



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

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

Part I: GENERAL INFORMATION

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

If "yes," STOP and complete the [FULL EAS FORM](#).

2. Project Name 1019-1029 Fulton Street

3. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
16HPD062K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)

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

4a. Lead Agency Information

NAME OF LEAD AGENCY

Department of Housing Preservation and Development

NAME OF LEAD AGENCY CONTACT PERSON

Aaron Werner, AICP

ADDRESS 100 Gold Street, Rm 7-A4

4b. Applicant Information

NAME OF APPLICANT

Best Development Group LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Hiram Rothkrug, EPDSCO, Inc.

ADDRESS 55 Water Mill Road

CITY New York

STATE NY

ZIP 10038

CITY Great Neck

STATE NY

ZIP 11021

TELEPHONE (212) 863-5953

EMAIL werner@hpd.nyc.gov

TELEPHONE 718-343-0026

EMAIL
hrothkrug@epdsco.com

5. Project Description

See attached project description.

Project Location

BOROUGH Brooklyn

COMMUNITY DISTRICT(S) 2

STREET ADDRESS 1019-1029 Fulton Street

TAX BLOCK(S) AND LOT(S) Block 1991; Lots 1-7, 16, 106

ZIP CODE 11238

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Fulton Street between Grand Avenue and Downing Street

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-A/C2-4

ZONING SECTIONAL MAP NUMBER 16C

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

City Planning Commission: ☒ YES ☐ NO

☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT

☐ ZONING CERTIFICATION

☐ CONCESSION

☐ ZONING MAP AMENDMENT

☐ ZONING AUTHORIZATION

☐ UDAAP

☐ ZONING TEXT AMENDMENT

☐ ACQUISITION—REAL PROPERTY

☐ REVOCABLE CONSENT

☐ SITE SELECTION—PUBLIC FACILITY

☒ DISPOSITION—REAL PROPERTY

☐ FRANCHISE

☐ HOUSING PLAN & PROJECT

☐ OTHER, explain:

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☐ YES ☒ NO

If "yes," specify:

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

☐ LEGISLATION

☐ FUNDING OF CONSTRUCTION, specify:

☐ RULEMAKING

☒ POLICY OR PLAN, specify: Inclusionary Housing Program

<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> OTHER, explain:	<input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> PERMITS, specify:															
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:																
7. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area. Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.																
<input checked="" type="checkbox"/> SITE LOCATION MAP <input checked="" type="checkbox"/> ZONING MAP <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP <input checked="" type="checkbox"/> TAX MAP <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) <input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP																
Physical Setting (both developed and undeveloped areas) Total directly affected area (sq. ft.): 11,166 Waterbody area (sq. ft) and type: Roads, buildings, and other paved surfaces (sq. ft.): Other, describe (sq. ft.):																
8. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action) SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 49,834 NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 49,834 HEIGHT OF EACH BUILDING (ft.): 85' NUMBER OF STORIES OF EACH BUILDING: 9																
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: The total square feet not owned or controlled by the applicant:																
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known): AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: 133,992 cubic ft. (width x length x depth) AREA OF PERMANENT DISTURBANCE: 11,166 sq. ft. (width x length)																
Description of Proposed Uses (please complete the following information as appropriate)																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Residential</th> <th style="text-align: center;">Commercial</th> <th style="text-align: center;">Community Facility</th> <th style="text-align: center;">Industrial/Manufacturing</th> </tr> </thead> <tbody> <tr> <td>Size (in gross sq. ft.)</td> <td style="text-align: center;">39,692</td> <td style="text-align: center;">10,142</td> <td></td> <td></td> </tr> <tr> <td>Type (e.g., retail, office, school)</td> <td style="text-align: center;">45 units</td> <td style="text-align: center;">Retail</td> <td></td> <td></td> </tr> </tbody> </table>		Residential	Commercial	Community Facility	Industrial/Manufacturing	Size (in gross sq. ft.)	39,692	10,142			Type (e.g., retail, office, school)	45 units	Retail		
	Residential	Commercial	Community Facility	Industrial/Manufacturing												
Size (in gross sq. ft.)	39,692	10,142														
Type (e.g., retail, office, school)	45 units	Retail														
Does the proposed project increase the population of residents and/or on-site workers? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS: 10 Provide a brief explanation of how these numbers were determined: 98 Residents (45 DU x 2.17) and 10 Employees (1 employee/1,000 square feet)																
Does the proposed project create new open space? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify size of project-created open space: sq. ft.																
Has a No-Action scenario been defined for this project that differs from the existing condition? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," see Chapter 2 , "Establishing the Analysis Framework" and describe briefly:																
9. Analysis Year CEQR Technical Manual Chapter 2																
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018																
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 12																
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY?																
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:																
10. Predominant Land Use in the Vicinity of the Project (check all that apply) <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> MANUFACTURING <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE <input checked="" type="checkbox"/> OTHER, specify: Community Facility																

Part II: TECHNICAL ANALYSIS

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

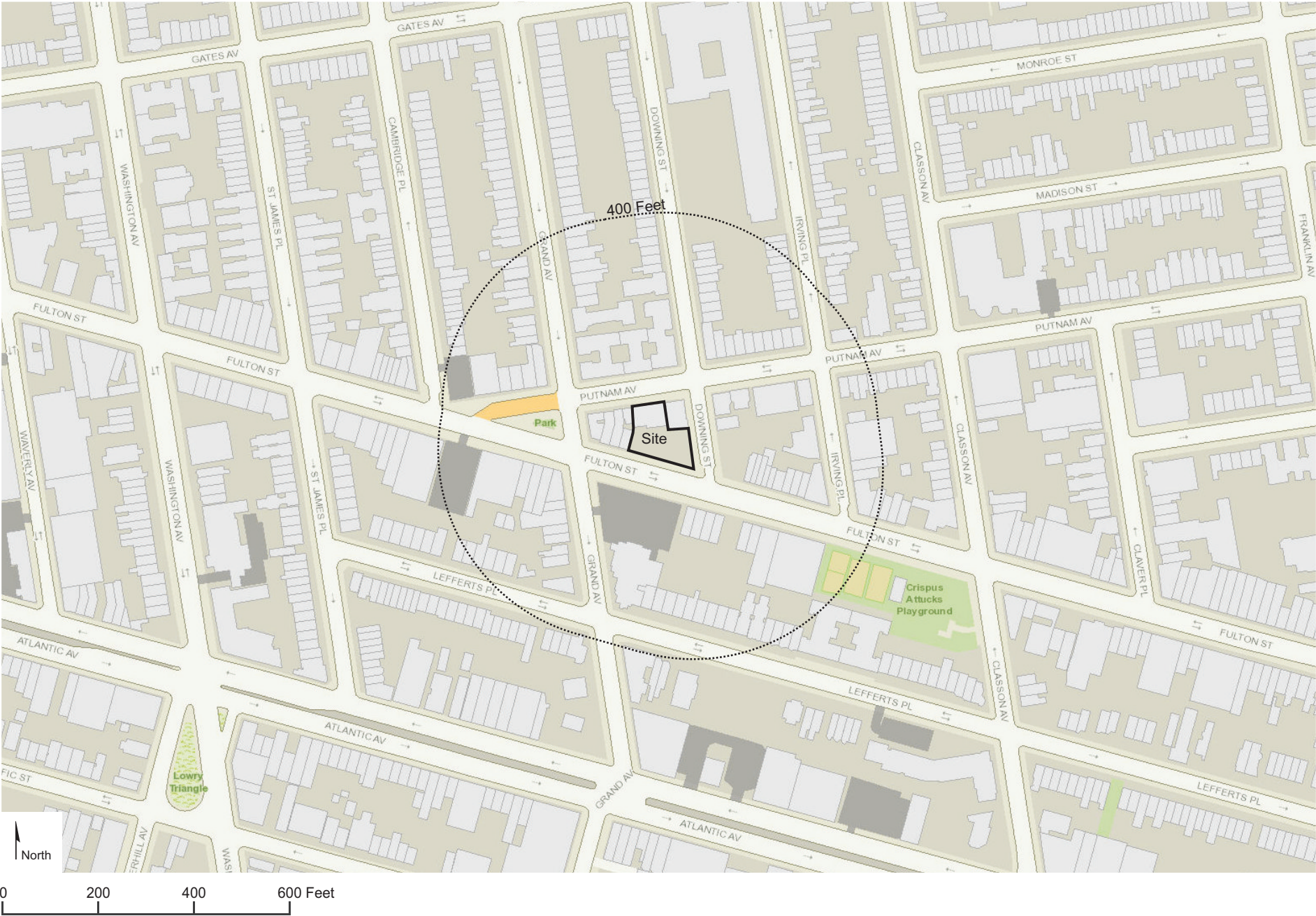
- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting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

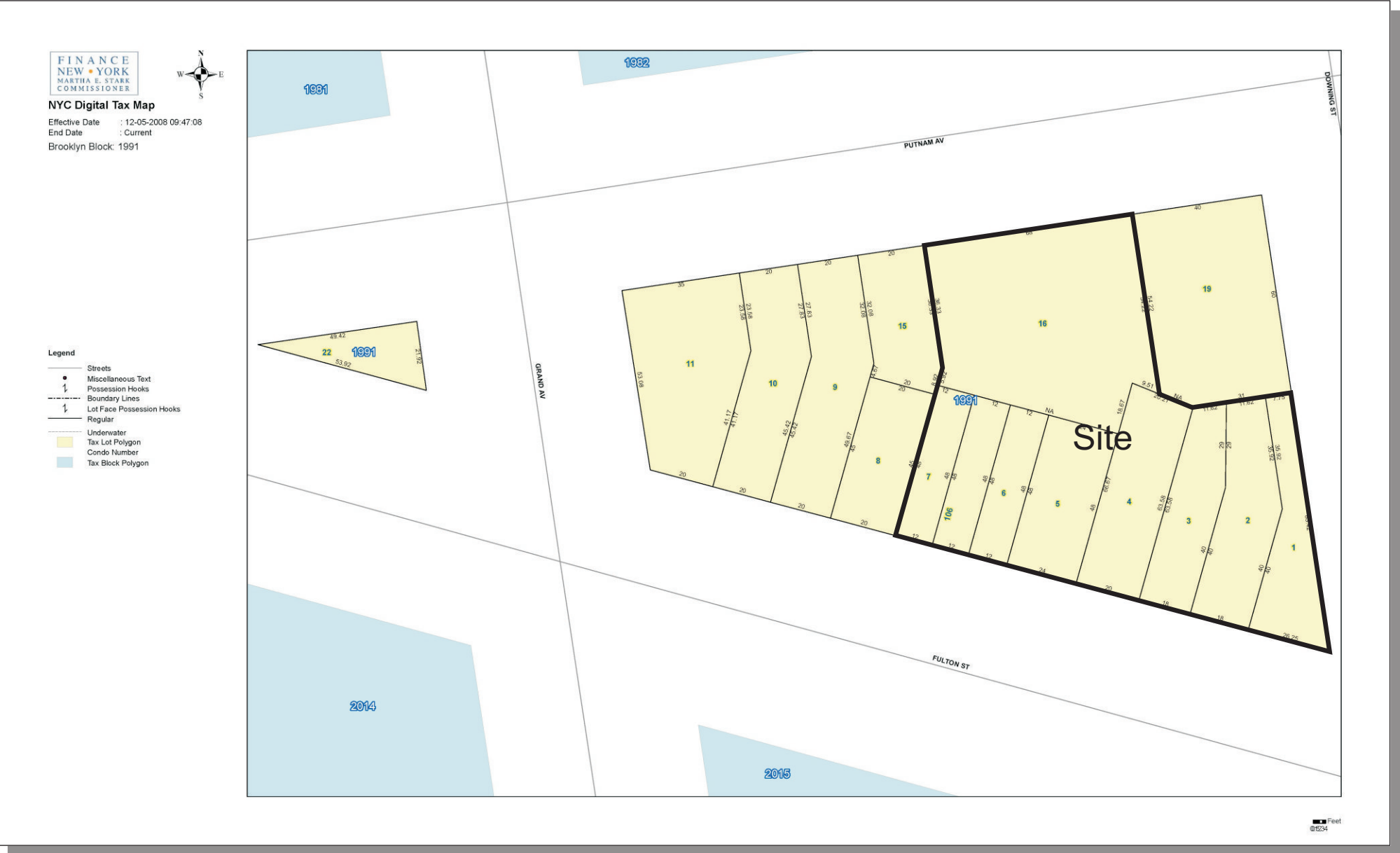
	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Generate a net increase of 200,000 or more square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 500 residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" 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, hospitals and other health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
o Child Care Centers: 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 Libraries: Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Public Schools: Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Health Care Facilities and Fire/Police Protection: Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the proposed 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"/>
o If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(c) 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"/>
o If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) 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"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		

	YES	NO
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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.		
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 type="checkbox"/>	<input checked="" 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"/>
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form , and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	<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 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the proposed 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"/>

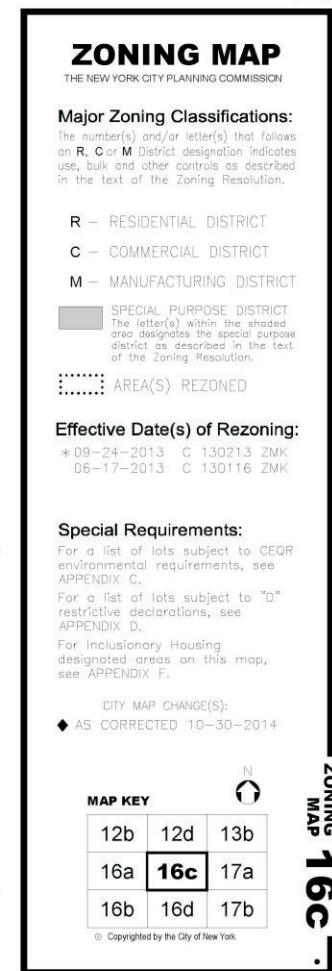
	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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): 2,635		
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"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 7,222,691		
(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 screening analyses, attach appropriate 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 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"/>
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) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

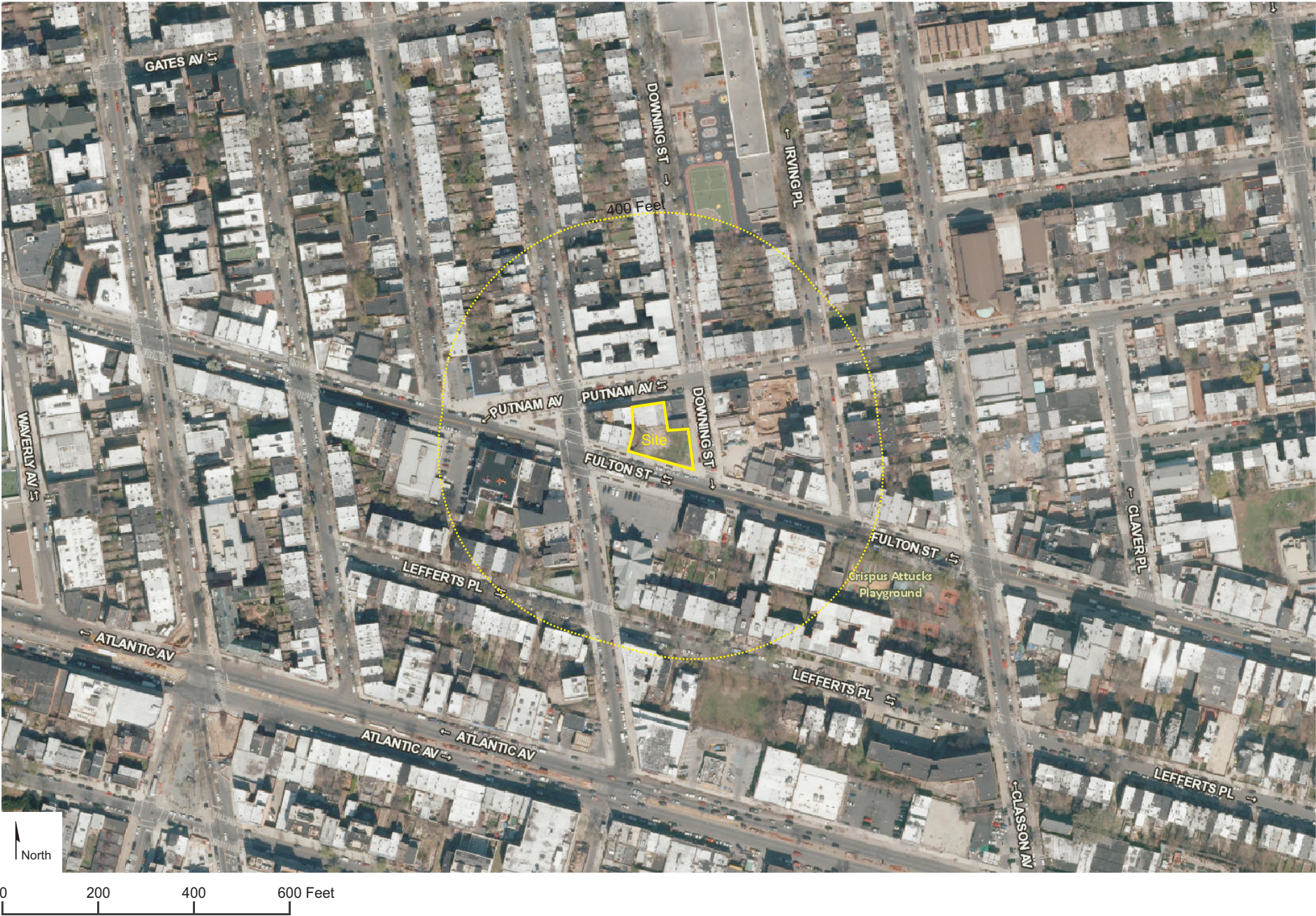
	YES	NO
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of 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. See attached.		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See attached.		
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 Justin Jarboe, EPDSO	DATE 2/3/16	
SIGNATURE <i>Justin Jarboe</i>		
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.		

