airspace between determine how well a window will stop sound transmission. During construction of the proposed building, the windows and walls will need to be rated for noise attenuation factors that will reduce ambient noise levels to below interior noise action levels.

4.6 Construction Noise

The potential for noise impacts as a result of temporary (construction-related) noise depends on the phase of construction, the type, amount and location of construction equipment and the amount of time it operates over a workday. Construction noise best management practices (BMPs)/mitigation typically employed includes:

- Replacing back-up alarms with strobes, as allowed within OSHA regulations, to eliminate the impulsive sound.
- Assuring that equipment is functioning properly and is equipped with mufflers and other noise-reducing features.
- Locating especially noisy equipment as far from sensitive receptors as possible.
- Using quieter construction equipment and methods, as feasible, such as smaller backhoes and excavators.
- Maintaining equipment to avoid louder operation associated with mechanical issues.
- Using path noise control measures such as portable enclosures for small equipment (i.e. jackhammers and saws).
- Building portable noise walls around construction areas to reduce noise.

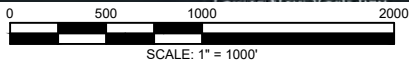
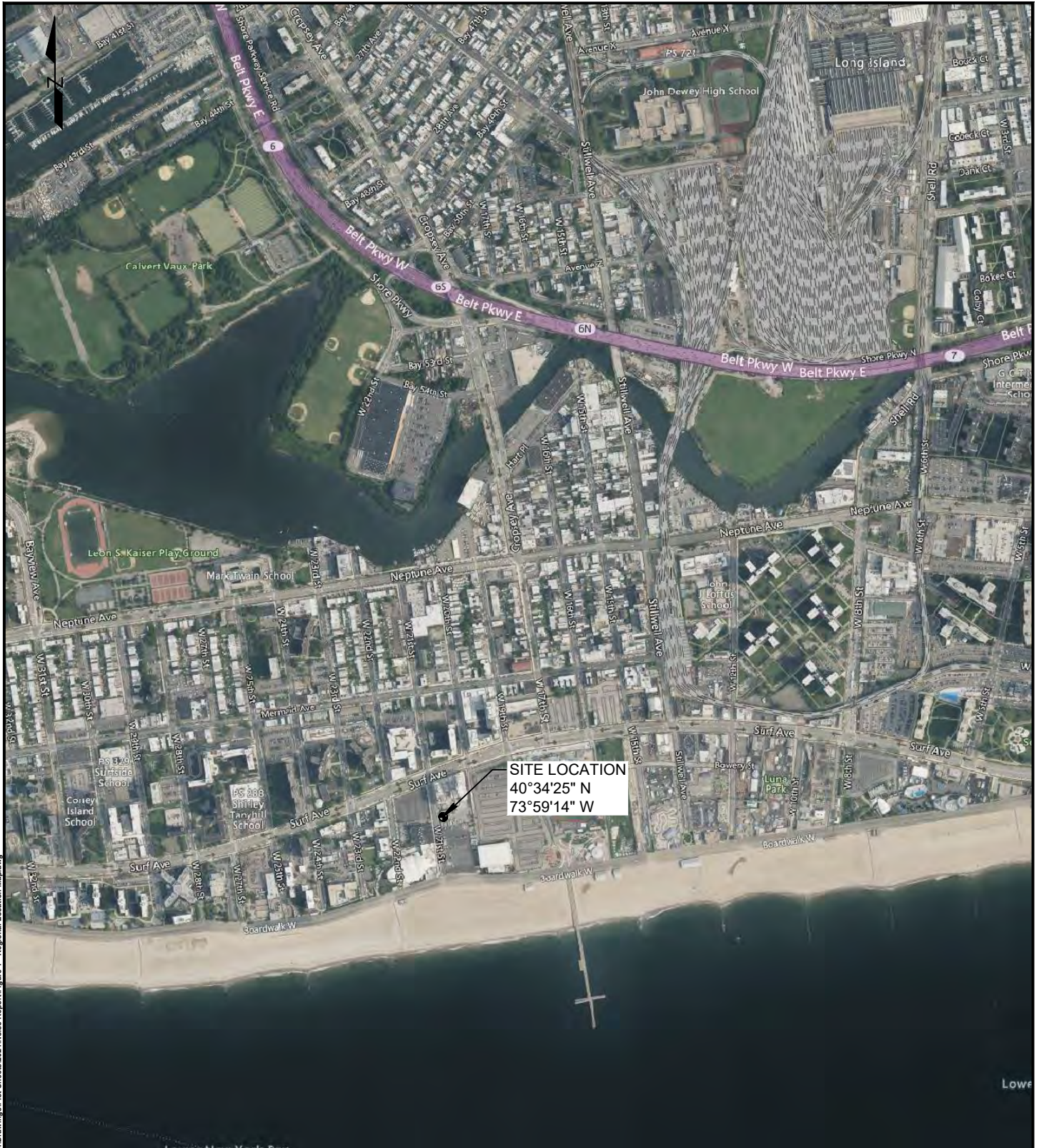
- Limiting the periods of time when construction may occur is a common approach to minimizing impact. Adhering to the time-of-day restrictions in the City of New York Noise Ordinance would minimize impact to existing residences.
- Maintaining strong communication and public outreach with surrounding occupants is a critical step in minimizing impact. Providing information about the time and nature of construction activities can often minimize the effects of construction noise.

5.0 CONCLUSIONS

Matrix performed a desktop DNL Calculation study for the Site based on the significant mobile noise sources associated with local and regional vehicular traffic (West 21st Street, Maimonides Park Baseball Stadium, and Coney Island Amphitheater) identified in close proximity to the Site. All traffic data was obtained from the NYSDOT Traffic Data Viewer Database. In accordance with the HUD Noise Guidebook, assumptions were made where applicable and entered into the HUD DNL Calculator. Based on the results, the Site was categorized as Normally Unacceptable (DNL above 65 dB and below 75 dB) with a combined DNL of 72 dB, therefore, requiring a noise survey be completed.

Utilizing noise data collected by AKRF in June 2023, Matrix calculated the L_{dn} for the Site utilizing the continuous 24-hour noise measurements collected at Location 1. The AKRF 24-hour L_{eq} measurements were converted to L_{dn} measurements utilizing the NoiseMeters, Inc. the L_{dn} calculator, which accounts for day-night noise levels. Based on the results of the calculator, the Site had a calculated L_{dn} of 63.7 dB, placing the noise level readings under the HUD “Acceptable” category. Although the noise measurements collected at Location 1 were configured for “slow” time response in place of the HUD required “fast” time response, the measured and calculated noise levels are considered to be representative of Site conditions.

As a result of the Matrix calculated L_{dn} noise levels, the proposed building will require noise attenuation of less than 20 dB. However, AKRF calculated the projected noise levels will require 28 dB of attenuation along the western building façade as well as 50 feet on the southern building façade to be in compliance. To be in compliance with interior noise levels requirements (45 L_{DN} or less), this can be achieved with single pane or double pane windows. Single pane windows can have an STC rate of over 20 depending on the thickness of the glazing. Double pane windows typically have a rate between 26 and 32 and can be improved to 37 by using thicker glass, a wider gap between plates, and dissimilar glass thickness.



REGIONAL LOCATION MAP

MATRIX**NEWORLD**
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CONEY ISLAND

BUILDING 4

3027 WEST 21ST STREET
BROOKLYN, NEW YORK

SCALE:
AS SHOWN

PROJECT NO.:
23-1317

DATE:
JANUARY 2024

FIGURE NO.:
1



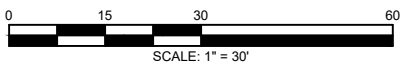
LEGEND



HOURLY NOISE LOCATIONS



24 HOUR NOISE LOCATION



NOISE SURVEY LOCATION MAP

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BROOKLYN, NEW YORK

SCALE:
AS SHOWN

PROJECT NO.:
23-1317

DATE:
JANUARY 2024

FIGURE NO.:
2

Appendix A

HUD DNL Calculation

DNL Calculator

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	3027 West 21st Street, Brooklyn, NY
Record Date	01/08/2024
User's Name	Matt Heye

Road # 1 Name:	W 21st Street from Surf Ave to Mermaid Ave
----------------	--

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	265		265
Distance to Stop Sign			
Average Speed	25		21
Average Daily Trips (ADT)	1038		90
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	40	0	53
Calculate Road #1 DNL	53	Reset	

Road # 2 Name:	Surf Ave from W 17th Street to Stillwell Ave
----------------	--

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
--------------	--	--	--

Effective Distance	320		320
Distance to Stop Sign			
Average Speed	25		21
Average Daily Trips (ADT)	16072		1398
Night Fraction of ADT	15		15
Road Gradient (%)			2
Vehicle DNL	51	0	64
Calculate Road #2 DNL	64	Reset	

Add Road Source
Add Rail Source

Airport Noise Level

Loud Impulse Sounds?
☒ Yes
☐ No

Combined DNL for all Road and Rail sources
64

Combined DNL including Airport
N/A

Site DNL with Loud Impulse Sound
72

Calculate
Reset

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - **Contact your Field or Regional Environmental Officer** (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (</resource/3822/day-night-noise-level-assessment-tool-user-guide/>)

Day/Night Noise Level Assessment Tool Flowcharts (</resource/3823/day-night-noise-level-assessment-tool-flowcharts/>)

Appendix B

June 2023 AKRF Noise Survey Results



Environmental, Planning, and Engineering Consultants

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www.akrf.com

June 30, 2023

Maurizio Bertini, Ph.D
Assistant Director
Mayor's Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038

**Re: 3027 West 21st Street (Brooklyn, New York)
Block 7072 Lot 4 – Noise Survey Results
OER #23TMP0488K**

Dear Mr. Bertini:

AKRF, Inc. (AKRF) has completed a site-specific noise survey for the 3027 West 21st Street project in Brooklyn, New York. The noise monitoring was performed in accordance with the New York City Office of Environmental Remediation (OER) approved Noise Survey Protocol prepared by AKRF on May 15, 2023. The purpose of this document is to report the results of the exterior noise monitoring for determination of required window/wall attenuation.

PROJECT INFORMATION

Block 7072 Lot 4 contains an E-Designation (E-229) for noise that was established as part of the Coney Island Final Environmental Impact Statement (FEIS). The design goal of the window/wall attenuation requirement is for residential uses to have an interior noise level less than or equal to 45 dB(A) L₁₀. Additionally, to satisfy the Noise E-Designation requirements, an alternate means of ventilation is required for future development.

The project site is bounded by existing buildings to the north, West 21st Street to the west, and parking lots to the south and east (see **Figure 1**).



Figure 1 – 3027 West 21st Street Project Site

NOISE MONITORING AND EVALUATION PROTOCOL

AKRF's noise monitoring and evaluation protocol to determine site-specific attenuation requirements for the proposed development site is outlined below.

MEASUREMENT LOCATIONS AND PROGRAM

At Location 1, two continuous elevated measurements were conducted. One 24-hour measurement was conducted starting at 11:00 AM on Tuesday June 20, 2023, and one 12-hour measurement was conducted starting at 12:00PM on Saturday, June 24, 2023. Data for both measurements were logged hourly. Additionally, one at-grade 1-hour measurement was performed at Locations A and B, and two at-grade 1-hour measurements were performed separately at Location C. All 1-hour measurements were conducted simultaneously with the measurement at Location 1. The temporal noise distribution at Location 1 was used to create 24-hour profiles for Locations A, B, and C.

The measurement at Location A was conducted at the northwestern side of the site to document vehicular traffic noise on West 21st Street closer to Surf Avenue. The measurement at Location B was conducted at the southwestern side of the site to document noise on West 21st Street and from events at the Coney Island Amphitheater. Lastly, the measurement at Location C was conducted on the eastern side of the site to document noise from Maimonides Park Baseball Stadium. The measurement locations are described below in **Table 1** and shown below in **Figures 2 to 6**.

Maimonides Park Baseball Stadium

In order to account for the potential of noise from Maimonides Park on the future eastern façade of the 3027 West 21st Street project, the measurement at Location 1 was monitored during a time when a baseball game was taking place to determine the contribution of noise that can impact the site. Measurements were performed at Location C for a two-hour period to account for the hour before a baseball game and for the hour after the baseball game has begun (i.e., 6:00 PM to 8:00 PM for a baseball

game beginning at 7:00 PM). These hours were selected in anticipation that they are the loudest hours due to the activity at Maimonides Park.

Coney Island Amphitheater

In order to account for the potential of noise from Coney Island Amphitheater on the future southern façade of the 3027 West 21st Street project, the measurement at Location 1 was also monitored during a time when a weekend event was taking place to determine the noise contribution to the site. The long-term measurement at Location 1 included a 12-hour period starting at 12:00PM on Saturday, June 24, 2023, to measure noise levels from the On-My-Way Rap / Hip-Hop Tour that took place at 3:00 PM.

Table 1
Site-Specific Noise Survey Measurement Locations

Measurement Type	Elevation	Location	
24-hour continuous (Weekday)	Approximately 10 feet above grade	1	Microphone located on west side of projected building facing West 21st Street
12-hour continuous (Weekend)	Approximately 10 feet above grade	1	Microphone located on west side of projected building facing West 21st Street
1-hour simultaneous spot	At-grade	A	Microphone located on northwest side of projected building facing West 21st Street
		B	Microphone located on southwest side of projected building facing West 21st Street
		C	Microphone located on eastern side of projected building facing Maimonides Park



Figure 2 – Noise Survey Measurement Locations (Aerial View)



Figure 3 – Noise Measurement Location 1



Figure 4 – Noise Measurement Location A



Figure 5 – Noise Measurement Location B



Figure 6 – Noise Measurement Location C

EQUIPMENT FOR NOISE MONITORING

The noise measurements were performed using two NtI sound level meters (SLMs) Type XL2 (S/Ns 15439 and 15443), with two NtI 1/2-inch microphones (S/Ns 7943 and 7950), and two Larson Davis Type CAL200 calibrators (S/Ns 16036 and 16037). All SLMs used are Class 1 instruments according to ANSI Standard S1.4-1983 (R2006). The SLMs have laboratory calibration dates within one year of the measurements, as is standard practice. To avoid major interference with sound propagation, each microphone was positioned at least 5 feet from any large reflecting surfaces. The SLMs' calibration was field checked before and after readings using a sound level calibrator. The data were digitally recorded by the SLMs. The time response of the SLMs were set to "slow." Measured quantities included A-weighted and 1/3-octave band L_{eq} , L_1 , L_{10} , L_{50} , L_{90} , L_{max} and L_{min} levels. All measurement procedures were based on the guidelines listed in ANSI Standard S1.13-2005 and in accordance with AKRF's May 15th, 2023, NYCOER-approved Noise Monitoring Protocol.

