

ENVIRONMENTAL ASSESSMENT STATEMENT

RESILIENT NEIGHBORHOODS: SHEEPSHEAD BAY

Borough of Brooklyn

Lead Agency:

New York City Department of City Planning (DCP)

120 Broadway – 31st Floor
New York, NY 10271

CEQR No. 21DCP050K

October 16, 2020

Prepared for:

New York City Department of City Planning (DCP)

120 Broadway – 31st Floor
New York, NY 10271

Prepared by:

New York City Department of City Planning (DCP)

120 Broadway – 31st Floor
New York, NY 10271



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

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

Part I: GENERAL INFORMATION

PROJECT NAME Resilient Neighborhoods: Sheepshead Bay

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
21DCP050K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
N210132 ZRK

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

2a. Lead Agency Information

NAME OF LEAD AGENCY

NYC Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader - Director, Environmental Assessment & Review Division

ADDRESS 120 Broadway, 30th Floor

CITY New York

STATE NY

ZIP 10271

TELEPHONE (212) 720-3493

EMAIL

oabinad@planning.nyc.gov

2b. Applicant Information

NAME OF APPLICANT

NYC Department of City Planning

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Winston R. von Engel - Director, Brooklyn Borough Office

ADDRESS 16 Court Street, 7th Floor

CITY Brooklyn

STATE NY

ZIP 11241

TELEPHONE 718-780-8280

EMAIL

wvoneng@planning.nyc.gov

3. Action Classification and Type

SEQRA Classification

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

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

LOCALIZED ACTION, SITE SPECIFIC

LOCALIZED ACTION, SMALL AREA

GENERIC ACTION

4. Project Description

The New York City Department of City Planning (DCP) proposes a text amendment to the Zoning Resolution (94-00) that will affect all or portions of up to 21 tax blocks in the Special Sheepshead Bay District, Brooklyn Community District 15, to promote the creation of well-designed, flood-resilient, inviting public open spaces that support the commercial vibrancy and flood resiliency in an area vulnerable to flood risk.

Project Location

BOROUGH Brooklyn

COMMUNITY DISTRICT(S) 15

STREET ADDRESS

TAX BLOCK(S) AND LOT(S) See attached

ZIP CODE

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Special Sheepshead Bay District, bounded by Shore Parkway to the north, Knapp Street to the east, Sheepshead Bay to the south, and Sheepshead Bay Road to the west

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5, C2-2, SSBD

ZONING SECTIONAL MAP NUMBER 29a

5. Required Actions or Approvals (check all that apply)

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

CITY MAP AMENDMENT

ZONING CERTIFICATION

CONCESSION

ZONING MAP AMENDMENT

ZONING AUTHORIZATION

UDAAP

ZONING TEXT AMENDMENT

ACQUISITION—REAL PROPERTY

REVOCABLE CONSENT

SITE SELECTION—PUBLIC FACILITY

DISPOSITION—REAL PROPERTY

FRANCHISE

HOUSING PLAN & PROJECT

OTHER, explain:

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION Article IX, Chapter 4

Board of Standards and Appeals: YES NO

VARIANCE (use)

VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:		
Other City Approvals Subject to CEQR (check all that apply)		
<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:	
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:	
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:	
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:	
<input type="checkbox"/> OTHER, explain:		
Other City Approvals Not Subject to CEQR (check all that apply)		
<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL	
<input type="checkbox"/> OTHER, explain:		
State or Federal Actions/Approvals/Funding: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:		
6. Site Description: <i>The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.</i>		
Graphics: <i>The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.</i>		
<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<input checked="" type="checkbox"/> TAX MAP	<input checked="" type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP		
Physical Setting (both developed and undeveloped areas)		
Total directly affected area (sq. ft.): 3,236,118	Waterbody area (sq. ft.) and type: 631,589 (Sheepshead Bay)	
Roads, buildings, and other paved surfaces (sq. ft.): 2,141,339	Other, describe (sq. ft.): 463,189 (vegetation and bare soil)	
7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)		
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): N/A		
NUMBER OF BUILDINGS: See Attachment A	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): See Attachment A	
HEIGHT OF EACH BUILDING (ft.): See Attachment A	NUMBER OF STORIES OF EACH BUILDING: See Attachment A	
Does the proposed project involve changes in zoning on one or more sites? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
If "yes," specify: The total square feet owned or controlled by the applicant: 0		
The total square feet not owned or controlled by the applicant: N/A		
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):		
AREA OF TEMPORARY DISTURBANCE:	sq. ft. (width x length)	VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE:	sq. ft. (width x length)	
8. Analysis Year CEQR Technical Manual Chapter 2		
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2030		
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: N/A		
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY? N/A		
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: N/A		
9. Predominant Land Use in the Vicinity of the Project (check all that apply)		
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> PARK/FOREST/OPEN SPACE	<input type="checkbox"/> OTHER, specify:	

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	Predominantly multi-family apartment buildings, and one- and two-family homes			
No. of dwelling units				0
No. of low- to moderate-income units				0
Gross floor area (sq. ft.)				0
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail including restaurants, office, and maritime commercial			
Gross floor area (sq. ft.)				0
Manufacturing/Industrial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Warehouse			
Gross floor area (sq. ft.)				0
Open storage area (sq. ft.)				0
If any unenclosed activities, specify:				0
Community Facility	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	Primarily medical offices			
Gross floor area (sq. ft.)				0
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Undeveloped lots			
Publicly Accessible Open Space	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	City park and piers			
Other Land Uses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Public facilities			
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:				0
Briefly explain how the number of residents was calculated:				
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type				0
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
Other (students, visitors, concert-goers, etc.)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:				0
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	See Attachment A			
Maximum amount of floor area that can be developed	See Attachment A			
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	See Attachment A			
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input type="checkbox"/>
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: 	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Appendix: Any future discretionary actions that may result from this zoning action would reach out to LPC on a case-by-case basis		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 .		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. See Attachment B 		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions. See Appendix 		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: 	<input type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?		
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week):		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs):		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. APPLICANT'S CERTIFICATION

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

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

APPLICANT/REPRESENTATIVE NAME Winston R. von Engel	SIGNATURE 	DATE 2.10.20
-------------------------------------------------------	---------------------------------------------------------------------------------------------------	-----------------

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

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

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

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

Potentially Significant Adverse Impact

IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

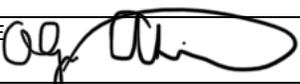
YES NO

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

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

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY NYC Department of City Planning
NAME Olga Abinader	DATE 10/16/20
SIGNATURE 	

NEGATIVE DECLARATION

Statement of No Significant Effect
 Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination
 The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

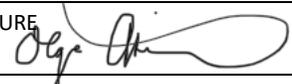
Land Use, Zoning, and Public Policy
 A detailed analysis of land use, zoning, and public policy is included in the EAS. The New York City Department of City Planning (DCP) proposes a text amendment to the Zoning Resolution that affects all or portions of 21tax blocks within the Special Sheepshead Bay District (SSBD) in Sheepshead Bay, Brooklyn, Community District 15. To reduce flood risks and plan for adaptation over time, DCP seeks to update applicable zoning code in this neighborhood to facilitate resilient public realm improvements and signal flood risk. DCP developed these modifications to the Special Sheepshead Bay District (SSBD) to help support resilient development and better align with the goals of the SSBD to strengthen the maritime, recreational, and commercial character of Emmons Avenue. The SSBD is generally bounded by Shore Parkway to the north, Knapp Street to the east, Sheepshead Bay to the south, and Sheepshead Bay Road to the west. This area is currently zoned R5 with a C2-2 commercial overlay. The built context generally consists of one-to three-story commercial buildings, single-family detached homes mixed with some semi-detached and attached two-and three-story and four-to-seven-story multi-family residential buildings and community facility buildings. The change in land use and zoning would not constitute a significant adverse impact.

A separate, but related Application -the citywide text amendment, Zoning for Coastal Flood Resiliency (ZCFR) (CEQR No. 19DCP192Y), is undergoing the Uniform Land Use Procedure (ULURP) and CEQR processes simultaneously with this proposal. The ZCFR proposal, which complements this application, comprises four main objectives identified as follows: to encourage resiliency throughout the city's 1% and 0.2% annual chance floodplains; support long-term resilient design of all building types by offering flexibility in the zoning framework; allow for adaptation over time through partial resiliency strategies; and facilitate future storm recovery by reducing regulatory obstacles. The proposed ZCFR text amendment updates 2013 and 2015 flood text provisions that were adopted to aid in Superstorm Sandy recovery.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Laura Kenny at +1 212-720-3419.

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 212.720.3493
-----------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------

NAME Olga Abinader	DATE 10/16/20
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SIGNATURE 

TITLE Chair, City Planning Commission	
------------------------------------------	--

NAME Marisa Lago	DATE 10/19/20
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SIGNATURE

Resilient Neighborhoods: Sheepshead Bay

EAS Form Site Description Attachments

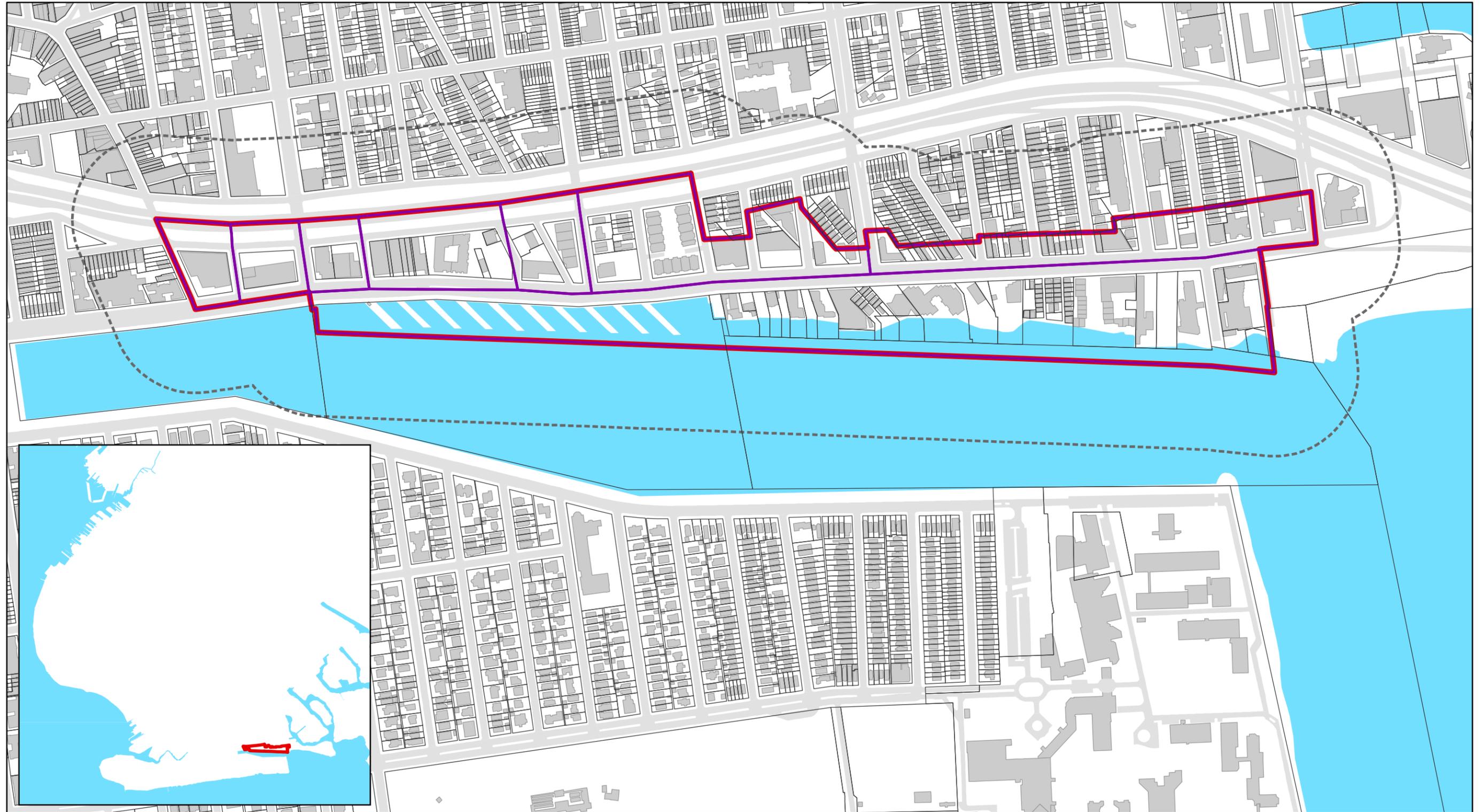
1. Tax Blocks and Lots
2. Site Location Map
3. Zoning Map
4. Land Use Map
5. Tax Map
6. Photographs

*Resilient Neighborhoods: Sheepshead Bay
Environmental Assessment Statement (EAS) Full
Form*

Project Location: Tax Blocks and Lots

Tax Block	Tax Lots
8773	7501
8775	41
8778	32, 52
8779	50, 53, 54, 55, 57, 60, 66, 155, 169, 7501
8783	64, 7501, 7502
8784	7501
8788	45, 46, 48, 49, 50, 52, 61, 75, 80, 7501
8789	7501
8790	59
8792	63, 74, 7501, 7502
8793	63, 7502
8796	62, 63, 65, 143, 144, 173, 174, 175
8797	65
8800	65, 66, 70, 72, 73, 74,
8801	74, 75, 76, 7503
8804	75, 82, 7501, 7502, 7507
8805	106, 108, 203, 207, 7501, 7502
8807	64, 125, 135, 141, 142, 143
8808	59
8813	50, 71
8815	1, 5, 8, 11, 14, 16, 17, 21, 30, 31, 34, 35, 42, 50, 65, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 101, 106, 112, 129, 130, 131, 133, 138, 139, 140, 141, 142, 143, 144, 150, 174, 175, 176, 177, 178, 179, 181, 182, 379, 400, 401, 402, 403, 404, 405, 410, 411, 412, 413, 414, 415, 416, 417, 418, 525, 530, 550, 590, 7501, 7502