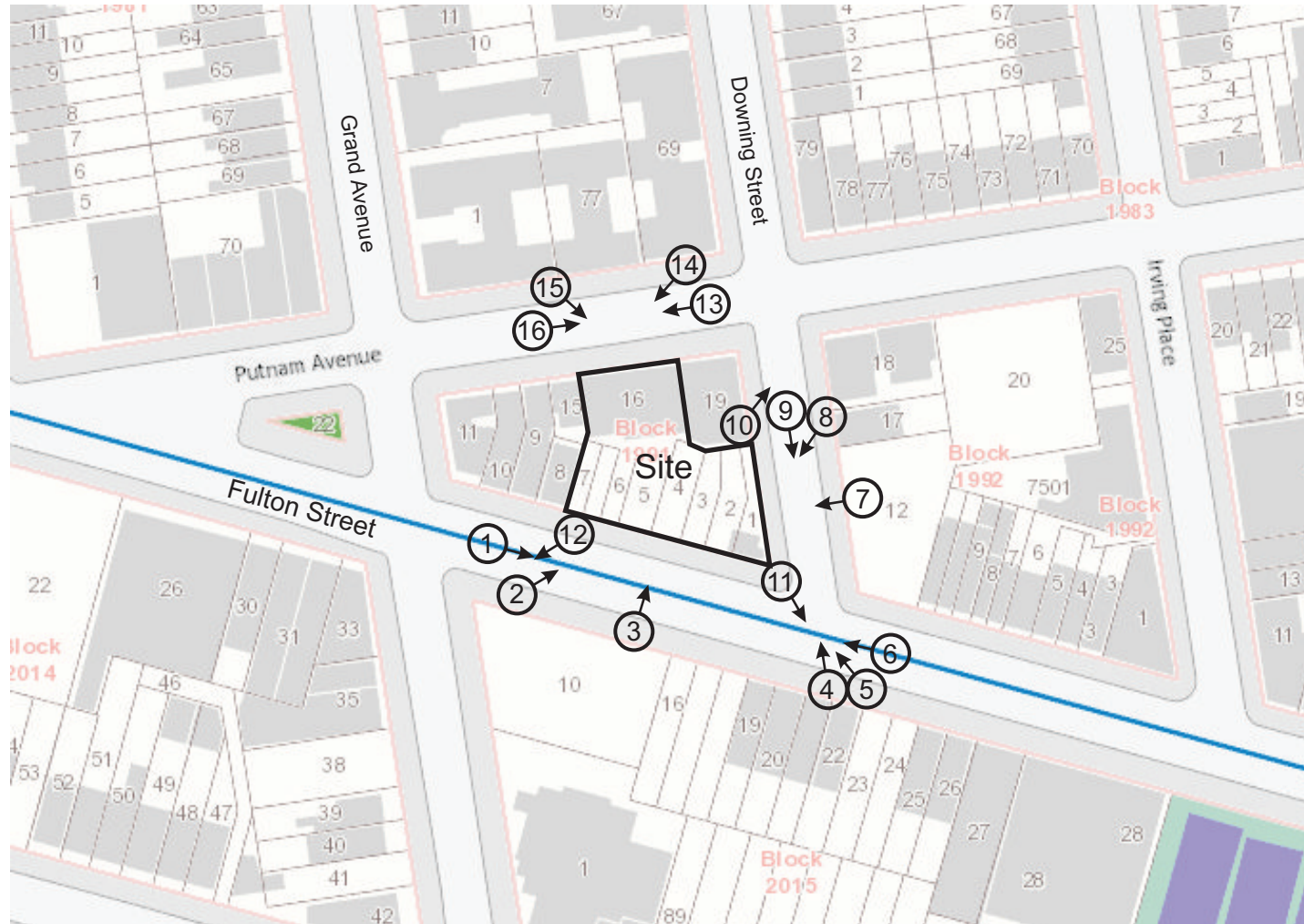




































Fulton Street











5. PROJECT DESCRIPTION

Proposed Actions

This Environmental Assessment Statement is filed under the City Environmental Quality Review (CEQR) in connection with an application from the Applicant, Best Development Group LLC to the NYC Department of Housing Preservation and Development (HPD) for the disposition of City-owned land and an FAR bonus from the NYC Department of City Planning (DCP) as part of the Inclusionary Housing Program (IHP). In addition, the project seeks a 421-a tax exemption, but no discretionary financing will be sought from HPD.

The Project Site is identified as 1019-1029 Fulton Street (Block 1991, Lots 1, 2, 3, 4, 5, 6, 106, 7 and 16) located in the Clinton Hill section of Brooklyn Community District 2 (referred to thereafter as “The Project Site”). The Project Site consists of approximately 11,166 square feet of lot area with frontage along Fulton Street and Downing Street. All of the lots within the Project Site are currently vacant, except Lot 16, which contains a single-story commercial building (The Greene Hill Food Co-op) in 3,618 square feet of floor area. The Project Site is zoned R7A/C2-4.

The proposed action would result in the zoning lot merger and construction of a six-story (and cellar) mixed-use building containing 49,834 gsf of floor area (4.46 FAR). The residential portion would contain 45 affordable dwelling units (floors two-nine) in 39,692 gsf of residential floor area (3.55 FAR). The ground floor would contain residential lobby space, as well as 10,142 gsf of commercial floor area (0.91 FAR). The building would rise to a maximum height of 85’ and would waive out of parking requirements. The building would contain 11 studio apartments, 22 one-bedroom apartments, 11 two-bedroom apartment units, and a single unit for the superintendent.

The building would contain a base height of 58’-10” (six-stories) before rising to a height of 68’-4” (seven-stories). The single-story commercial property on Lot 16 (The Greene Hill Food Co-op) would remain with the proposed action.

The requested disposition of land is required in order to allow the proposed development to be constructed, as the NYC Department of Small Business Services (SBS) is currently under control of Block 1991, Lots 2 and 3. Additionally, the proposed development seeks an FAR bonus for the provision of affordable housing units and must receive approval from the Department of City Planning (DCP). Absent the disposition, the proposed development would not be possible. Absent the approval of DCP for an affordable housing FAR bonus, the proposed development would not be feasible due to market conditions in this area.

In addition to the discretionary actions sought, an E-Designation (E-183) is mapped on the Project Site for hazardous materials and noise (window/wall attenuation) a result of the Fort Greene/Clinton Hill Rezoning (07DCP066K). [Text to be included referencing signed-off RAPs (Noise) and CHASP/RAWP (Hazardous materials)]

Zoning for Quality and Affordability Text Amendment

The pending text amendment (CEQR #15DCP104Y) could potentially result in a reduction of height, parking, interior courtyard, rear yard and setback regulations for buildings developed pursuant to the proposed R7A zoning district by the proposed Build Year of 2018. These relaxed regulations could potentially result in a reduced burden to achieve the maximum permitted floor area currently permitted as-of-right. Additionally, for developments that provide affordable housing, nursing homes and other health-related uses, additional floor area could be provided, resulting in additional development potential not currently permitted by the zoning resolution.

The proposed development has maximized the available floor area pursuant to an Inclusionary Housing bonus. However, the maximum height for R7A with affordable housing districts would be increased from 80 feet to 105 feet. As such, any height-related analyses will assume a building with a maximum height of 105 feet.

1019-1029 FULTON STREET

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, zoning, and public policy, shadows, historic and cultural resources, hazardous materials, transportation, air quality, and noise as further detailed below. The subject heading numbers below correlate with the relevant chapters of the CEQR Technical Manual

1. LAND USE, ZONING AND PUBLIC POLICY

I. INTRODUCTION

The analysis of land use, zoning and public policy characterizes the existing conditions of the Project Site and the surrounding study area; anticipates and evaluates those changes in land use, zoning and public policy that are expected to occur independently of the proposed project; and identifies and addresses any potential impacts related to land use, zoning and public policy resulting from the project. Various sources have been used to prepare a comprehensive analysis of land use, zoning and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

Land Use Study Area

In order to assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the site, which is an area within which the proposed project has the potential to affect land use or land use trends. The 400-foot radius study area is bounded by an area with Gates Avenue to the north; Cambridge Place to the west; Lefferts Place to the south; and Classon Avenue to the east (See **Figure 1** – Site Location).

II. Land Use

Site Description

The Project Site is located at 1019-1029 Fulton Street in the Clinton Hill section of Brooklyn Community District 2. The proposed development would affect nine lots (Block 1991, Lots

1, 2, 3, 4, 5, 6, 106, 7 and 16), which in total contain 11,166 square feet of lot area with frontage along Fulton Street, Downing Street and Putnam Avenue.

Currently, the Project Site predominantly consists of 8 vacant parcels of land (1, 2, 3, 4, 5, 6, 106, 7) formerly occupied by an automotive service/gas station, which was demolished approximately 20 years ago. The remaining lot, Lot 16, is improved with a single-story commercial building containing the Greene Hill Food Co-op. The building contains frontage along Putnam Avenue and 3,618 square feet of commercial floor area (0.98 FAR). Lots 2 and 3 are owned by the City's Small Business Services (SBS), while the remaining parcels are privately owned. The affected lots are all within an R7A/C2-4 zoning district.

Surrounding Area

The remaining properties on the block (Block 1991) predominantly consist of mixed-use buildings. The corner lot at Grand Avenue and Putnam Avenue (Lot 11) contains a four-story apartment building with 9 dwelling units and ground floor commercial retail (a bar/restaurant). The building contains 4,743 square feet of floor area, or an FAR of 4.47. Lots 9 and 10 contain through lot three-story mixed use properties, with residential units contained above ground-floor commercial retail, with frontage along Fulton Street. Immediately west of the Project Site are Lot 8 and Lot 15. Both contain three-story building each constructed to 2,400 square feet or 2.67 FAR. The remaining property is the corner lot at the intersection of Downing Street and Putnam Avenue (Lot 19), which contains a 3,200 square foot garage (1.33 FAR), currently unoccupied.

The 400-foot radius area around the Project Site is primarily developed with a range of residential and mixed-use properties. The block to the east (1992) contains newly constructed apartment buildings up to six and seven-stories in height. The surrounding blocks predominantly contain three- and four-story Brownstone walk-up apartment buildings. To the west and east is Fulton Street, which contains nearly continuous commercial retail below residential properties, often three- to four-stories in height. Several community facility and religious institutions are present in the 400-foot radius area, including a branch of the U.S. Postal Service (USPS) located at 956 Fulton Street near Cambridge Place. Religious institutions include churches at 455 Grand Avenue ((The Northeastern Conference of Seventh Day Adventists), 1002 Fulton Street (New Paradise Baptist Church), and 1016 Fulton Street (St John's Fire Baptized Holy Church). Additionally, 1024 Fulton Street is currently improved with a vacant church building, constructed to 33,600 square feet (2.61 FAR). There is also Department of Parks and Recreation (DPR) parkland (the Crispus Attucks Playground) located at 1030 Fulton Street near Classon Avenue. Lastly, the terminus of Putnam Avenue into Fulton Street and the intersection of Grand Avenue is a pedestrian area closed off to traffic.

No-Build Scenario

In the future and absent the proposed action, no changes would be made to the Project Site. The Greene Hill Food Co-op on Lot 16 would continue to remain in operation. The remaining lots (1, 2, 3, 4, 5, 6, 106 and 7) would remain vacant. Lots 2 and 3 are currently under City ownership, and as such, cannot be developed without a disposition of City-

owned land. Furthermore, Lots 1, 4, 5, 6, 7, 16 and 106 contain an E-designation for hazardous materials and noise, and could not be developed without approval from the Mayor's Office of Environmental Remediation (OER).

No new development is anticipated within the immediate study area by the project build year of 2017. The surrounding land uses within this area are also anticipated are expected to remain unchanged by the Projected Build Year of 2017. The study area currently contains residential, commercial and community facility uses. These uses are all anticipated to remain in the future.

Build Scenario

The application seeks a disposition of City-owned land (Block 1991, Lots 2 and 3) to construct an affordable housing project that contains ground-floor commercial use. In addition, the applicant seeks to utilize an FAR bonus in return for the provision and maintenance of affordable housing units from the Department of City Planning, which qualifies developments within R7A zoning districts for an additional 0.6 FAR under the Inclusionary Housing Program (IHP). The requested disposition is sought to allow construction on the entire zoning lot. Without the disposition, the proposed development could not be constructed. Furthermore, without the proposed FAR bonus (0.6 FAR), the proposed development would not be feasible due to market conditions in this area.

Under the build condition, the Project Site would be merged into a single zoning lot. Subsequently a six-story (and cellar) mixed-use building containing 49,834 gsf of floor area (4.46 FAR) would be constructed. The residential portion would contain 45 affordable dwelling units (floors two-six) in 39,692 gsf of residential floor area (3.55 FAR). The ground floor would contain residential lobby space, as well as 10,142 gsf of commercial floor area along Fulton Street (0.91 FAR). The building would rise to a maximum height of 85' and would waive out of parking requirements. The building would contain 11 studio apartments, 22 one-bedroom apartments, 11 two-bedroom apartment units, and a single unit for the superintendent.

The project sponsor and developer is Best Development Group LLC, who currently owns Block 1991, Lots 4, 5, 6, and 7 and will purchase the vacant property on Lots 1 from a private party, as well as Lots 2 and 3 from the City's Small Business Services agency. The existing property on Lot 16 (Greene Hill Food Co-op) will remain in its current condition due to its active use.

The proposed project would provide much needed affordable housing to families. To mitigate any potential hazardous materials issues on the Project Site, the project sponsor agrees to mitigation measures associated with hazardous materials. Additionally, to mitigate any potential noise issues on the Project Site would contain windows on floors two through six that would contain an OITC rating of 30.

The proposed action would be taken in 2017.

Conclusion

The requested disposition and FAR bonus is required in order to allow the proposed project to be constructed and to operate on the Project Site. Without the proposed actions, a development of this nature would not be feasible on this Site due to market conditions in the area.

No potentially significant adverse impacts related to land use are expected to occur as a result of the proposed action. Therefore, further analysis of land use is not warranted.

III. Zoning

Existing Conditions

The proposed development is located within a R7A/C2-4 district. The surrounding 400 feet also contain R6B districts. The Site and surrounding area were rezoned in 2007 as part of the Fort Greene/Clinton Hill Rezoning. The rezoning replaced R6 and R7-2 districts with contextual districts, such as R7A and R6B districts. The rezoning also modified existing C1-3 overlays to C2-4.