MEASURED EXTERIOR NOISE LEVELS

NOISE SURVEY RESULTS

The results of the continuous weekday 24-hour exterior noise level measurement at Location 1 are displayed in **Figure 7**. The results of a continuous weekend 12-hour exterior noise level measurement at Location 1 are displayed in **Figure 8**.

Due to a battery malfunction during the 11:00 AM hour on Tuesday, the SLM turned off and reset itself. This resulted in the 11:00 AM hour only containing approximately 55 minutes of data. This was not the loudest hour and noise levels were similar to the noise levels during the 10:00 AM hour on Wednesday. Therefore, the 11:00 AM data with only 55 minutes of data is considered to be representative of the full hour measurement and contains valid data.

Table 2 displays the measured levels during the simultaneous 1-hour measurements. The SLM output in the Appendix shows the complete 1-hour measurement data collected at each location.

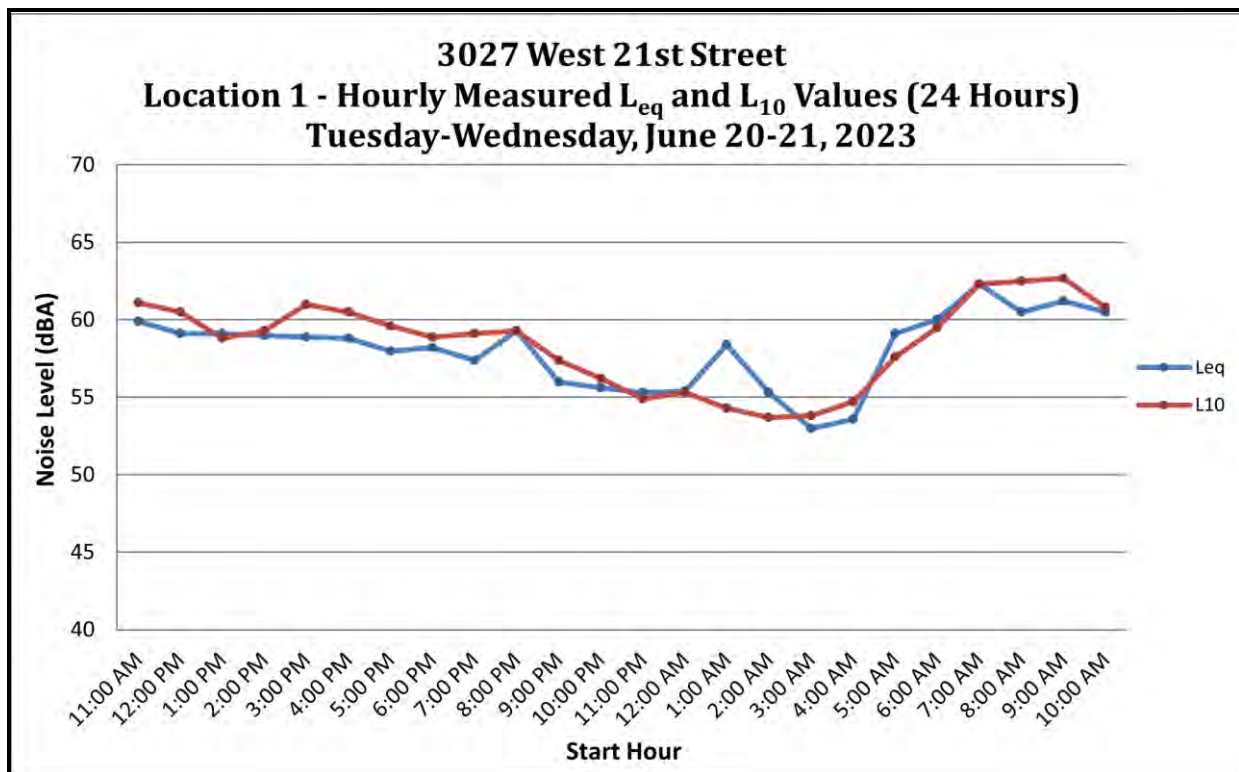


Figure 7 – Weekday Continuous 24-hour L_{10} and L_{eq} Noise Survey Results at Location 1

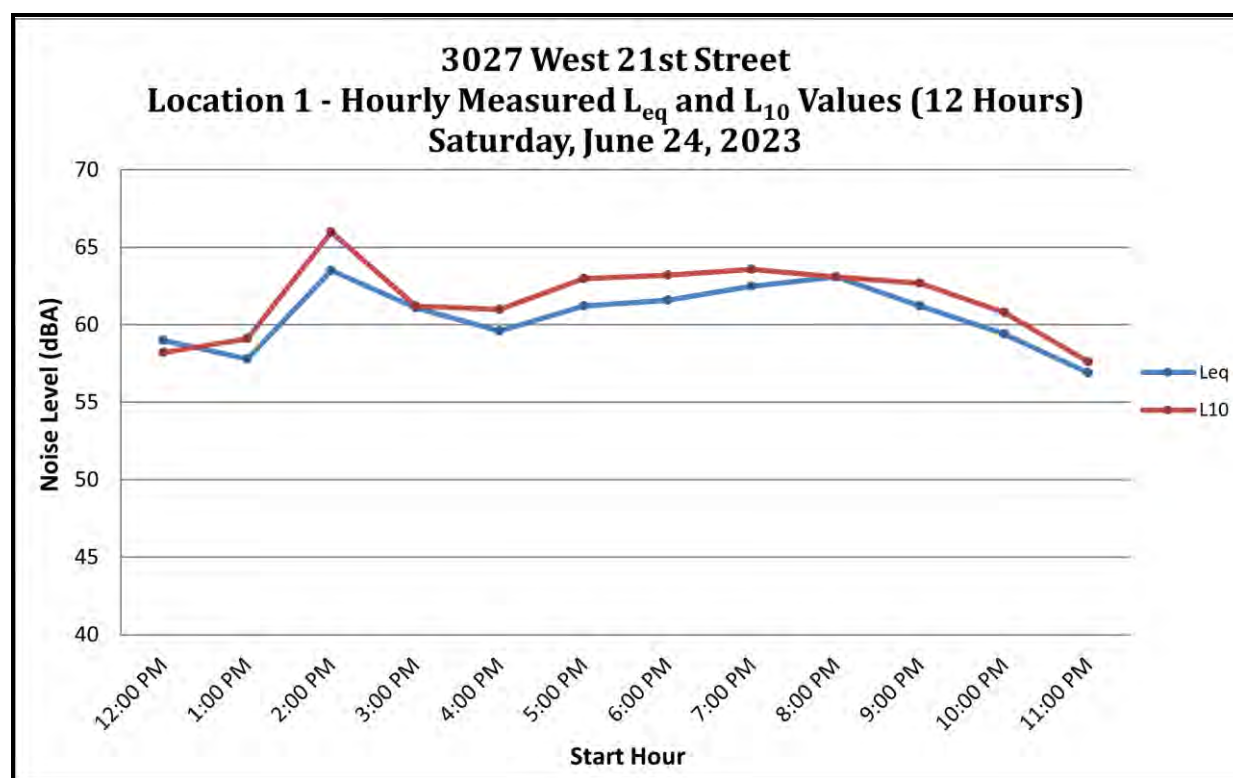


Figure 8 – Weekend Continuous 12-hour L_{10} and L_{eq} Noise Survey Results at Location 1

Table 2
Measured 1-hour Spot Levels 3027 West 21st Street, in dB(A)

Measurement Location	Measurement Start Time / Date	Measured L_{eq} / L_{10}
A	12:00 PM / June 20, 2023	61.4 / 61.9
B	01:00 PM / June 20, 2023	62.8 / 61.3
C	06:00 PM / June 20, 2023	58.1 / 59.1
C	07:00 PM / June 20, 2023	56.9 / 59.5

MAXIMUM HOURLY NOISE LEVELS

As shown in **Figure 7**, the measured L_{eq} noise levels at Location 1 during a weekday ranged from a minimum of 53.0 dB(A) during the 3:00 AM hour to a maximum of 62.3 dB(A) during the 7:00 AM hour. The measured $L_{10(1)}$ noise levels at Location 1 during a weekday ranged from a minimum of 53.7 dB(A) during the 2:00 AM hour to a maximum of 62.7 dB(A) during the 9:00 AM hour. The dominant source of noise at Location 1 during this time was vehicular traffic on West 21st Street.

Shown in **Figure 8**, the measured L_{eq} noise levels at Location 1 during a weekend afternoon/evening ranged from a minimum of 56.9 dB(A) during the 11:00 PM hour to a maximum of 63.5 dB(A) during the 2:00 PM hour. The measured L_{10} noise levels at Location 1 during a weekend evening ranged from a minimum of 57.6 dB(A) during the 11:00 PM hour to a maximum of 66.0 dB(A) during the 2:00 PM hour. The dominant source of noise at Location 1 was also vehicular traffic on West 21st Street. The event noise from the Coney Island Amphitheatre was audible beginning at 3:00PM.

Data measured at Location 1 were used in conjunction with the simultaneous spot measurements to establish 24-hour weekday and 12-hour weekend sound level profiles for each of the spot measurement locations (Locations A, B, and C). The maximum L_{eq} and $L_{10(1)}$ levels at these locations, based on the

projected weekday and weekend sound level profiles, are shown in **Table 3** along with the corresponding 24-hour measurement location levels. For Location C, data from the 7:00 PM measurement – which has a greater L_{10} level – was used.

Table 3
Maximum Calculated Noise Levels at Spot Measurement Locations, in dB(A)

Measurement Location	Measured L_{eq} / L_{10}	Measured L_{eq} / L_{10} at Location 1	L_{eq} / L_{10} Delta	Maximum Calculated L_{eq} / L_{10} (Weekday and Weekend Combined)
A	61.4 / 61.9	59.1 / 60.5	+2.3 / +1.4	65.8 / 67.4
B	62.8 / 61.3	59.1 / 58.8	+3.7 / +2.5	67.2 / 68.5
C	56.9 / 59.5	57.4 / 59.1	-0.5 / -0.4	63.0 / 66.4

See accompanying spreadsheets for raw data output for Location 1 as well as the 24-hour profiles for Locations A, B, and C. The maximum calculated L_{10} noise levels exceed the L_{eq} noise levels at all Locations. Therefore, the L_{10} noise level is used to determine building attenuation requirements.

FUTURE NOISE LEVELS

The traffic volumes and classifications collected during this noise survey was compared with the traffic volumes and classifications collected by AKRF 2008 for the Coney Island Rezoning survey. The traffic volume datasheets are included as **Attachments** to this report. The data from the current project reflects traffic volume on-site between 12:00 PM and 1:00 PM for Location A, and between 1:00 PM and 2:00 PM for Location B. Meanwhile, the data from 2008 reflects traffic volume mid-day, between 12:00 PM and 2:00 PM. This comparison of volumes, classifications, and Noise Passenger Car Equivalents (PCEs) is presented below in **Table 4**.

Table 4
Traffic Volume Comparison

Location	Description	Autos	Motorcycles	Medium Trucks	Heavy Trucks	Buses	Total Volume	Noise PCEs
2008 Coney Island Rezoning	West 21st street, between Surf Avenue and Riegelmann boardwalk	36	0	0	0	0	36	36
2023 Noise Survey Location A	West 21st street, between Surf Avenue and Riegelmann boardwalk	18	0	4	2	0	24	164
2023 Noise Survey Location B	West 21st street, between Surf Avenue and Riegelmann boardwalk	12	2	1	0	0	15	27

As shown in **Table 4**, the data from the Rezoning yields significantly lower Noise PCEs than was observed at Location A. Though the overall traffic volume levels are comparable, the difference in Noise PCEs calculated from the Rezoning and Location A is that the Rezoning data had only autos, while Location A had medium and heavy trucks. However, the data from the Rezoning yields greater Noise PCEs than was observed at Location B. Therefore, the predicted noise levels were adjusted based on the Noise PCE analysis. The maximum predicted L_{10} levels shown in **Table 5** includes a calculated adjustment factor of +1.2 dB(A) for all measurement Locations A, B, and C.

Table 5

Maximum Calculated Noise Levels at Spot Measurement Locations, in dB(A)

Measurement Location	Maximum Predicted L ₁₀	Attenuation Requirements
A	68.6	N/A
B	69.7	28
C	67.6	N/A

FAÇADE-BY-FAÇADE ATTENUATION REQUIREMENTS

Table 5 shows the maximum predicted L₁₀ levels with predicted traffic volume adjustments, along with the corresponding façade attenuation requirements for each measurement location. Based on Table 19-3 of the *2021 CEQR Technical Manual*, noise levels below 70.0 dB(A) would not require any amount of window/wall attenuation. The maximum predicted noise levels at Locations A, B, and C combined is 69.7 dB(A). However, because the predicted noise levels at Location B are less than 1 dB(A) below 70.0 dB(A), the south façade and western façade within 50 feet of the southern façade would require 28 dB(A) of window/wall attenuation. No other façades would require window/wall attenuation. These requirements are shown in **Figure 9**.



Figure 9 – Proposed Attenuation Requirements

If you have any questions, please do not hesitate to contact czawodniak@akrf.com or 646-388-9863.

Sincerely,

Christon Zawodniak

Christon Zawodniak
Acoustical Consultant

cc: Christian Thompson / AKRF

Appendix C

NoiseMeters, Inc. L_{dn} Calculator Results

Ldn, Lden, CNEL - Community Noise Calculators

Ldn and Lden Calculator

Start Time

Hourly Leq

00:00	55.4	dB	✓
01:00	58.4	dB	✓
02:00	55.3	dB	✓
03:00	53.0	dB	✓
04:00	53.6	dB	✓
05:00	59.1	dB	✓
06:00	60.0	dB	✓
07:00	62.3	dB	✓
08:00	60.5	dB	✓
09:00	61.2	dB	✓
10:00	60.5	dB	✓
11:00	59.9	dB	✓
12:00	59.1	dB	✓
13:00	59.1	dB	✓
14:00	59	dB	✓
15:00	58.9	dB	✓
16:00	58.8	dB	✓
17:00	58	dB	✓
18:00	58.2	dB	✓
19:00	27.4	dB	✓
20:00	59.3	dB	✓
21:00	56	dB	✓
22:00	55.6	dB	✓
23:00	55.3	dB	✓

Calculation of the Ldn (day, night) and the Lden (day, evening, night) based on 1-hour Leq measurements.

Ldn - Day Night Average Sound Level

The Ldn is the average equivalent sound level over a 24 hour period, with a penalty added for noise during the nighttime hours of 22:00 to 07:00. During the nighttime period 10 dB is added to reflect the impact of the noise.

Ldn measurements are useful for assessing the impact that road, rail, air and general industry has on the local population.

The NoiseMeters Ldn calculator accepts hourly Leq measurements and calculates the Ldn accordingly.