Site Location Map

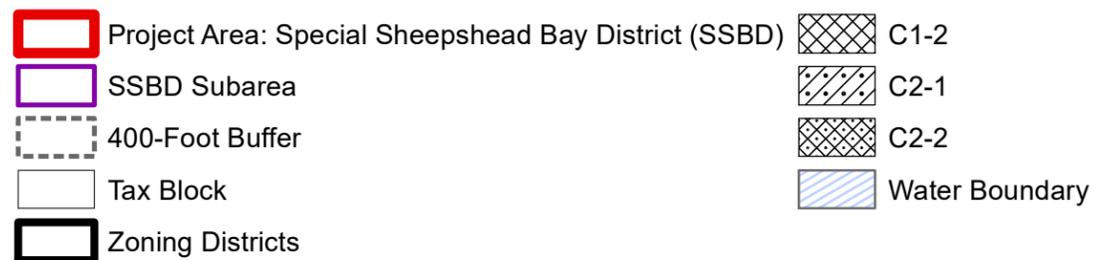
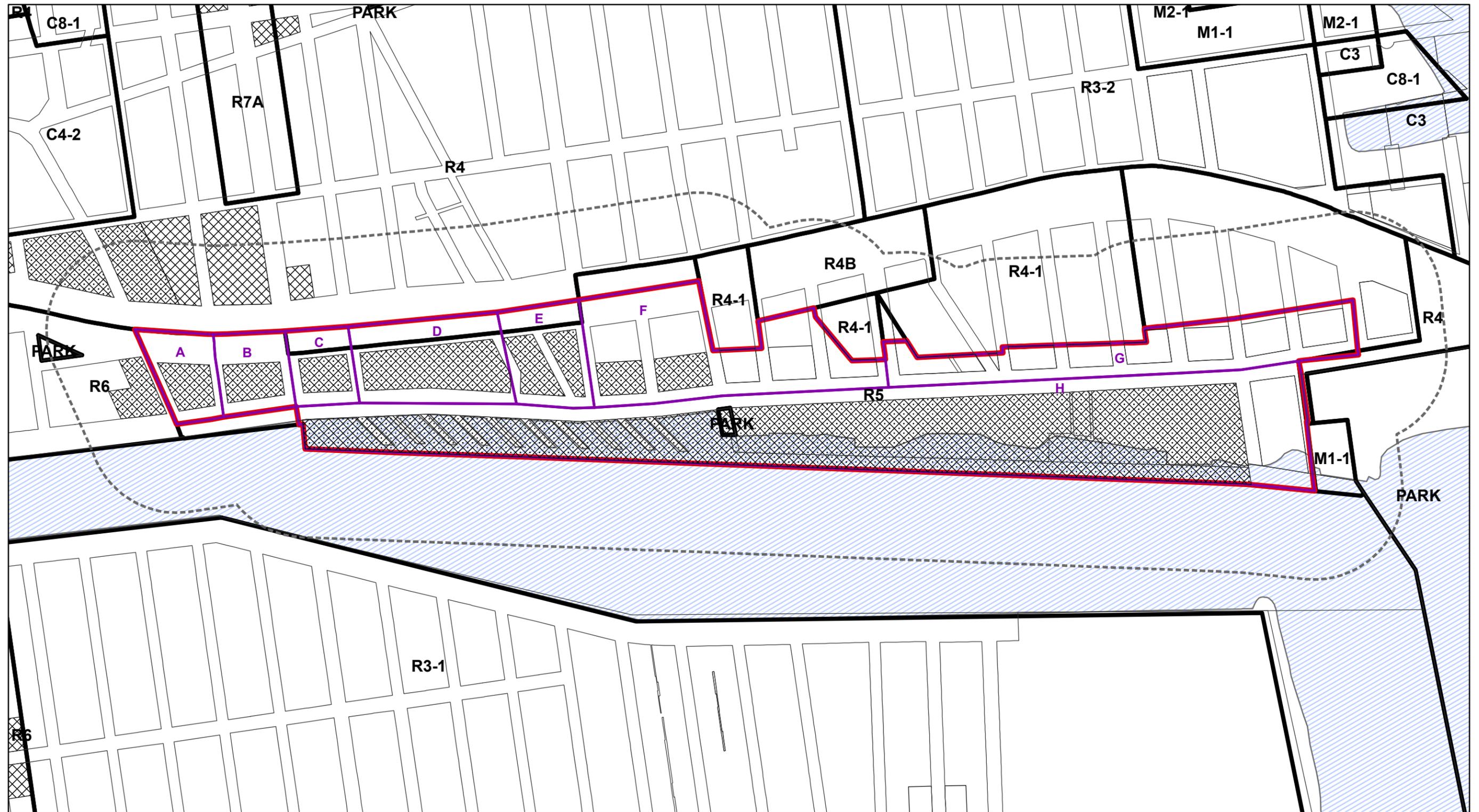


-  Project Area: Special Sheepshead Bay District (SSBD)
-  SSBD Subarea
-  400-Foot Buffer
-  Tax Lot
-  Building
-  Water

0 500 1,000 2,000 Feet



Zoning Map



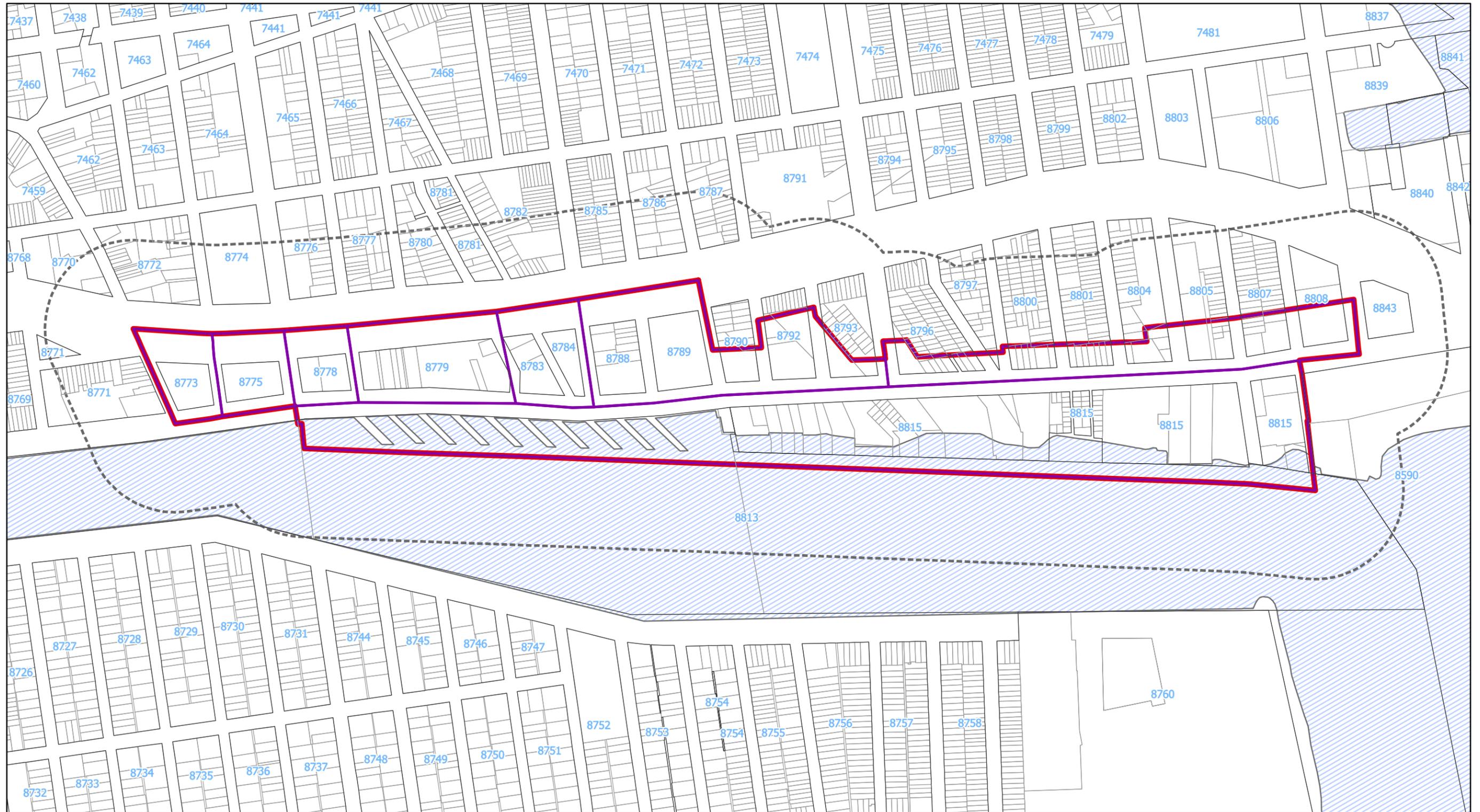
Land Use Map



Project Area: Special Sheepshead Bay District (SSBD)	One and Two Family Buildings	Mixed Commercial/Residential Buildings	Transportation/Utility	Parking Facilities
SSBD Subarea	Multi-Family Walkup Buildings	Commercial/Office Buildings	Public Facilities & Institutions	Vacant Land
400-Foot Buffer	Multi-Family Elevator Buildings	Industrial/Manufacturing	Open Space	All Others or No Data
Tax Block				
Water Boundary				

0 500 1,000 2,000 Feet

Tax Map



-  Project Area: Special Sheepshead Bay District (SSBD)
-  SSBD Subarea
-  400-Foot Buffer
-  Tax Block
-  Tax Lot
-  Water Boundary





1. Emmons Avenue and Sheepshead Bay Road, facing northeast



3. Emmons Avenue and Ocean Avenue, facing east



2. Emmons Avenue and Dooley Street, facing east



4. 2901 Emmons Avenue, facing west



Resilient Neighborhoods: Sheepshead Bay

Project Area Photos

Photos taken August 24, 2019



5. 2027 Emmons Avenue, facing west



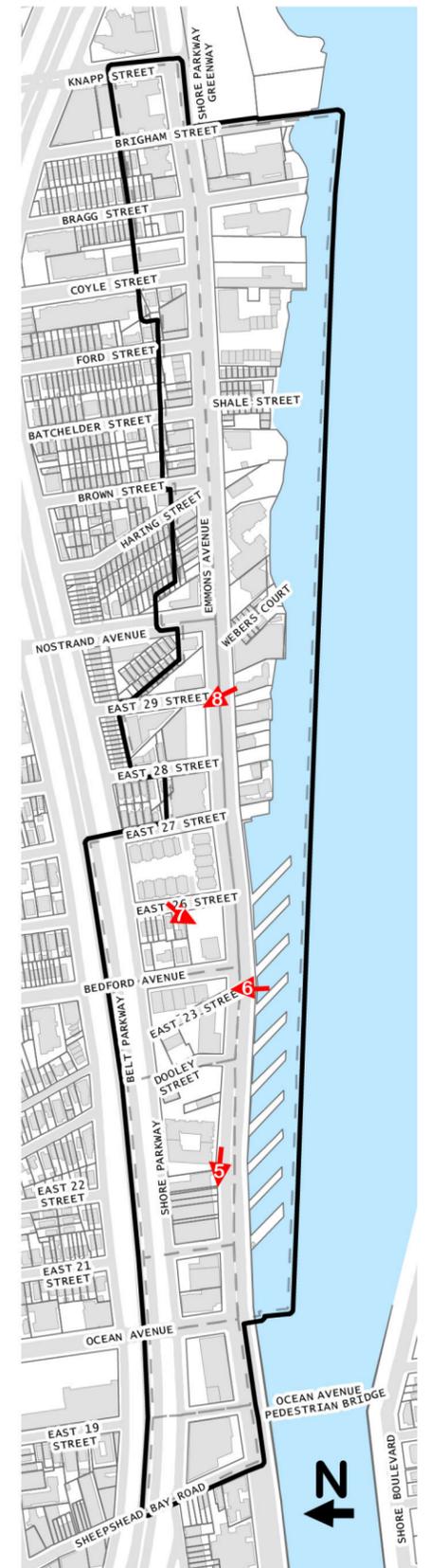
7. Emmons Avenue and East 26th Street, facing southwest



6. Emmons Avenue and East 23rd Street, facing north



8. Emmons Avenue and East 29th Street Street, facing northwest



Resilient Neighborhoods: Sheepshead Bay

Project Area Photos

Photos taken August 24, 2019



9. Leif Ericson Drive and East 21st Street, facing east



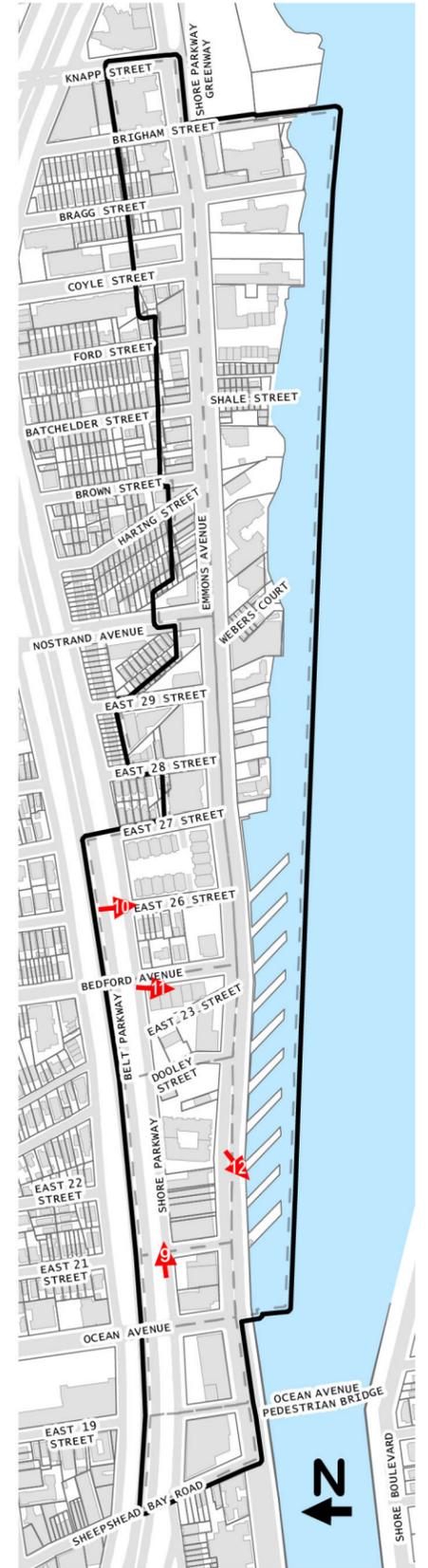
11. 4808 Bedford Avenue, facing south



10. Leif Ericson Drive and East 26th Street, facing south



12. Emmons Avenue and Sheepshead Bay Piers, facing southwest



Resilient Neighborhoods: Sheepshead Bay

Project Area Photos

Photos taken August 24, 2019



13. Emmons Avenue and East 27th Street, facing southeast



15. Emmons Avenue and Batchelder Street, facing south



14. Emmons Avenue and Bragg Street, facing west



16. Emmons Avenue and Coyle Street, facing east



Resilient Neighborhoods: Sheepshead Bay

Project Area Photos

Photos taken August 24, 2019

Resilient Neighborhoods: Sheepshead Bay

Environmental Assessment Statement (EAS) Attachments
October 16, 2020

CONTENTS

Attachment A

PROJECT DESCRIPTION	A-1
A. INTRODUCTION	A-1
B. BACKGROUND AND EXISTING CONDITIONS	A-2
Area Description and History	A-3
Existing Conditions	A-4
Existing Zoning	A-5
C. PURPOSE AND NEED	A-7
D. PROPOSED ACTIONS	A-8
E. REASONABLE WORST CASE DEVELOPMENT SCENARIO	A-10
Analysis Framework	A-10
Development Sites	A-10