The R7A zoning is a contextual district where quality housing regulations are mandatory. R7A districts allow for buildings up to 4.0 FAR and generally yield six to seven story buildings. Maximum lot coverage is 65% for interior and through lots and 80% on corner lots. Above a base height of 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street, before rising to a maximum of 80 feet. Parking is required for 50% of all dwelling units. Off-street parking permitted only within, or to the side or rear of a building, never between the street wall and the street line. The maximum FAR of 4.0 can be increased to 4.6 FAR with the provision of affordable housing units (approximately 25% required).

R6B is a contextual residential zoning district that predominantly produces four- and five-story buildings. Many of these are brownstone buildings are set back from the street and have small front yards. The R6B zoning district allows for a maximum FAR of 2.0 and requires application of the Quality Housing regulations. The maximum height is 50 feet. Off Street parking is required for half of all DUs.

The C2-4 zoning district is a commercial overlay that is mapped at a depth of 100 feet. C2-4 districts allow for a wide variety of commercial uses (Use Groups 5-9) such as local retail, funeral homes and repair services. Within more dense residential districts (R6 through R10) the maximum FAR is 2.0.

The Project Site is within an Inclusionary Housing Designated Area. As such the Project Site qualifies for an FAR bonus of 33% (0.6) and must devote at least 20 percent of their residential floor area to housing that will remain permanently affordable to lower-income households. Qualifying affordable units must be affordable to households at or below 80 percent of Area Median Income. The zoning floor area bonus may be combined

with a variety of City, State, and Federal housing subsidy programs, which frequently make it possible to reach lower income levels. Affordable units may be provided on-site or off-site, within the same Community District or a half-mile of the bonused site, and may be provided through new construction or preservation.

The Project Site and 400-foot radius are also within the boundaries of the FRESH program, but this area only provides discretionary tax incentives for the development of grocery stores. The City has established the Food Retail Expansion to Support Health (FRESH) program in response to the issues raised in neighborhoods that are underserved by grocery stores. FRESH provides zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by a full-line grocery store operator. The Project Site and a larger area surrounding the property are eligible for various zoning and tax incentives related to grocery store development and operation.

No Build Scenario

In the future and absent the action, development on the Project Site would continue to be governed by the provisions of the existing R7A/C2-4 zoning district.

Under the No-Build Condition, no changes would be made to the Project Site. The Greene Hill Food Co-op would remain in operation at 18 Putnam Avenue (Lot 16). The vacant lots on Block 1991, Lots 1, 2, 3, 4, 5, 6, 106 and 7 would remain vacant. Without the disposition of City-owned land on Lots 2 and 3, as well as the FAR bonus associated with the Inclusionary Housing Program, a development of the type proposed would not be feasible on this site due to market conditions in the area.

No changes are anticipated to the zoning districts and zoning regulations relating to the Project Site or the surrounding study area by the project build year of 2017.

Build Scenario

The application seeks a disposition of City-owned land (Block 1991, Lots 2 and 3) to construct an affordable housing project that contains ground-floor commercial use. In addition, the applicant seeks to utilize an FAR bonus in return for the provision and maintenance of affordable housing units from the Department of City Planning, which qualifies developments within R7A zoning districts for an additional 0.6 FAR under the Inclusionary Housing Program (IHP). The requested disposition is sought to allow construction on the entire zoning lot. Without the disposition, the proposed development could not be constructed, as lots 2 and 3 run through the center of the proposed zoning lot. Furthermore, without the proposed FAR bonus (0.6 FAR), the proposed development would not be feasible due to market conditions in this area.

Under the build condition, the Project Site would be merged into a single zoning lot. Subsequently a six-story (and cellar) mixed-use building containing 49,834 gsf of floor area

(4.46 FAR) would be constructed. The residential portion would contain 45 affordable dwelling units (floors two-nine) in 39,692 gsf of residential floor area (3.55 FAR). The ground floor would contain residential lobby space, as well as 10,142 gsf of commercial floor area along Fulton Street (0.91 FAR). The building would rise to a maximum height of 105' and would waive out of parking requirements. The building would contain 11 studio apartments, 22 one-bedroom apartments, 11 two-bedroom apartment units, and a single unit for the superintendent.

The proposed project would comply with all applicable zoning use and bulk provisions including maximum FAR, lot coverage, building height, required yards, parking, recreational space, and street tree planting. The FRESH program would not be relevant to the proposed project.

Conclusion

The proposed disposition would provide the land necessary for the proposed project to be constructed. No significant impacts to zoning patterns in the area would be expected. The proposed project would comply with all the applicable requirements of the R7A/C2-4 zoning district. The proposed action would therefore not have a significant impact on the extent of conformity with the current zoning in the surrounding area, and it would not adversely affect the viability of conforming uses on nearby properties.

Potentially significant adverse impacts related to zoning are not expected to occur as a result of the proposed action, and further assessment of zoning is not warranted.

IV. Public Policy

Existing Conditions

The Clinton Hill neighborhood, which is located in Brooklyn Community District 2, is primarily a multi-family residential community with commercial and community facility uses and scattered industrial and warehouse uses

Mayor Bill De Blasio has announced a public policy goal of building or preserving 200,000 units of affordable housing in New York City within ten years of the start of his mayoralty which began in 2014.

No other public policies relate to the Project Site or to the surrounding 400-foot radius study area. The site and the project study area are not located within New York City's Coastal Zone Boundary, and are therefore not subject to the provisions of the New York City Waterfront Revitalization Program. The site and the 400-foot radius area are not located within a Historic District and do not contain any designated historic resources and are therefore not subject to any historic regulations. The site is not covered by any 197-a Community Development Plans, and is not located within a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area.

No-Build Scenario

No new public policy initiatives or changes to existing initiatives are anticipated to pertain to the Project Site or to the 400-foot study area around the property by the project build year of 2017.

Build Scenario

The Project Site is located in an area suitable for new housing development and would contribute to Mayor Bill De Blasio's goal of building or preserving 200,000 units of affordable housing in New York City within ten years of the start of his mayoralty. The proposed action would provide affordable housing for families on the subject property, which is currently vacant. The new development would comply with the zoning provisions applicable to the site and would be compatible with the existing land uses within a 400-foot radius of the Project Site.

The requested disposition and FAR bonus is required in order to allow the proposed project to be developed on the Project Site. Without the disposition of City-owned land, the proposed development would not be feasible on this site. The proposed project would meet The City's public policy goals as explained above as well as similar State and national public policy goals related to the provision of affordable housing.

No adverse impact to public policies would occur as a result of the proposed action.

Conclusion

The proposed action would be an appropriate development on the Project Site, would be a positive addition to the surrounding neighborhood, and would serve to further the goals of the existing public policies for the area as discussed above.

No potentially significant adverse impacts related to public policy are anticipated to occur as a result of the proposed action, and further assessment of public policy is not warranted.

No significant adverse impacts related to land use, zoning, and public policy are anticipated to occur as a result of the action. The action is not expected to result in any of the conditions that warrant the need for further assessment of land use, zoning, or public policy.

8. SHADOWS

Introduction

Under CEQR, a shadow is defined as the circumstance in which a building or other built structure blocks the sun from the land. An adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other historic resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. An adverse impact would occur only if the shadow would fall on a location that would otherwise be in sunlight; the assessment therefore distinguishes between existing shadows and new shadows resulting from a proposed project. Finally, the determination of whether the impact of new shadows on an open space or a natural or historic resource would be significant is dependent on their extent and duration. In general, shadows on City streets and sidewalks or on other buildings are not considered significant under CEQR. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

According to the 2014 CEQR Technical Manual, a shadows assessment is not required unless the project would include a structure at least 50 feet tall or if it would contain shorter structures that might cast substantial new shadows on an adjacent park, historic resource, or an important natural resource. A shadow analysis is required for this project since the proposed building exceeds 50 feet in height and the Project Site is located a short distance from several open space resources.

The proposed project would result in the development of a six-story building on the Project Site, which would reach a total height of approximately 85 feet. However, since the proposed ZQA text amendment could result in a maximum height of 105 feet for R7A buildings containing affordable housing, both heights were analyzed under the proposed action. Based on CEQR Technical Manual criteria, the longest shadow that any building would cast during the year (except within an hour and a half of sunrise or sunset which is not deemed to be of concern) is 4.3 times its height. Applying the 4.3 factor to the proposed maximum building height of 85' and 105' would result in a maximum shadow distance of 451.5 feet.

Preliminary Screening Assessment Tier 1 Screening Assessment

There are four existing sunlight-sensitive open space resources that are located within the maximum 451-foot shadow distance from the Project Site. There are no shadows sensitive historic resources located within the maximum shadows radius of the project.

The sunlight-sensitive resources are described below:

1. **Putnam Triangle** located along between Fulton Street, Grand Avenue and the terminus of Putnam Avenue. (labeled as number 1 on the attached Tier 3 Screening Assessment figure).
2. **43 Lefferts Place Community Garden** located along Lefferts Place near Grand Avenue (labeled as number 2 on the attached Tier 3 Screening Assessment figure).
3. **Crispus Attacks Playground** located along Fulton Street near the intersection of Classon Avenue (labeled as number 3 on the attached Tier 3 Screening Assessment figure).
4. **The Playground of PS 56** (Urban Assembly Unison School) located on Downing Street between Gates Avenue and Putnam Avenue (labeled as number 4 on the attached Tier 3 Screening Assessment figure).

Due to the proximity of the Project Site to these open space resources, potential shadow impacts could occur from the proposed development and further assessment is required.

Tier 2 Screening Assessment

The attached Tier 2 Screening Assessment figure shows the area south of the Project Site that cannot be shaded by the proposed project. As illustrated on the figure, Putnam Triangle and the Playground of PS 56 discussed above is located within the area that cannot be shaded by the project. Therefore, these open space resources could potentially be affected by shadows from the proposed project and require further assessment.

Tier 3 Screening Assessment

A Tier 3 screening assessment has been performed as Putnam Triangle and the PS 56 Playground lay within the area that could be shaded by the proposed project. As shown on the attached Tier 3 Screening Assessment figures, the proposed development will cast new shadows on the Putnam Triangle but not the Playground of PS 56, due to the amount of distance and intervening buildings between the playground and the Project Site. The proposed development would only cast shadows on Putnam Triangle during the March 21, May 6th and June 21st analysis days.

The above referenced impacts are described in detail below.

March 21st

The proposed development will create a shadow impact on Putnam Triangle during the March 21st analysis day. Such impact is projected to occur from 7:36 am to approximately 7:50 am, a period of 16 minutes.

May 6th

The proposed development will create a shadow impact on Putnam Triangle during the March 21st analysis day. Such impact is projected to occur from 6:47 am to approximately 7:57 am, a period of an hour and 10 minutes.

June 21st

The proposed development will create a shadow impact on Putnam Triangle during the March 21st analysis day. Such impact is projected to occur from 6:55 am to approximately 7:29 am, a period of 34 minutes.

Summary of Shadow Impacts

The proposed project would cast additional shadows on for a maximum of an hour and 10 minutes on the day of the longest shadow, May 6th. Putnam Triangle contains a few trees, moveable tables and chairs. However, a majority of the area is paved, as the area was previously open to traffic as the terminus of Putnam Avenue into Fulton Street and still paved as such. The March 21st and June 21st impacts would not be as significant as May 6th and would cast incremental shadows during the same time period (early morning) but in smaller time increments. As such, the May 6th shadow impact is discussed in further detail below.