Lden or CNEL

The Lden (Day Evening Night Sound Level) or CNEL (Community Noise Equivalent Level) is the average sound level over a 24 hour period, with a penalty of 5 dB added for the evening hours or 19:00 to 22:00, and a penalty of 10 dB added for the nighttime hours of 22:00 to 07:00.

It is very similar in nature (and in results) to the Ldn, but with the added penalty for the evening period.

Our Lden or CNEL calculator takes the hourly Leq measurements and calculates the Lden (which is the same as the CNEL).



March 1, 2024

Anthony Howard
Director of Environmental Planning
NYC Dept. of Housing Preservation & Development
100 Gold Street, New York, NY 10038

**Re: Lunas Green, 3027 West 21st Street, Brooklyn, NY 11224; Block 7072, Lot 4
Flood Management Compliance**

Dear Mr. Howard:

We are the architects for the above referenced project, at 3027 West 21st St, Coney Island. The Project is 23-stories with 282 units of senior affordable housing. We certify that the proposed new construction reflected in the drawings and specifications to the best of my knowledge will comply with the window-wall attenuation prescribed in E-Designation E-229. A site-specific noise monitoring survey was performed in accordance with New York City Office of Environmental Remediation (OER). OER reviewed the results of the survey, and concur with the proposed modifications to Noise E-Designation (E229): the west façade along West 21st Street and the south façade within 50 feet of the west façade require a window-wall attenuation of 28 dBA at the residential units and 23 dBA at the first floor storefronts and none of the other facades require window-wall attenuation.

Window/Wall Attenuation

In order to achieve the OITC 28 attenuation for the residential units, the project specifies windows by Mannix Windows 3800 Series Fixed Window and 7700 Series Inswing Casement Window or approved equivalent with ¼" annealed exterior, 7/16" air space, and 5/16" annealed interior. The proposed window achieves OITC 30 for the fixed and OITC 31 for the operable per Intertek Report K4185.01-113-11-R0 and Intertek Report K4188.01-113-11-R0. In order to achieve the OITC 23 attenuation for the first floor storefronts, the project specifies storefront window by Kawneer Company 1600 Series System 1 or approved equivalent. The proposed storefront window achieves OITC 26 per ATI Report 63088.01-113-11. A copy of these reports are enclosed with this letter.

Alternate Means of Ventilation

In order to satisfy the AMV requirements to maintain a closed window condition, installing PTHP units manufactured by Ice Air or approved equivalent in the residential units that continuously provide outdoor air via an automatic damper which comes factory installed with manufacturer warranty. The lobby and amenity areas have ducted outdoor air that supplies fresh air to these spaces.

Sincerely,

Jennifer Cheuk, AIA
Principal



MANNIX ACOUSTICAL PERFORMANCE TEST REPORT

SCOPE OF WORK

ASTM E90 SOUND TRANSMISSION LOSS TESTING ON A 3800 SERIES, FIXED WINDOW

REPORT NUMBER

K4185.01-113-11-R0

TEST DATE

12/10/19

ISSUE DATE

01/06/20

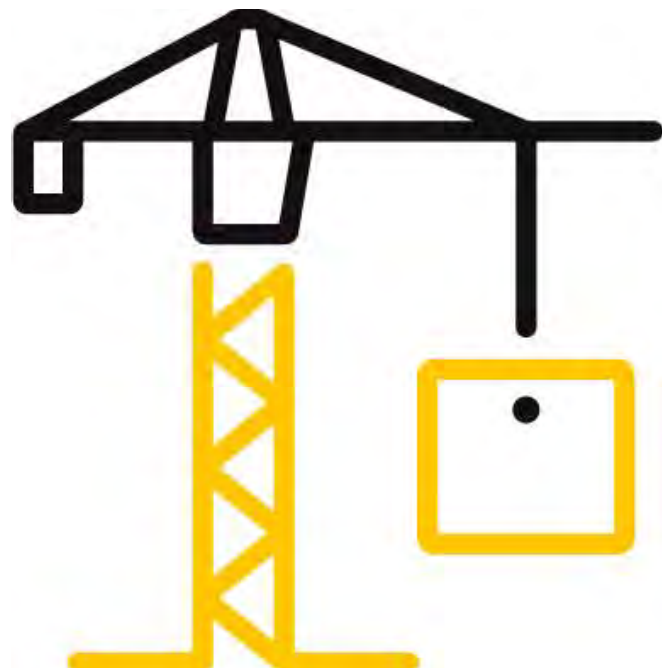
PAGES

13

DOCUMENT CONTROL NUMBER

RT-R-AMER-Test-2761 (01/24/19)

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TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-RO

Date: 01/06/20

REPORT ISSUED TO

MANNIX

345 Crooked Hill Road
Brentwood, New York 11717

SECTION 1

SCOPE

Intertek Building & Construction (B&C) was contracted by Mannix to conduct a sound transmission loss test. Results obtained are tested values and were secured by using the designated test methods. The complete test data is included herein. The client provided the test specimen. All measurements were conducted in the HT test chambers at Intertek B&C located in York, Pennsylvania.

This report does not constitute certification of this product nor an opinion or endorsement by this laboratory. Intertek B&C will service this report for the entire test record retention period. The test record retention period ends four years after the test date. Test records, such as detailed drawings, datasheets, representative samples of test specimens, or other pertinent project documentation, will be retained for the entire test record retention period.

For INTERTEK B&C:

COMPLETED BY:	Zachary P. Golden
TITLE:	Technician Team Leader Acoustical Testing
SIGNATURE:	 <small>Digitally Signed by: Zachary Golden</small>
DATE:	01/06/20

REVIEWED BY:	Kurt A. Golden
TITLE:	Project Lead Acoustical Testing
SIGNATURE:	 <small>Digitally Signed by: Kurt A. Golden</small>
DATE:	01/06/20

ZPG:jmc

This report is for the exclusive use of Intertek's Client and is provided pursuant to the agreement between Intertek and its Client. Intertek's responsibility and liability are limited to the terms and conditions of the agreement. Intertek assumes no liability to any party, other than to the Client in accordance with the agreement, for any loss, expense or damage occasioned by the use of this report. Only the Client is authorized to permit copying or distribution of this report and then only in its entirety. Any use of the Intertek name or one of its marks for the sale or advertisement of the tested material, product or service must first be approved in writing by Intertek. The observations and test results in this report are relevant only to the sample(s) tested. This report by itself does not imply that the material, product, or service is or has ever been under an Intertek certification program.



TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

SECTION 2

SUMMARY OF TEST RESULTS

SERIES/MODEL	3800 Series
TYPE	Fixed window
GLAZING (Nominal Dimensions)	1" IG (1/4" annealed exterior, 7/16" air space, 5/16" annealed interior)

DATA FILE NO.	K4185.01A1
TRICKLE VENT POSITION	Closed
STC	36
OITC	30

DATA FILE NO.	K4185.01A2
TRICKLE VENT POSITION	Open
STC	36
OITC	30

SECTION 3

TEST METHODS

The specimens were evaluated in accordance with the following:

ASTM E90-09 (2016), *Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements*

ASTM E413-16, *Classification for Rating Sound Insulation*

ASTM E1332-16, *Standard Classification for Rating Outdoor-Indoor Sound Attenuation*

ASTM E2235-04 (2012), *Standard Test Method for Determination of Decay Rates for Use in Sound Insulation Test Methods*

SECTION 4

SPECIMEN INSTALLATION

A sound transmission loss test was initially performed on a filler wall.

The specimen plug was removed from the filler wall assembly. The specimen was placed on an isolation pad in the test opening. Duct seal was used to seal the perimeter of the specimen to the test opening on both sides. The interior side of the specimen, when installed, was approximately 1/4" from being flush with the receive room side of the filler wall. A stethoscope was used to check for any abnormal air leaks around the test specimen prior to testing. Operable portions of the test specimen, if any, were cycled at least five times prior to testing.

TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

SECTION 5 EQUIPMENT

The equipment listed below meets the requirements of the test methods stated in Section 3 of this report.

INSTRUMENT	MANUFACTURER	MODEL	DESCRIPTION	ASSET #	CAL DATE
Data Acquisition Card	National Instruments	PXI-4462	Data Acquisition Card	65125*	05/18
Data Acquisition Card	National Instruments	PXI-4462	Data Acquisition Card	65126*	05/18
Data Acquisition Card	National Instruments	PXI-4462	Data Acquisition Card	63763-3*	04/18
Source Room Microphone	PCB Piezotronics	378B20	Microphone and Preamplifier	64902	10/19
Source Room Microphone	PCB Piezotronics	378C20	Microphone and Preamplifier	65969	04/19
Source Room Microphone	PCB Piezotronics	378C20	Microphone and Preamplifier	65103	03/19
Source Room Microphone	PCB Piezotronics	378C20	Microphone and Preamplifier	64905	03/19
Source Room Microphone	PCB piezotronics	378C20	Microphone and Preamplifier	64906	03/19
Receive Room Microphone	PBC Piezotronics	378B20	Microphone and Preamplifier	64907	12/18
Receive Room Microphone	PCB Piezotronics	378B20	Microphone and Preamplifier	64908	12/18
Receive Room Microphone	PCB Piezotronics	378B20	Microphone and Preamplifier	64909	12/18
Receive Room Microphone	PCB Piezotronics	378B20	Microphone and Preamplifier	64910	12/18
Receive Room Microphone	PCB Piezotronics	378B20	Microphone and Preamplifier	64911	10/19
Receive Room Environmental Indicator	Comet	T7510	Receive Room	64915	01/19
Source Room Environmental Indicator	Comet	T7510	Source Room	64914	03/19
Microphone Calibrator	Norsonic	1251	Acoustical Calibrator	Y002919	04/19

*- Note: The calibration frequency for this equipment is every two years per the manufacturer's recommendation.

TEST CHAMBER

	VOLUME	DESCRIPTION
RECEIVE ROOM	234 m ³	Rotating vane and stationary diffusers Temperature and humidity controlled Isolation pads under the floor
SOURCE ROOM	207 m ³	Stationary diffusers only Temperature and humidity controlled

	MAXIMUM SIZE	DESCRIPTION
TL TEST OPENING	4.27 m wide by 3.05 m high	Vibration break between source and receive rooms

TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

SECTION 6

LIST OF OFFICIAL OBSERVERS

NAME	COMPANY
Zachary P. Golden	Intertek B&C

SECTION 7

TEST PROCEDURE

The sensitivity of the microphones was checked before measurements were conducted.

The transmission loss values were obtained for a single direction of measurement.

Two background noise sound pressure level and five sound absorption measurements were conducted at each of five microphone positions.

Two sound pressure level measurements were made simultaneously in receive and source rooms at each of five microphone positions.

The air temperature and relative humidity conditions were monitored and recorded during all measurements.

Data for flanking limit tests, repeatability measurements, and reference specimen tests are available upon request.

The specimen was returned per the client's request.

SECTION 8

ACOUSTICAL TEST CALCULATIONS

Transmission loss (TL) at each 1/3 octave frequency is the average source room sound pressure level minus the average receive room sound pressure level, plus, 10 times the log of the specimen area divided by the sound absorption of the receive room with the sample in place.

STC Rating

To obtain the Sound Transmission Class (STC), read the TL of the contour curve at 500 Hz. The sum of the deficiencies below the contour curve must not exceed 32. The maximum deficiency at any one frequency must not exceed 8.

OITC Rating

The Outdoor-Indoor Transmission Class (OITC) is calculated by subtracting the logarithmic summation of the TL values from the logarithmic summation of the A-weighted transportation noise spectrum stated in ASTM E1332.

TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

SECTION 9
SPECIMEN DESCRIPTION

	FRAME
SIZE	48" by 72"
THICKNESS	4-3/4"
CORNERS	Mitered
FASTENERS	Keyed and staked
SEAL METHOD	Sealant
MATERIAL	Aluminum
REINFORCEMENT	N/A
THERMAL BREAK MATERIAL	Insulbar
DAYLIGHT OPENING SIZE	43-5/16" 63-5/8"

MEASURED OVERALL INSULATION GLASS UNIT THICKNESS	0.996"
SPACER TYPE	Aluminum

	EXTERIOR SHEET	GAP	INTERIOR SHEET
MEASURED THICKNESS	0.222"	0.466"	0.308"
MUNTIN PATTERN	N/A	N/A	N/A
MATERIAL	Annealed	Air*	Annealed
LAMINATE MATERIAL	N/A	N/A	N/A

GLAZING METHOD	Interior
GLAZING MATERIAL	Silicone
GLAZING BEAD MATERIAL	Aluminum with EPDM

	TYPE	QUANTITY	LOCATION
WEATHERSTRIP	1/16" Compression gasket	1 Row	Perimeter of trickle vent
HARDWARE	Trickle vent	1	Jamb
DRAINAGE	5/16" Diameter weep hole	2	Bottom of jambs
	1/4" Diameter weep hole	2	Top of jambs

TOTAL WEIGHT (lbs)	AVERAGE WEIGHT (lbs/ft ²)
178	7.42

* - Stated per Client/Manufacturer, N/A-Not Applicable

Photographs are included in Section 11.

A drawing of the test specimen is included in Section 12.

TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

SECTION 10

TEST RESULTS

OPTION K4185.01A1 DATA

SPECIMEN AREA	2.23 m ²	RECEIVE TEMP.	22.1 °C	SOURCE TEMP	21.9 °C
TECHNICIAN	Zachary P G	RECEIVE HUMIDITY	49%	SOURCE HUMIDITY	51%

FREQ (Hz)	BACKGROUND SPL (dB)	ABSORPTION (m ²)	SOURCE SPL (dB)	RECEIVE SPL (dB)	SPECIMEN TL (dB)	95% CONFIDENCE LIMIT	NUMBER OF DEFICIENCIES
80	38.2	5.2	103	79	21	2.91	-
100	33.9	5.7	104	73	27	1.99	-
125	35.5	5.7	104	72	28	1.13	0
160	36.1	5.3	106	79	23	0.97	0
200	32.7	5.3	106	81	21	0.89	5
250	26.9	5.5	102	71	27	0.93	2
315	22.0	5.9	102	66	32	0.52	0
400	21.7	6.1	102	66	31	0.45	4
500	18.2	6.3	102	63	35	0.23	1
630	18.4	6.0	101	60	37	0.21	0
800	15.4	6.2	99	55	40	0.21	0
1000	11.3	6.4	101	55	41	0.45	0
1250	10.4	6.9	100	55	40	0.22	0
1600	8.5	7.3	99	56	37	0.20	3
2000	8.1	7.7	100	60	35	0.27	5
2500	8.5	8.7	100	59	36	0.13	4
3150	8.5	10.2	99	53	39	0.26	1
4000	9.1	12.7	97	45	44	0.21	0
5000	10.2	16.2	97	38	51	0.32	-
STC RATING	36 (Sound Transmission Class)						
DEFICIENCIES	25 (Sum of Deficiencies)						
OITC RATING	30 (Outdoor-Indoor Transmission Class)						

Notes:

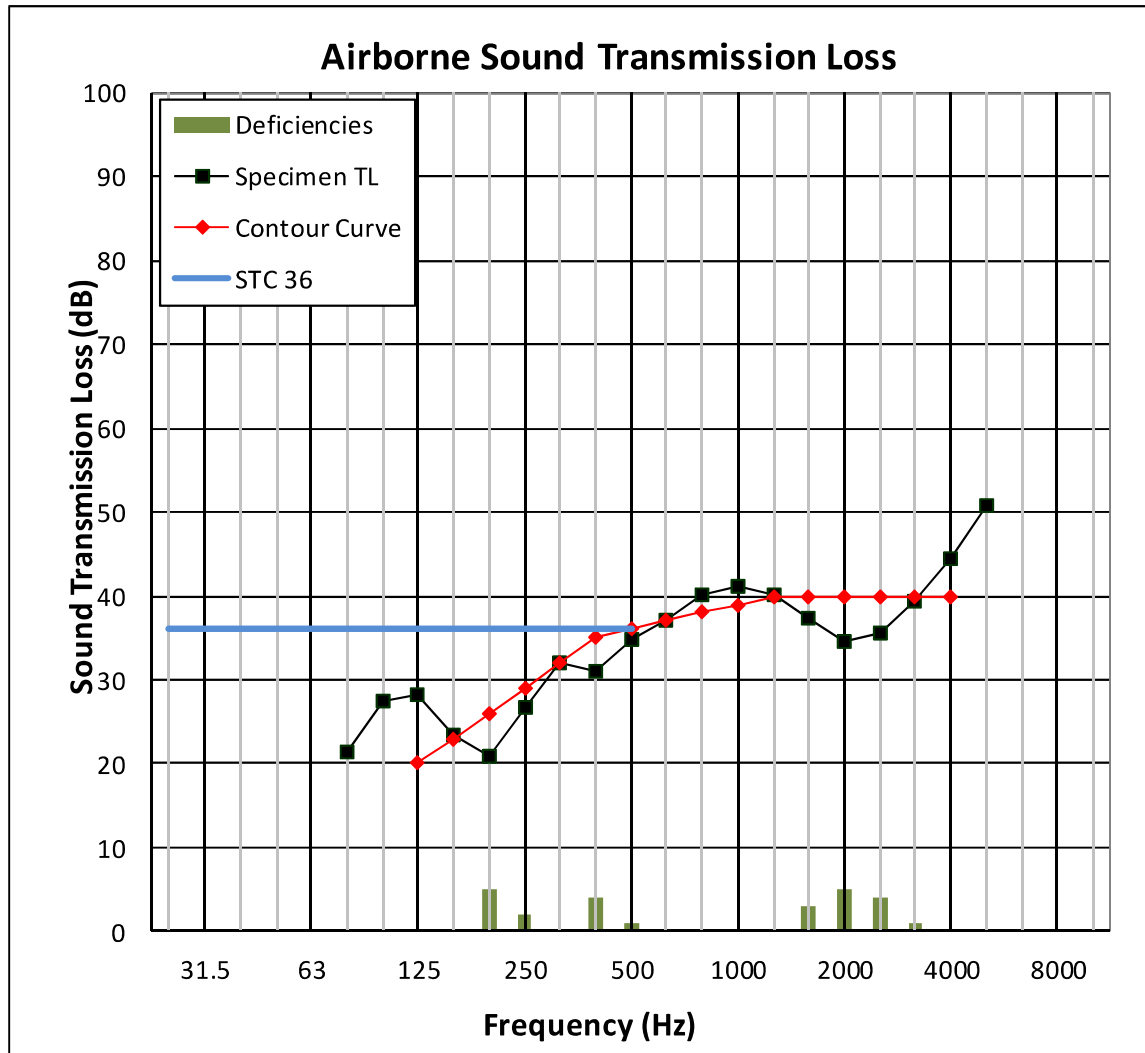
- 1) Receive Room levels less than 5 dB above the Background levels are red.
- 2) Specimen TL levels listed in red indicate the lower limit of the transmission loss.
- 3) Specimen TL levels listed in green indicate that there has been a filler wall correction applied

TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

OPTION K4185.01A1 GRAPH



TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

OPTION K4185.01A2 DATA

SPECIMEN AREA	2.23 m ²	RECEIVE TEMP.	21.9 °C	SOURCE TEMP	21.9 °C
TECHNICIAN	Zachary P G	RECEIVE HUMIDITY	50%	SOURCE HUMIDITY	51%

FREQ (Hz)	BACKGROUND SPL (dB)	ABSORPTION (m ²)	SOURCE SPL (dB)	RECEIVE SPL (dB)	SPECIMEN TL (dB)	95% CONFIDENCE LIMIT	NUMBER OF DEFICIENCIES
80	36.8	4.6	103	78	23	3.04	-
100	32.5	5.8	104	73	28	1.93	-
125	34.9	5.8	105	72	28	1.10	0
160	36.4	5.7	106	79	23	0.98	0
200	33.6	5.1	106	82	21	1.03	5
250	28.2	5.5	102	71	26	0.90	3
315	24.5	6.0	102	66	32	0.49	0
400	22.8	6.2	102	66	31	0.48	4
500	19.2	6.4	102	63	35	0.25	1
630	18.3	6.0	101	60	37	0.28	0
800	15.6	6.2	99	55	40	0.20	0
1000	11.2	6.4	101	55	41	0.44	0
1250	10.6	7.0	100	55	40	0.26	0
1600	8.2	7.3	99	56	37	0.21	3
2000	7.2	7.7	100	60	35	0.28	5
2500	8.3	8.7	100	59	36	0.16	4
3150	8.3	10.2	99	53	39	0.29	1
4000	10.4	12.8	97	45	44	0.24	0
5000	9.8	16.1	97	38	51	0.33	-
STC RATING	36 (Sound Transmission Class)						
DEFICIENCIES	26 (Sum of Deficiencies)						
OITC RATING	30 (Outdoor-Indoor Transmission Class)						

Notes:

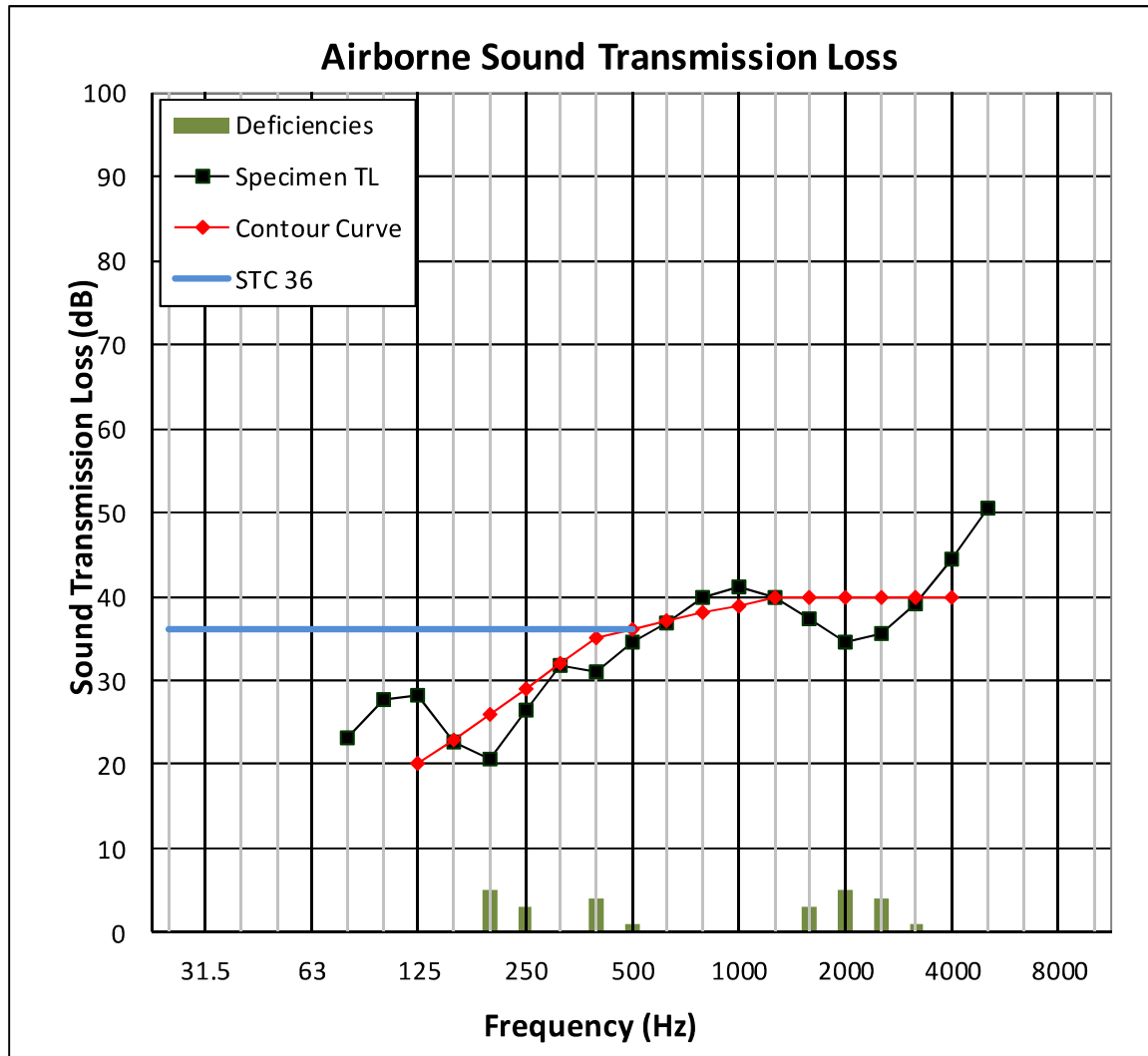
- 1) Receive Room levels less than 5 dB above the Background levels are red.
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TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

OPTION K4185.01A2 GRAPH



TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

SECTION 11

PHOTOGRAPHS



Photo No. 1
Receive Room View of Installed Test Specimen



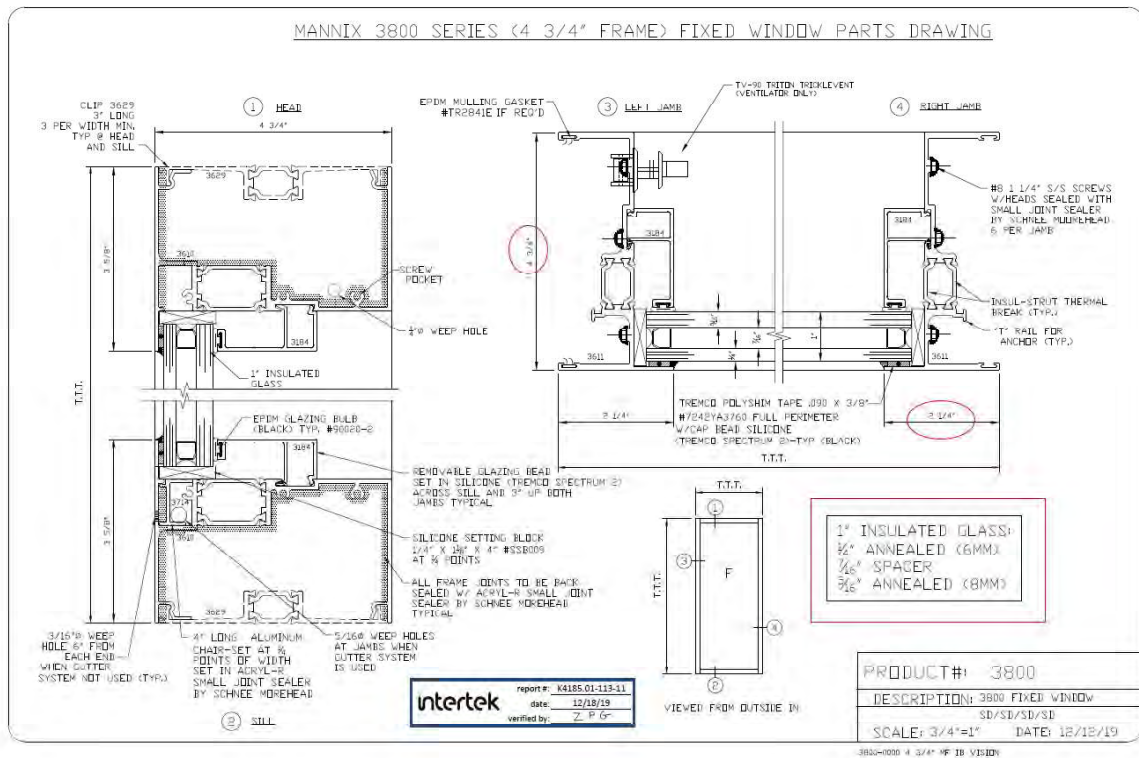
Photo No. 2
Source Room View of Installed Test Specimen

TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

SECTION 12 DRAWING





Total Quality. Assured.

130 Derry Court
York, Pennsylvania 17406

Telephone: 717-764-7700
Facsimile: 717-764-4129
www.intertek.com/building

TEST REPORT FOR MANNIX

Report No.: K4185.01-113-11-R0

Date: 01/06/20

SECTION 13

REVISION LOG

REVISION #	DATE	PAGES	REVISION
0	01/06/20	N/A	Original Report Issue

**Appendix E: New York City Office of
Environmental Remediation Notice to Proceed,
Decision Document, and Notice of No Objection**



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Shaminder Chawla
Acting Director

Tel: (212) 788-8841

NOTICE TO PROCEED
DOB Job Number NB B08015349-I1

March 01, 2024

Re: 3027 West 21st Street
Brooklyn Block 7072, Lot 4
Hazardous Materials, Air Quality, and Noise “E” Designation
E-229: Coney Island Rezoning - CEQR 08DME007K - 7/29/2009
OER Project Number 23EHAN077K

Dear Brooklyn Borough Commissioner:

The New York City Office of Environmental Remediation (OER) hereby issues a Notice to Proceed for the above-referenced Department of Buildings Job Numbers. This correspondence is provided pursuant to OER’s responsibilities as established in Subchapter 7 of Chapter 14 of Title 43 of the Rules of the City of New York and Section 11-15 of the Zoning Resolution of the City of New York. The Applicant has filed a Hazardous Materials remedial action work plan, Noise remedial action plan, and Air Quality remedial action plan that are acceptable to this Office and has prepared a Construction Health and Safety Plan for implementation on this project. OER’s Decision Document that defines the remedial actions required for this project has been prepared and filed and is available on request.

At the conclusion of remedial activities required under this action, the Zoning Resolution and §43 - 1474 of the Rules of the City of New York requires that OER issue a Notice of Satisfaction signifying that all remedial action requirements established for this project have been satisfied prior to issuance of the Certificate of Occupancy or Temporary Certificate of Occupancy by Department of Buildings.