Attachment B

ANALYSES	B-1
I. LAND USE, ZONING, AND PUBLIC POLICY	B-1
A. INTRODUCTION	B-1
B. EXISTING CONDITIONS.....	B-1
Land Use	B-1
Zoning.....	B-2
Public Policy	B-5
C. FUTURE NO-ACTION	B-6
Land Use	B-6
Zoning.....	B-6
Public Policy	B-6
D. FUTURE WITH-ACTION	B-6
Land Use	B-6
Zoning.....	B-6
Public Policy	B-9
II. URBAN DESIGN AND VISUAL RESOURCES	B-13
III. NATURAL RESOURCES	B-16
IV. OTHER ANALYSIS CATEGORIES	B-17

PROJECT DESCRIPTION

A. INTRODUCTION

The New York City Department of City Planning (DCP) proposes a text amendment to the Zoning Resolution that affects all or portions of 21 tax blocks within the Special Sheepshead Bay District (SSBD) in Sheepshead Bay, Brooklyn, Community District 15 (See Site Location Map, attached). To reduce flood risks and plan for adaptation over time, DCP seeks to update applicable zoning code in this neighborhood to facilitate resilient public realm improvements and signal flood risk. DCP developed these modifications to the Special Sheepshead Bay District (SSBD) to help support resilient development and better align with the goals of the SSBD to strengthen the maritime, recreational, and commercial character of Emmons Avenue. The SSBD is generally bounded by Shore Parkway to the north, Knapp Street to the east, Sheepshead Bay to the south, and Sheepshead Bay Road to the west. This area is currently zoned R5 with a C2-2 commercial overlay. The built context generally consists of one-to three-story commercial buildings, single-family detached homes mixed with some semi-detached and attached two- and three-story and four-to-seven-story multi-family residential buildings and community facility buildings.

Simultaneously, DCP also proposes a permanent, citywide text amendment, Zoning for Coastal Flood Resiliency (ZCFR) (CEQR No. 19DCP192Y). ZCFR's four main objectives are to encourage resiliency throughout the city's 1% and 0.2% annual chance floodplains; support long-term resilient design of all building types by offering flexibility in the zoning framework; allow for adaptation over time through partial resiliency strategies; and facilitate future storm recovery by reducing regulatory obstacles. This amendment is also intended to update the 2013 and 2015 flood text provisions that were adopted temporarily to aid in Sandy recovery, while making selected provisions permanent. The proposed actions in Sheepshead Bay complement the citywide actions in ZCFR and address issues that are particular to Sheepshead Bay which could not be addressed through citywide regulation. The proposals are intended to work in conjunction, not for one to supersede the other. However, they are two separate actions that will undergo public review separately and independently.

Sheepshead Bay was studied as part of DCP's Resilient Neighborhoods, a place-based planning initiative that was launched in 2013 to identify local strategies to support the vitality and resiliency of neighborhoods within the city's floodplain. Sheepshead Bay was studied, in part, because of its vulnerability to flooding from coastal storm surge and unique built form. The area includes a diverse array of lot sizes and residential building types ranging from small bungalows to multi-family apartment buildings. The area also has two active commercial corridors, along Sheepshead Bay Road and Emmons Avenue, that experienced significant flooding during Hurricane Sandy. The configuration of existing commercial buildings with below-grade spaces and plazas with ground-floor residential uses along Emmons Avenue presents unique challenges for promoting building-scale resiliency while maintaining an active and vibrant commercial corridor.

The proposed actions, described below, would update public space regulations in the SSBD to promote the creation of well-designed, flood-resilient, inviting spaces that support the commercial vibrancy of Emmons Avenue.

Today, the entire SSBD is zoned R5 with C2-2 commercial overlays on all or portions of the blocks located south of Shore Parkway (see Figure 1, attached). The SSBD was established in 1973 in response to a period of decline of many waterfront businesses and an increased concentration of vacant land along Emmons Avenue. The SSBD aimed to promote local retail and residential development through special land use and design regulations specific to a waterfront commercial area. It also set specific subareas, that included floor area bonuses for sites that provided public plazas. The provisions of the SSBD were created during a time when flood risk was not considered in the land use planning process, since the special district was created before the City of New York adopted its first Flood Insurance Rate Maps (FIRMs), which were released in 1983. DCP's recent review of the SSBD through the lens of resiliency and the experience of Hurricane Sandy reveals provisions in the SSBD text that may have unintentionally exacerbated flood risk along Emmons Avenue.

DCP developed this proposal to update the SSBD zoning text through close consultation with a Community Advisory Committee whose members included representatives from Community Board 15, the Plumb Beach Civic Association, the Bay Improvement Group, and local elected officials.

The proposed text amendment seeks to achieve the following objectives:

- Align the SSBD regulations with ZCFR.
- Encourage resilient design of plazas and public spaces.
- Ensure design regulations in the SSBD encourage accessibility and inviting streetscape.

These goals would be accomplished by the following proposed zoning text modifications:

- Establish Design Requirements for Plazas that help activate the public realm, such as planting, seating, and maintenance standards, while incorporating resilient design features, such as salt-tolerant planting.
- Combine and update the existing Plaza Bonus and Usable Open Space Bonus regulations to ensure that urban design and resiliency standards are applied consistently across the SSBD's public open spaces.
- Eliminate the Arcade Bonus, which has not been utilized and could result in poorly accessible and uninviting spaces.
- Eliminate the Sidewalk Area requirement for developments that provide a plaza, as requirement is onerous and unnecessary given the width of Emmons Avenue.

B. BACKGROUND AND EXISTING CONDITIONS

According to projections by the New York Panel on Climate Change (NPCC), climate change and sea level rise will reshape New York City's waterfront and lead to increased risks of flooding. To reduce these risks, the City is updating its regulations for how existing buildings are designed and new development occurs throughout the floodplain. Reducing flood risks to New York City's building stock through resilient design measures is part of the City's multifaceted plan for resiliency, along with enhancing coastal protections, hardening infrastructure systems, and promoting community preparedness.

Following Sandy, DCP advanced a citywide zoning text amendment on an emergency basis to facilitate the rebuilding process by addressing the most urgent zoning barriers. In 2013, DCP launched the Resilient Neighborhoods initiative to work directly with floodplain communities to look at specific local issues in certain hard-hit areas and reexamine questions of land use, zoning, and development in light of a new understanding of coastal flood risks. In 2014, DCP released the Retrofitting for Flood Risk manual, which details resilient retrofit strategies for a range of building types that are unique to New York City. On a regular basis, DCP also worked closely with other agencies, including the Housing Recovery Office and Mayor's Office of Resiliency on programs to assist community recovery and build coastal resiliency. Through this work, DCP found that additional zoning changes are necessary to allow property owners to build and retrofit to limit damage from floods and to reduce insurance costs, and to ensure that development is responsive to neighborhood character and aligns with the need for long-term adaptation.

Based on this work, zoning recommendations that are specific to unique neighborhood conditions and risks were suggested. In Sheepshead Bay, these proposed provisions would help to facilitate a more resilient public realm along one of the neighborhood's most important retail corridors.

Area Description and History

Sheepshead Bay is a vibrant community with thriving commercial corridors, a working and recreational waterfront, and a diverse built environment featuring blocks of single-family bungalows and larger multi-family apartments. This study focuses on the most vulnerable areas of the neighborhood close to the bay.

Development in this area began in the 1870s with the construction of hotels along the water catering to wealthy Manhattanites seeking to escape the city. The bay was originally connected to Gravesend Bay by Coney Island Creek but was filled to make way for development, shifting from farmland to predominantly water-based uses. The Sheepshead Race Track was a popular draw, as was recreational fishing. By the 1920s, summer bungalows were constructed across the area. Emmons Avenue was widened in the 1930s as the bay expanded to host a range of fishing and dining activities. The Belt Parkway was completed in the 1940s, and blocks of attached homes were built north of the highway in the 1950s and 1960s.

In the 1960s and 1970s, Sheepshead Bay experienced significant decline, and many of the waterfront amenities and businesses that had come to represent the area struggled to operate. The Special Sheepshead Bay District (SSBD) was created in 1973 to utilize the area's prime waterfront location to strengthen and promote local retail and residential development with wider sidewalks and open public areas. At the time of the creation of the SSBD, there were over ten acres of vacant land along Emmons Avenue from previously demolished buildings. There was serious concern that area would become dominated by piecemeal development that could significantly change the waterfront and residential character of the neighborhood. Therefore, special land use and design regulations were created to encourage waterfront related uses, local retail, and public open space in the SSBD. In certain subareas, the regulations mandated that developments provide a public plaza of at least 4,000 square feet. Developments could also qualify for additional floor area by providing additional plaza space.

Rising real estate values starting in the 1990s drove home prices up, culminating in a rush of new condominium housing construction along with an influx of younger immigrants in the Sheepshead Bay area. In 2006, DCP initiated the rezoning of portions of eight blocks in between Emmons Avenue and Shore Parkway from R5 to R4-1 and R4B to curb the development of multi-family buildings along certain side streets. The Sheepshead Bay Rezoning also modified the boundary of the SSBD to remove lower density districts from the special district's regulations.

Existing Conditions

Despite the significant flooding and damage caused by Sandy in 2012, Sheepshead Bay remains an active and growing community. The southern Brooklyn neighborhood is comprised of a variety of building and housing types including single-family bungalows on small lots and larger multi-family apartments. Sheepshead Bay Road, Nostrand Avenue, and Emmons Avenue are among the primary commercial corridors. The area is accessible by the B and Q subway lines and connected to regional travel by the Belt Parkway. The Sheepshead Bay waterbody, along the neighborhood's southern edge, is an active commercial maritime area, where fishing and recreational boats launch daily trips off the Sheepshead Bay Piers.

The proposed actions are entirely within the SSBD, which is generally bounded by Shore Parkway to the north, Knapp Street to the east, Sheepshead Bay to the south, and Sheepshead Bay Road to the west. It is a mixed-use area comprised of one-to three-story commercial buildings, single-family detached homes mixed with some semi-detached and attached two- and three-story and four-to-seven-story multi-family residential buildings and community facility buildings (see Figure 2, attached).

A land use survey was conducted for the proposed project area (the SSBD area) as well as an area within a 600-foot radius of the SSBD boundaries. The surveyed area consists of 697 lots covering approximately 86 acres (not including open water). Approximately 61 percent of the land area is developed with residential uses, predominantly detached one-family bungalows and multi-family apartment buildings. Approximately 17 percent of the area is developed with commercial and office buildings. Approximately 11 percent of the area is comprised of institutional uses, which includes schools, religious spaces, and assisted living facilities. Other land uses in the area, including open space and parking facilities, each comprise less than five percent of land area each, as shown in the table below.

Table A-1: Land Uses within 600 Feet of the Special Sheepshead Bay District

	Lots	% of total lots*	Area (acres)*	% of land area*
Residential	554	79.5%	52.1	60.6%
Detached One-Family	197	28.3%	8.5	9.9%
Detached Two-Family	85	12.2%	6.8	7.9%
Semi-Detached One- and Two-Family	108	15.5%	4.8	5.6%
Attached One- and Two-Family	85	12.2%	3.5	4.1%
Multi-Family Walk-Up and Elevator	79	11.3%	28.5	33.1%
Mixed Residential and Commercial	4	0.6%	0.2	0.3%
Commercial and Office	60	8.6%	14.5	16.8%
Industrial and Manufacturing	1	0.1%	0.3	0.3%
Transportation ^	5	0.7%	0.3	0.3%
Public Facilities and Institutions †	14	2.0%	9.6	11.1%
Open Space and Recreation †	9	1.3%	3.4	3.9%
Parking Facilities	6	0.9%	1.9	2.2%
Vacant	39	5.6%	3.2	3.7%
Other/Miscellaneous	5	0.7%	0.7	0.8%
Total	697		86.0	

* Numbers have been rounded for clarity.
^ Sheepshead Bay Piers, owned by NYC Department of Small Business Services, are included in Lot count but not acreage, as the majority of these properties consist of open water.
† Kingsborough Community College, Marine Park and Plumb Beach (National Recreation Area) are included in Lot counts but not acreage, as the portions of these properties that overlap the surveyed area are negligible.

Existing Zoning

The SSBD is currently zoned R5 with C2-2 commercial overlays mapped along Emmons Avenue (see Figure 1, attached). In the underlying R5 district regulations, a variety of housing types are allowed, including three- to four-story attached houses and small apartment buildings, at a maximum floor area ratio (FAR) of 1.25, a maximum street wall of 30 feet and maximum building height of 40 feet. Within R5, C2-2 commercial overlays allow for a maximum of 1.0 FAR for commercial uses including retail, service, and entertainment in the first floor of mixed-use buildings. One off-street parking is required for each dwelling unit in single- and two-family homes, or for 85 percent of residences in multi-unit buildings. Retail uses generally require one accessory parking space per 300 square feet of commercial floor space.

However, certain underlying regulations, including FAR, height and setback, and use regulations, are modified by the provisions of SSBD subareas (see figures). Special regulations for subareas of the SSBD are summarized in the table below.