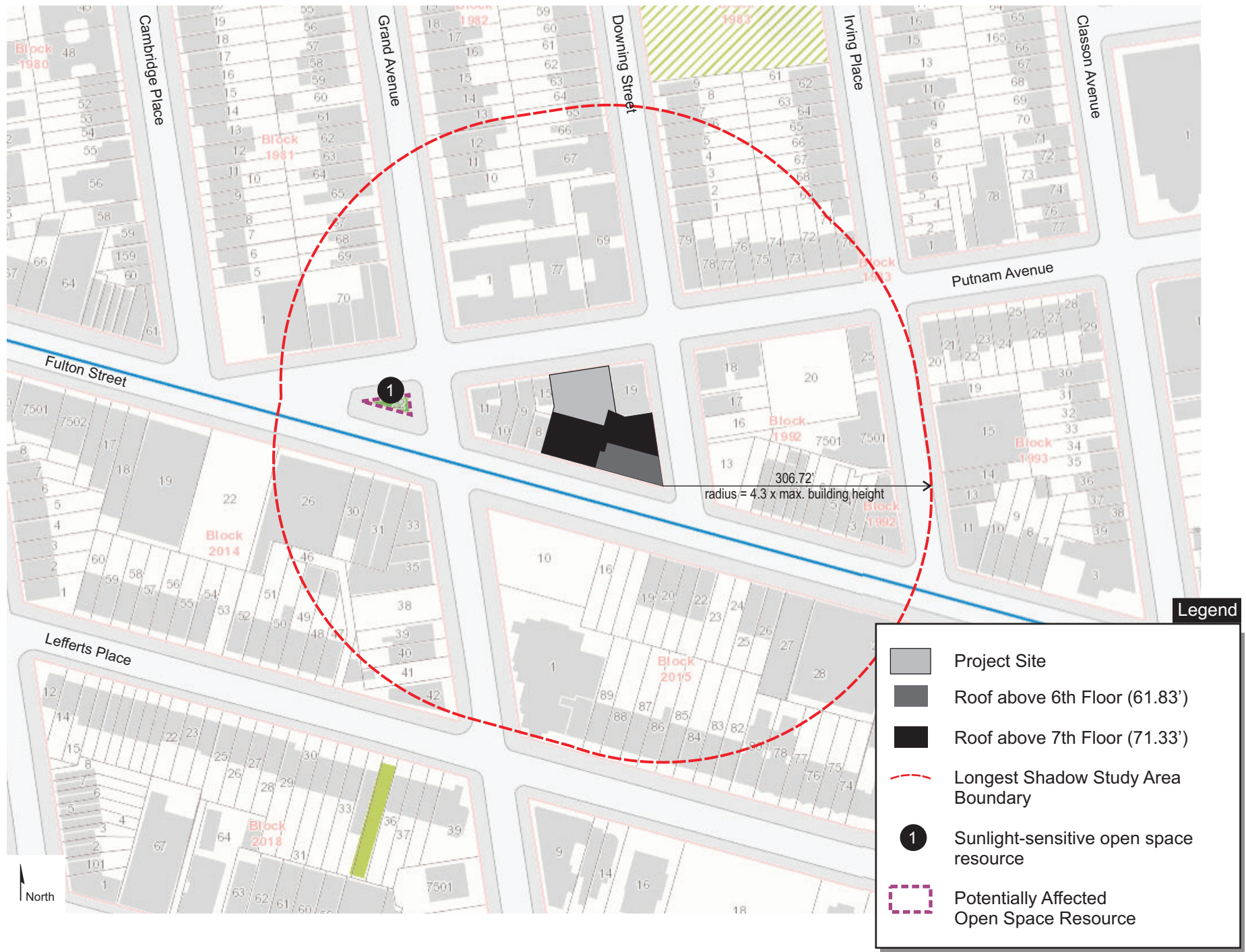
May 6th

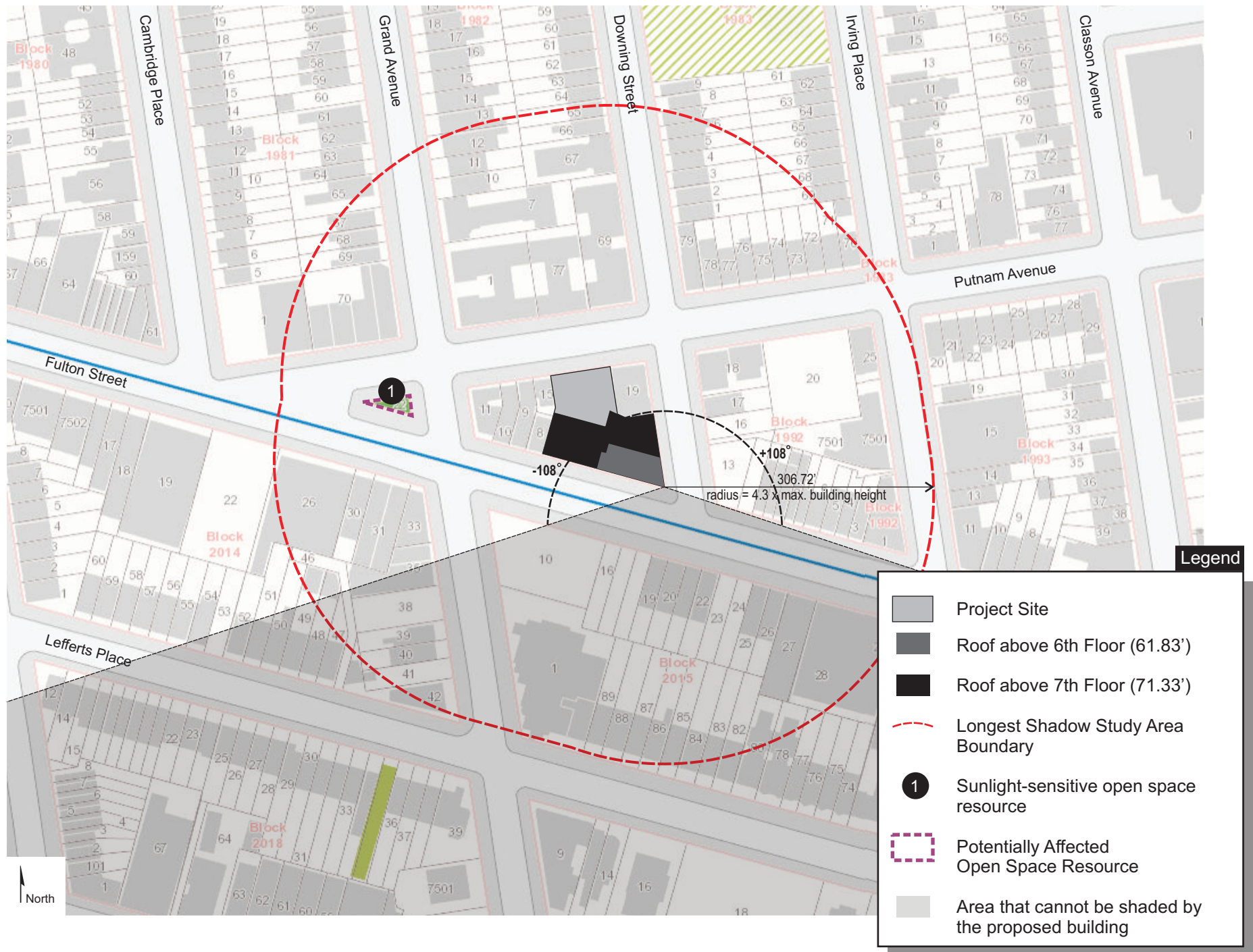
Shadows from the project would affect a portion of Putnam Triangle on May 6th for a period of an hour and 10 minutes in the early morning from 6:47 am to approximately 7:57 am. New shadows would not affect any recreational resources, as the area only contains passive open space. During the affected time period, the passive open space (movable chairs and benches) would not be present. If permanent seating was eventually installed, the affected shadow period would only occur prior to 8am, with almost twelve full hours of passive use before sunset (7:57 PM) under full sunlight.

New shadows would only affect vegetated areas in a small portion of the triangle (closer to the Project Site) and would otherwise receive full sunlight from approximately 7:57 am through sunset. (7:57 PM). Due to the small area of vegetation affected by new shadows and the presence of full sunlight on these areas for more than 11 hours per day, it is concluded that the proposed project would not adversely affect trees and other vegetation located in these areas.

Based on CEQR Technical Manual criteria, shadows from the proposed project would only minimally affect Putnam Triangle. This impact would not be considered significant since the new shadows would affect the source for a relatively short period of time during warmer times of the year when usage would be expected to be highest. In addition, due to the relatively small area of vegetation affected by new shadows and the presence of full sunlight on these areas for no less than seven hours per day during the growing season, it is concluded that the proposed project would not adversely affect trees and other vegetation located in these areas.

Therefore, the proposed development would not result in significant adverse shadows impacts on any open space resources, historic resources, or important natural resources and further assessment is not required.