If you have any questions or comments, please feel free to contact William Quinones at 212-788-2773.

Sincerely,

Zach Schreiber, Ph.D.
Assistant Director

cc: Jesus Rosado, iStar Inc. - jerosado@istar.com
Allison Giosa-Ekblom, Georgica Green Ventures - agiosa@georgicagreen.com
Jennifer Cheuk, Stephen B Jacobs Group P.C. - jcheuk@sbjgroup.com
Sunny Patel, Stephen B. Jacobs Group P.C. – spatel@sbjgroup.com
Dean Devoe, CNS Environmental - ddevoe@cnsenviro.com
Joanna Licata, CNS Environmental - jlicata@cnsenviro.com
Charles Powers, CNS Environmental - cpowers@cnsenviro.com
Christian Thompson, AKRF, Inc. - cthompson@akrf.com
Christon Zawodniak, AKRF, Inc. - czawodniak@akrf.com
Carlos Heredia, Stephen B Jacobs Group P.C. - cheredia@sbjgroup.com
Shaminder Chawla, Maurizio Bertini, Michelle Sarro
William Quinones, PMA-OER



OFFICE OF ENVIRONMENTAL REMEDIATION

100 Gold Street – 2nd Floor
New York, New York 10038

Shaminder Chawla
Acting Director

Tel: (212) 788-8841

DECISION DOCUMENT

NYC VCP, E-Designation Remedial Action Work Plan Approval

March 01, 2024

Re: 3027 West 21st Street
Brooklyn Block 7072, Lot 4
Hazardous Materials, Air Quality, and Noise “E” Designation
E-229: Coney Island Rezoning - CEQR 08DME007K - 7/29/2009
OER Project Number 23EHAN077K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated September 2023, with Stipulation Letter dated February 14, 2024, and the Remedial Action Plan for Air Quality and Noise dated February 2024 for the above-referenced project.

These Plans were submitted to OER under the E-Designation Program.

Project Description

The development project will consist of a new 23-story, 282-unit residential building containing approximately +/- 214,000 gross square feet. A lobby, senior center, management office and storage and utility rooms will be located on the 1st Floor, with an inner courtyard situated at the northeast corner. The 2nd floor will contain studio, 1-bedroom and 2-bedroom residential apartments and an amenities area, as well as a setback roof/terrace for outdoor recreation space at the north side. In addition to studio and one-bedroom apartments, the 3rd floor will include a fitness center for residents and the 4th floor will include a laundry room. The upper levels will consist of studio and 1-bedroom residential apartments with additional set-back roofs/terraces located on the 5th Floor and 21st Floor, and the stair/elevator bulkhead and mechanical bulkhead located at the main 23rd Floor roof level.

A basement is not planned for the Site, and the grade is planned to be raised with only limited/minimal excavation performed to accommodate for footings, pile cap bottoms, utility pits, stormwater detention tanks and elevators, respectively. The current elevation of the site ranges from 6.4 to 7.37 feet above mean sea level (NAVD88); and the finished elevation of the site post-redevelopment will range from 10.0 to 13.0 feet above mean sea level (NAVD88).

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program and E-Designation Program project known as “3027 West 21st Street” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 7 and the Zoning Resolution and §43 - 1474 of the Rules of the City of New York.

Description of Selected Remedy for Hazardous Materials

The remedial action selected for the 3027 West 21st Street site is protective of public health and the environment. The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

5. Waste Characterization Sampling of excavated/stockpiled materials. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s) and/or at a frequency to determine eligibility for reuse on-site.
6. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. Minimal excavation is proposed to accommodate footings, pile cap bottoms, utility pits, stormwater detention tanks and elevators, respectively for development purposes.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site.
8. Sampling and Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
9. Removal of all UST's that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. Transportation and off-Site disposal of all soil/fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on-Site.
11. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
12. Demarcation of residual soil/fill in landscaped areas, as applicable.
13. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
14. Construction of an engineered composite cover consisting of a 12" concrete building slab across the entire building footprint and a 16" concrete building slab across the 1st floor outdoor courtyard to prevent human exposure to residual soil/fill remaining under the Site.
15. Installation of a vapor barrier system beneath the building slab and along foundation sidewalls. The vapor barrier to be installed is the 46-mil WR Grace/GCP Applied Technologies Preprufe® 300R Membrane System beneath the foundation slab and around the footings and within the elevator and utility pits; and 60-mil Bituthene® 4000 Waterproofing Membrane System to the vertical foundation walls and will be installed as per the manufacturer specifications and Proposed Redevelopment Foundation Plans. All welds, seams and penetrations will be properly sealed to prevent preferential pathways for vapor migration. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
16. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
17. Dewatering is not anticipated due to the planned depths of excavation. However, in the event groundwater is encountered, dewatering shall be completed in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system.
18. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
19. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
20. Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
21. The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP. Institutional

Controls will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

Description of Selected Remedy for Air Quality

The elements of the remedial action selected for Air Quality for the 3027 West 21st Street site are as follows:

In order to satisfy the requirements of the E-designation, natural gas and electric equipment will be utilized at the site for space heating, hot water, and HVAC systems. The following natural gas-fired equipment will be installed for domestic hot water service:

- Two (2) AERCO BMK4000-PT boilers, rated at 4,000 MBH, located in the mechanical room on the roof, to supply domestic hot water to the building. [Shown as B-1 and B-2 on M-109.00]
- One (1) 350 kW emergency generator manufactured by Cummins, model C350N6, located on the 5th floor. The generator will only operate for testing purposes outside of an emergency condition due to a loss of utility power. The emergency generator will be tested once a month.

Remaining systems, including space heating and ventilation, will be powered electrically by the following:

- Two (2) 243 MBH air cooled condensing units (ACCUs) manufactured by LG, Model ARUM241BTE5, for space heating the rooms on the first floor.
- One (1) 135 MBH ACCU manufactured by LG, Model ARUM121BTE5, for space heating in the storage, fitness, and laundry rooms on the second, third and fourth floors.
- One (1) 54 MBH ACCU manufactured by LG, Model ARUM048GSS4, for space heating in the elevator machine room (EMR) on the roof. [Shown as CU-R-1 on M-110.00]
- Three (3) 3,000 CFM heat recovery units (HRUs) manufactured by AAON, Model RN-011, for ventilation and space heating the corridors.
- One (1) 0.75 KW electric heater (EWH) manufactured by Markel, Model E3321TD-RP, for space heating the stairwell and vestibule on the first floor.
- Multiple 380 CFM packaged terminal air conditioning units (PTACs) manufactured by Iceair, Model RSXC09, for space heating and cooling in the residential units from the 2nd through 20th floors.
- Multiple 400 CFM packaged terminal air conditioning units (PTACs) manufactured by Iceair, Model RSXC13, for space heating and cooling in the residential units from the 2nd through 20th floors.

Description of Selected Remedy for Noise

The elements of the remedial action selected for Noise for the 3027 West 21st Street site are as follows:

In order to meet the requirements of the E-Designation, the following window/wall attenuation requirement(s) will be achieved at the locations described below:

1. 23 dBA in the commercial and non-sensitive use amenity spaces on the façade fronting 21st Street (western) and within 50 feet of 21st Street on the southern façade based on an allowed reduction of 5 dBA from the attenuation requirement outlined in the E-Designation. It is understood that this reduction may prevent the project from obtaining a Final Notice of Satisfaction for the Noise E as the site is not protective for all allowable uses (see Section 1.2); and
2. 28 dBA in the residential spaces on the façade fronting 21st Street (western) and southern façade within 50 feet of the façade fronting 21st Street.

The following windows will be installed:

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Façades Floor 1 Amenity	26 (required 23)	ASTM E-90 Lab Test Report as shown in Appendix J ATI Report No. 63088.01-113-11 Data File No. 63088.01A	Kawner Company, Inc. Series/Model 1600 System 1 or OER-approved equivalent	1/4" Tempered, 1/2" Argon, 1/4" Tempered

Façade Floor Range	OITC Rating	OITC Certification	Manufacturer and Model	Glazing
All Façades Floors 2-23 Residential	30 (28 dBA required)	ASTM E-90 acoustical test report as shown in Appendix J Intertek Report Number K4185.01- 113-11-R0 Data File No. K4185.01A2	Mannix Windows 3800 Series Fixed Window	1/4" annealed exterior, 7/16" air space, 5/16" annealed interior
All Façades Floors 2-23 Residential	31 (28 dBA required)	ASTM E-90 acoustical test report as shown in Appendix J Intertek Report Number K4188.01- 113-11-R0 Data File No. K4188.01A2	Mannix Windows 7700 Series Inswing Casement Window	1/4" annealed exterior, 7/16" air space, 5/16" annealed interior

In order to satisfy the requirements of the E-Designation, Alternate Means of Ventilation (AMV) will be installed in order to maintain a closed window condition. AMV for this project will be achieved by:

1. **PTHP Units:** Installing RSXC09 and RSXC13 PTHP units manufactured by Ice Air in the residential units of floors 2 to 23. Fresh air will be provided to all bedrooms and living rooms by the PTHP units. Floor plans showing the locations of PTHP units are included in Appendix L. Manufacturer specifications showing the fresh air intake for the PTHP units are included as Appendix K. The PTHP units continuously provide outdoor air via an automatic damper which come factory installed with manufacturer warranty.
2. **Combination of Dedicated Fresh Air/ HVAC System.** Installing ARNU543M3A4, ARNU483M3A4, ARNU243M1A4, ARNU243SKA4, ARNU153M1A4, and ARNU123SJA4 model split systems manufactured by LG in the lobby mailroom, lounge, office spaces, and fitness room serving the amenities for heating and cooling. On the 1st floor lounge and office spaces, façade mounted louvers adjacent to each amenity space and associated ducting will provide fresh air to each amenity space. On the 3rd floor fitness room and 4th floor laundry room, two fresh air gooseneck located on the 5th floor roof and associated ducting will provide fresh air. In all cases, the rate of outside air (cfm) delivered to each amenity space will meet or exceed that specified in the 2014 New York City Mechanical Code table 403.3. These rates representing the outdoor ventilation otherwise provided by the operable windows. P.E. certified mechanical drawings depicting the AMV system and how fresh air is delivered into each of the living spaces are provided in Appendix L. A letter from the engineer who designed the dedicated fresh air/ HVAC system describing the system, the equipment involved (stating the manufacturer and model information), and how fresh air is delivered into each of the living spaces is attached as Appendix M.
3. **Compliance with Mechanical Code:** Providing outside air to commercial spaces and common areas such as lobbies and corridors in accordance with the 2014 NYC Mechanical Code.

The remedies for Hazardous Materials, Air Quality, Noise E Designation described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

03/01/2024



Date

William Quinones
Project Manager



03/01/2024

Date

Zach Schreiber, Ph.D.
Assistant Director

cc: Jesus Rosado, iStar Inc. - jrosado@istar.com
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Shaminder Chawla, Maurizio Bertini, Michelle Sarro
William Quinones, PMA-OER

Appendix F: Site Connection Proposal Application and Related Documentation



Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner of
Sustainability

59-17 Junction Blvd.
Flushing, New York 11373

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

MEMORANDUM

To: Michelle Noralez-Brown
HPD

From: Mitchell Wimbish *MW*
DEP BEPA

Subject: GGV 3027 W. 21st Street
CEQR # 24HPD015K

Date: April 11, 2024

New York City Department of Environmental Protection (DEP) has reviewed the *Water and Sewer Infrastructure* section of the Environmental Assessment Statement for the above referenced project and has the following comments:

Water System

Existing water mains should be capable to handle the estimated increase in water demand for the above subject project.

Sanitary Sewer

The proposed actions would likely result in an increase of sanitary flow to the adjacent sewers. A hydraulic analysis of the existing sewer system will likely be required prior to the submittal of the Site Connection Proposal Application (SCP) to determine whether the existing sewer system is capable of supporting higher density development and related increase in wastewater flow, or whether there will be a need to upgrade the existing sewer system. In addition, there may be a need to amend the exiting drainage plan based on the hydraulic analysis calculations.

Storm Sewer

As part of the DEP site connection approval process, the development must be in compliance with the required stormwater release rate.

C: Steve Carrea, P.E. - BWSO
Lillian Cheng, P.E. - BWSO
Joseph Acaba - BWSO
Phil Simmons - BEPA
Terrell Estes - BEPA
Anthony Howard - HPD
Alexander Schaefer - HPD



DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER & SEWER OPERATIONS
SITE CONNECTION PROPOSAL/HOUSE CONNECTION PROPOSAL FORM



Project ID: SCK-2895/22

☐ HCP ☐ SCP ☐ Self-Certified ☐ Previously Certified (Unexpired)
Cannot be checked for Self-Certified Proposals

Digital Signature: _____

A. PROJECT DATA:

Borough of: Brooklyn DEC Permit ☐ BEPA Permit ☒ DOB #: B08015349-11
Block: 7 0 7 2 Tentative Lot ☐ Lot: 4

Project Address: 3027 W21st St Brooklyn, NY 11224 Zoning: C2-4 Map No: 28d

PE/RA/Applicant Information:

Applicant Name: Dina Ferraiuolo Company Name: VHB
Applicant Address: One Penn Plaza, Suite 715, New York, NY Zip: 10119 Phone: (212) 857-73171
Applicant Email: dferraiuolo@vhb.com Applicant's NY State License #: 096014

Owner Information:

Owner Name: Georgica Green Ventures, LLC Owner Email: agiosa@georgicagreen.com
Owner Address: 50 Jericho Quadrangle, Suite 118, Jericho, NY Zip: 11753 Phone: (516) 521-6304

B. PROJECT USE:

Development: ☐ 1-3 Family ☒ Multi-Unit ☐ Other: No. Buildings: 1 Dwelling Units: 281.00

Ownership: ☒ Fee Simple ☐ Other:

C. CONNECTIONS REQUESTED:

	Sanitary	Storm	Combined	Retention
No. Requested:	1	1		
Size:	10	10		
Material(s):	DIP	DIP		
Total Q (cfs):	.105	.37		

Note: The property owner is responsible for plugging all inactive pre-existing sewer connections

D. CONNECTION INFO:

Discharge to Water Body ☐

1. Connection to existing:
☐ Spur ☐ Riser ☐ Curb Connection
2. ☐ Proposed New Riser
3. ☐ Fold Spur in
4. ☒ Drill in
5. ☒ Manhole Connection: ☒ Existing ☐ Proposed
6. ☐ Reuse Connection: ☐ Existing ☐ Plugged

E. GREEN INFRASTRUCTURE INFORMATION: This section is subject to change by the reviewer depending on site conditions.

Site Storm Release Rate to Sewer (cfs): 0.370 Max Storm Release Rate to Sewer (cfs): 0.490

Structure:	Technology	Type	Weighted Trib. C	V Req. (cf)	V Prov. (cf)	Contr. Area (sf)	GI Footprint (sf)	RR to Sewer (cfs)
Primary:	Storm Chamber	Both	0.890	2372	2481	21339.0	1882.0	0.370
Secondary:								
Other:	Green Roof	Retention	0.700	314	176	2647.0	2647.0	
Other:								
Roof Slope (%):		Soil Infiltration Rate (in/hr):		8.00				

F. PRIVATE SEWER/DRAIN AND FORCE MAIN DATA (if applicable):

P.D. Plan Number: Approval Date: Expiration Date:

Date of Construction Permit Issuance: Date Sewer was Accepted by DEP:

Private Drain Owner: Private Drain Location:

Force Main Proposed: ☐ Location of Sewer Conn. to Force Main:

G. SUPPORT DOCUMENTS:

Applicant must complete ALL items as it relates to certification and submitted with the application as pdfs.