Table A-2: Existing Zoning Provisions within Special Sheepshead Bay District

Area	A	B	C	D	E	F	G	H
BULK								
Permitted FAR	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Max. FAR with Bonuses	2.00	1.25	1.50 (Commercial)	2.00	2.00	2.00	1.25	1.25
Min. Streetwall Setback	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	N/A	N/A
Max. Streetwall Height	30 feet / 2 stories	N/A	30 feet / 2 stories	N/A	35 feet / 3 stories	35 feet / 3 stories	N/A	N/A
Setback Above Streetwall*	25 feet	N/A	25 feet	N/A	75 feet	75 feet	N/A	N/A
Max. Building Height	85 feet / 7 stories	50 feet / 4 stories	50 feet / 4 stories	50 feet / 4 stories	75 feet / 6 stories	75 feet / 6 stories	35 feet / 3 stories [^]	35 feet / 3 stories [^]
URBAN DESIGN								
Mandatory Sidewalk Extension (5 feet)	All development on Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue							
Plaza Requirement - applies on lots ≥8,000 sf	Yes	N/A	Yes	N/A	Yes	N/A	N/A	N/A
Off-Street Parking Prohibition	No parking area within 30 feet of Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue						N/A	N/A
BONUSES								
Max. Bonus FAR - avail. for lots ≥20,000 sf	60%	N/A	60%	60%	60%	20%	N/A	N/A
Bonuses Available	- Plaza - Arcade	N/A	- Plaza - Arcade - Parking	- Plaza - Arcade - Parking	- Plaza - Arcade - Parking	- Open Space	N/A	N/A
USES								
Ground Floor Restriction	Ground floor residential may only include single-, two-family, or residential lobby				N/A	N/A	N/A	N/A
Commercial Uses Allowed‡	- WD - SB - SP1	- WD - SB - SP1 - Food store	- WD - SB - SP1	- WD - SB - SP1	- WD - SB - SP1	- WD	- WD	- WD - 94-061 List - SP2
<p>* Setback measured from Emmons Avenue Street Line</p> <p>[^] Height increase to 50 feet / 5 stories allowed by Special Permit</p> <p>[†] Plaza Bonus, Arcade Bonus, Parking Bonus, and Open Space Bonus described below</p> <p>[‡] WD (Water Dependent Uses ZR 62-111), SB (Special Sheepshead Bay uses ZR 94-062), and SP (Uses allowed by Special Permit ZR 94-063) described below</p>								

Commercial Uses

A key purpose of the creation of the SSBD was “to promote and strengthen the unique character of the ‘Special Sheepshead Bay District’ area as a prime location for waterfront-related commercial and recreational development and to help attract a useful cluster of shops, restaurants and related activities, which will complement and enhance the area as presently existing” (ZR 94-00(a)). To achieve this intent,

the SSBD restricts uses in selected subareas to ensure that local commercial development is maritime-related and supportive of adjacent waterfront uses. All SSBD Areas allow a subset of Water-Dependent (WD) commercial uses listed in ZR 62-211 that include docks and boat launching facilities, boat storage and repair, and boatels.

Areas A through E allow additional uses that specifically support the SSBD (SB) listed in ZR 94-062, including service establishments, offices, clubs, and select retail uses such as art galleries, ice cream shops, jewelry retailers, and travel services. Areas A through E also allow additional artisanal manufacturing and amusement uses by City Planning Commission Special Permit (SP1) listed in ZR 94-063.

Area H, which covers the seaward side of Emmons Avenue including the Sheepshead Bay Piers, allows a select list of waterfront commercial and retail uses listed in ZR 94-061, as well as select service, automotive, and amusement uses by City Planning Commission Special Permit (SP2) listed in ZR 94-063.

Bonuses

To provide incentives for development of the appropriate waterfront-related commercial and residential uses, and to encourage the creation of public open spaces (ZR 94-00(a)), the SSBD outlined opportunities for lots of at least 20,000 square feet to unlock floor area bonuses, up to 2.00 FAR, on certain lots. Lots in Areas A, C, D, or E are eligible for a Plaza Bonus when they provide public open space that meet the standards described in ZR 94-07, including dimensional provisions that currently allow plazas to be sunken below grade. Lots in Areas A, C, D, or E are also eligible for an Arcade Bonus when they provide a continuous covered space that meet the standards described in ZR 94-082. Lots in Area F are eligible for an Open Space bonus when they provide open space of at least 5,000 square feet and meet the standards described in ZR 94-084, including dimensional provisions that allow open space to be sunken below grade. Finally, lots in Areas C, D, or E are eligible for a Parking Bonus when they provide accessory commercial parking spaces above the minimum amount required by zoning and make them available as public parking, as described in ZR 94-083.

C. PURPOSE AND NEED

The provisions of the SSBD were created before the City of New York adopted its first Flood Insurance Rate Maps (FIRMs), which was released in 1983; flood risk was not considered in the land use planning process at the time. After reviewing the SSBD through the lens of resiliency, DCP noted provisions that may have unintentionally exacerbated flood risk along Emmons Avenue. For example, plazas and open spaces in the SSBD may be constructed up to two feet below grade, creating spaces that could fill with water during a flood event. Furthermore, the plaza and open space regulations were written before the City formally developed design guidelines for privately owned public spaces. Therefore, the current zoning provisions in the SSBD are outdated and fail to ensure that plazas created for the public remain publicly accessible or in good quality for the benefit of Sheepshead Bay residents and the public.

D. PROPOSED ACTIONS

A zoning text amendment to the SSBD is proposed to ensure that plazas and other public spaces constructed in the future meet standards for flood resilience while ensuring an accessible urban design that supports a safe and inviting public realm (see Appendix). A summary of the regulations is below.

Establish Design Requirements for Plazas that help activate the public realm, such as planting, seating, and maintenance standards, while incorporating resilient design features, such as salt-tolerant planting. The SSBD currently lacks specific provisions for designing and programming plaza spaces that are required to be provided in exchange of floor area bonuses. As a result, plazas are permitted to be developed without consistent design features, and without elements that respond to the specific conditions of areas facing flood risk. The proposed actions would create ZR 94-20 Design Requirements for Plazas, which would set design standards that include accessibility requirements, seating, lighting, planting and tree types (including salt-tolerant species) to ensure the viability of the waterfront area in the long-term, and maintenance commitments by the property owners. Under these design standards, plazas developed over time would improve the public realm and flood resiliency in the SSBD.

Combine and update the existing Plaza Bonus and Usable Open Space Bonus regulations to ensure that urban design and resiliency standards are applied consistently across the SSBD's public open spaces. The Open Space Bonus available in Area F currently lacks specific provisions related to design and programming of the open spaces provided, similar to existing plaza provisions discussed above. The proposed actions would combine and rationalize the provisions regarding the Plaza Bonus and the Usable Open Space Bonus to ensure that urban design and resiliency standards are applied consistently across the SSBD's public open spaces. Standard requirements proposed in ZR 94-20 would apply to open spaces of at least 5,000 square feet in Area F. Under these design standards, plazas developed over time would provide improved public realm conditions and flood resiliency in the SSBD.

Eliminate the Arcade Bonus, which has not been utilized and could result in poorly accessible and uninviting spaces.

Arcades are continuous covered spaces fronting on and open to a street or publicly accessible open area. While the SSBD incentivized arcades when it was established in 1973, no developments have created them to take advantage of this available bonus. Since this provision was written, knowledge and practice of urban design have evolved, and arcades are now considered poorly accessible and perceived as uninviting spaces in the context of New York City. The proposed actions would eliminate this outdated floor area bonus to ensure that developments in the future incentivize public spaces that are inviting, accessible, resilient.

Eliminate the Sidewalk Area requirement for developments that provide a plaza, as requirement is onerous and unnecessary given the width of Emmons Avenue.

The proposed actions would eliminate the SSBD's requirement for a five-foot sidewalk extension to be provided by developments on Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, and Nostrand Avenue, which is currently required per ZR 94-071, on sites where a plaza is provided in accordance with ZR 94-072 or ZR 94-081. Reduction in the required sidewalk width would support resiliency in Sheepshead Bay by helping reduce impervious surface areas while improving urban design

as it reduces the distance between pedestrians and the visual amenities and activities provided by adjacent plaza spaces.

The proposed amendments to the existing regulations for the eight subareas of the SSBD are summarized in the table below.

Table A-3: Proposed Zoning Provisions within Special Sheepshead Bay District – Changes Shown

Area	A	B	C	D	E	F	G	H
<i>BULK</i>								
Permitted FAR	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Max. FAR with Bonuses	2.00	1.25	1.50 (Commercial)	2.00	2.00	2.00	1.25	1.25
Min. Streetwall Setback	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	N/A	N/A
Max. Streetwall Height	30 feet / 2 stories	N/A	30 feet / 2 stories	N/A	35 feet / 3 stories	35 feet / 3 stories	N/A	N/A
Setback Above Streetwall*	25 feet	N/A	25 feet	N/A	75 feet	75 feet	N/A	N/A
Max. Building Height	85 feet / 7 stories	50 feet / 4 stories	50 feet / 4 stories	50 feet / 4 stories	75 feet / 6 stories	75 feet / 6 stories	35 feet / 3 stories [^]	35 feet / 3 stories [^]
<i>URBAN DESIGN</i>								
Mandatory Sidewalk Extension (5 feet)	All development on Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue except where a plaza is provided in accordance with ZR 94-072 or ZR 94-081							
Plaza Requirement [†] - applies on lots ≥8,000 sf	Yes	N/A	Yes	N/A	Yes	N/A	N/A	N/A
Off-Street Parking Prohibition	No parking area within 30 feet of Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue						N/A	N/A
<i>BONUSES</i>								
Max. Bonus FAR - avail. for lots ≥20,000 sf	60%	N/A	60%	60%	60%	20%	N/A	N/A
Bonuses Available [†]	- Plaza - Arcade	N/A	- Plaza - Arcade - Parking	- Plaza - Arcade - Parking	- Plaza - Arcade - Parking	- Open Space - Plaza	N/A	N/A
<i>USES</i>								
Ground Floor Restriction	Ground floor residential may only include single-, two-family, or residential lobby				N/A	N/A	N/A	N/A
Commercial Uses Allowed [‡]	- WD - SB - SP1	- WD - SB - SP1 - Food store	- WD - SB - SP1	- WD - SB - SP1	- WD - SB - SP1	- WD	- WD	- WD - 94-061 List - SP2
[*] Setback measured from Emmons Avenue Street Line [^] Height increase to 50 feet / 5 stories allowed by Special Permit [†] 94-20 Design Requirements for Plazas apply [‡] WD (Water Dependent Uses ZR 62-111), SB (Special Sheepshead Bay uses ZR 94-062), and SP (Uses allowed by Special Permit ZR 94-063)								

E. REASONABLE WORST CASE DEVELOPMENT SCENARIO

While there has been some construction in the SSBD in recent years, much of it was related to rebuilding after Hurricane Sandy. In general, the market for new development in the area is limited. Furthermore, the proposed action is limited to the creation and clarification of zoning text related to the design criteria for the public realm, and would not alter the potential future density or scale of development in the project area. The proposed zoning text amendment would neither induce nor preclude new development. Therefore, a detailed analysis of development related to this proposal is unnecessary.

However, components of this proposal would affect the design and programming of the public realm if and when new plazas were constructed or redeveloped in the future. For the purposes of a conservative analysis, it was deemed appropriate to analyze the potential for redevelopment to assess the proposed actions relating to plaza design.

Analysis Framework

In order to assess the possible effects of the proposed action, a reasonable worst case development scenario was developed for both the current zoning (Future No-Action) and proposed zoning (Future With-Action) conditions. The incremental difference between the Future No-Action and Future With-Action conditions will serve as the basis for the impact analyses of the Environmental Assessment Statement. A Build Year of ten (10) years into the future was analyzed.

To determine the With-Action and No-Action conditions, standard methodologies have been used based on *CEQR Technical Manual* guidelines and reasonable assumptions. Several factors have been considered in identifying likely development sites, including known development proposals, past development trends, and the development site criteria described below. Generally, for zoning text amendments that affect a broad range of development opportunities, new development can be expected to occur on selected, rather than on all, sites within a rezoning area. The first step in establishing the development scenario was to identify those sites where new development could reasonably be expected to occur.

Because the proposed actions only affect portions of the SSBD where public realm improvements are facilitated or incentivized by zoning, the scope of this analysis is SSBD Areas A, C, D, E, and F (See Figure 1, attached).

Development Sites

Development sites within the SSBD Areas that allow for or incentive public realm improvements (Areas A, C, D, E, and F) were identified based on the following criteria:

- Lots with a total size of 5,000 square feet (sf) or larger (may include potential assemblages totaling 5,000 sf, respectively, if assemblage seems probable¹); and
- Underutilized lots—defined as vacant or lots constructed to less than or equal to half of the maximum allowable FAR under the proposed zoning or where development has stalled.

¹ Assemblages are defined as a combination of adjacent lots which satisfy one of the following conditions: (1) the lots share common ownership and, when combined, meet the aforementioned soft site criteria; or (2) at least one of the lots, or combination of lots, meets the aforementioned soft site criteria, and ownership of the assemblage is shared by no more than three distinct owners.

Certain lots that meet the above criteria have been excluded from the scenario based on the following conditions because they are very unlikely to be redeveloped within the next ten years:

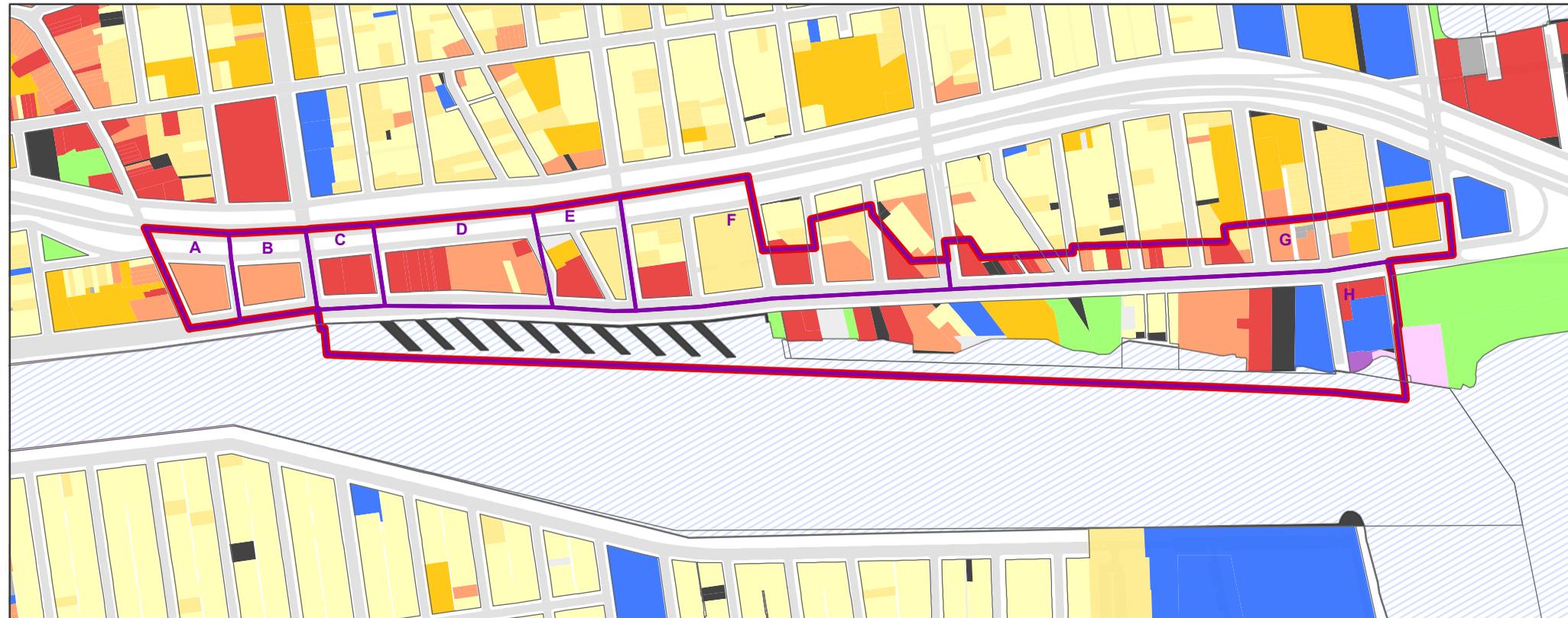
- Lots on which community institutions are located, including public facilities, religious societies and longstanding commercial operations;
- Lots on which established businesses are expected to continue operation without redeveloping through the Build year;
- Lots on which significant construction or redevelopment investment has been made within the past five (5) years, including post-Sandy rehabilitation; and
- Irregular lots or otherwise encumbered parcels that would make redevelopment, including design and construction of buildings that meet flood-resistant construction requirements, challenging.