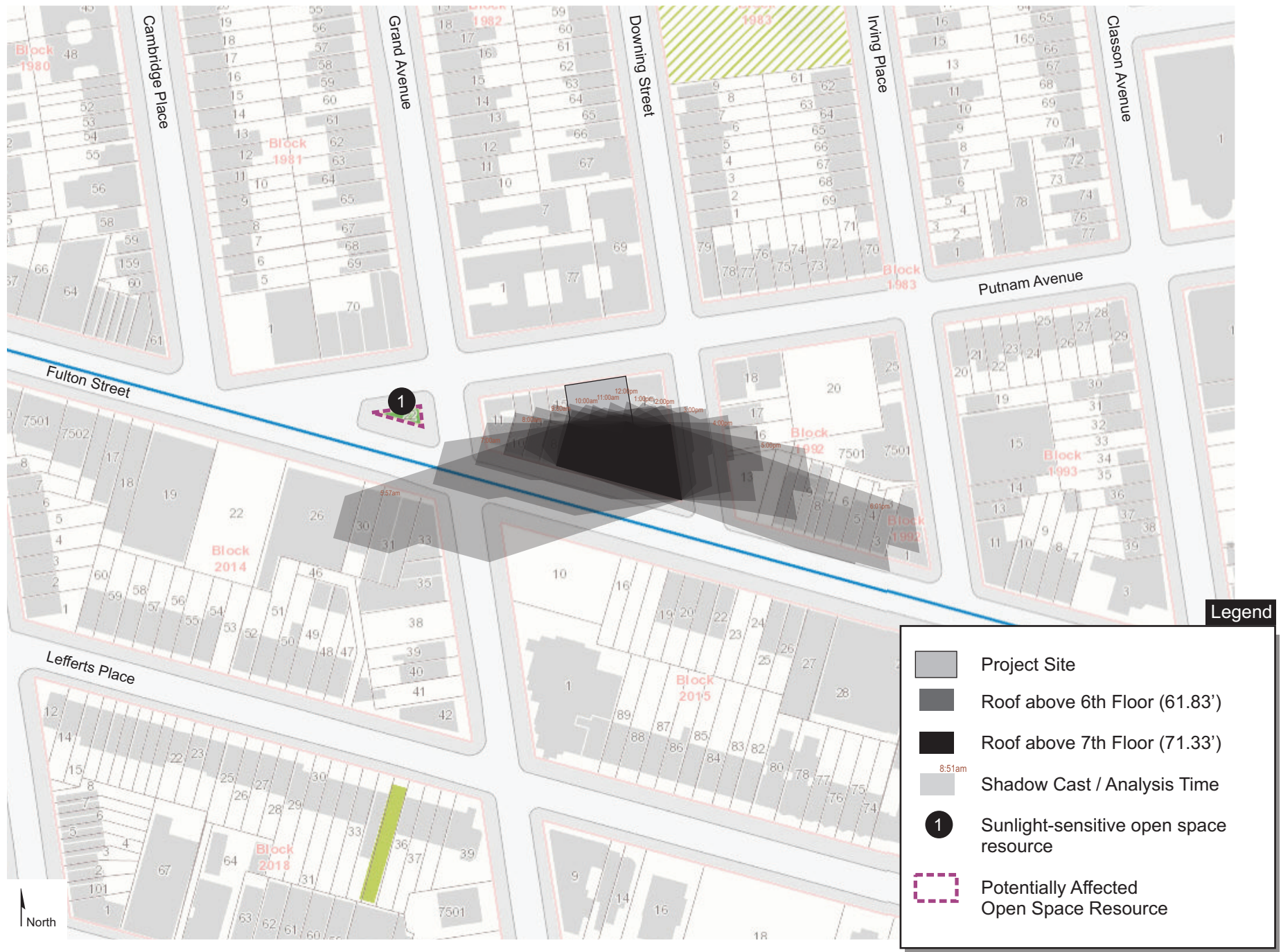




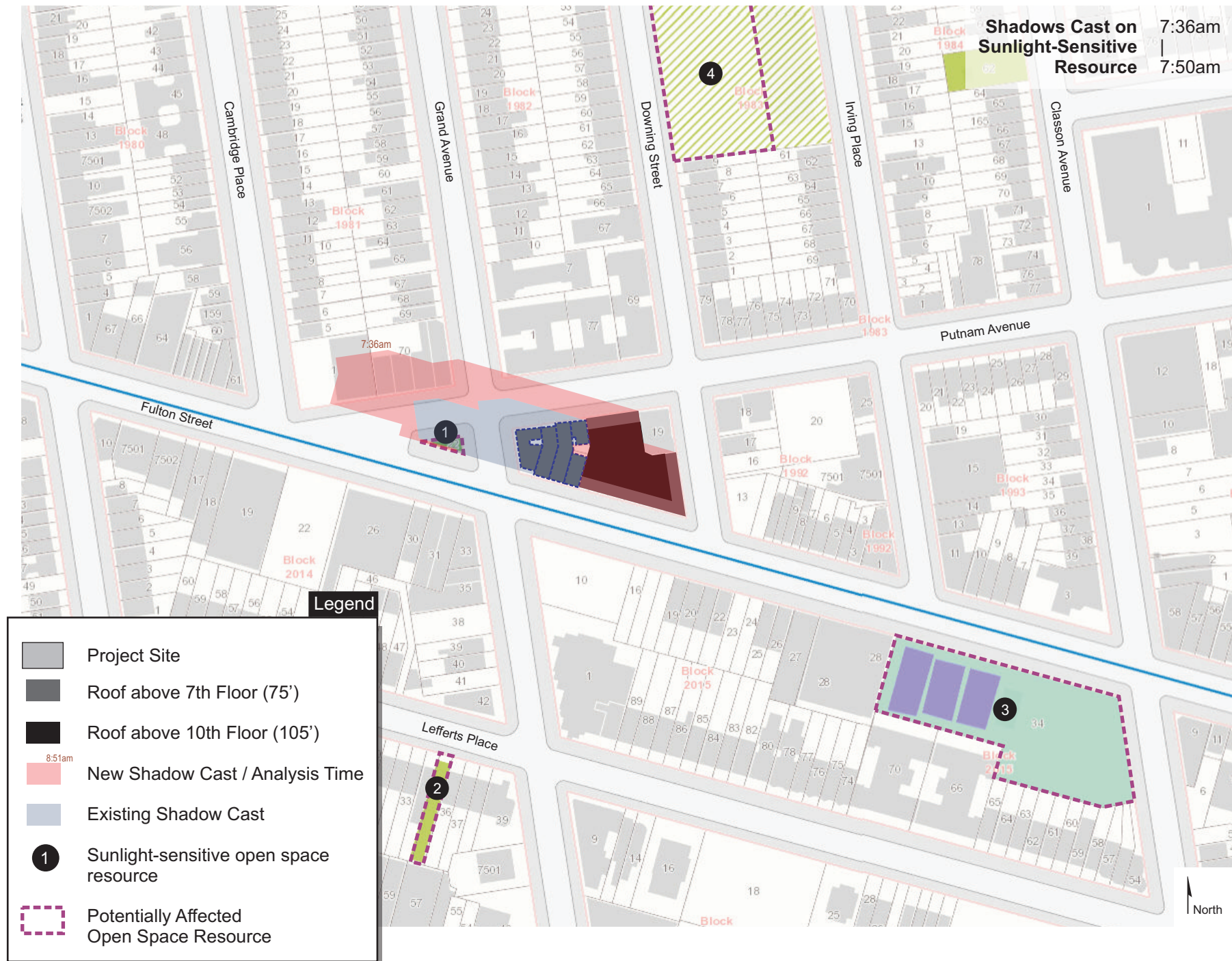


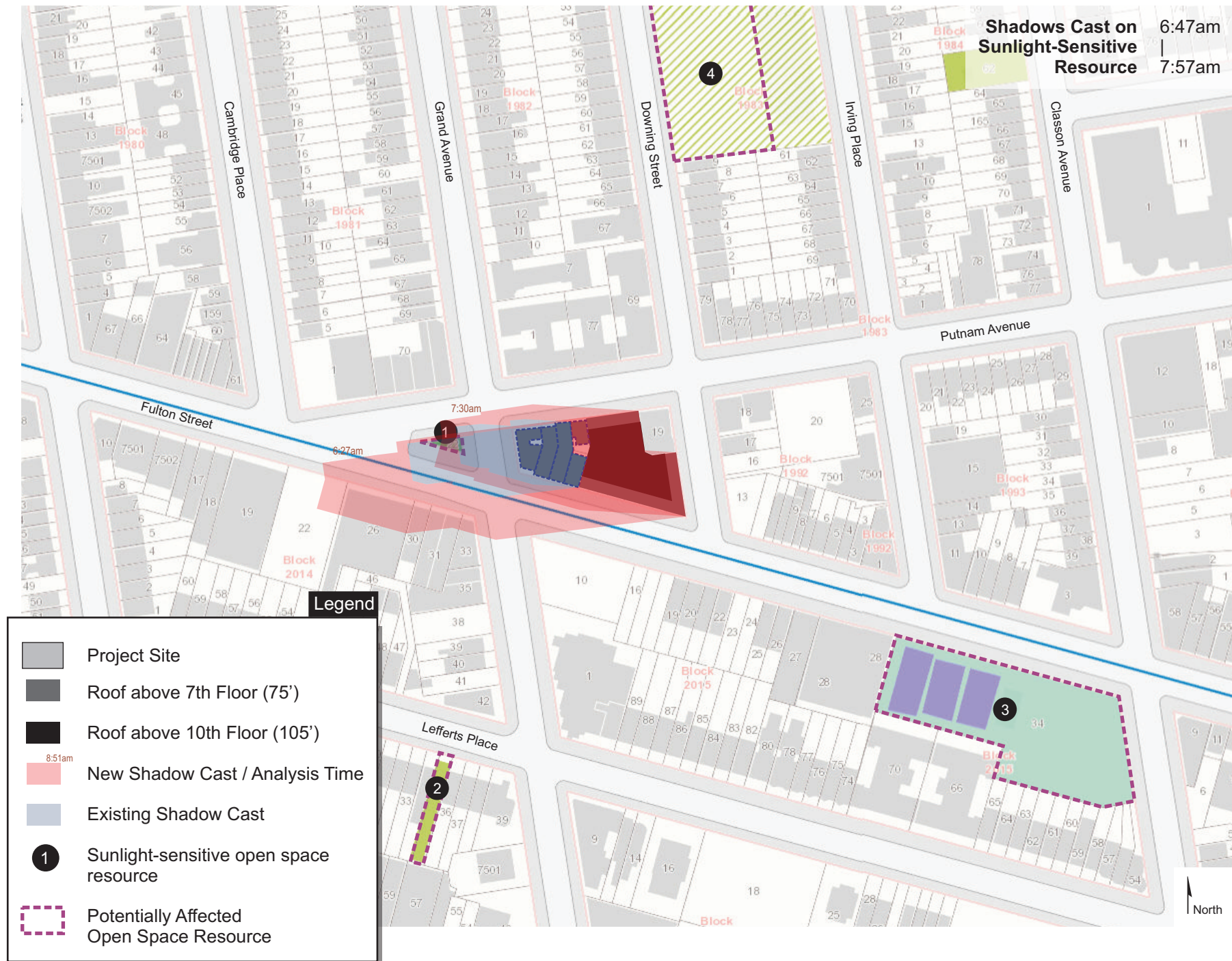


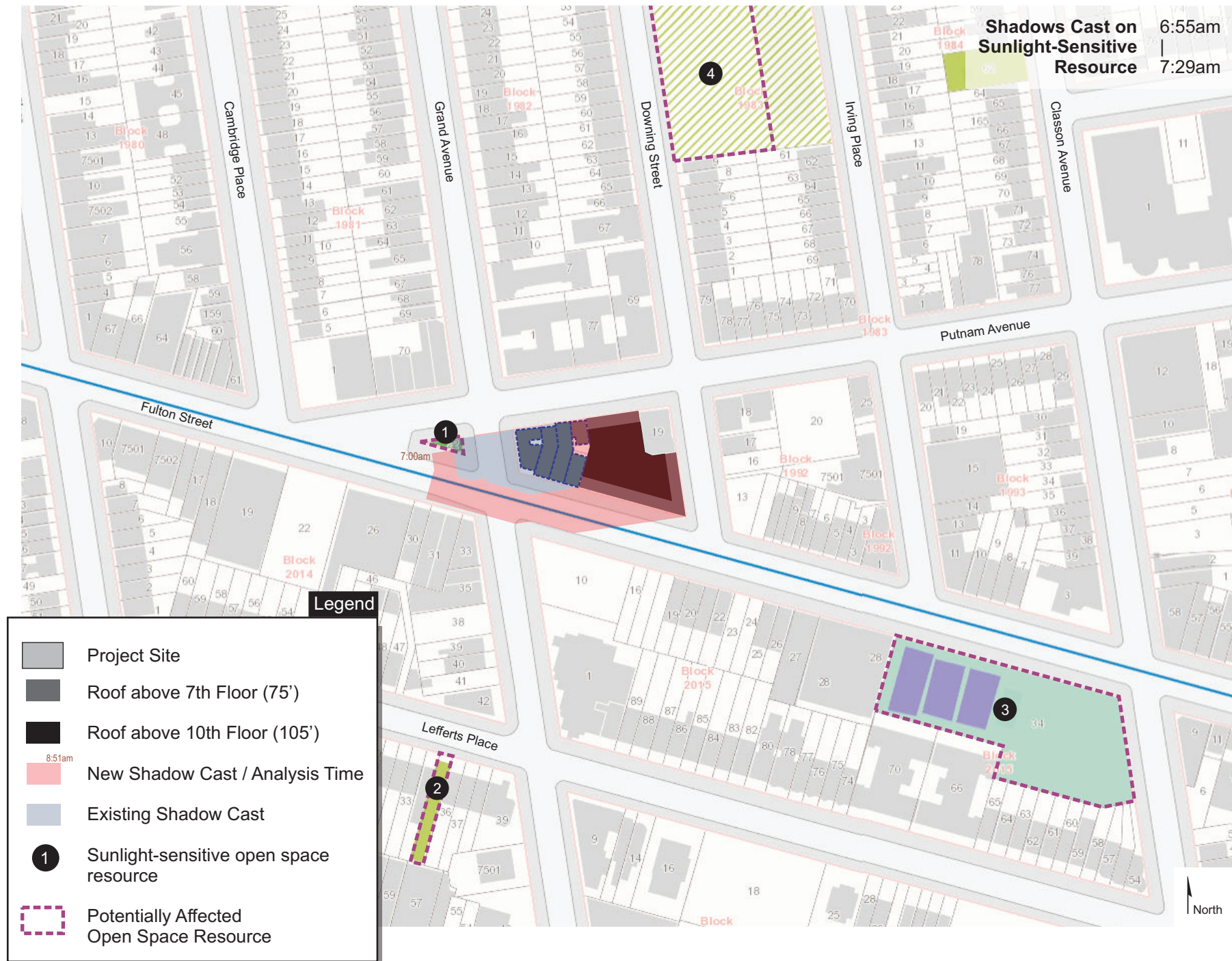












9. HISTORIC AND CULTURAL RESOURCES

Archaeological

The proposed project would involve construction potentially resulting in ground disturbance of a site that has not previously experienced extensive excavation. However, according to correspondence with the New York City Landmarks Preservation Commission and the NYS Historic Preservation Office (SHPO) the Project Site contains potential for archaeological resources (see Attachment A). Therefore, further assessment of archeological resources is required.

Historical Perspectives, Inc. (HPI) has completed a Phase IA Archaeological Documentary Study (also included in Attachment A), which has been prepared to satisfy the requirements of the City Environmental Quality Review (CEQR), and to comply with the standards of the LPC (LPC 2002; CEQR 2014).

The in-depth nineteenth-century occupation history for the project site revealed that the first buildings were constructed on Lot 16 within the project site (fronting Putnam Avenue) by 1850 and a series of buildings were later constructed in the lots fronting Fulton Street beginning circa 1856. The two initial buildings on Putnam Avenue were 2 ½-story dwellings that stood until the late 1930s when they were razed and the current one-story commercial building was erected. On Fulton Street, the initial structures were three 3-story brick buildings on Lots 1-3, and seven 2-story frame buildings on Lots 4, 5, 6, 106, and 7. The Fulton Street buildings were constructed as row houses, although each house had a small rear yard. All of the Fulton Street buildings had commercial space on the ground floor and residences on the upper floor(s). A newspaper account of the property in 1872 confirms that the frame buildings had basements, and it is likely that the brick buildings did as well.

From ca. 1856-1873, prior to the time that addresses were assigned to the project site buildings, some occupants could be traced through city directory and census records, although it was not possible to determine which occupants lived on which lots within the project site. Some of the occupants included property owner George W. Davis, who had a patent medicine business; and renters John Bradley, an expressman; William Christian, a harness maker; and William Swift, a physician. Each of these men headed households including additional family members. Other renters undoubtedly lived and worked in the project site houses during this period as well, although the lack of addresses precluded identifying them through archival records. Research identified that municipal water lines were installed under Fulton Street and Putnam Avenue in 1860, after which time residents would have been able to hook up to these services. Sewers were installed under the streets about ten years later; assessments for sewer work were made in 1871. A newspaper advertisement from 1872 indicated that most of the project site buildings had been hooked up to both water and sewer lines by that year. During the period before municipal water and sewers were available to residents on the project site, they would have had to rely on obtaining water from wells or cisterns, one or more of which may have been located on the project site, as well as privies, which undoubtedly would have been used on the property.

These types of shaft features would have been located in the rear yard areas of the project site lots. Other than the demolition of the project site buildings, primarily during the second half of the twentieth century, there does not appear to be additional disturbance that would have destroyed these potential resources. As a result, the rear yards within historic lots are considered archaeologically sensitive for these resources.

Archaeological resources such as domestic artifacts and refuse associated with the 1850s and 1860s residents may have been deposited in the domestic shaft features— such as wells, cisterns, and privies— that were would have been located in the rear yards of the lots. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn. Privies were located furthest from the houses, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location.

Identifying and examining buried features associated with the mid nineteenth century occupation of the APE may reflect the daily activities of the residents and provide insight into cultural behavior at the time just before Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues.

Based on the conclusions outlined above, HPI recommends that a program of archaeological field-testing be undertaken within the archaeologically sensitive areas. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former buildings on the property. Archaeological field-testing would involve using a backhoe to remove the existing ground surface from test trenches within the sensitive areas, or portions of the former rear yards of the APE lots. Mechanical excavations, under the direction of an archaeologist, would continue to assist with removing modern fill or debris underlying the removed pavement in order to expose potential archaeological resources.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of the testing protocol (LPC 2002; CEQR 2014). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological field team.

Architectural

There are no structures on the Project Site to be demolished and the 400-foot radius project study area does not contain any designated historic resources (see attached correspondence in Attachment A). Therefore, further assessment of historic resources would not be required.

Based on the above, no adverse impacts to historic and cultural resources from the proposed action would be expected as a result of the proposed action.

12. HAZARDOUS MATERIALS

[INSERT RWAP/CHASP LANGUAGE]

16. TRANSPORTATION

INTRODUCTION

In order to determine the potential for the proposed mixed-use development to result in significant adverse transportation impacts, trip generation screening analyses were performed pursuant to the methodologies identified in the *2014 CEQR Technical Manual*. Based on the proposed mixed-use development, it was determined that the proposed action would not result in significant adverse impacts as is summarized below.

PROJECT SITE

Existing/No-Action Conditions

The Project Site is identified as 1019-1029 Fulton Street (Block 1991, Lots 1, 2, 3, 4, 5, 6, 106, 7 and 16) located in the Clinton Hill section of Brooklyn Community District 2 (referred to thereafter as “The Project Site”). The Project Site consists of approximately 11,166 square feet of lot area with frontage along Fulton Street and Downing Street. All of the lots within the Project Site are currently vacant, except Lot 16, which contains a single-story commercial building (The Greene Hill Food Co-op) in 3,618 square feet of floor area. The Project Site is zoned R7A/C2-4. Absent of the proposed project, no-action conditions would remain as the existing.

Proposed Project

The proposed action would result in the zoning lot merger and construction of a six-story (and cellar) mixed-use building containing 49,834 gsf of floor area (4.46 FAR). The residential portion would contain 45 affordable dwelling units (floors two-nine) in 39,692 gsf of residential floor area (3.55 FAR). The ground floor would contain residential lobby space, as well as 10,142 gsf of commercial floor area (0.91 FAR). The building would rise to a maximum height of 85’ and would waive out of parking requirements. The building would contain 11 studio apartments, 22 one-bedroom apartments, 11 two-bedroom apartment units, and a single unit for the superintendent. There would be no accessory parking spaces provided as part of the proposed action.

The trip generation study is based on the difference between the future no- action and with-action scenarios under the RWCDs. The following analysis is based on the 45 affordable dwelling units and 6,524 commercial local retail space, as described above for the future no-action and with-action scenarios.

Based on standard and approved trip generation rates and modal split and temporal distribution as is detailed below and summarized in **Table 1 (available in Attachment B)**. , the proposed action would generate 6, 16, 11 and 12 net vehicle trip ends, during the AM, Midday, PM and Saturday Midday peak hours, respectively as summarized **Table 3 (available in Attachment B)**. .

The action would generate less than 50 vehicle trip ends during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of traffic and parking impacts.

No-Action Condition

The Project Site is identified as 1019-1029 Fulton Street (Block 1991, Lots 1, 2, 3, 4, 5, 6, 106, 7 and 16) located in the Clinton Hill section of Brooklyn Community District 2 (referred to thereafter as “The Project Site”). The Project Site consists of approximately 11,166 square feet of lot area with frontage along Fulton Street and Downing Street. Absent of the proposed project at the site, all of the lots within the Project Site, including a single-story commercial building on lot 16 (The Greene Hill Food Co-op) in 3,618 square feet of floor area would remain. The Project Site is zoned R7A/C2-4.

Proposed Condition

The proposed action would result in the zoning lot merger and construction of a seven-story (and cellar) mixed-use building containing 49,834 gsf of floor area (4.46 FAR). The residential portion would contain 45 affordable dwelling units (floors two-nine) in 39,692 gsf of residential floor area (3.55 FAR). The ground floor would contain residential lobby space, as well as 10,142 gsf of commercial floor area (0.91 FAR). The building would rise to a maximum height of 105’ and would waive out of parking requirements. The building would contain 11 studio apartments, 22 one-bedroom apartments, 11 two-bedroom apartment units, and a single unit for the superintendent. There would be no accessory parking spaces provided as part of the proposed action.

Trip generation Rates

Residential Use-Affordable

2014 *CEQR Technical Manual* (table 16-2) are utilized for trip generation rates, including truck trips for residential use, daily temporal distribution and 2008-2012 American Community Survey (ACS) Journey-to Work (JTW) data for PUMA # 4004 in Brooklyn, NY for modal split information and vehicle occupancy rates, as is summarized in **Table 1**.

The results found that approximately 9.5% would travel by car, 0.4% would travel by taxi, 7.8% would travel by bus, 50.6% would travel by subway, 1.4% would travel by Rail Road (R.R.), 16.8 % would travel by foot, and 13.5 % would travel by other mode of travel, such as bicycle.

Commercial Local Retail Use

Project generated person and vehicular trips, including truck trips, are based upon the rates and percent peak hours temporal distribution provided in the 2014 *CEQR Technical*

Manual, Table 16-2 for the local retail portion of the development. The modal split and vehicle occupancy rates information is based on *the Coney Island Rezoning FEIS (08DME007k)* recommended by DOT for local retail use outside of Manhattan, as is summarized in **Table 1**.

The results found that approximately 15% would travel by car, zero (0) % would travel by taxi, 10% would travel by bus, 5% would travel by subway and 70 % would travel by foot.

Person and Vehicle Trips

Person Trips

The proposed project would generate a total of 66, 209, 140 and 152 net person trip ends during the AM, Midday, PM and Saturday Midday peak hour time periods, respectively, as summarized in **Table 2 (available in Attachment B)**.

Vehicle Trips

The proposed project would generate a total of 6, 16, 11 and 12 net vehicle trip ends during the AM, Midday, PM and Saturday Midday peak hour time periods, respectively, as summarized in **Table 3**.

The proposed action would generate less than 50 net vehicle trip ends during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of traffic and parking impacts.

Transit and Pedestrians

Bus Trips

The proposed action would generate a total of 5, 13, 9 and 10 net bus trip ends during the AM, Midday, PM and Saturday Midday peak hour time periods, respectively, as summarized in **Table 2**.

The proposed action would generate less than 200 bus trip ends/and 50 bus trip ends per bus per direction during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of bus impacts.

Subway Trips

The proposed action would generate a total of 20, 21, 26 and 25 net subway trip ends during the AM, Midday, PM and Saturday Midday peak hour time periods, respectively, as summarized in **Table 2**.

The proposed action would generate less than 200 subway trip ends during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of subway impacts.

Pedestrian Trips

The proposed action would generate a total of 58, 178, 121 and 131 net pedestrian (bus, subway, walk and other) trip ends during the AM, Midday, PM and Saturday Midday peak hour time periods, respectively, as summarized in **Table 2**.

The proposed action would generate less than 200 pedestrian trip ends during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of pedestrians impacts.

Conclusion

The project would not result in 200 or more transit trips or 200 or more pedestrian trips. Therefore, and in accordance with the threshold guidelines as detailed in the *2014 CEQR Technical Manual*, the proposed action is not expected to result in significant adverse impacts related to transit or pedestrian conditions. Specifically, the proposed action is unlikely to have a significant effect on traffic flow, operating conditions, vehicular safety, transit provision, and pedestrian safety.

17. AIR QUALITY

Introduction

Under *CEQR*, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those that could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide. Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as major industrial processes or heat and hot water boilers of major buildings in close proximity to the proposed project. Both the potential impacts of buildings surrounding the proposed project and potential impacts of the proposed project on surrounding buildings are considered in this assessment.

Mobile Source

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicle trips in any given hour are considered as unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. Therefore, no detailed air quality mobile source analysis would be required per the *CEQR Technical Manual*, and no significant mobile source air quality impacts would be generated by the proposed action.

Stationary Source

Air Toxics

There are no manufacturing/industrial uses, including dry cleaners or auto-body repair shops, within 400 feet of the Project Site that generate industrial source emissions. There are no large-scale emissions sources within 1,000 feet of the Project Site. An automobile garage exists adjacent to the Site on Block 1991, Lot 19 (28 Putnam Avenue). However, in addition to the lack of industrial emissions from the property, site visits in August of 2015 indicate the facility is vacant. Furthermore, searches with the Department of Building's (DOB) records indicate the attempted demolition of the property¹.

¹ DOB Complaint #:3457427

The stationary air quality impacts that were addressed in this analysis are:

- The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses

Heating, Ventilation and Air Conditioning (HVAC)

A screening analysis was performed, using the methodology described in the CEQR Technical Manual, to determine if the heat and hot water systems of the proposed building would result in potential air quality impacts to another building in the area. This methodology determines the threshold of development size below which the action would not have a significant impact. The results of this analysis found that there would be no significant air quality impacts from the project's heating, ventilation, and air conditioning (HVAC) systems.