- | | |
|--|--|
| * 1. Site Plan - attached with hydraulic calculations | <input checked="" type="checkbox"/> Attached |
| * 2. Attachment 'F' - attached with connection and site information | <input checked="" type="checkbox"/> Attached |
| * 3. Survey - attached with watercourse note | <input checked="" type="checkbox"/> Attached |
| * 4. Tentative Tax Lot Form (R.P. 602) | <input type="radio"/> Attached <input type="radio"/> Not Applicable |
| * 5. Industrial Waste Approval | <input type="radio"/> Attached <input type="radio"/> Not Applicable |
| * 6. Boring Log | <input checked="" type="radio"/> Attached <input type="radio"/> Not Applicable |
| ** 7. Owner's Association or Deed Restriction | <input type="radio"/> Attached <input type="radio"/> Not Applicable |
| 8. Other (Specify): Pre-application Meeting Minutes, Digital Tax Map | <input checked="" type="checkbox"/> Attached |
| 9. Other (Specify): HydroCAD Report, SC-740 Stormtech Chamber Sell Sheet | <input checked="" type="checkbox"/> Attached |

Notes:
* Requires PE/RA/LS Stamp and Signature
** Must Be Notarized



DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER & SEWER OPERATIONS
SITE CONNECTION PROPOSAL/HOUSE CONNECTION PROPOSAL FORM

H. SEWER INFORMATION: This section to be completed by PE/RA for Self-Certified Applications OR DEP Staff for standard applications.

Total Site Area (sq ft): Application Fee Amount:

1. There ☒ IS ☐ IS NOT a sanitary sewer fronting the property available for connections. Size: ☒ Public ☐ Private

2. There ☒ IS ☐ IS NOT a storm sewer fronting the property available for connections. Size: ☒ Public ☐ Private

3. There ☐ IS ☒ IS NOT a combined sewer fronting the property available for connections. Size: ☐ Public ☐ Private

4. Distance from the property line to nearest allowable sewer or drain: If Connecting to Sewer Not Fronting Property:

	Distance:	Location:
a) Sanitary	<input type="text"/>	<input type="text"/>
b) Storm	<input type="text"/>	<input type="text"/>
c) Combined	<input type="text"/>	<input type="text"/>

5. Sanitary Discharge Tributary to:

Pumping Station: ☐ ☒ Public ☐ Private

I. CERTIFICATION, RESTRICTIONS, SPECIAL CONDITIONS (FOR DEP USE ONLY):

Conditions: No connection permit be issued until DOB certifies the detention facility is satisfactorily installed.	 CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION SEWER INFORMATION CERTIFIED REVIEW UNIT DIGITALLY SIGNED BY: Astrode Petit-Frere DATE CERTIFIED: <input type="text" value="4/13/2023"/> CERTIFICATION EXPIRES: <input type="text" value="4/13/2025"/>
Notes: 	

THE FOLLOWING SECTION IS TO BE COMPLETED FOR SELF-CERTIFIED APPLICATIONS ONLY

STATEMENTS AND SIGNATURES

Complete the appropriate sections and sign below. All professionals must affix their seal.

APPLICANT

IDENTIFICATION OF RESPONSIBILITIES

I hereby state that the above information is correct and complete to the best of my knowledge and is in compliance with all applicable Administrative Code Provisions and all Department Rules, Regulations, and Directives, except where noted. Falsification of any statement is a misdemeanor under section 26-124 of the Administrative Code and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for consideration. Violation is punishable by imprisonment or fine, or both.

Name of Applicant

Signature Date

OWNER

I hereby state that I have authorized the applicant to perform the work specified herein, and agree to indemnify and save harmless to the fullest extent permitted by law, the City of New York, the New York City Water Board, and the New York Municipal Water Finance Authority (hereinafter collectively called "the City") and their, respective officers, representatives, agencies, contractors, servants and employees from and against any and all claims, suits, actions, proceedings, and losses ("claims and losses") that may arise from the construction, maintenance, operation, or use of any connection to the City Sewer System that I or my contractor connect to the City Sewer System from the subject site.

Name of Owner

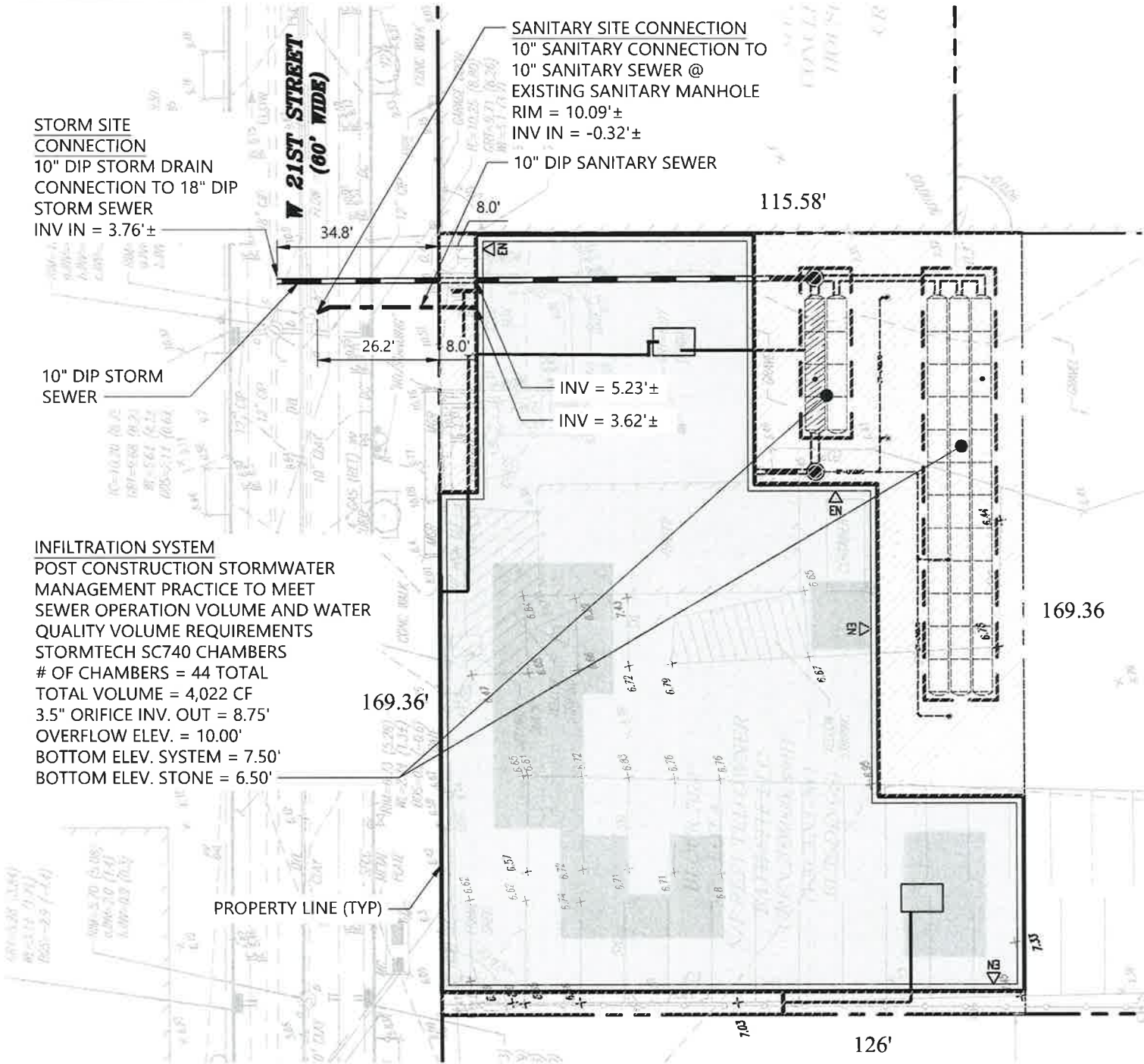
Signature Date

ATTACHMENT "F"

3027 W 21ST STREET
BROOKLYN, NY 11224
BLOCK: 7072
LOT: 4
DOB #: B08015349-11
SCP #: SCK-2895/22



Location Plan:



Legend

- ROOF AREA
- CONCRETE AREA
- GREEN ROOF AREA



NYC

Environmental Protection

CITY OF NEW YORK

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SEWER INFORMATION CERTIFIED REVIEW UNIT

DIGITALLY SIGNED BY:

Astrode Petit-Frere

DATE CERTIFIED:

4/13/2023

CERTIFICATION EXPIRES:

4/13/2025

SCK-2895/22

TOTAL STORAGE PROVIDED = 4,022 CF

ALL ON-SITE STORM SEWER FLOW WILL FLOW THROUGH ONE (1) 10-INCH STORM SEWER CONNECTION TO THE EXISTING 18" DIP STORM SEWER MAIN IN W 21ST STREET.

ALL ON-SITE SANITARY SEWER FLOW WILL FLOW THROUGH ONE (1) 10-INCH SANITARY SEWER CONNECTION TO THE EXISTING 10" SANITARY SEWER IN W 21ST STREET.

ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

General Notes

1. LOCATION OF EXISTING UNDERGROUND UTILITIES APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, TYPE AND ELEVATION OF EXISTING UTILITIES IN THE FIELD PRIOR TO PERFORMING ANY EXCAVATION OR SITE CONNECTION WORK.
2. ALL ON-SITE STORM SEWER FLOW WILL FLOW THROUGH ONE (1) 10-INCH STORM SEWER CONNECTION TO THE EXISTING 18-INCH STORM SEWER MAIN IN W21ST STREET.
3. ALL ON-SITE SANITARY SEWER FLOW WILL FLOW THROUGH ONE (1) 10-INCH SANITARY SEWER CONNECTION TO THE EXISTING 10" SANITARY SEWER IN W21ST STREET.
4. ALL SEWER WORK SHOWN ON THIS PLAN SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION (NYCDEP).
5. SEWER CONNECTIONS WITH LESS THAN THREE (3) FEET OF COVER SHALL BE ENCASED IN CONCRETE PER NYCDEP STANDARDS.
6. NO WORK SHALL BE COMPLETED PRIOR TO NYCDEP APPROVAL FOR SITE SEWER CONNECTIONS.
7. SIZING OF SUBSURFACE STORMWATER GALLERIES ARE BASED ON NYCDEP REQUIREMENTS. STORMWATER GALLERY MANUFACTURER, FOOTPRINT, AND ALIGNMENT ARE SUBJECT TO CHANGE DURING CONSTRUCTION.
8. ONSITE STORMWATER RETENTION WILL COMPLY WITH NYC DOB REQUIREMENTS.
9. POST CONSTRUCTION STORMWATER MANAGEMENT PRACTICE TO MEET SEWER OPERATION VOLUME AND WATER QUALITY VOLUME REQUIREMENTS.
10. SIZE AND INVERT ELEVATIONS OF EXISTING STORM AND SANITARY SEWERS IN W21ST ST AS PER RECORD AS BUILT PDK-007/16.

Sanitary Sewer Calculations:

SITE ZONE = C2-4
SITE AREA = 21,339 SF (0.490 AC)
PER NYCDEP'S PEAK DOMESTIC SANITARY & INDUSTRIAL FLOW CALCULATIONS SPREADSHEET:

COMMERCIAL	ZONING	AREA (ft ²)	Q (cfs)
pop/ac	C2-4	21,339	= 0.105

TOTAL PEAK FLOW = 0.105

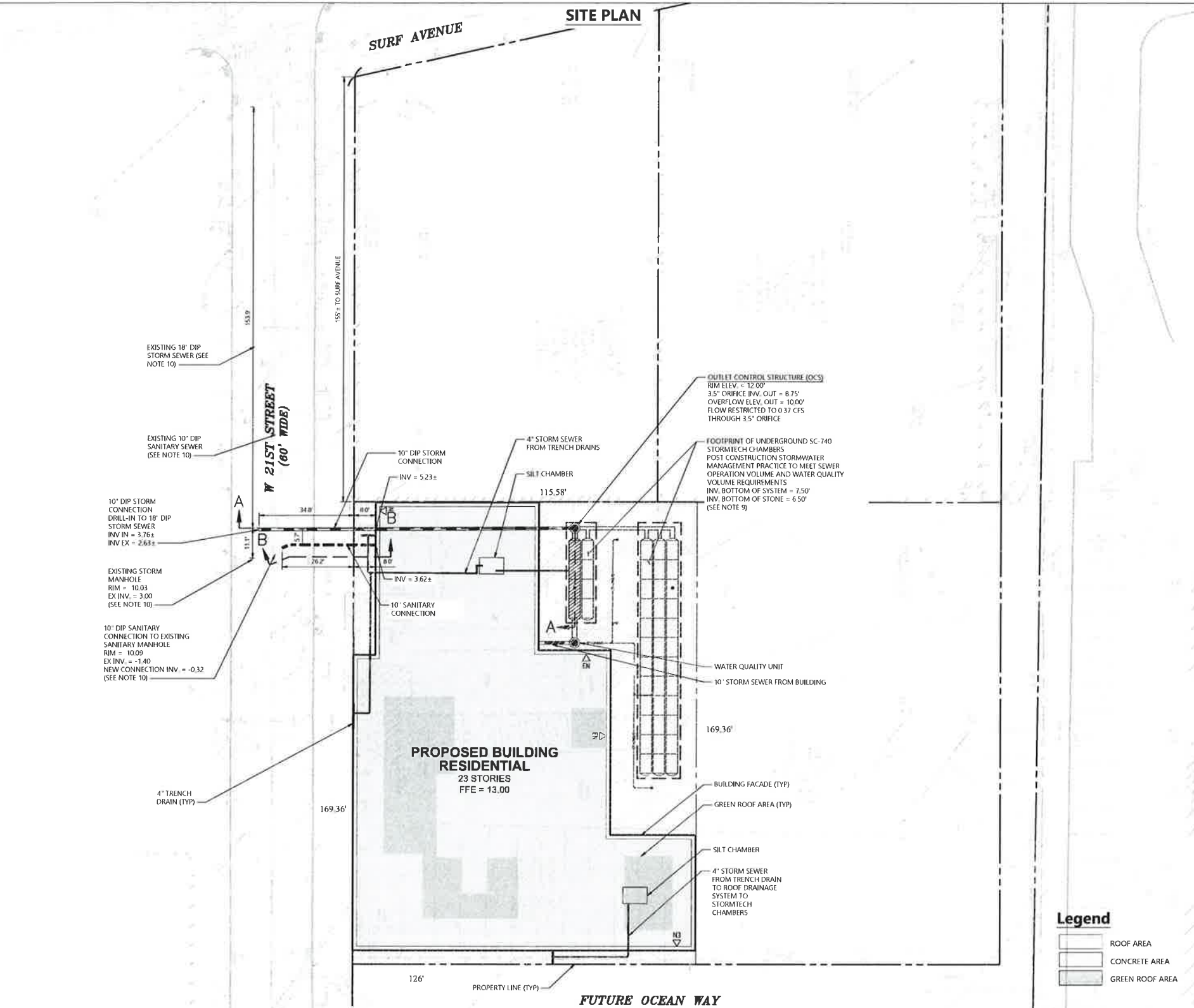
Storm Sewer Calculations

Proposed Site Area	
Tributary Area to Storm Connection (A _T), sf	21339
Roof Area, sf	12353
Pavement Area to Chambers, sf	6339
Green Roof Area, sf	2647
Weighted Runoff Coefficient - Tributary Area to Storm Connection	
C _w	[(0.95)*(A _{roof}) + (0.85)*(A _{pavement}) + (0.70)*(A _{greenroof})]/A _{total}
C _w	0.89
Required Sewer Operations Volume (V _d)	
V _d	(Rd/12)*A _{total} *C _w
Rainfall Depth (Rd), in	1.5
V _d , cf	2372
Storage Volume Provided (V _{prov})	
Storage volume provided by Stormtech SC-740 Chambers, End Caps, and Stone Voids 44 Chambers & 8 End Caps, 12" Stone above & below Chambers @ 40% Porosity	
Total storage provided by Chambers, End Caps, and Stone, cf	4022
Storage provided below Outlet Orifice @ Invert of 8.75' (V _{dettention}), cf	2380
Storage provided between Outlet Orifice @ Invert of 8.75' and Overflow Pipe @ Invert of 10.00' (V _{dettention}), cf	1291
Storage Volume (that counts to V _{prov})	50% of V _{dettention} + 100% of V _{dettention}
V _{prov} , cf	2481
V _{prov} (2481 cf) > V _d (2372 cf)	
Maximum Release Rate	
Q _{drr}	[(1*A _{total})/43,560]
Q _{drr} , cfs	0.49
Orifice Control	
Elevation of 3.5" Flush Orifice	8.75'
Q _{actual}	C _d *A _{orifice} *[2gH] ^{0.5}
Coefficient of Discharge (C _d)	0.61
Area of Orifice (A _o), sf	0.07
Active Storage Depth (H), ft	1.25
Q _{actual} , cfs	0.37
Q _{actual} (0.37 cfs) < Q _{drr} (0.49 cfs)	

I, DINA FERRAIUOLO, A LICENSED PROFESSIONAL ENGINEER (NUMBER 096014) IN THE STATE OF NEW YORK, DO HEREBY CERTIFY THAT THE SURVEY, FIELD AND OFFICE WORK REQUIRED IN AND SHOWN ON THIS PLAN WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND NO PART OF SAID WORK WAS DONE BY ANY EMPLOYEE OF THE CITY OF NEW YORK.

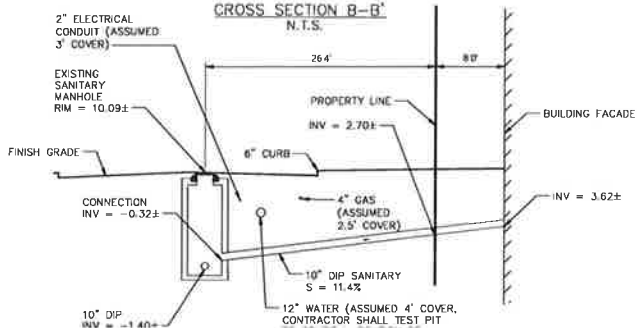
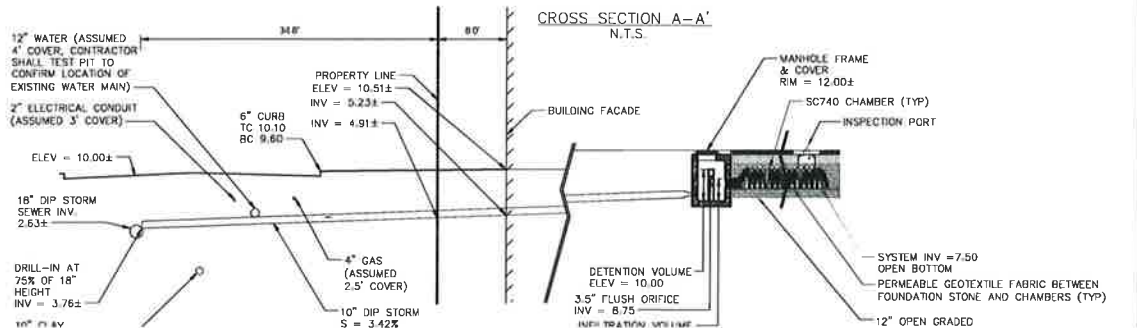


DINA FERRAIUOLO, P.E.
VHB
ONE PENN PLAZA



Legend

- ROOF AREA
CONCRETE AREA
GREEN ROOF AREA



PROJECT INFORMATION

BOROUGH:
BROOKLYN

ADDRESS:
3027 W 21ST STREET, BROOKLYN, NY 11224

BLOCK:
7072

PRESENT LOTS:
4

TENTATIVE LOT:

EXISTING ZONING:
C2-4

PROPOSED ZONING:
C2-4

DEVELOPMENT TYPE:
RESIDENTIAL

OWNERSHIP TYPE:
FEE SIMPLE

STORM FLOW DETENTION NOTES:
TOTAL VOLUME PROVIDED = 4,022 CF

SANITARY FLOW:
0.105 CFS

NAME OF CITY TREATMENT PLANT:
CONEY ISLAND TREATMENT PLANT

DATUM:
NAVD 88

OWNER'S NAME AND ADDRESS:
GEORGICA GREEN VENTURES, LLC
50 JERICHO QUADRANGLE, SUITE 118
JERICHO, NY 11753

OWNER'S TELEPHONE:
(516) 521-6304

APPLICANT INFORMATION

NAME:
DINA FERRAIUOLO, P.E.

FIRM/ORGANIZATION:
VHB

ADDRESS:
ONE PENN PLAZA
SUITE 715
NEW YORK, NY 10119

TELEPHONE:
(212) 857 - 7371

DOB #:
B08015349-11

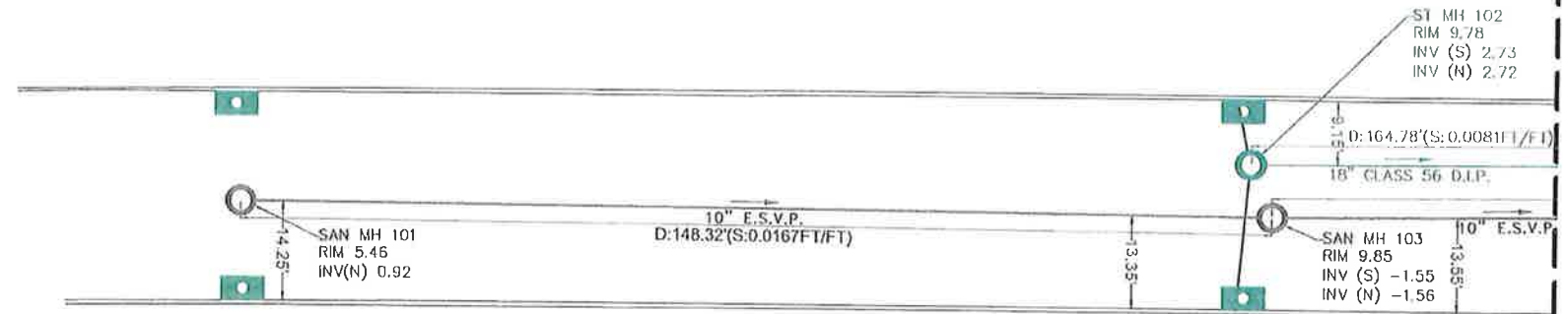
REVISIONS

5TH SUBMISSION	
4TH SUBMISSION	
3RD SUBMISSION	03/26/2023
2ND SUBMISSION	01/17/2023
1ST SUBMISSION	12/15/2022

CERTIFICATION BOX
(DEP USE ONLY)



SS-03A

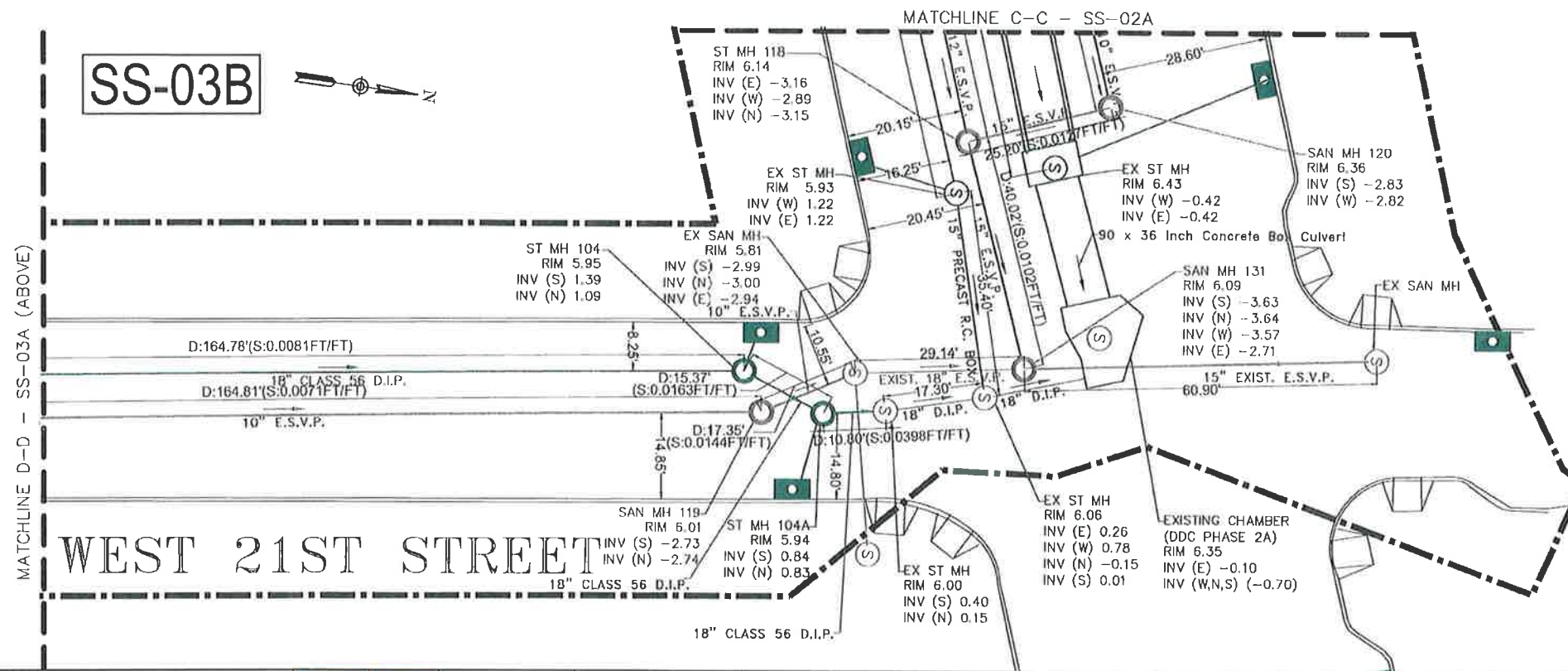


WEST 21ST STREET

NOTES:

1. ALL ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS 1.1 FEET ABOVE THE U.S. COAST AND GEODETIC SURVEY DATUM OF MEAN SEA LEVEL ESTABLISHED AT SANDY HOOK, NEW JERSEY (1929).

SS-03B



PREPARED BY:
ALFRED BARCELLA, P.E., P.L.S.
N.Y.S. LICENSE NO. 050081-1

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
AS SHOWN

FINAL SEWER SURVEY - 03

NO.	DATE	REVISION 1	BY	APP'D
1	9/31/21	DESCRIPTIONS		
		REVISIONS		
PROJECT PDK-00716 (AKA EDC-50640001) CONEY ISLAND INFRASTRUCTURE FINAL SURVEY STORM & SANITARY FOR PACKAGE 2				
PROJECT ID: 59640001		DATE: 11/12/2020	SHEET 55-03	3

Appendix G: Cumulative Analysis

April 18, 2024

Via Email (HowardA@hpd.nyc.gov)

Mr. Anthony Howard
Director, Environmental Planning
New York City Department of Housing Preservation and Development

**RE: CUMULATIVE ANALYSIS
LUNA PARK TOWERS
3027 WEST 21ST STREET, BROOKLYN, NY 11224
MATRIX NO. 23-1317**

Dear Mr. Howard:

Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix), at the request of the New York City (NYC) Department of Housing Preservation and Development (HPD), conducted a cumulative analysis of the Georgica Green Ventures, LLC's (the Applicant's) Proposed Project in combination with another development proposed at 1709 Surf Avenue (Block 7061, Lots 14, 16, 20, 21, and 27) in the Coney Island neighborhood of Brooklyn, approximately 520 feet northeast of the Project Site. The latter development site is receiving funding from the US Department of Housing and Urban Development (with HPD as the Responsible Entity).

The Project Site and 1709 Surf Avenue were rezoned as part of the 2009 Coney Island Plan, initiated by the NYC Economic Development Coordination (EDC) with the Mayor's Office of Environmental Coordination (MOEC) serving as the Lead Agency. The 2009 Coney Island Plan established a framework for the revitalization of the Coney Island amusement area and the surrounding blocks. The plan built upon the few remaining amusements to create a 27-acre amusement and entertainment district to reestablish Coney Island as a year-round, open and accessible amusement destination. Outside of the amusement area, the plan provided new housing opportunities, including affordable housing and neighborhood services. The plan covered 19 blocks bounded by the New York Aquarium to the east, West 24th Street to the west, Mermaid Avenue to the north and the Riegelmann Boardwalk to the south.