Based on these criteria, no projected development sites were identified.

For the purposes of a conservative analysis, potential future plaza redevelopment was also analyzed to illustrate the potential outcomes of the proposed actions. This illustrative analysis and the sites selected is included in Attachment B.

Figure 2

Sheepshead Bay Land Use



- Tax Block
- Special Sheepshead Bay District (SSBD)
- SSBD Subarea
- One & Two Family Buildings
- MultiFamily Walkup Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Water

- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions

0 500 1,000 2,000 Feet



- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

ANALYSES

I. LAND USE, ZONING, AND PUBLIC POLICY

A. INTRODUCTION

Under *CEQR Technical Manual* guidelines, an assessment of zoning is performed in conjunction with a land use analysis when an action would change the zoning on a site or result in the loss of a particular use. Similar to zoning, assessment of public policy typically accompanies an assessment of land use. Under CEQR, a land use analysis characterizes the uses and development trends in the study area that may be affected by a proposed action, and determines whether the action is compatible with or may affect those conditions. The analysis considers the proposed actions' compliance with, and effect on, the area's zoning and any applicable public policies.

This section will describe the diversity and concentration of activities and services in the area, the zoning regulations that govern them and other relevant data regarding the future of the affected area. Specifically, the section will describe the existing built conditions, land use trends, and the anticipated changes likely to occur due to the proposed action by the year 2030.

B. EXISTING CONDITIONS

Land Use

A land use survey was conducted for the proposed project area (the SSBD area; see Figure 2, attached) as well as an area within a 600-foot radius of the SSBD boundaries. The surveyed area consists of 697 lots covering approximately 86 acres (not including open water). Approximately 61 percent of the land area is developed with residential uses, predominantly detached one-family bungalows and multi-family apartment buildings. Approximately 17 percent of the area is developed with commercial and office buildings. Approximately 11 percent of the area is comprised of institutional uses, which includes schools, religious spaces, and assisted living facilities. Other land uses in the area, including open space and parking facilities, each comprise less than five percent of land area each, as shown in the table below.

Table B-1: Land Uses within 600 Feet of the Special Sheepshead Bay District

	Lots	% of total lots*	Area (acres)*	% of land area*
Residential	554	79.5%	52.1	60.6%
Detached One-Family	197	28.3%	8.5	9.9%
Detached Two-Family	85	12.2%	6.8	7.9%
Semi-Detached One- and Two-Family	108	15.5%	4.8	5.6%
Attached One- and Two-Family	85	12.2%	3.5	4.1%
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Public Facilities and Institutions †	14	2.0%	9.6	11.1%
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Total	697		86.0	

* Numbers have been rounded for clarity.
^ Sheepshead Bay Piers, owned by NYC Department of Small Business Services, are included in Lot count but not acreage, as the majority of these properties consist of open water.
† Kingsborough Community College, Marine Park and Plumb Beach (National Recreation Area) are included in Lot counts but not acreage, as the portions of these properties that overlap the surveyed area are negligible.

Zoning

The SSBD is currently zoned R5 with C2-2 commercial overlays mapped along Emmons Avenue (see Figure 1, attached). In the underlying R5 district regulations, a variety of housing types are allowed, including three- to four-story attached houses and small apartment buildings, at a maximum floor area ratio (FAR) of 1.25, a maximum street wall of 30 feet and maximum building height of 40 feet. Within R5, C2-2 commercial overlays allow for a maximum of 1.0 FAR for commercial uses including retail, service, and entertainment in the first floor of mixed-use buildings. One off-street parking is required for each dwelling unit in single- and two-family homes, or for 85 percent of residences in multi-unit buildings. Retail uses generally require one accessory parking space per 300 square feet of commercial floor space.

However, certain underlying regulations, including FAR, height and setback, and use regulations, are modified by the provisions of SSBD subareas (see attached figures). Special regulations for subareas of the SSBD are summarized in the table below.

Table B-2: Existing Zoning Provisions within Special Sheepshead Bay District

Area	A	B	C	D	E	F	G	H
BULK								
Permitted FAR	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Max. FAR with Bonuses	2.00	1.25	1.50 (Commercial)	2.00	2.00	2.00	1.25	1.25
Min. Streetwall Setback	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	N/A	N/A
Max. Streetwall Height	30 feet / 2 stories	N/A	30 feet / 2 stories	N/A	35 feet / 3 stories	35 feet / 3 stories	N/A	N/A
Setback Above Streetwall*	25 feet	N/A	25 feet	N/A	75 feet	75 feet	N/A	N/A
Max. Building Height	85 feet / 7 stories	50 feet / 4 stories	50 feet / 4 stories	50 feet / 4 stories	75 feet / 6 stories	75 feet / 6 stories	35 feet / 3 stories [^]	35 feet / 3 stories [^]
URBAN DESIGN								
Mandatory Sidewalk Extension (5 feet)	All development on Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue							
Plaza Requirement - applies on lots ≥8,000 sf	Yes	N/A	Yes	N/A	Yes	N/A	N/A	N/A
Off-Street Parking Prohibition	No parking area within 30 feet of Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue						N/A	N/A
BONUSES								
Max. Bonus FAR - avail. for lots ≥20,000 sf	60%	N/A	60%	60%	60%	20%	N/A	N/A
Bonuses Available	- Plaza - Arcade	N/A	- Plaza - Arcade - Parking	- Plaza - Arcade - Parking	- Plaza - Arcade - Parking	- Open Space	N/A	N/A
USES								
Ground Floor Restriction	Ground floor residential may only include single-, two-family, or residential lobby				N/A	N/A	N/A	N/A
Commercial Uses Allowed [‡]	- WD - SB - SP1	- WD - SB - SP1 - Food store	- WD - SB - SP1	- WD - SB - SP1	- WD - SB - SP1	- WD	- WD	- WD - 94-061 List - SP2
<p>* Setback measured from Emmons Avenue Street Line</p> <p>[^] Height increase to 50 feet / 5 stories allowed by Special Permit</p> <p>[†] Plaza Bonus, Arcade Bonus, Parking Bonus, and Open Space Bonus described below</p> <p>[‡] WD (Water Dependent Uses ZR 62-111), SB (Special Sheepshead Bay uses ZR 94-062), and SP (Uses allowed by Special Permit ZR 94-063) described below</p>								

Commercial Uses

A key purpose of the creation of the SSBD was “to promote and strengthen the unique character of the ‘Special Sheepshead Bay District’ area as a prime location for waterfront-related commercial and recreational development and to help attract a useful cluster of shops, restaurants and related activities, which will complement and enhance the area as presently existing” (ZR 94-00(a)). To achieve this intent,

the SSBD restricts uses in selected subareas to ensure that local commercial development is maritime-related and supportive of adjacent waterfront uses. All SSBD Areas allow a subset of Water-Dependent (WD) commercial uses listed in ZR 62-211 that include docks and boat launching facilities, boat storage and repair, and boatels.

Areas A through E allow additional uses that specifically support the SSBD (SB) listed in ZR 94-062, including service establishments, offices, clubs, and select retail uses such as art galleries, ice cream shops, jewelry retailers, and travel services. Areas A through E also allow additional artisanal manufacturing and amusement uses by City Planning Commission Special Permit (SP1) listed in ZR 94-063.

Area H, which covers the seaward side of Emmons Avenue including the Sheepshead Bay Piers, allows a select list of waterfront commercial and retail uses listed in ZR 94-061, as well as select service, automotive, and amusement uses by City Planning Commission Special Permit (SP2) listed in ZR 94-063.

Bonuses

To provide incentives for development of the appropriate waterfront-related commercial and residential uses, and to encourage the creation of public open spaces (ZR 94-00(a)), the SSBD outlined opportunities for lots of at least 20,000 square feet to unlock floor area bonuses, up to 2.00 FAR, on certain lots. Lots in Areas A, C, D, or E are eligible for a Plaza Bonus when they provide public open space that meet the standards described in ZR 94-07, including dimensional provisions that currently allow plazas to be sunken below grade. Lots in Areas A, C, D, or E are also eligible for an Arcade Bonus when they provide a continuous covered space that meet the standards described in ZR 94-082. Lots in Area F are eligible for an Open Space bonus when they provide open space of at least 5,000 square feet and meet the standards described in ZR 94-084, including dimensional provisions that allow open space to be sunken below grade. Finally, lots in Areas C, D, or E are eligible for a Parking Bonus when they provide accessory commercial parking spaces above the minimum amount required by zoning and make them available as public parking, as described in ZR 94-083.

Zoning for Coastal Flood Resiliency

Also currently in effect in Sheepshead Bay and throughout the city are the 2013 Flood Resilience Zoning Text Amendment and the 2015 Special Regulations for Neighborhood. These temporary zoning amendments were implemented after Hurricane Sandy to facilitate recovery efforts and flood resistant construction.

To continue to allow and improve building resiliency and future storm recovery, DCP proposes a citywide, permanent zoning text amendment, Zoning for Coastal Flood Resiliency (ZCFR) (CEQR No. 19DCP192Y). ZCFR, though distinct from Resilient Neighborhoods: Sheepshead Bay, is being put forth at the same time as this local action in order to address citywide resiliency objectives and make selected provisions of the 2013 and 2015 flood text amendments permanent. The proposed actions in Sheepshead Bay complement the citywide actions in ZCFR and address issues that are particular to Sheepshead Bay which could not be addressed through citywide regulation. More details on ZCFR can be found in Attachment A.

Public Policy

The proposed actions to update standards for plaza design in the SSBD support the City's resilience goals to reduce long-term vulnerability to flood risk. There are a number of City policies and programs aimed at improving resiliency citywide and in the Sheepshead Bay area. Based on development trends and the overall vulnerability to flooding the area faces, these investments are not expected to result in additional residential or commercial development.

OneNYC

In 2013, after Hurricane Sandy, the City released *PlaNYC: A Stronger, More Resilient New York (PlaNYC)*, which documented the lessons learned from Sandy, developed a strategy for the city to build back, and developed recommendations to adapt to the projected impacts of climate change. *One New York: The Plan for a Strong and Just City (OneNYC)*, which builds upon the sustainability goals established by *PlaNYC* and focuses on growth, equity, sustainability, and resiliency, was released in 2015 by the Mayor's Office of Sustainability and the Mayor's Office of Recovery and Resiliency. Resiliency initiatives outlined in *OneNYC* that relate to the study area include resiliency goals outlined in the report related to the study area include supporting the U.S. Army Corps of Engineers' (USACE) evaluation of a comprehensive coastal protection strategy for Jamaica Bay including a Rockaway Inlet storm surge barrier and facilitating DCP's Resilient Neighborhoods Study. The USACE study has produced initial recommendations for Rockaway Inlet storm surge barrier location options which are being further evaluated as part of the ongoing New York-New Jersey Harbor and Tributaries Coastal Storm Risk Management Feasibility Study in partnership with the Mayor's Office of Resiliency. Any proposed actions resulting from the USACE study are not expected to be implemented before the Build Year for this analysis. The Resilient Neighborhoods study for Sheepshead Bay, also outlined in *PlaNYC* and in *OneNYC*, was completed in May 2017 and resulted in recommendations for the rezoning proposed herein and to improve the proposed citywide Zoning for Coastal Flood Resiliency.

Waterfront Revitalization Program

The Waterfront Revitalization Program (WRP) is the City's principal coastal zone management tool. Originally adopted in 1982 and revised in 2016, it establishes the City's policies for development and use of the waterfront. Revisions to the WRP were adopted by the City Council in 2013, and were then approved by the New York State Secretary of State in February 2016. All proposed actions subject to CEQR, Uniform Land Use Review Procedure (ULURP), or other local, state, or federal agency discretionary actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the WRP. The Sheepshead Bay project area is entirely within the Coastal Zone. The WRP contains ten major policies, each with several objectives focused on the following: improving public access to the waterfront; reducing damage from flooding and other water-related disasters; protecting water quality, sensitive habitats (such as wetlands), and the aquatic ecosystem; reusing abandoned waterfront structures; and promoting development with appropriate land uses.

C. FUTURE NO-ACTION

In order to assess the incremental difference in land use that would result from the proposed actions, a Reasonable Worst-Case Development Scenario (RWCDs) was prepared. The RWCDs is contained in Attachment A of this Environmental Assessment Statement.

Land Use

Absent the proposed actions, land use in the study area would retain the same general patterns found in the existing conditions. The area is not anticipated to see additional development in the next ten years based on the limited market for new development and trends. New development, aside from reconstruction following Hurricane Sandy, is rare, especially in this commercial area. This trajectory of slow development indicates there would not be a change in development compared to existing conditions.

Zoning

In the No-Action Scenario, provisions from the 2013 Flood Resilience Zoning Text Amendment and the 2015 Special Regulations for Neighborhood Recovery, both adopted to facilitate recovery post-Sandy, are set to expire. It is also assumed that in the No-Action Scenario, Sheepshead Bay would not be subject to any neighborhood-specific zoning changes. Descriptions of the existing zoning districts are provided in the previous section on Existing Conditions.