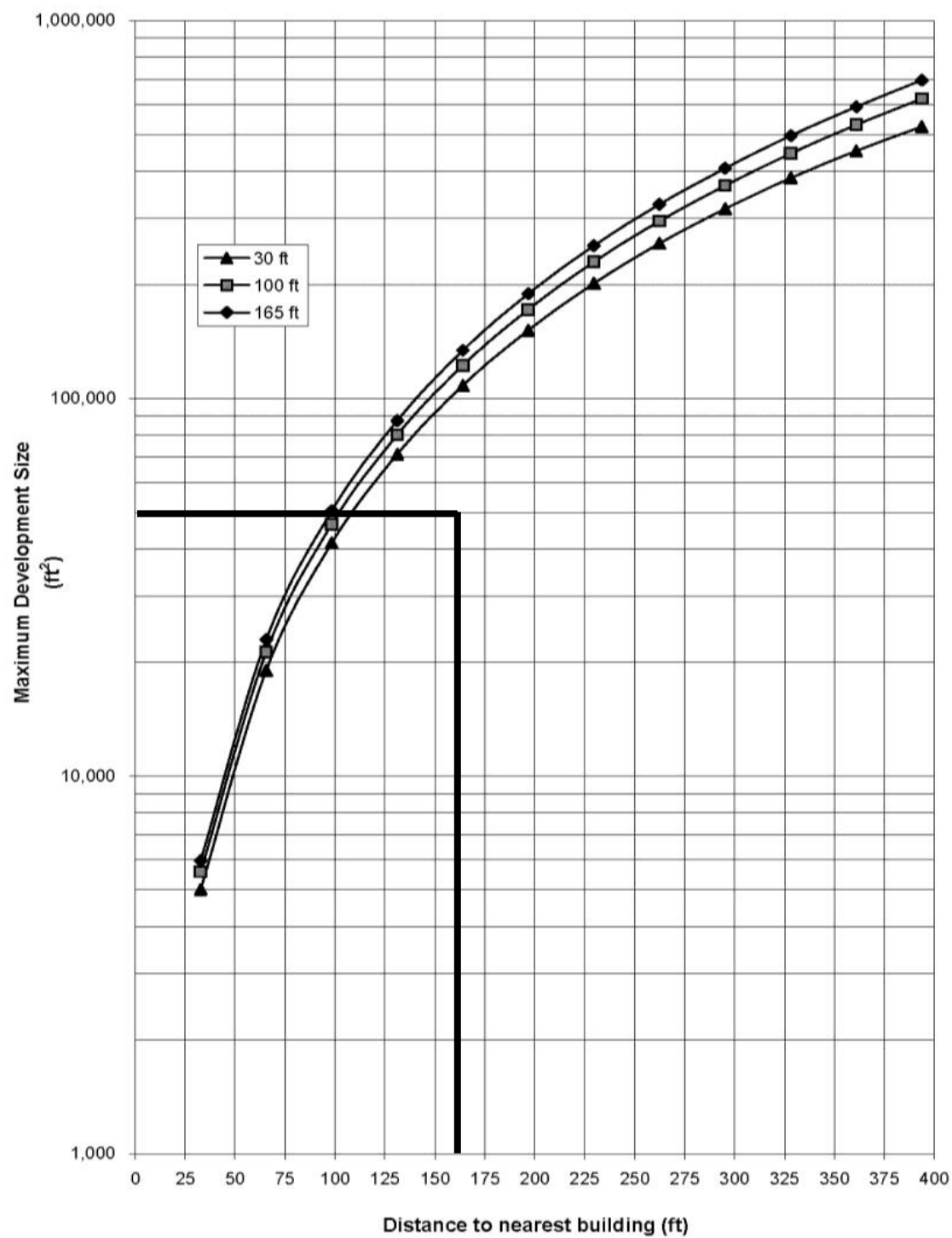
Impacts from boiler emissions are a function of fuel type, stack height, minimum distance from the source to the nearest building of similar or greater height, and the square footage size of the building. The proposed development would be approximately 105 feet in height and the closest building of similar height is currently under construction immediately to the east, across Downing Street, at 1037 Fulton Street (Block 1992, Lot 12), which according to DOB records, would be seven-stories in height.

The CEQR Technical Manual Stationary Source Screen graph Figure 17-3 was utilized for the analysis assuming an 160-foot distance (measured from the center of the Site to the center of Block 1992, Lot 12) and using the 100-foot stack height curve, since the proposed building would be less than 160 feet in height. As shown on the attached screen from the CEQR Technical Manual (See **Figure 3-1: HVAC Screen**), the plotted point is below the curve (the approximately 50,000 square foot building would fall below the plotted point of nearly 50,000 square feet), and no stationary source impacts would be generated by the project.

Conclusion

There would be no significant air quality impacts from the proposed project's heat and hot water systems on surrounding uses, and the proposed development would not be adversely affect surrounding uses industrial emissions. Therefore, no stationary source impacts would occur as a result of the project.

Figure 17-3: Stationary Source (HVAC) Screen



19. NOISE

[INSERT RAP LANGUAGE]

22. CONSTRUCTION IMPACTS

Based on CEQR Technical Manual guidelines, where the duration of construction is expected to be short-term (less than two years), any impacts resulting from construction generally do not require detailed assessment. Construction of the proposed project is expected to be completed within 18 months. Nevertheless, a preliminary screening of construction impacts resulting from the project is recommended as construction activities on the site may require the closing, narrowing, or otherwise impeding of traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.) along streets bordering the site.

The Project Site is located along Fulton Street and Downing Street, and during construction the sidewalks along these streets adjacent to the site may need to be closed at times in order to accommodate construction vehicles, equipment, and supplies. If sidewalk closure is necessary, Jersey barriers would be erected and a covered pedestrian walkway would be created to accommodate pedestrian traffic around the property. This closure would be considered to be a routine closure that would be addressed by a permit (and pedestrian access plan) to be issued by the NYC Department of Transportation (DOT) Office of Construction Mitigation and Coordination (OCMC) at the time of closure so that impacts are not expected to occur.

Although during construction on-street parking may be affected adjacent to the Project Site along Fulton Street and Downing Street, it is not anticipated that vehicle moving lanes adjacent to the site along either of these streets would need to be closed during construction. An analysis of transportation impacts from construction of the project is not required as most construction traffic would take place outside of the AM and PM traffic peak hours in the vicinity of the site. In addition, the construction peak would generate fewer vehicle trips than the operational project peak and, as discussed above, the project has been determined not to produce the potential for significant adverse traffic impacts.

On the basis of the above analysis, the proposed action would not have any potentially significant adverse construction impacts, and further analysis would not be warranted.

Attachment A

Historic and Cultural Resources Correspondence

& Documentation Study

HISTORICAL **PERSPECTIVES**



Phase IA Archaeological Documentary Study

**1019-1029 Fulton Street and 18-22 Putnam Avenue
Block 1991, Lots 1-7, 16 and 106
Brooklyn, Kings County, New York**

LPC # HOUSING PRESERVATION AND DEV. / ER.K

Phase IA Archaeological Documentary Study

**LPC/CEQR # 15BSA043K1019-1029 Fulton Street and 18-22 Putnam Avenue
Block 1991, Lots 1-7, 16 and 106
Brooklyn, Kings County, New York**

LPC # HOUSING PRESERVATION AND DEV. / ER.K

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February 2016

EXECUTIVE SUMMARY

The New York City Department of Housing Preservation and Development (“HPD”) is seeking an Urban Development Action Area Project (“UDAAP”) designation and project approval and the disposition of Block 1991, Lots 2 and 3, located at 1027 & 1029 Fulton Street, between Downing Street and Grand Avenue located within the Clinton Hill neighborhood of Brooklyn’s Community District 2, Kings County, New York. The approval of the proposed disposition will facilitate the development of one eight-story mixed-use building with approximately 50 mixed-income rental units and commercial retail space on the ground floor. The Disposition Area is comprised of two City-owned lots. The project sponsor is proposing to combine the Disposition Area with 6 adjacent privately-owned lots (and the development rights from one other adjacent lot) to develop a mixed-use development with mixed market-rate/affordable rental units.

The overall project site is located on Block 1991, on the north side of Fulton Street (Figures 1 and 2). The irregularly shaped Block 1991 is bounded by Fulton Street on the south, Putnam Avenue on the north, Downing Street on the east, and Grand Avenue on the west. The total project site includes Block 1991, Lots 1, 2, 3, 4, 5, 6, 7, and 106, which front Fulton Street and currently are vacant, as well as air rights to Lot 16, which fronts Putnam Avenue and contains a one-story brick commercial building (Figure 2). The project site is located on the southeast corner of the block, with a 142.25-foot frontage along Fulton Street, and an 83.42-foot frontage along Downing Street.

Approval of the proposed actions will facilitate the new construction of an 8-story mixed-use building that will contain 49 apartment units on the second through eighth floors, and retail space on the ground floor (Figure 3). There will be a cellar level under the ground floor. The proposed building will have a street wall of 61 feet before setting back 10 feet to rise to a total height of approximately 85 feet. The proposed development will contain approximately 45,511 square feet of residential floor area and 6,088 square feet of commercial floor area. The building will occupy the entirety of the vacant lots with one entrance on Downing Street for the residential units, and separate entrance(s) on Fulton Street for the commercial space(s).

Because HPD is seeking approvals of a UDAAP designation, project approval and the disposition of City-owned property, project materials were submitted to the New York City Landmarks Preservation Commission (LPC) for review in October 2015. The LPC responded:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014). (Santucci 10/8/2015).

LPC has identified Lots 1-7, 106, and 16 as the Area of Potential Effect (APE) for the project site. However, Lot 16 will only be utilized for air rights and will not be part of the proposed new building footprint for the project.

Best Development Group, LLC has retained Historical Perspectives, Inc. (HPI) to complete the required Phase IA Archaeological Documentary Study, which has been prepared to satisfy the requirements of the City Environmental Quality Review (CEQR), and to comply with the standards of the LPC (LPC 2002; CEQR 2014).

The in-depth nineteenth-century occupation history for the project site revealed that the first buildings were constructed on Lot 16 within the project site (fronting Putnam Avenue) by 1850 and a series of buildings were later constructed in the lots fronting Fulton Street beginning circa 1856. The two initial buildings on Putnam Avenue were 2 ½-story dwellings that stood until the late 1930s when they were razed and the current one-story commercial building was erected. On Fulton Street, the initial structures were three 3-story brick buildings on Lots 1-3, and seven 2-story frame buildings on Lots 4, 5, 6, 106, and 7. The Fulton Street buildings were constructed as row houses, although each house had a small rear yard. All of the Fulton Street buildings had commercial space on the ground floor and residences on the upper floor(s). A newspaper account of the property in 1872 confirms that the frame buildings had basements, and it is likely that the brick buildings did as well.

From ca. 1856-1873, prior to the time that addresses were assigned to the project site buildings, some occupants could be traced through city directory and census records, although it was not possible to determine which occupants lived on which lots within the project site. Some of the occupants included property owner George W. Davis, who had a patent medicine business; and renters John Bradley, an expressman; William Christian, a harness maker; and William Swift, a physician. Each of these men headed households including additional family members. Other renters undoubtedly lived and worked in the project site houses during this period as well, although the lack of addresses precluded identifying them through archival records.

Research identified that municipal water lines were installed under Fulton Street and Putnam Avenue in 1860, after which time residents would have been able to hook up to these services. Sewers were installed under the streets about ten years later; assessments for sewer work were made in 1871. A newspaper advertisement from 1872 indicated that most of the project site buildings had been hooked up to both water and sewer lines by that year. During the period before municipal water and sewers were available to residents on the project site, they would have had to rely on obtaining water from wells or cisterns, one or more of which may have been located on the project site, as well as privies, which undoubtedly would have been used on the property. These types of shaft features would have been located in the rear yard areas of the project site lots. Other than the demolition of the project site buildings, primarily during the second half of the twentieth century, there does not appear to be additional disturbance that would have destroyed these potential resources. As a result, the rear yards within historic lots are considered archaeologically sensitive for these resources.

Archaeological resources such as domestic artifacts and refuse associated with the 1850s and 1860s residents may have been deposited in the domestic shaft features—such as wells, cisterns, and privies—that were would have been located in the rear yards of the lots. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn. Privies were located furthest from the houses, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location.

Identifying and examining buried features associated with the mid nineteenth century occupation of the APE may reflect the daily activities of the residents and provide insight into cultural behavior at the time just before Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues. Archaeological sensitivity locations are shown on Figure 12, corresponding to the former rear yards of the Fulton Street lots. Lot 16 will only be used for air rights as part of this project and so its rear yard has not been identified as archaeologically sensitive.

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken within the archaeologically sensitive areas on Figure 12. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former buildings on the property. Archaeological field testing would involve using a backhoe to remove the existing ground surface from test trenches within the sensitive areas, or portions of the former rear yards of the APE lots. Mechanical excavations, under the direction of an archaeologist, would continue to assist with removing modern fill or debris underlying the removed pavement in order to expose potential archaeological resources.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of the testing protocol (LPC 2002; CEQR 2014). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological field team.

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FIGURES

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APPENDIX A: INDIVIDUAL LOT HISTORIES

APPENDIX B: SOIL BORING DATA

FIGURES

1. Project site on *Brooklyn, N.Y. 7.5 Minute Topographic Quadrangle* (U.S.G.S. 1979).
2. Project site and photograph locations on modern survey map (Joseph Nicoletti Associates 2014).
3. Project site on proposed project plan (Aufgang Architects 2015).
4. Project site on *Map of New-York Bay And Harbor And The Environs* (U.S.C.S. 1844).
5. Project site on *Map of the City of Brooklyn, L.I.* (Dripps 1850).
6. Project site on *Map of the City of Brooklyn* (Dripps 1869).
7. Project site on *Atlas of the Entire City of Brooklyn, New York* (Bromley 1880).
8. Project site on *Insurance Maps of the City of Brooklyn, New York* (Sanborn 1887).
9. Project site on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 1915).
10. Project site on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 1939).
11. Project site on *Insurance Maps of the Borough of Brooklyn, New York* (Sanborn 1950).
12. Project site showing areas of archaeological sensitivity on modern survey map (Joseph Nicoletti Associates 2014).

PHOTOGRAPHS
(see Figure 2 for locations)

1. Project site (behind chain link fencing) showing Fulton Street frontage at Downing Street. View looking northwest.
2. Project site (behind chain link fencing) showing Downing Street frontage. View looking west.
3. Detail of Lots 1-3. View looking northwest from Fulton Street.
4. Interior detail of Lot 1. View looking north.
5. Detail of Lots 4-7 and 106. View looking north from Fulton Street.
6. Gate accessing Lots 3-7 and 106. View looking north from Fulton Street.
7. Interior of Lots 4-7 and 106. View looking northwest.
8. Lot 16 showing Greene Hill Food Co-op and Parliament Democratic Club building. View looking southeast from Putnam Avenue.

I. INTRODUCTION

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The overall project site is located on Block 1991, on the north side of Fulton Street (Figures 1 and 2). The irregularly shaped Block 1991 is bounded by Fulton Street on the south, Putnam Avenue on the north, Downing Street on the east, and Grand Avenue on the west. The total project site includes Block 1991, Lots 1, 2, 3, 4, 5, 6, 7, and 106, which front Fulton Street and currently are vacant, as well as air rights to Lot 16, which fronts Putnam Avenue and contains a one-story brick commercial building (Figure 2). The project site is located on the southeast corner of the block, with a 142.25-foot frontage along Fulton Street, and an 83.42-foot frontage along Downing Street.

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Best Development Group, LLC has retained Historical Perspectives, Inc. (HPI) to complete the required Phase IA Archaeological Documentary Study, which has been prepared to satisfy the requirements of the City Environmental Quality Review (CEQR), and to comply with the standards of the LPC (LPC 2002; CEQR 2014). The HPI project team consisted of Julie Abell Horn, M.A., R.P.A., who wrote the majority of the report, Jessica Striebel McLean who conducted research, the site visit, and wrote portions of the report; and Nancy Dickinson, M.A., who assisted with the research. Cece Saunders, M.A., R.P.A., managed the project and provided editorial and interpretive assistance.

II. METHODOLOGY

The present study entailed review of various resources.

- Primary and secondary sources concerning the general history of Brooklyn and specific events associated with the project site and vicinity were reviewed at the Brooklyn Historical Society, the library of HPI, and using online resources.

- Historic maps and photographs were reviewed at the New York Public Library, the Brooklyn Historical Society, the library of HPI, and using various online websites including those of the Brooklyn Public Library, the New York Public Library, and the New York City Municipal Archives. These materials provided an overview of the topography and a chronology of land usage for the project site. A selection of these maps has been reproduced for this report.
- Land records for Block 1991 were reviewed at the Brooklyn Historical Society, focusing on the nineteenth century. A summary of the conveyances for the historic lots is presented in Appendix A.
- Tax assessment records were reviewed at the New York City Municipal Archives. These records include data from 1867-1899 for Brooklyn. Data from these records are included in Appendix A.
- Selected city directories and census records were reviewed to identify residents on the historic lots within the project site; this information is included in Appendix A.
- Department of Building records were reviewed using online resources.
- A Phase I Environmental Site Assessment (EPDSO 2012) and three soil borings (A.A. Soil and Concrete Testing 2015) for the overall project site were provided, including soil boring results (Appendix B).
- Information about previously recorded archaeological sites and surveys in the area was compiled from data available at the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), the LPC, and the library of HPI.
- Last, Jessica Striebel McLean of HPI conducted a site visit on December 16, 2015 to assess any obvious or unrecorded subsurface disturbance (Photographs 1-8; Figure 2).