The Project Site was part of a larger development site (Projected Development Site 1) analyzed as part of the 2009 Coney Island Plan's CEQR application (CEQR No. 08DME007K), which encompassed all tax lots currently comprising Brooklyn Tax Block 7072, including tax lot nos. 1, 3, 4 (the Project Site), 5, 6, and 7501. The 1709 Surf Avenue development site constituted Projected Development Site 6 in the 2009 Coney Island Plan's CEQR application.

A discussion of development forecasted and realized at both of these development sites and their cumulative development density as compared to what was projected under the 2009 Coney Island Plan is provided below.

Projected Development Site 1, 2027 Existing and Proposed Development

In 2018, Block 7072, Lot 1 (adjacent to the Project Site to the north) was redeveloped pursuant to the zoning instituted as part of the 2009 Coney Island Plan, resulting in a 111,315 GSF mixed-use multi-family residential and groundfloor commercial building, featuring a total of 135 dwelling units over 103,500 GSF of residential floor area and 7,815 GSF of groundfloor commercial floor area, in a nine-story / 95-foot building. The development included nine (9) enclosed parking spaces within the building.

In 2019, Block 7072, Lot 7501 (adjacent to the Project Site to the northeast) was redeveloped pursuant to the zoning instituted as part of the 2009 Coney Island Plan, resulting in a 191,268 GSF mixed-use multi-family residential and groundfloor commercial building, featuring a total of 215 dwelling units over 156,483 GSF of residential floor area and 34,785 GSF of commercial floor area, in a 20-story / 220-foot building. The development included 129 enclosed parking spaces within the building.

The Applicant's Proposed Project at the Project Site (Block 7072, Lot 4) consists of a new 23-story / 260-foot, 213,733-GSF residential building containing 281 units of affordable senior housing. No parking is proposed to be part of the project.

Table 1 below indicates the individual and total development density metrics (both existing and proposed) associated with development resulting at the various lots comprising Projected Development Site 1.

Table 1, Existing and Proposed Development within Projected Development Site 1 as of 2024

	Block 7072, Lot 1 (Constructed 2018)	Block 7072, Lot 7501 (Constructed 2019)	Block 7072, Lot 4 (Applicant's Proposed Project)	TOTAL
<i>Residential Floor Area (GSF)</i>	103,500 GSF	156,483 GSF	213,733 GSF	473,716 GSF
<i>Residential Dwelling Units</i>	135	215	281	631
<i>Commercial Floor Area (GSF)</i>	7,815 GSF	34,785 GSF	0 GSF	42,600 GSF
<i>Parking Spaces</i>	9	129	0	138
<i>Max Building Height (FT)</i>	95 FT	220 FT	260 FT	260 FT

As indicated above in **Table 1**, total existing and proposed development at the lots comprising Projected Development Site 1 includes 473,716 GSF of residential floor area with 631 dwelling units, 42,600 GSF of commercial floor area, and 138 parking spaces.

Projected Development Site 6, 2027 Existing and Proposed Development

Coney Island Associates 3 LLC is proposing a 421,740 GSF, 430-unit, mixed-use affordable housing development with retail and community facility space at 1709 Surf Avenue (Block 7061, Lots 14, 16, 20, 21, and 27, i.e., Projected Development Site 6 of the 2009 Coney Island Plan), a site bounded by West 17th and West 19th Streets and Surf Avenue in the Coney Island neighborhood of Brooklyn, to be constructed by the end of 2027. All 430 dwelling units are proposed to be affordable; this project also contains approximately 10,749 GSF of local retail space, approximately 9,679 GSF of community facility space, and 76 accessory parking spaces. The proposed building would have a maximum height of 125 feet / 12 stories, with base heights ranging between seven (7) and nine (9) stories along the east and west façades (West 17th and West 19th Streets, respectively), and a base height of nine (9) stories along the south facade (Surf Avenue). This project would be developed through HPD's Extremely Low- and Low-Income Affordability (ELLA) Program. **Table 2** below summarizes the currently proposed development at 1709 Surf to be constructed by year end 2027.

Table 2, Total Proposed Development at Projected Development Site 6

	Total Proposed Development at Projected Development Site 6
<i>Residential Floor Area</i>	401,312 GSF
<i>Residential Dwelling Units</i>	430
<i>Commercial Floor Area</i>	10,749 GSF
<i>Community Facility Floor Area</i>	9,679 GSF
<i>Parking Spaces</i>	76
<i>Max Building Height (FT)</i>	125 FT

Table 3 below indicates the total existing and proposed development densities at Projected Development Sites 1 and 6.

Table 3, Total Existing and Proposed Development Densities at Projected Development Sites 1 and 6, Year 2027

	Projected Development Site 1	Projected Development Site 6	Total, Projected Development Sites 1 and 6
<i>Residential Floor Area (GSF)</i>	473,716 GSF	401,312 GSF	875,028 GSF
<i>Residential Dwelling Units</i>	631	430	1,061
<i>Commercial Floor Area (GSF)</i>	42,600 GSF	10,749 GSF	53,349 GSF
<i>Community Facility Floor Area</i>	0 GSF	9,679 GSF	9,679 GSF
<i>Parking Spaces</i>	138	76	214
<i>Max Building Height (FT)</i>	260 FT	125 FT	260 FT

Forecasted Development at Projected Development Sites 1 and 6, 2009 Coney Island Plan

Under the rezoning at Projected Development Site 1 instituted as part of the 2009 Coney Island Plan, its redevelopment was forecasted to result in 107,096 gross square feet (GSF) of commercial floor area, 780,269 GSF of residential floor area with 780 dwelling units, and 575 enclosed parking spaces, with building heights ranging from 40 feet to up to 270 feet (the latter of which is associated with residential towers permitted as part of special zoning regulations implemented as part of the plan). The 2009 Coney Island Plan specifically rezoned all of Brooklyn Block 7072 to the R7D zoning district with a C2-4 overlay as well as instituted special development regulations as part of the Western Subdistrict of the Special Coney Island District.

Development forecasted at Projected Development Site 6 as part of the 2009 Coney Island Plan's CEQR application included 348,295 GSF of floor area (including 299,534 GSF of residential floor area and 48,761 GSF of commercial floor area), 300 dwelling units, 316 parking spaces, with a maximum permissible building height of 270 feet for residential towers. The 2009 Coney Island Plan specifically rezoned all of Brooklyn Block 7061 to the R7X zoning district with a C2-4 overlay as well as instituted special development regulations as part of the Northern Subdistrict of the Special Coney Island District.

Table 4 below summarizes the individual and total forecasted development at Projected Development Sites 1 and 6 (i.e., the Applicant's Project Site and 1709 Surf Avenue, respectively) under the 2009 Coney Island Plan.

Table 4, Forecasted Development at Projected Development Sites 1 and 6, 2009 Coney Island Plan

	Forecasted Development at Projected Development Site 1	Forecasted Development at Projected Development Site 6	Total Forecasted Development, both Projected Development Sites
<i>Residential Floor Area</i>	780,269 GSF	348,295 GSF	1,128,564 GSF
<i>Residential Dwelling Units</i>	780	300	1,080
<i>Commercial Floor Area</i>	107,096 GSF	48,761 GSF	155,857 GSF
<i>Parking Spaces</i>	575	316	891
<i>Max Building Height (FT)</i>	270 FT	270 FT	270 FT

Cumulative Impacts Analysis, Projected Development Sites 1 and 6

The total existing and proposed development at Projected Development Sites 1 and 6 is comparable to the total development densities forecasted for those sites under the 2009 Coney Island Plan. **Table 5** below provides a comparison of these total development densities.

Table 5, Development Density Comparison at Projected Development Sites 1 and 6, Actual vs Forecasted

	Total Existing and Proposed Development Densities, Projected Developments Sites 1 and 6, Combined	2009 Coney Island Plan Forecasted Development Densities, Projected Developments Sites 1 and 6, Combined	<i>Development Density Difference between Forecasted and Existing / Proposed Development Densities</i>
<i>Residential Floor Area</i>	875,028 GSF	1,128,564 GSF	+253,536 GSF
<i>Residential Dwelling Units</i>	1,061	1,080	+19
<i>Commercial Floor Area</i>	53,349 GSF	155,857 GSF	+102,508 GSF
<i>Community Facility Floor Area</i>	9,679 GSF	0 GSF	-9,679 GSF
<i>Parking Spaces</i>	214	891	+677
<i>Max Building Height (FT)</i>	260 FT	270 FT	+10 FT

As indicated above in **Table 5**, existing and proposed total development densities at Projected Development Sites 1 and 6 are generally comparable or less than to those forecasted under the 2009 Coney Island Plan in terms of residential floor area, residential dwelling units, commercial floor area, and parking. While existing / proposed residential floor area is noticeably less than that of the 2009 Coney Island Plan (253,536 GSF less), the respective residential floor areas would result in a similar number of dwelling units (1,061 existing / proposed dwelling units versus 1,080 dwelling units forecasted). Under existing / proposed conditions, commercial floor area (53,349 GSF) and parking spaces (214) are noticeably less than their forecasted counterparts under the 2009 Coney Island Plan (155,857 GSF and 891 parking spaces, respectively). Approximately 9,679 GSF of community facility floor area is proposed as part of the redevelopment of 1709 Surf Avenue, whereas no community facility floor area was forecasted at either Projected Development Site under the 2009 Coney Island Plan. The maximum building height reached at Projected Development Sites 1 and 6 under existing / proposed conditions (260 feet) is generally consistent with what was forecasted under the 2009 Coney Island Plan (270 feet).

Various environmental analyses of the 2009 Coney Island Plan CEQR application relied on forecasted development densities under the proposed rezoning to determine the potential for environmental impacts, including socioeconomics, community facilities, open space, water and sewer infrastructure, solid waste and sanitation services, energy, and transportation analyses. Projected density-related significant adverse impacts resulting from the 2009 Coney Island Plan and associated recommended mitigations included:

- **Community Facilities:** The introduction of day care eligible children associated with the reasonable worst-case development scenario (RWCDs) was forecasted to result in a 43.7 percent increase in demand over the existing capacity of day care facilities in the study area. Therefore, the proposed actions would result in a significant adverse impact on publicly funded day care facilities. The EIS recommended several strategies to offset this potential increase in demand on publicly funded day care facilities, including use of private day care facilities and day care centers outside of the study area; absorption of students by some Family Day Care Networks; and development of new capacity as part of the New York City Administration for Children's Services' public-private partnership initiatives. However, if none of these measures are taken, then the proposed actions would result in an unmitigated adverse day care impact.
- **Traffic:** The RWCDs was forecasted to result in significant adverse traffic impacts at locations within the traffic study areas that were analyzed in the EIS pursuant to the methodologies contained within the CEQR Technical Manual. Specifically, a maximum of 11 intersections were projected to experience unmitigable impacts in the project's analysis year (but not in all peak hours) and, of these, six (6) intersections could be partially mitigated. Most of the locations that would be significantly impacted could be mitigated using traffic improvements such as new traffic signals, modifying existing signal timing/phasing plans, parking regulation changes, intersection or street channelization improvements, and lane markings and signage.

- *Transit and Pedestrians:* The EIS identified significant adverse impacts on the B36, B68, B74, B82, and X38 bus routes during the weekday analysis peak periods and for the B36 bus route during the Saturday analysis peak periods. To mitigate these projected impacts, the EIS stated that the Metropolitan Transportation Authority (MTA) and New York City Transit (NYCT) would routinely monitor changes in bus ridership and make necessary service adjustments where warranted. Such service adjustments are subject to the agencies' fiscal and operational constraints and, if implemented, are expected to take place over time.

With respect to pedestrians, the EIS included an evaluation of sidewalks, corner reservoirs, and crosswalks along Surf Avenue at West 8th, West 12th, West 15th, West 16th, and West 17th Streets, and Stillwell Avenue, and along Mermaid Avenue at Stillwell Avenue and West 17th Street. Significant adverse impacts were identified for the east and west crosswalks at the Stillwell Avenue and Surf Avenue intersection during the weekday and Saturday analysis peak periods. The proposed traffic mitigation measures at this intersection would provide additional crossing time for the east and west crosswalks but reduce the crossing time currently available at the north crosswalk. In addition, the bulb out proposed at the southeast corner of the intersection along Surf Avenue would effectively reduce the crossing distance of the east crosswalk by approximately 8 feet. As a result, the pedestrian impacts identified for the east and west crosswalks would be mitigated with the implementation of the proposed traffic mitigation measures. But the shortened crossing time at the north crosswalk would result in a new significant adverse crosswalk impact at this location. Restriping the width of the north crosswalk from its existing width of 16 to 18.5 feet would mitigate this projected significant adverse crosswalk impact.

As indicated in **Table 5** above, the proposed developments at the Applicant's Project Site and 1709 Surf Avenue would result in overall development densities that align with what was forecasted at Projected Development Sites 1 and 6 in the 2009 Coney Island Plan CEQR Application. As such, they are within the scope of findings regarding significant adverse impacts disclosed in the EIS for the 2009 Coney Island Plan, and no new and/or worse environmental impacts are anticipated. Further, the development at 1709 Surf Avenue will include a day care facility as part of the proposed community facility space as part of that project.

It is further noted that as part of the 2009 Coney Island Plan, Projected Development Sites 1 and 6 received NYC E-Designations (for air quality, noise, and hazardous materials at Projected Development Site 1 and for hazardous materials only at Projected Development Site 6), such that the projected proposed at these sites are subject to the development stipulations of said E-Designation (E-229). On March 1, 2024, the Applicant received a Notice to Proceed from the NYC Office of Environmental Remediation (OER), indicating OER had reviewed the Proposed Project and determined that the necessary measures are in place to ensure fulfillment of E-Designation requirements for air quality, noise, and hazardous materials. It is anticipated that the development at 1709 Surf Avenue would obtain a similar fulfillment before completion and / or occupation of that project. As such, no cumulative impacts regarding these environmental topic areas are anticipated as a result of these developments. See Appendix E of the NEPA Environmental Assessment for Notice to Proceed documentation regarding fulfillment of E-Designation requirements for the Applicant's Proposed Project.

Several site-specific environmental impact evaluations were undertaken as part of the CEQR application for the Applicant's Proposed Project (CEQR No. 24HPD015K), including for land use, zoning, and public policy (with associated Waterfront Revitalization Program assessment), shadows, historic and cultural resources, urban design and visual resources, and neighborhood character. Those analyses did not anticipate any significant adverse impacts for their respective environmental topic areas. Additionally, site-specific environmental impact evaluations are being undertaken as part of the CEQR application for the redevelopment of the 1709 Surf Avenue site (CEQR No. 24HPD040K). The environmental review documentation for this project is not publicly available at this time, however it is anticipated that those studies will find that the 1709 Surf Avenue project will not result in any significant adverse impacts for their respective environmental topic areas.