Public Policy

In the No-Action scenario, it is assumed that the public policy would not change from the existing conditions. Descriptions of the existing public policies are provided in the previous section on Existing Conditions.

D. FUTURE WITH-ACTION

Land Use

The intent of the proposed text amendments to provisions of the Zoning Resolution's Special Sheepshead Bay District (SSBD) are to ensure that the design of the public open spaces associated with any development or redevelopment would consistently meet flood-resilient design standards that support the activation and long-term viability of the Sheepshead Bay community. The proposed zoning text amendment would influence the amount of new development or uses in the SSBD in the foreseeable future. Furthermore, while there has been some construction in the SSBD in recent years, much of it was related to rebuilding after Hurricane Sandy. In general, the market for new development in the area is limited. In the Future With-Action condition, existing land use patterns in would remain consistent.

Zoning

The proposed actions only update applicable provisions to portions of the SSBD where public realm improvements are facilitated or incentivized by zoning, specifically SSBD Areas A, C, D, E, and F (see Figure 1, attached). Therefore, the proposed actions would affect approximately 147 lots across part or all of 21 tax blocks in SSBD. The affected area covers portions of Zoning Map 29a. Amendments to the

Zoning Resolution text would to ensure that plazas and other public spaces constructed in the future meet standards for flood resilience while ensuring an accessible urban design that supports a safe and inviting public realm (see Appendix). A summary of the regulations is below.

Establish Design Requirements for Plazas

The SSBD currently lacks specific provisions for designing and programming plaza spaces that are required to be provided in exchange of floor area bonuses. As a result, plazas are permitted to be developed without consistent design features, and without elements that respond to the specific conditions of areas facing flood risk. The proposed actions would create ZR 94-20 Design Requirements for Plazas, which would set design standards that include accessibility requirements, seating, lighting, planting and tree types (including salt-tolerant species) to ensure the viability of the waterfront area in the long-term, and maintenance commitments by the property owners. Under these design standards, plazas developed over time would improve the public realm and flood resiliency in the SSBD.

Combine and update the existing Plaza Bonus and Usable Open Space Bonus regulations

The Open Space Bonus available in Area F currently lacks specific provisions related to design and programming of the open spaces provided, similar to existing plaza provisions discussed above. The proposed actions would combine and rationalize the provisions regarding the Plaza Bonus and the Usable Open Space Bonus to ensure that urban design and resiliency standards are applied consistently across the SSBD's public open spaces. Standard requirements proposed in ZR 94-20 would apply to open spaces of at least 5,000 square feet in Area F. Under these design standards, plazas developed over time would provide improved public realm conditions and flood resiliency in the SSBD.

Eliminate the Arcade Bonus

Arcades are continuous covered spaces fronting on and open to a street or publicly accessible open area. While the SSBD incentivized arcades when it was established in 1973, no developments have created them to take advantage of this available bonus. Since this provision was written, knowledge and practice of urban design have evolved, and arcades are now considered poorly accessible and perceived as uninviting spaces in the context of New York City. The proposed actions would eliminate this outdated floor area bonus to ensure that developments in the future incentivize public spaces that are inviting, accessible, resilient.

Eliminate the Sidewalk Area requirement for developments that provide a plaza

The proposed actions would eliminate the SSBD's requirement for a five-foot sidewalk extension to be provided by developments on Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, and Nostrand Avenue, which is currently required per ZR 94-071, on sites where a plaza is provided in accordance with ZR 94-072 or ZR 94-081. Reduction in the required sidewalk width would support resiliency in Sheepshead Bay by helping reduce impervious surface areas while improving urban design as it reduces the distance between pedestrians and the visual amenities and activities provided by adjacent plaza spaces.

The proposed amendments to the existing regulations for the eight subareas of the SSBD are summarized in the table below.

Table B-3: Proposed Zoning Provisions within Special Sheepshead Bay District – Changes Shown

Area	A	B	C	D	E	F	G	H
BULK								
Permitted FAR	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Max. FAR with Bonuses	2.00	1.25	1.50 (Commercial)	2.00	2.00	2.00	1.25	1.25
Min. Streetwall Setback	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	N/A	N/A
Max. Streetwall Height	30 feet / 2 stories	N/A	30 feet / 2 stories	N/A	35 feet / 3 stories	35 feet / 3 stories	N/A	N/A
Setback Above Streetwall*	25 feet	N/A	25 feet	N/A	75 feet	75 feet	N/A	N/A
Max. Building Height	85 feet / 7 stories	50 feet / 4 stories	50 feet / 4 stories	50 feet / 4 stories	75 feet / 6 stories	75 feet / 6 stories	35 feet / 3 stories^	35 feet / 3 stories^
URBAN DESIGN								
Mandatory Sidewalk Extension (5 feet)	All development on Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue except where a plaza is provided in accordance with ZR 94-072 or ZR 94-081							
Plaza Requirement [†] - applies on lots ≥8,000 sf	Yes	N/A	Yes	N/A	Yes	N/A	N/A	N/A
Off-Street Parking Prohibition	No parking area within 30 feet of Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue						N/A	N/A
BONUSES								
Max. Bonus FAR - avail. for lots ≥20,000 sf	60%	N/A	60%	60%	60%	20%	N/A	N/A
Bonuses Available [†]	- Plaza - Arcade	N/A	- Plaza - Arcade - Parking	- Plaza - Arcade - Parking	- Plaza - Arcade - Parking	- Open Space - Plaza	N/A	N/A
USES								
Ground Floor Restriction	Ground floor residential may only include single-, two-family, or residential lobby				N/A	N/A	N/A	N/A
Commercial Uses Allowed‡	- WD - SB - SP1	- WD - SB - SP1 - Food store	- WD - SB - SP1	- WD - SB - SP1	- WD - SB - SP1	- WD - SB - SP1	- WD	- WD - 94-061 List - SP2
<p>* Setback measured from Emmons Avenue Street Line</p> <p>^ Height increase to 50 feet / 5 stories allowed by Special Permit</p> <p>† 94-20 Design Requirements for Plazas apply</p> <p>‡ WD (Water Dependent Uses ZR 62-111), SB (Special Sheepshead Bay uses ZR 94-062), and SP (Uses allowed by Special Permit ZR 94-063)</p>								

Zoning for Coastal Flood Resiliency

At the same time as the Sheepshead Bay text amendment proposal, DCP is also proposing a citywide zoning amendment, ZCFR. As described above, ZCFR proposes text to encourage resiliency throughout the city’s 1% and 0.2% annual chance floodplains; support long-term resilient design of all building types by offering flexibility in the zoning framework; allow for adaptation over time through partial resiliency

strategies; and facilitate future storm recovery by reducing regulatory obstacles. This amendment is also intended to update the 2013 and 2015 flood text provisions that were adopted temporarily to aid in Sandy recovery, while making selected provisions permanent. The proposed actions in Sheepshead Bay complement the citywide actions in ZCFR and address issues that are particular to Sheepshead Bay which could not be addressed through citywide regulation. The proposals are intended to work in conjunction, not for one to supersede the other. However, they are two separate actions that will undergo public review separately and independently.

Public Policy

The proposed actions reinforce the existing neighborhood character and facilitate future development of flood resilient and active public spaces by supplementing current zoning with updated plaza design standards. The actions support the City's resiliency goals to reduce long-term vulnerability to flood risk. Given the consistency of the proposed actions with established policies of the Department of City Planning and the City of New York, it is anticipated that the proposed actions would not result in a significant adverse impact on public policy.

OneNYC

In 2013, after Hurricane Sandy, the City released *PlaNYC: A Stronger, More Resilient New York (PlaNYC)*, which documented the lessons learned from Sandy, developed a strategy for the city to build back, and developed recommendations to adapt to the projected impacts of climate change. *One New York: The Plan for a Strong and Just City (OneNYC)*, which builds upon the sustainability goals established by *PlaNYC* and focuses on growth, equity, sustainability, and resiliency, was released in 2015 by the Mayor's Office of Sustainability and the Mayor's Office of Recovery and Resiliency. The Resilient Neighborhoods study for Sheepshead Bay was among initiatives outlined in both *PlaNYC* and *OneNYC*. The study was completed in May 2017 and resulted in recommendations for the SSBZ zoning updates proposed herein and to improve the proposed citywide Zoning for Coastal Flood Resiliency.

Waterfront Revitalization Program

The Waterfront Revitalization Program (WRP) is the City's principal coastal zone management tool. Originally adopted in 1982 and revised in 2016, it establishes the City's policies for development and use of the waterfront. Revisions to the WRP were adopted by the City Council in 2013, and were then approved by the New York State Secretary of State in February 2016. All proposed actions subject to CEQR, Uniform Land Use Review Procedure (ULURP), or other local, state, or federal agency discretionary actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the WRP. The Sheepshead Bay project area is entirely within the Coastal Zone (see Figure 3, attached). The WRP contains ten major policies, each with several objectives focused on the following: improving public access to the waterfront; reducing damage from flooding and other water-related disasters; protecting water quality, sensitive habitats (such as wetlands), and the aquatic ecosystem; reusing abandoned waterfront structures; and promoting development with appropriate land uses.

The WRP Consistency Assessment Form lists the WRP policies and indicates whether the proposed project would promote or hinder that policy, or if that policy would not be applicable. This section

provides additional information for the policies that have been checked “promote” or “hinder” in the WRP Consistency Assessment Form (see Appendix).

Policy 1: Support and facilitate commercial and residential development in areas well-suited to such development.

Policy 1.1: Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.

The proposed action is intended to improve the design and flood resiliency of public spaces allowed and facilitated in certain subareas of the SSBD. The proposed action will not make changes to the density or uses allowed in Sheepshead Bay, including FAR bonuses allowed for provision of plazas or parking in certain subareas of the SSBD. As a developed residential and commercial neighborhood with access to infrastructure and transit, Sheepshead Bay continues to be an area well suited for these uses within the Coastal Zone, and the proposed action will improve long-term resiliency and urban design and activation in its public realm. Therefore, the project promotes Policy 1.1.

Policy 1.2: Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.

As described above, the proposed action is intended to improve the design and flood resiliency of public spaces. It supports the original intent of the Special Sheepshead Bay District (SSBD) zoning text, which was created in 1973 to utilize the area’s prime waterfront location to strengthen and promote local retail and residential development. Improved design outcomes for required and incentivized plaza spaces, including improved planting, seating, lighting, and flood resiliency, will help to enliven the waterfront corridor of Emmons Avenue and attract the public. Therefore, the project promotes Policy 1.2.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

As noted above, Sheepshead Bay is a developed residential and commercial neighborhood with access to infrastructure and transit, and the proposed action will improve long-term resiliency and urban design and activation in its public realm. The proposed action will not make changes to the density or uses allowed in Sheepshead Bay. Therefore, the project promotes Policy 1.3.

Policy 1.5: Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

The proposed action was informed by the Resilient Neighborhoods study for Sheepshead Bay, for which recommendations were made to align resiliency and land use goals with long-term risks with tidal and storm-related flooding. The Sheepshead Bay study report describes projections from the New York City Panel on Climate Change (NPCC) that show increased vulnerability to daily tidal flooding for portions of the neighborhood in the next fifty years. The study recommendations, shaped by these sea level rise projections, include improving the design and flood resiliency of public spaces through updated plaza standards for the SSBD. The proposed action is intended to improve the design and flood resiliency of public spaces in the SSBD. Therefore, the project promotes Policy 1.5.

Policy 3: Promote use of New York City’s waterways for commercial and recreational boating and water-dependent transportation.

Policy 3.2: Support and encourage recreational, educational and commercial boating in New York City’s maritime centers.

The proposed action is intended to improve the design and flood resiliency of public spaces permitted and incentivized in areas of the SSBD that are not immediately adjacent to the ongoing commercial and recreational boating activities that use facilities in the Sheepshead Bay waterbody. It supports the original intent of the Special Sheepshead Bay District (SSBD) zoning text, which was created in 1973 to utilize the area’s prime waterfront location to strengthen and promote local retail and residential development. It will not make any changes to use and development at the waterfront, but rather will serve to support the long-term resiliency and commercial viability of ongoing boating activity by facilitating flood resilient and active public spaces. Therefore, the project promotes Policy 3.2.

Policy 3.5: In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.

The WRP identifies portions of the Sheepshead Bay coastline adjacent to the SSBD as Priority Marine Activity Zones because they provide concentrations of waterborne transportation and support the city’s maritime activities. The proposed action is intended to improve the design and flood resiliency of public spaces permitted and incentivized in areas of the SSBD that are not immediately adjacent to the waterbody. It will not make any changes to activities at the water’s edge, but rather will serve to support the long-term resiliency and ongoing marine activity of the neighborhood by facilitating flood resilient and active public spaces. Therefore, the project promotes Policy 3.5.

Policy 4: Protect and restore the quality and function of ecological systems within the New York City coastal area.

Policy 4.4 Identify, remediate and restore ecological functions within Recognized Ecological Complexes.

The WRP identifies the Sheepshead Bay waterbody as a Recognized Ecological Complex (REC) because it provides valuable natural features in an area that is predominantly developed. The proposed action is intended to improve the design and flood resiliency of public spaces permitted and incentivized in areas of the SSBD that are not immediately adjacent to the waterbody. It will not fragment existing biological resources or disturb plant species, but rather will serve to provide more salt-tolerant species and reduced runoff in the area long-term. Therefore, the project promotes Policy 4.4.

Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

The proposed action was informed by the Resilient Neighborhoods study for Sheepshead Bay, for which recommendations were made to align resiliency and land use goals with long-term risks with tidal and storm-related flooding. The majority of the SSBD is within the 1% annual chance floodplain as shown on the 2015 FEMA Preliminary Flood Insurance Rate Map (see Figure 4, attached). In addition, daily tidal flooding is expected to affect portions of the neighborhood in the fifty years (see Figure 5, attached). The proposed action is intended to improve the design and flood resiliency of public spaces in the SSBD. Proposed design standards for public spaces including salt-tolerant planting and site elevation would improve the long-term flood resilience of these spaces and reduce maintenance and repair needs following storms and flooding. Therefore, the project promotes Policy 6.1.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise into the planning and design of projects in the city's Coastal Zone.