III. CURRENT CONDITIONS AND ENVIRONMENTAL SETTING

A. Current Conditions

The project site consists of eight lots fronting Fulton Street (from east to west, known as Lots 1, 2, 3, 4, 5, 6, 106, and 7) and one large lot (Lot 16) fronting Putnam Avenue (Figure 2). The Fulton Street lots all are vacant and enclosed by chain link fencing. Lots 1 and 2, at the corner of Fulton and Downing Streets, are fenced individually. The remaining Fulton Street lots are only fenced on the street side. The lots are covered with sparse grass, weeds, and other vegetation. Asphalt and/or concrete paving were visible in some locations.

Lot 16 is the only one of the project site lots containing buildings. The lot supports a one-story brick building, constructed in ca. 1938, now containing the Greene Hill Food Co-op, and the Parliament Democratic Club. The building covers the majority of the lot, with only a small strip of undeveloped land along the interior of the lot (and which is open to the Fulton Street lots behind it).

B. Topography and Hydrology

The project site and vicinity are within a relatively level portion of Brooklyn with minimal change in elevation. One of the earliest topographical maps that indicated elevations (U.S.G.S. 1891) showed the entire site vicinity to be ca. 70 feet above sea level. The earliest available Sanborn map, from 1887 indicates the intersection of Fulton and Downing Streets was 67 feet above sea level and the intersection of Fulton Street and Grand Avenue was 70 feet above sea level. The modern survey completed for this project (Figure 2) shows that today the project site ranges in elevation from ca. 68-70 feet above sea level, suggesting minimal change in elevation on the property over time. There is no natural water source within one mile of the project site.

C. Soils

According to the soil survey for New York City, the project site falls within soil mapping unit 2, known as "Pavement & buildings, till substratum, 0 to 5 percent slopes" and described as:

Nearly level to gently sloping, highly urbanized areas with more than 80 percent of the surface covered by impervious pavement and buildings, over glacial till; generally located in urban centers (USDA 2005:11).

As part of the present project, three soil borings were completed on the project site (A.A. Soil and Concrete Testing 2015; Appendix B). Boring B-1 was located on Lot 1, within the former footprint of an area once covered by a building with a basement. The soil boring recorded mixed fill with brick fragments to a depth of 6 feet below grade, followed by natural soils. Boring B-2 was located on Lot 5 in an area just at the boundary of a former building (with basement) footprint and the small rear yard. Here, the soil boring recorded mixed fill with brick fragments to a depth of 2 feet below grade, followed by natural soils. Boring B-3 also was located on Lot 5, but within the former building/basement footprint. The boring recorded mixed fill with brick fragments to a depth of 6 feet below grade, followed by natural soils. The borings were excavated to 26 feet below grade, but no bedrock was recorded. Groundwater was also not recorded.

IV. BACKGROUND RESEARCH/HISTORICAL OVERVIEW

A. Previously Recorded Archaeological Sites

The archaeological site file inventories from the New York State Museum (NYSM) and the NYSOPRHP indicate that three historic period archaeological sites have been recorded within a one-mile radius of the project site, as shown in the table, below.

NYSOPRHP Site Number	Site Name/Description	Location	Site Type/Time Period
04701.013923	Atlantic Terminal Historic Site	Atlantic Avenue between Cumberland and Carlton Streets	Historic
04701.013594	Negro Burial Ground	Dean Street between Nostrand and New York Avenues	Historic
04701.017142	Shaft 21B	909-911 Kent Ave.	Historic

B. Historic Period Summary

At the turn of the nineteenth century – the period identified by LPC as having the potential for archaeological resources within the APE – the project site was part of a farm tract owned by the Ryerson family. The tract had frontages on both historic Cripplebush Road on the east (which followed the approximate line of modern Franklin Avenue) and the Road to Jamaica on the south (now the approximate line of Atlantic Avenue). The project site was within an interior portion of the tract, which likely was used as farmland or woodland (Fulton 1874, Hopkins 1880).

In the early 1830s, the city grid was designed and new streets were projected to cut through the large farm tracts to form the Brooklyn blocks of today. However, it was often a number of years before the streets actually were created. Historic maps sometimes showed streets where they did not yet exist (paper streets), and other times neglected to show streets that did. For example, according to Dikeman (1870:63) Fulton Street was opened in 1842. Yet the U.S.C.S. map from 1844 (Figure 4) does not depict it and indicates instead that the entire project site was still within farmland. Further, while Putnam Avenue was officially opened in 1855 (Dikeman 1870:65) and Downing Street and Grand Avenue both opened in 1861 (Dikeman 1870:62-63), all of these streets are already shown on the earlier 1850 Dripps map (Figure 5), along with two structures fronting Putnam Avenue within the project site on modern Lot 16.

From 1845 through 1856 there was a series of land transactions that conveyed the entire project site block as one unit to various buyers, beginning with Martin Ryerson and ending with Richard Ten Broeck (Appendix A). Land speculation along the Fulton Street corridor was rife during the early 1850s, and in 1856 Silas Ludlam made a survey of Ten Broeck's land, which divided the property on the project site block into lots. The irregular configurations of many of the lots on the block are remnants from this period. That same year, Ten Broeck conveyed the first batch of lots within the project site to new owners. Peter Lyman purchased modern Lot 4 and George W. Davis purchased modern Lots 5–7, 106, and 16 as a group. In 1858, Ten Broeck sold modern Lots 1-3 as a group to Francis Morris, who in 1860 transferred the lots to George W. Davis (Appendix A). Of these lots, only the large group purchased by George W. Davis had any buildings on them at the time of sale. Although the deed does not specify the location of these buildings, it is likely they were the ones shown on the 1850 Dripps map along

Putnam Avenue (now modern Lot 16). As Ten Broeck was an absentee owner (he lived in Manhattan), it appears that prior to 1856 unknown renters would have occupied these structures.

The first structures along the Fulton Street side of the project site appear to have been built after 1856, based on entries for city directories and census records. As noted above, George W. Davis, who worked in patent medicine, was the new owner of much of the project site lots. Davis is listed as residing off the site in 1856 and 1857, but on the Fulton Street frontage in 1858. The 1860 federal census lists Davis' household next to three other households (headed by John Bradley, William Christian, and William Swift) who also were listed on Fulton Street in 1858 (Swift was also listed in 1857). John Bradley appears in city directories for Fulton Street through 1862 and William Christian appears through 1863.

Unfortunately, prior to the 1870s houses on the block did not have addresses, so determining which family lived on which modern lot is not possible. However, based on tax records (which are extant beginning in 1867) there were a number of buildings constructed along Fulton Street after 1856, covering the entire project site lots. These buildings contained businesses on the ground floor and residences on the upper floor. The 1869 Dripps map (Figure 6) and the 1880 Bromley map (Figure 7) show the locations of these buildings on Fulton Street, as well as the houses on Putnam Street on modern Lot 16. There were brick buildings on modern Lots 1-3 and frame buildings on modern Lots 4-7, 106, and 16.

George Davis appears in city directory listings for Fulton Street through 1867, and then in 1868 his address is listed as Putnam Avenue near Grand Avenue, suggesting he moved into one of the houses on modern Lot 16 that year, which turned out to be the last year of his life. Davis died in 1869, at which time his probate was filed, but it was several years before his estate was settled. In disposing of his real estate, which included both the majority of the project site lots as well as a number of lots on Douglass Street fronting the Gowanus Canal, an advertisement appeared in the newspaper describing the particulars of his property. It read:

Peremptory Sale in Partition to Close the Estate of G.W. Davis, Deceased

Nos. 1,109 to 1,023 Fulton Street, near Grand avenue—Five two-story and cellar frame stores and dwellings, each 3 rooms over store; water, gas, and sewerage.

Nos. 20 and 22 Putnam Avenue, in rear—Two nice dwellings, each 18 rooms, beside cellar; 4 marble mantels, gas water and sewerage; lots each 34 ft. front. (*Brooklyn Daily Eagle* February 20, 1872).

The newspaper notice, which identifies the lots by addresses for the first time, reveals several key items about the buildings on the project site at that time. Namely, all of the buildings had cellars, a detail that was not shown on maps. Also, all of the houses had been hooked up to municipal services, including water and sewer, at least by 1872 and possibly earlier. Water lines were installed under both Fulton Street and Putnam Avenue in 1860 (Sanborn 1915), and buildings along both streets would have been able to hook into those lines after that time, negating the need for private water sources such as wells or cisterns. In 1862 Brooklyn was divided into a series of "sewer districts" and sewers were installed in Fulton Street and Putnam Avenue at least by 1871, when owners were assessed for the improvement (*Brooklyn Daily Eagle* November 27, 1871). Use of municipal sewers would negate the need for outdoor privies or cesspools.

Tracing occupants of the project site lots after the early 1870s, when addresses first were assigned to this block, is considerably easier. City directories, census records, and newspaper accounts show that there were many residents and businesses on each of the project site lots over time (Appendix A). In some cases, the property owner occupied a portion of the building, either as a business or a resident, but there were always additional renters in most structures. All of the buildings fronting Fulton Street had a commercial tenant on the ground floor and apartments on the upper floor(s). The Putnam Avenue houses also had commercial space at times.

Newspaper classified advertisements indicate details about some of the businesses. For example, an advertisement from 1873 read:

For Sale—Business—Stock and fixtures, and good will of cigar and confectionery store, doing a good business; must be sold on account of death of proprietor. Inquire on premises 1,021 Fulton st, near Grand av. (*Brooklyn Daily Eagle* March 17, 1873).

Another advertisement, from 1884 read:

For sale—Business—An Old Established meat and vegetable market, in first class neighborhood; splendid opportunity for any person wishing to purchase; will be sold cheap. Inquire on premises, 1,019 Fulton st. (*Brooklyn Daily Eagle* November 18, 1884).

At least through the end of the nineteenth century, modern Lot 16 on Putnam Avenue was owned in conjunction with the modern Lots 4-7 and 106 on Fulton Street, as the original lot configurations included frontages on both streets. It is unclear to what degree rear yards may have been shared between the Putnam Avenue and Fulton Street fronting structures, as prior to the 1880s, historic maps showed no lot divisions separating the two street fronting buildings (e.g. Dripps 1869, Figure 6; Bromley 1880, Figure 7). The first historic map that indicates lot boundaries is the 1887 Sanborn map (Figure 8), which clearly depicts a narrow, ca. 12 x 8 foot wide area of yard behind each of the Fulton Street buildings on modern Lots 5, 6, 106, and 7. Yards were slightly larger for modern Lots 1-4. Yard configurations may have changed (or were merely mapped differently) after the turn of the twentieth century, as shown on Sanborn maps from 1904 and 1915 (Figure 9).

By the late 1930s, the two houses on modern Lot 16 of the project site had been demolished and the current one-story brick stores had been constructed in their place, as shown on the 1939 Sanborn map (Figure 10). The current building occupies the majority of the Lot 16 footprint, leaving only a small strip in the rear of open space. City directory research for a Phase I Environmental Site Assessment for the project site indicates that during the twentieth century, there were a variety of residential and commercial tenants in the project site buildings (EPDSCO 2012). Businesses included small eateries, stores, beauty salons, contractors, grocery stores, and offices. In 1943, Department of Building records indicate a demolition permit for the former building on Lot 1, and by issuance of the 1950 Sanborn map (Figure 11), the lot is shown as vacant.

Most of the Fulton Street buildings remained standing until the 1970s or early 1980s. Department of Building records note that the building on Lot 2 was razed in 1975, and those on Lots 4, 5, 7, and 106 were demolished in 1981 (no records exist for Lot 6 but presumably it was razed at about the same time). Only the building on Lot 3 remained standing into the early 1990s, albeit uninhabited. Although no permit was filed, the building on Lot 3 appears to have been razed by ca. 1995.

The only lot that had any subsequent construction after demolition of the nineteenth-century buildings was Lot 1, which had a tire repair shop from ca. 2003-2013 (although records show there was neither a building nor demolition permit filed, only complaints lodged with the Department of Buildings). Currently, the entire Fulton Street frontage of the project site is vacant.

V. CONCLUSIONS

The in-depth nineteenth-century occupation history for the project site revealed that the first buildings were constructed on Lot 16 within the project site (fronting Putnam Avenue) by 1850 and a series of buildings were later constructed in the lots fronting Fulton Street beginning circa 1856. The two initial buildings on Putnam Avenue were 2 ½-story dwellings that stood until the late 1930s when they were razed and the current one-story commercial building was erected. On Fulton Street, the initial structures were three 3-story brick buildings on Lots 1-3, and seven 2-story frame buildings on Lots 4, 5, 6, 106, and 7. The Fulton Street buildings were constructed as row houses, although each house had a small rear yard. All of the Fulton Street buildings had commercial space on the ground floor and residences on the upper floor(s). A newspaper account of the property in 1872 confirms that the frame buildings had basements, and it is likely that the brick buildings did as well.

From ca. 1856-1873, prior to the time that addresses were assigned to the project site buildings, some occupants could be traced through city directory and census records, although it was not possible to determine which occupants lived on which lots within the project site. Some of the occupants included property owner George W. Davis, who had a patent medicine business; and renters John Bradley, an expressman; William Christian, a harness maker; and

William Swift, a physician. Each of these men headed households including additional family members. Other renters undoubtedly lived and worked in the project site houses during this period as well, although the lack of addresses precluded identifying them through archival records.

Research identified that municipal water lines were installed under Fulton Street and Putnam Avenue in 1860, after which time residents would have been able to hook up to these services. Sewers were installed under the streets about ten years later; assessments for sewer work were made in 1871. A newspaper advertisement from 1872 indicated that most of the project site buildings had been hooked up to both water and sewer lines by that year. During the period before municipal water and sewers were available to residents on the project site, they would have had to rely on obtaining water from wells or cisterns, one or more of which may have been located on the project site, as well as privies, which undoubtedly would have been used on the property. These types of shaft features would have been located in the rear yard areas of the project site lots. Other than the demolition of the project site buildings, primarily during the second half of the twentieth century, there does not appear to be additional disturbance that would have destroyed these potential resources. As a result, the rear yards within historic lots are considered archaeologically sensitive for these resources.

Archaeological resources such as domestic artifacts and refuse associated with the 1850s and 1860s residents may have been deposited in the domestic shaft features—such as wells, cisterns, and privies—that were would have been located in the rear yards of the lots. Comparative data has shown that these types of archaeological resources frequently are found in urban contexts, particularly in Brooklyn. Privies were located furthest from the houses, often along the rear lot lines, while wells and cisterns frequently (but not always) were located closer to the rear walls of street-fronting buildings or outbuildings. Privies and cisterns would be excavated up to 10-15 feet below grade, while wells would need to be excavated as deep as the water table, which varied according to location.

Identifying and examining buried features associated with the mid nineteenth century occupation of the APE may reflect the daily activities of the residents and provide insight into cultural behavior at the time just before Brooklyn's rapid growth. If undisturbed deposits of cultural material do still exist, they may have the potential to provide meaningful information regarding the lives of the people who lived there. When recovered from their original context and in association with a specific historical occupation, historical deposits can provide a wealth of information about consumption patterns, consumer choice, gender relations, ethnicity, economic status, and other important issues. Archaeological sensitivity locations are shown on Figure 12, corresponding to the former rear yards of the Fulton Street lots. Lot 16 will only be used for air rights as part of this project and so its rear yard has not been identified as archaeologically sensitive.

VI. RECOMMENDATIONS

Based on the conclusions outlined above, HPI recommends that a program of archaeological field testing be undertaken within the archaeologically sensitive areas on Figure 12. This testing, often referred to as Phase IB, would determine the presence or absence of nineteenth-century shaft features and possible yard deposits associated with the former buildings on the property. Archaeological field testing would involve using a backhoe to remove the existing ground surface from test trenches within the sensitive areas, or portions of the former rear yards of the APE lots. Mechanical excavations, under the direction of an archaeologist, would continue to assist with removing modern fill or debris underlying the removed pavement in order to expose potential archaeological resources.

All archaeological testing should be conducted according to OSHA regulations and applicable archaeological standards, which includes prior LPC approval of the testing protocol (LPC 2002; CEQR 2014). Professional archaeologists, with an understanding of and experience in urban archaeological excavation techniques, would be required to be part of the archaeological field team.