The proposed action was informed by the Resilient Neighborhoods study for Sheepshead Bay, for which recommendations were made to align resiliency and land use goals with long-term risks with tidal and storm-related flooding. The majority of the SSBD is within the 1% annual chance floodplain as shown on the 2015 FEMA Preliminary Flood Insurance Rate Map. The Base Flood Elevation throughout most of the area ranges on average from two to eight feet above ground level. The Sheepshead Bay study report describes projections from the New York City Panel on Climate Change (NPCC) that show increased vulnerability to daily tidal flooding for portions of the neighborhood in the next fifty years.

The study recommendations, shaped by these sea level rise projections, include improving the design and flood resiliency of public spaces through updated plaza standards for the SSBD. The proposed action is intended to improve the design and flood resiliency of public spaces in the SSBD.

With the proposed actions, new development containing new residential and commercial uses would continue, and these developments may be affected by future flood events. However, Building Code requirements for flood-resistant construction, including freeboard elevation, will apply to all new development. The proposed action would ensure that the design and material elements of public open spaces associated with any redevelopment would meet consistent and flood-resilient design standards to support activation and long-term viability of the Sheepshead Bay public realm, and would reduce maintenance and repair needs following storms and flooding. Therefore, the project promotes Policy 6.2.

Policy 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area.

Policy 9.1: Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.

As described above, the proposed action is intended to improve the design and flood resiliency of public spaces. Improved design outcomes for required and incentivized plaza spaces, including improved planting, seating, lighting, and flood resiliency, will help to enliven the waterfront corridor of Emmons Avenue and attract the public by providing more green space,

shade, and activation. The proposed design standards for public spaces including salt-tolerant planting and site elevation will improve the long-term flood resilience of these spaces and reduce maintenance and repair needs following storms and flooding, thereby better upholding their visual quality. Therefore, the project promotes Policy 6.1.

Because the proposed actions would facilitate future development of flood resilient and active public spaces by supplementing current zoning with updated plaza design standards, future development would have the same general characteristics as the existing development while also supporting the City's resiliency goals to reduce long-term vulnerability to flood risk. Therefore, there would be no new or significant adverse effects on land use, zoning, or public policy as a result of the proposed actions. Consequently, significant adverse impacts are not anticipated and further analysis is not warranted.

II. URBAN DESIGN AND VISUAL RESOURCES

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

As described in Attachment A, the proposed zoning text modifications would neither induce nor preclude new development, but would ensure the design and material elements of public open spaces associated with any future redevelopment would meet consistent and flood-resistant design standards. For the purposes of a conservative analysis, it was deemed appropriate to analyze the potential for the proposed actions relating to plaza design to affect the character of urban design in the neighborhood. Two sites were selected to illustrate potential urban design outcomes of the proposed text changes:

4800 Bedford Avenue (Block 8784, Lot 7501)

This 29,300 sf lot contains a three-story condominium building of approximately 54 units with frontage on Emmons Avenue, Bedford Avenue, East 23rd Street, and the Shore Parkway service road, located in Area E of the SSBD. On its Emmons Avenue frontage, the development provides a public accessible plaza of approximately 3,000 sf. Although this site does not meet development site criteria, it is possible it could be redeveloped and brought up to proposed plaza standards more than ten years in the future.

2505 Emmons Avenue (Block 8788, Lot 61)

This 27,000 sf lot contains one single-story restaurant of approximately 5,400 sf and a surface parking lot for approximately 48 cars. It is a corner lot with frontage on Emmons Avenue and Bedford Avenue, located in Area F of the SSBD.

The following figures show the existing conditions, including outcomes of current SSBD open space regulations, and the potential future outcomes of plaza design under the proposed text updates on the two sites.

4800 Bedford Avenue



Existing conditions, compliant with current Plaza Bonus requirements for SSBD Area E



Potential conditions, compliant with proposed plaza standards for SSBD

2505 Emmons Avenue



Existing conditions, constructed prior to adoption of SSBD



Potential conditions, compliant with proposed plaza standards for SSBD

The proposed provisions would improve the pedestrian's experience of urban design by providing increased planted area and trees, seating options, and improved lighting, among other design, safety, and maintenance improvements. As shown in the present and potential conditions of the 4800 Bedford Avenue plaza, seating requirements and the addition of resources such as trash receptacles, bicycle locks, and lighting would help create a more welcoming and well utilized space at an active gateway intersection. In the case of 2505 Emmons Avenue, seating and planting requirements would work together with the subdistrict's streetwall setback requirement to enhance Emmons Avenue's character as an accessible corridor of mixed indoor and outdoor uses. The proposed standards reinforce the existing character of Emmons Avenue, which is active with outdoor seating, restaurants, and pedestrian activity. The envisioned plazas would also support the goals of the SSBD by enhancing connections for pedestrian visitors between spaces of commercial activity and recreation. Additionally, requirements regarding salt-tolerant planting and site elevation would improve the long-term flood resilience of these spaces and reduce maintenance and repair needs following storms and flooding.

Because the proposed actions would be limited to updating existing plaza standards, and future building development would be regulated by existing limits to building bulk envelope and use, future development would have the same general characteristics as the existing development while also supporting the City's resiliency goals to reduce long-term vulnerability to flood risk. Therefore, there would be no new or significant adverse effects on urban design as a result of the proposed actions. Consequently, significant adverse impacts are not anticipated and further analysis is not warranted.

III. NATURAL RESOURCES

A natural resource is defined as (1) the City's biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Per CEQR guidelines, if the following statements are true for a given project, then no natural resources assessment is necessary:

- The site of the project and the immediately adjacent area are substantially devoid of natural resources.
- The project site contains no "built resource" that is known to contain or may be used as a habitat by a protected species as defined in the Federal Endangered Species Act (50 CFR 17) or the State's Environmental Conservation Law (6 NYCRR Parts 182 and 193).
- The project site contains no subsurface conditions, the disruption of which might affect the function or value of an adjacent or nearby natural resource.

As discussed above, the proposed actions include amending the Zoning Resolution to improve the design and flood resiliency of public spaces allowed and facilitated in certain subareas of the SSBD. The proposed action will not make changes to the density or uses allowed in Sheepshead Bay. Natural resources such as open waterbodies, piers and other waterfront structures are found in the project area, and others such as grasslands are found in surrounding areas like Sheepshead Bay, but the project would not induce development in these areas.

The project area is within the Jamaica Bay Watershed, which requires its own analysis through the Jamaica Bay Watershed Protection Plan Project Tracking Form (see Appendix).

Because the proposed actions would not result in induced development in or around the area's natural resources including Jamaica Bay, but would serve to preserve and enhance the requirements for public plazas with natural features, such as salt-tolerant planting, there would be no new or significant adverse effects on natural resources as a result of the proposed actions. Consequently, significant adverse impacts are not anticipated and further analysis is not warranted.

IV. OTHER ANALYSIS CATEGORIES

The proposed action is not anticipated to result in any specific development sites. Rather, the proposed action will ensure that the design and material elements of public open spaces associated with any future redevelopment would meet consistent and flood-resilient design standards.

Given the absence of anticipated site-specific development facilitated by the proposed action, no impacts are anticipated with respect to: socioeconomic conditions, community facilities, open space, shadows, historic and cultural resources, hazardous materials, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gas emissions, noise, public health, neighborhood character, or construction impacts, and no further analysis in these categories is required.

Resilient Neighborhoods: Sheepshead Bay

Appendix A
Zoning Resolution Text Amendment

SPECIAL SHEEPSHEAD BAY DISTRICT

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 4
Special Sheepshead Bay District (SB)**

**94-00
GENERAL PURPOSES**

The “Special Sheepshead Bay District,” established in this Resolution, is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to promote and strengthen the unique character of the “Special Sheepshead Bay District” area as a prime location for waterfront-related commercial and recreational development and to help attract a useful cluster of shops, restaurants and related activities, which will complement and enhance the area as presently existing;
- (b) to encourage the provision of housing with appropriate amenities in areas suitable for residential development;
- (c) to improve vehicular and pedestrian circulation patterns by requiring limited curb cuts and uniform sidewalk widening, and encouraging the provision of public open space and other amenities as a related part of new development;
- (d) to provide an incentive for redevelopment of the area in a manner consistent with the foregoing objectives which are integral elements of the Comprehensive Plan of the City of New York; ~~and~~
- (e) to facilitate flood-resilient construction and open space design to reduce the potential for property damage and disruption from regular flood events; and

(e)(f) to promote the most desirable use of land in this area and thus to conserve the value of land and thereby protect the City's tax revenues.

* * *

94-07
Mandatory Provisions

* * *

94-071
Sidewalk extension area

All #developments# which are located on a #zoning lot# with frontage along Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue or Nostrand Avenue shall contain a sidewalk extension area, which complies with the following requirements:

- (a) has a minimum depth of five feet, measured perpendicular to such #street lines#;
- (b) extends the full length of the #zoning lot# along such #street lines#, except for existing #buildings# within five feet of the #street line#;
- (c) is open and unobstructed from its lowest level to the sky;
- (d) maintains continuity with the established sidewalk, to which it shall be immediately adjacent throughout its entire length;
- (e) is available for public use at all times; and
- (f) has a paved surface which complies with standards as established by the New York City Department of Transportation.

No sidewalk extension area shall be required along any portion of a #street line# where a plaza is provided in accordance with the provisions of Sections 94-072 (Special plaza provisions) or 94-081 (Plaza bonus).

94-072
Special plaza provisions

In Areas A, C and E, all #developments# that are located on a #zoning lot# with frontage along Emmons Avenue, except for a #zoning lot# of less than 8,000 square feet that was in existence as of November 1, 1972, shall provide and maintain a plaza for public use which complies with the following requirements:

- (a) The plaza shall ~~#abut#~~ the Emmons Avenue ~~#street line#~~ along the full length of such ~~#lot line#~~ or for a distance of at least 50 feet, whichever is less.
- (b) The plaza shall be directly accessible to the public at all times from Emmons Avenue ~~or an~~ ~~#arcade#~~ or a plaza.
- (c) The size of the plaza shall be at least 4,000 square feet in one location ~~and shall not at any point be more than two feet below or five feet above #street# level,~~ with a minimum dimension of 35 feet, and shall comply with the provisions of Section 94-20 (DESIGN REQUIREMENTS FOR PLAZAS). ~~At least 15 percent of the plaza area shall be landscaped and planted with trees, except, when a #zoning lot abutting# both Dooley Street and Emmons Avenue is #developed#, such landscaping shall be at least 75 percent of the total plaza area provided with such #development#.~~
- (d) ~~The plaza shall contain lighting, pedestrian walks and sitting areas.~~
- (e) ~~No portion of a plaza area shall be used for parking or driveways.~~
- (f) ~~A plaza may include as permitted obstructions, sculptures, kiosks, or open cafes occupying in the aggregate not more than 30 percent of the total plaza area. Ice skating rinks are also allowed as permitted obstructions within such plazas only for the months from October through March, provided the minimum area of such plaza is 7,500 square feet. Exterior wall thickness, awnings and other sun control devices, pursuant to Section 37-726, shall also be allowed as permitted obstructions.~~

**94-08
Special Floor Area Bonus Provisions**

* * *

**94-081
Plaza bonus**

~~In Areas A, C, D or E, any #development# on a #zoning lot# with a minimum area of 20,000 square feet which complies with the mandatory provisions of Section 94-07 (Mandatory Provisions) shall be eligible for a #floor area# bonus at the rate of 3.5 square feet of #floor area# for every square foot of plaza area.~~

In Areas A, C, D, E and F, any #development# on a #zoning lot# which provides and maintains a plaza for public use shall be eligible for a #floor area# bonus, in accordance with the following provisions:

- (a) the #development# shall contain a minimum area of 20,000 square feet;

- (b) the plaza shall comply with the following minimum area requirements:
 - (1) in Areas A, C, D and E, the plaza shall be at least 4,000 square feet in one location, with a minimum dimension of 35 feet;
 - (2) in Area F, the plaza shall be at least 5,000 square feet in one location, with a minimum dimension of 50 feet;
- (c) the plaza shall not be located within 30 feet of the Leif Ericson Drive service road;
- (d) the plaza shall comply with the provisions of Section 94-20 (DESIGN REQUIREMENTS FOR PLAZAS); and
- (e) the #development# shall be eligible for a #floor area# bonus as follows:
 - (1) in Areas A, C, D, and E, the #floor area# bonus shall be at a rate of 3.5 square feet of #floor area# for every square foot of plaza area;
 - (2) in Area F, the #floor area# bonus shall be at a rate of one square foot of #floor area# for every two square feet of plaza area.

94-082

~~Arcade bonus~~

Special parking bonus

[Note: Existing text to be deleted]

~~In Areas A, C, D or E, any #development# located on a #zoning lot# with a #lot line# which coincides with any of the following #street lines#: Sheepshead Bay Road, Ocean Avenue or Emmons Avenue, shall be eligible for a #floor area# bonus at the rate of three square feet of #floor area# for every square foot of #arcade# space, as defined in Section 12-10, except that:~~

- ~~(a) #arcades# shall be allowed only along the #street lines# described above and plazas;~~
- ~~(b) the #arcade# may project or set back from the facade of a #building#;~~
- ~~(c) the #arcade# shall not be less than 10 feet or more than 15 feet in depth;~~
- ~~(d) the #arcade# shall be suitably heated for the months from October through March; and~~
- ~~(e) no #signs# may be affixed to any part of the #arcade# or #building# columns, except on a parallel to the #building# wall projecting no more than 12 inches therefrom.~~

[Note: Text moved from Section 94-083]

In Areas C, D or E, any #development# on a #zoning lot# with a minimum area of 20,000 square feet shall be eligible for a #floor area# bonus at the rate of one square foot of #floor area# for every square foot of #accessory commercial# parking space above the minimum amount required by the underlying district regulations and made available for daily long-term parking.

To be eligible for a #floor area# bonus under the provisions of this Section, there shall be at least five additional parking spaces provided and the size of each parking space shall be at least 300 square feet. In no event shall the dimension of any parking stall be less than 18 feet long and 8 feet, 6 inches wide.

94-083

Special parking bonus

[Note: Existing text moved to Section 94-082]

~~In Areas C, D or E, any #development# on a #zoning lot# with a minimum area of 20,000 square feet shall be eligible for a #floor area# bonus at the rate of one square foot of #floor area# for every square foot of #accessory commercial# parking space above the minimum amount required by the underlying district regulations and made available for daily long-term parking.~~

~~To be eligible for a #floor area# bonus under the provisions of this Section, there shall be at least five additional parking spaces provided and the size of each parking space shall be at least 300 square feet. In no event shall the dimension of any parking stall be less than 18 feet long and 8 feet, 6 inches wide.~~

94-084

Usable open space bonus

[Note: Existing text moved to Section 94-081 and modified]

~~In Area F, any #development# on a #zoning lot# with a minimum area of 20,000 square feet shall be eligible for a #floor area# bonus at the rate of one square foot of #floor area# for every two square feet of usable open space. The minimum size of such usable open space on a #zoning lot# shall be 5,000 square feet with a minimum dimension of 50 feet. The usable open space shall be suitably maintained and shall contain landscaping, planting, lighting, sitting areas and, where appropriate, play areas for children. Such usable space shall be located no more than two feet below or five feet above the #curb level#. No portion of the usable open space shall be provided within 30 feet of the Leif Eriksen Drive service road, and no portion of the usable open space shall be used for parking or driveways.~~

* * *

94-11
Special Parking Provisions

* * *

94-113
Treatment of parking areas

Any parking facilities in the Special District that are not completely enclosed shall be screened by shrubbery at least three feet high at the time of planting and expected to form a year-round dense screen at least five feet high within three years. When roof parking is provided, it shall be screened where it is visible from a ~~#street#~~, or plaza ~~or public usable open space~~.

* * *

94-115
Location of commercial parking spaces

In Area F, ~~#accessory#~~ off-street parking spaces for ~~#commercial uses#~~ may be located outside the commercially zoned area but within 600 feet of the ~~#building#~~ to which it is ~~#accessory#~~, only if an area equal to the ~~#lot area#~~ occupied by the parking in the ~~#residential#~~ area is provided as a ~~#public plaza#~~ plaza in the commercially zoned area to which the parking is ~~#accessory#~~.

* * *

94-20
DESIGN REQUIREMENTS FOR PLAZAS

Where a plaza within the #Special Sheepshead Bay District# is provided in accordance with the provisions of this Chapter, such plaza shall comply with the applicable minimum design standards set forth in this Section.

(a) Design criteria

(1) Basic design criteria

Plazas shall comply with the standards set forth in paragraphs (a) and (b) of Sections 37-715 (Requirements for major portions of public plazas), 37-716 (Requirements for minor portions of public plazas), and 37-718 (Paving).

(2) Access and circulation

Plazas shall meet the requirements set forth in Section 37-721 (Sidewalk frontage), and Sections 37-723 (Circulation paths) through 37-726 (Permitted obstructions), inclusive. Hours of access shall be governed by Section 37-727 (Hours of access). Accessibility for persons with disabilities shall be provided in compliance with Section 37-728 (Standards of accessibility for persons with disabilities).

Plazas shall be located no lower than #curb level#.

(3) Kiosks and open air cafes

Kiosks or open air cafes shall meet the operational and service requirements as set forth in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes), as applicable. In addition, kiosks may be placed on plazas upon certification by the Chairperson of the City Planning Commission as set forth in paragraph (c) of Section 37-73.

(4) Seating

Seating shall meet the minimum and maximum dimensional standards set forth in paragraphs (1) through (7) of Section 37-741 (Seating).

(5) Planting and trees

Plazas shall provide planting areas in compliance with Section 37-742 (Planting and trees). All planted areas shall consist of salt-tolerant species recommended by the Department of Parks and Recreation.

(6) Lighting and electrical power

All plazas shall provide lighting and electrical power pursuant to the standards set forth in Section 37-743 (Lighting and electrical power).

(7) Litter receptacles

All plazas shall provide litter receptacles pursuant to the standards set forth in Section 37-744 (Litter receptacles).

(8) Bicycle parking

All plazas shall provide bicycle parking pursuant to the standards set forth in Section 37-745 (Bicycle parking).

(9) Drinking fountains

A minimum of one drinking fountain shall be provided in all plazas.

(10) Signs

All plazas shall provide entry and information plaques that contain the words “Open to the public” and information regarding the hours of access. Prohibition and accessory signage may be provided pursuant to the standards set forth in Sections 37-752 (Prohibition signs) and 37-753 (Accessory signs).

(b) Maintenance

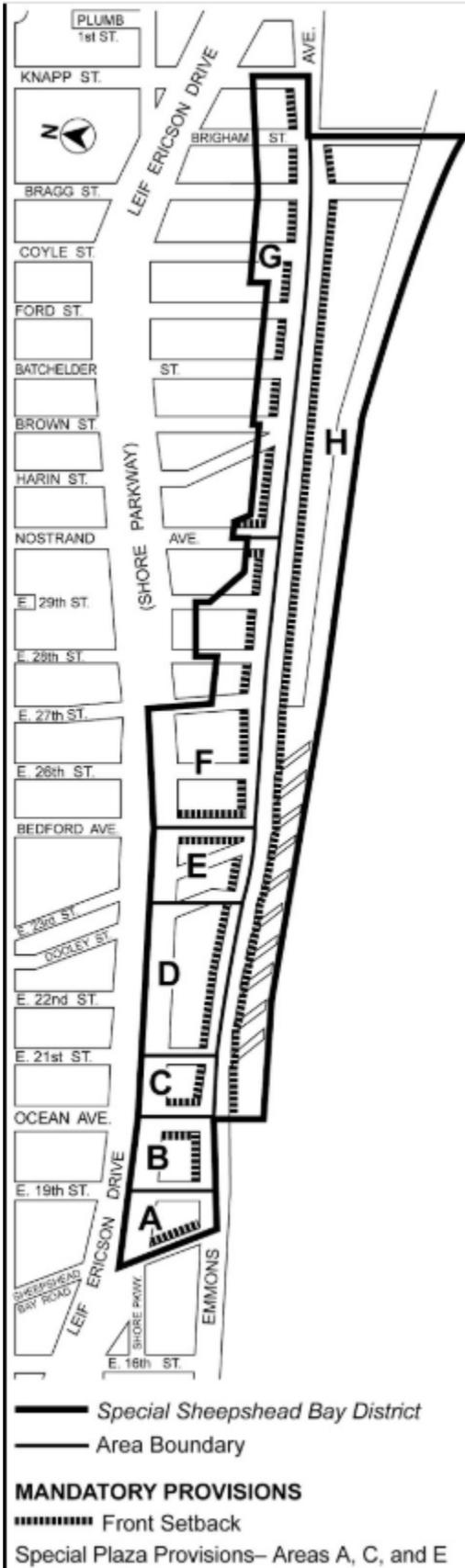
The owner shall be responsible for the maintenance of all plazas, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation within the #zoning lot#.

(c) Compliance

Plazas shall be governed by the compliance requirements of Section 94-13 (Certification).

**Appendix A
Special Sheepshead Bay District Map**

[EXISTING MAP]



Resilient Neighborhoods: Sheepshead Bay

Appendix B

Waterfront Revitalization Program (WRP) Form

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: _____

Name of Applicant Representative: _____

Address: _____

Telephone: _____ Email: _____

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

2. Purpose of activity

C. PROJECT LOCATION

Borough: _____ Tax Block/Lot(s): _____

Street Address: _____

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission

Yes No

- | | | |
|-----------------------------------------------------------|------------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> City Map Amendment | <input type="checkbox"/> Zoning Certification | <input type="checkbox"/> Concession |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Zoning Authorizations | <input type="checkbox"/> UDAAP |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise |
| <input type="checkbox"/> Housing Plan & Project | <input type="checkbox"/> Other, explain: _____ | |
| <input type="checkbox"/> Special Permit | | |
- (if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Board of Standards and Appeals

Yes No

- Variance (use)
- Variance (bulk)
- Special Permit
- (if appropriate, specify type: Modification Renewal other) Expiration Date: _____

Other City Approvals

- | | |
|------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Legislation | <input type="checkbox"/> Funding for Construction, specify: _____ |
| <input type="checkbox"/> Rulemaking | <input type="checkbox"/> Policy or Plan, specify: _____ |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____ |
| <input type="checkbox"/> 384 (b) (4) Approval | <input type="checkbox"/> Permits, specify: _____ |
| <input type="checkbox"/> Other, explain: _____ | |

State Actions/Approvals/Funding

- State permit or license, specify Agency: _____ Permit type and number: _____
- Funding for Construction, specify: _____
- Funding of a Program, specify: _____
- Other, explain: _____

Federal Actions/Approvals/Funding

- Federal permit or license, specify Agency: _____ Permit type and number: _____
- Funding for Construction, specify: _____
- Funding of a Program, specify: _____
- Other, explain: _____

Is this being reviewed in conjunction with a [Joint Application for Permits?](#) Yes No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? Yes No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? Yes No
3. Is the project located on publicly owned land or receiving public assistance? Yes No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2) Yes No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2) Yes No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
 - Significant Maritime and Industrial Area (SMIA) (2.1)
 - Special Natural Waterfront Area (SNWA) (4.1)
 - Priority Maritime Activity Zone (PMAZ) (3.5)
 - Recognized Ecological Complex (REC) (4.4)
 - West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
I	Support and facilitate commercial and residential redevelopment in areas well-suited to such development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	

		Promote	Hinder	N/A
2	Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Protect and restore the quality and function of ecological systems within the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Promote	Hinder	N/A
5	Protect and improve water quality in the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i>) into the planning and design of projects in the city's Coastal Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Provide public access to, from, and along New York City's coastal waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Promote	Hinder	N/A
8.5 Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.6 Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9 Protect scenic resources that contribute to the visual quality of the New York City coastal area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.1 Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.2 Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10 Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.1 Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10.2 Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

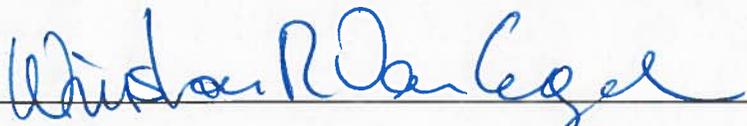
"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Winston R. von Engel, Director, Brooklyn Office, NYC Dept. of City Planning

Address: 16 Court Street, 7th Floor, Brooklyn, NY 11241

Telephone: 718-780-8280

Email: wvoneng@planning.nyc.gov

Applicant/Agent's Signature: 

Date: 2-10-20

From: [Lucrecia Montemayor \(DCP\)](#)
To: [Katherine Richard \(DCP\)](#); [Catherine Ferrara Iannitto \(DCP\)](#)
Cc: [Laura Kenny \(DCP\)](#); [Michael Marrella \(DCP\)](#)
Subject: WRP Consistency Determination: Sheepshead Bay Special Coastal Risk District (SCRD) (WRP#19-181)
Date: Monday, February 3, 2020 11:55:04 AM

Hello Kate & Catie,

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).

Sheepshead Bay Special Coastal District proposed by NYC DCP. The project proposes a text amendment to the Zoning Resolution that affects all or portions of 21 tax blocks within the Special Sheepshead Bay District (SSBD)

in Sheepshead Bay, Brooklyn, Community District 15 (See Site Location Map, attached). To reduce flood risks and plan for adaptation over time, DCP seeks to update applicable zoning code in this neighborhood to facilitate resilient public realm improvements and signal flood risk.

Based on the information submitted, the Waterfront Open Space Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby determines the project consistent with the WRP policies.

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# 19-181. If there are any questions regarding this review, please contact me.

Best,

LUCRECIA MONTEMAYOR SOLANO

ASSOCIATE WATERFRONT PLANNER

NYC DEPT. OF CITY PLANNING

120 BROADWAY, 31ST FLOOR • NEW YORK, NY 10271

212-720-3624 | lmontemayor@planning.nyc.gov

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nyc.gov/waterfrontplan

Let us know what you envision for the future of NYC's waterfront [here](#).

Resilient Neighborhoods: Sheepshead Bay

Appendix C

Jamaica Bay Watershed Protection Plan Project Tracking
Form

Jamaica Bay Watershed Protection Plan Project Tracking Form

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

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

A. GENERAL PROJECT INFORMATION

1. CEQR Number: 1a. Modification
2. Project Name:
3. Project Description:
4. Project Sponsor:
5. Required approvals:
6. Project schedule (build year and construction schedule):

B. PROJECT LOCATION:

1. Street address:
2. Tax block(s): Tax Lot(s):
3. Identify existing land use and zoning on the project site:
4. Identify proposed land use and zoning on the project site:
5. Identify land use of adjacent sites (include any open space):
6. Describe existing density on the project site and the proposed density:

Existing Condition

Proposed Condition

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

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet):
2. Will soil be removed (if so, what is the volume in cubic yards)?
3. Subsurface soil classification:
(per the New York City Soil and Water Conservation Board):
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? Yes No
Volumes: Rates:
6. Will project involve dewatering (list volumes/rates)? Yes No
Volumes: Rates:
7. Describe site elevation above seasonal high groundwater:

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? Yes No
If YES,
 - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
 - **List** species to remain on site.
 - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? Yes No
3. Will the project affect habitat characteristics? Yes No
If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at <http://www.dec.ny.gov/animals/29392.html>.
4. Will pesticides, rodenticides or herbicides be used during construction? Yes No
If YES, estimate quantity, area and duration of application.
5. Will additional lighting be installed? Yes No
If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

E. SURFACE COVERAGE AND CHARACTERISTICS

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

	Existing Condition	Proposed Condition
1. Surface area:		
Roof:	<input type="text"/>	<input type="text"/>
Pavement/walkway:	<input type="text"/>	<input type="text"/>
Grass/softscape:	<input type="text"/>	<input type="text"/>
Other (describe):	<input type="text"/>	<input type="text"/>
2. Wetland (regulated or non-regulated) area and classification:	<input type="text"/>	<input type="text"/>
3. Water surface area:	<input type="text"/>	<input type="text"/>
4. Stormwater management (describe):		
Existing – how is the site drained?	<input type="text"/>	
Proposed – describe, including any infrastructure improvements necessary off-site:	<input type="text"/>	

Resilient Neighborhoods: Sheepshead Bay

Appendix D

Landmarks Preservation Commission (LPC) Determination Memo

ENVIRONMENTAL REVIEW

Project number: 77DCP753K (DEPARTMENT OF CITY PLANNING)
Project: RESILIENT NBHD SHEEPSHEAD BAY
Date Received: 1/29/2020

Future discretionary actions resulting from this zoning action shall be submitted to LPC for review on a case-by-case basis. These actions will be reviewed by LPC under the terms of the CEQR Technical Manual.

Regarding architectural resources, any future discretionary actions will be reviewed on a case-by-case basis according to the CEQR Technical Manual, as it is impossible to predict whether or not significant adverse construction or shadow impacts may occur.

Pertaining to archaeological resources, the language needs to describe the future course of action in the case of future discretionary actions or on land owned or controlled by the city. Again, LPC will review these on a case-by-case basis according to the terms of the Technical Manual.

Gina Santucci

1/31/2020

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 34772_FSO_GS_01312020.docx