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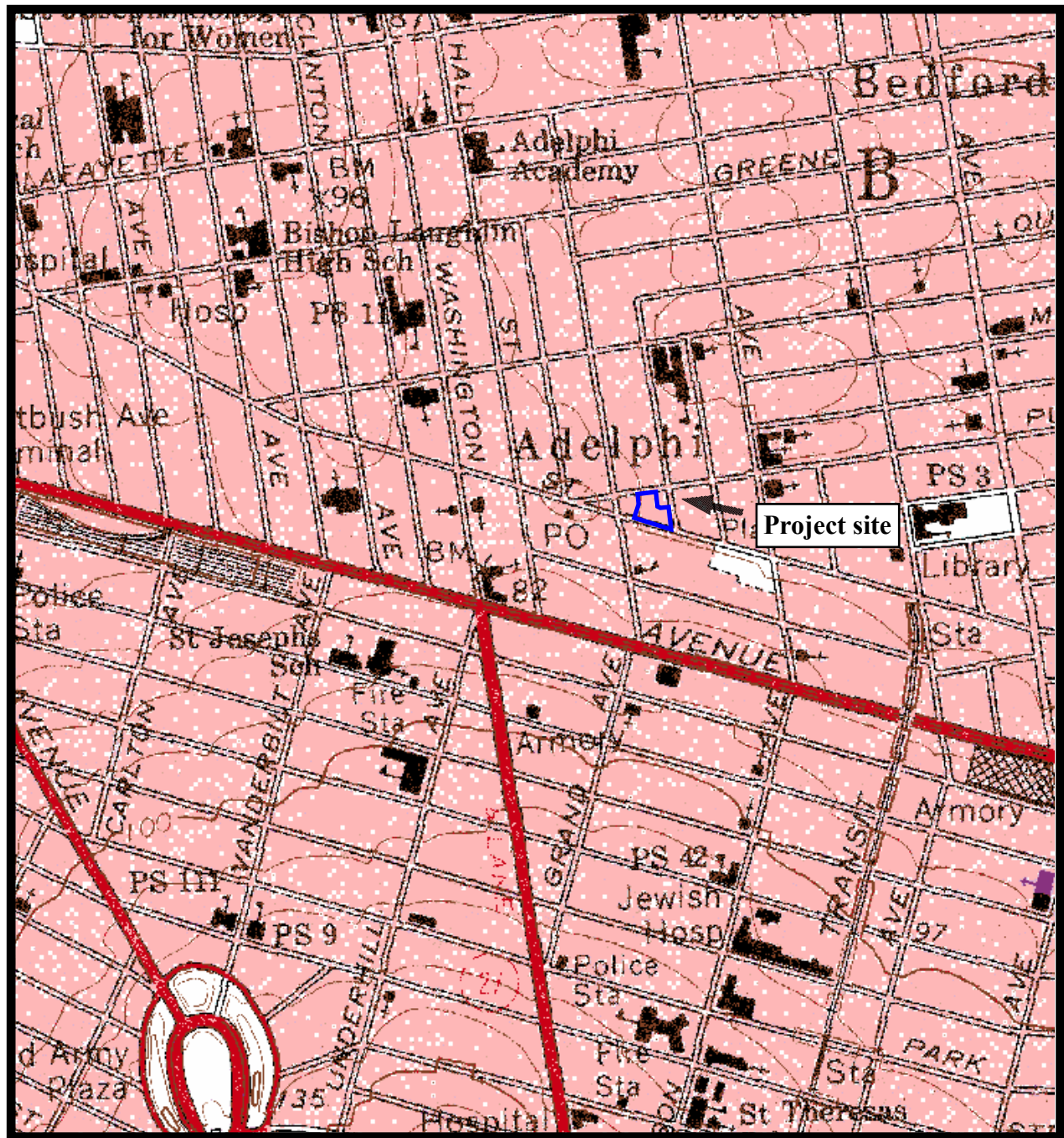
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 1019-1029 Fulton Street and 18-22 Putnam Avenue
 Block 1991, Lots 1-7, 16 and 106
 Brooklyn, Kings County, New York

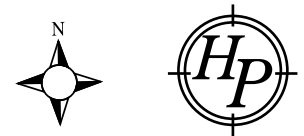


Figure 1: Project site on *Brooklyn, N.Y.* topographic quadrangle (U.S.G.S. 1979).

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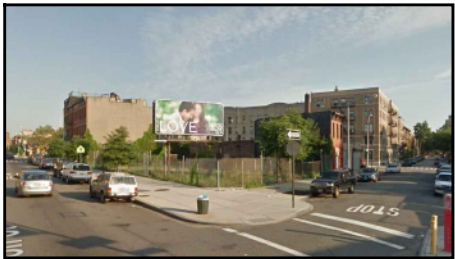


IMAGE A
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IMAGE B
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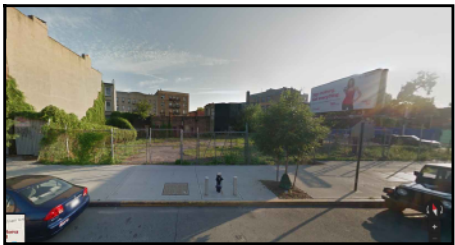


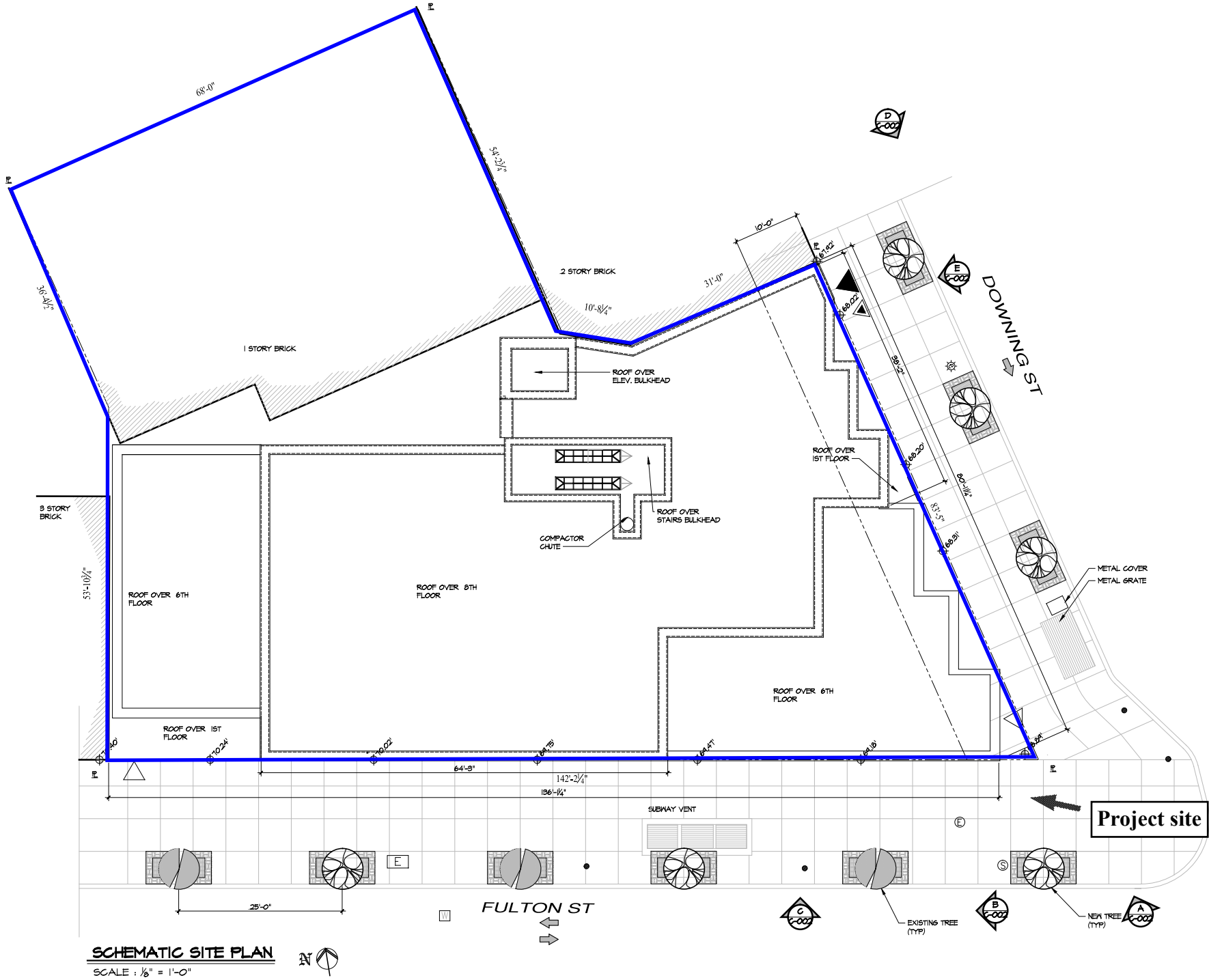
IMAGE C
NOT TO SCALE



IMAGE D
NOT TO SCALE



IMAGE E
NOT TO SCALE



GENERAL NOTES						
* PROPOSED TREE SPECIES: SILVER LINDEN OR APPROVED EQUAL AS SPECIFIED BY THE LANDSCAPE ARCHITECT AND IN COMPLIANCE WITH THE NYC DEPARTMENT OF PARKS AND RECREATION'S 'STREET TREE COMPATIBILITY LIST'						
STREET TREE CHECKLIST						
BUILDING	STREET FRONTAGE	STREET TREES REQUIRED	ON SITE	EXISTING	NEW	TOTAL PROVIDE
1019 FULTON STREET	225'-1"	4	4	3	6	4

STREET TREE PLANTING	
TOTAL NUMBER OF TREES REQUIRED BY NYC DOB	4
EXISTING TREES TO PROTECT	3
PROPOSED TREES TO REMOVE/RELOCATE	0
PROPOSED TREES TO PLANT ON SITE	6
TREES TO PLANT OFFSITE	0
TREES TO PAY INTO TREE FUND	0

WE WILL CONTACT NYC PARKS AND RECREATION UPON NOTIFICATION TO US BY THE CONTRACTOR IF ANY UNDERGROUND INFRASTRUCTURE (GAS, WATER, ELECTRIC, ETC.) AFFECTS ANY PROPOSED/EXISTING TREES ON CITY PROPERTY. WE ARE AWARE THAT ANY WORK DONE ON OR NEAR A NY CITY TREE REQUIRES A PERMIT FROM NYC PARKS AND RECREATION. THIS INCLUDES UTILITIES, SIDEWALKS, PRUNING OR ANY OTHER WORK THAT MAY IMPACT ANY TREE WITHIN THE DRIP LINE, DONE BY THE GENERAL CONTRACTOR OR ANY SUBCONTRACTORS. WE WILL FOLLOW NYC PARKS AND RECREATION PLANTING SPECIFICATIONS AND FORWARD AMENDED PLANS IF REQUIRED.

SYMBOL LEGEND	
TRAFFIC DIRECTIONS	NEW TREE WITH NEW 5' X 10' TREE PIT
EXISTING TRAFFIC SIGN	EXISTING TREE WITH NEW 5' X 10' TREE PIT
EXISTING HYDRANT	EXISTING CATCH BASIN
EXISTING WATER TEST SAMPLE STATION	CONCRETE SIDEWALK
LIGHT POLE	ELECTRIC MANHOLE
RESIDENTIAL ADDRESS	ELECTRIC VALVE
RESIDENTIAL EGRESS	SEWER MANHOLE
COMMERCIAL ADDRESS	

PROPOSED NEW DEVELOPMENT

1019 FULTON ST

FULTON ST
BROOKLYN, NY

BLOCK: 1991 LOT: 1,2,3,4,5,6,106,7,16

ARCHITECT:

AUFGANG ARCHITECTS LLC
74 LAFAYETTE AVE. SUITE 301
SUFFERN, NY
INFO@AUFGANG.COM 845.368.0004

DEVELOPER:

STRUCTURAL ENGINEER:

MEP ENGINEER:

AUFGANG ARCHITECTS

11-11-15 ISSUED TO HPD, FOR REVIEW & COMMENT

DATE SUBMISSIONS / REVISIONS

SHEET TITLE:

SCHEMATIC SITE PLAN AND SITE IMAGES

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SEAL & SIGNATURE

ISSUE DATE: PROJECT NO: #1513

03-25-15

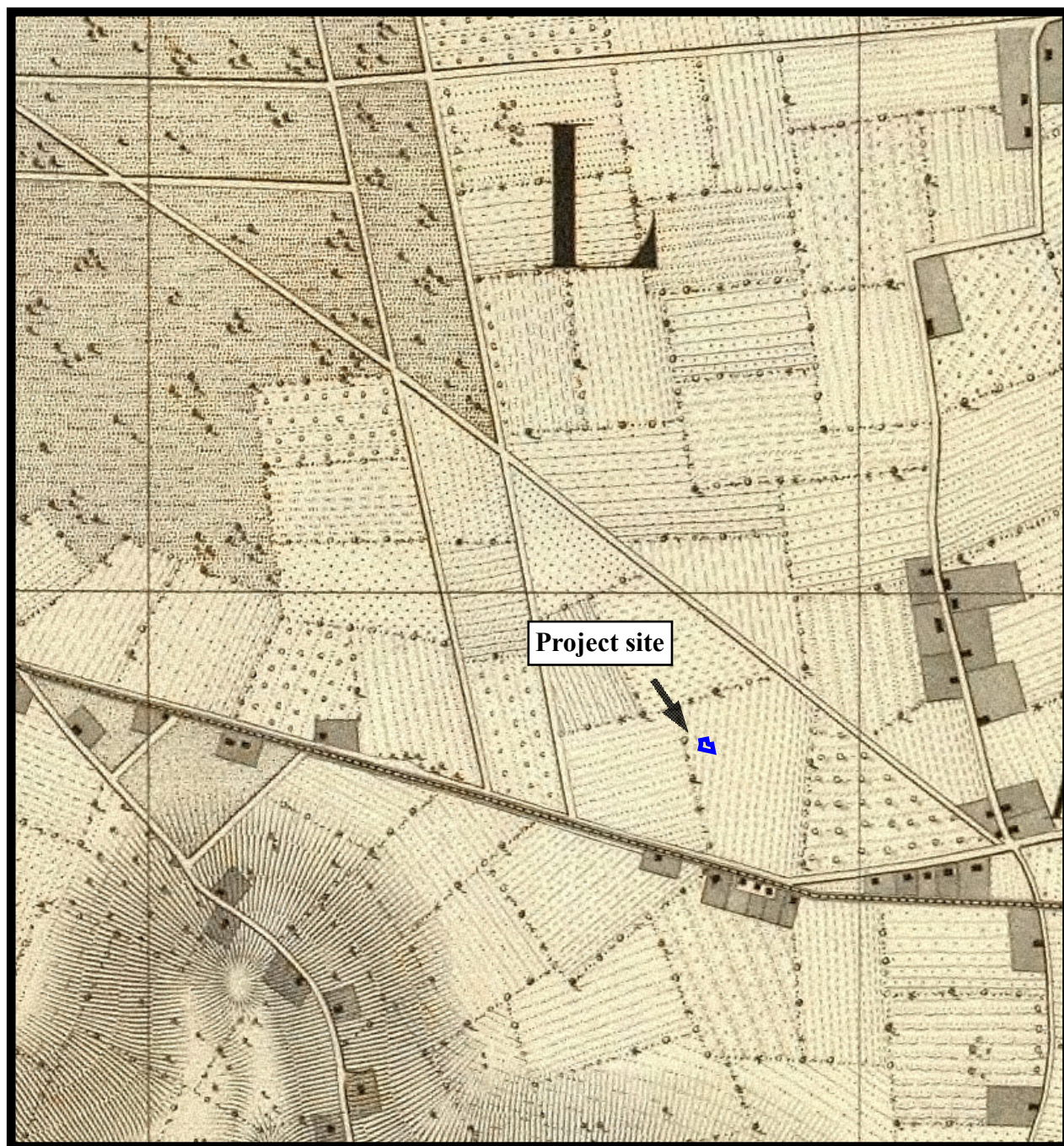
DRAWN BY: S.Z. CHECKED BY: T.L.

SCALE: 1/8"=1'-0" SHEET NO: 3 OF 31

DRAWING NO: C-002.00

NYC DOB NUMBER:

Figure 3: Project site on proposed project plan (Aufgang Architects 2015).



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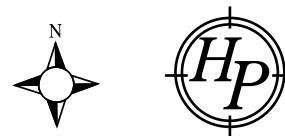


Figure 4: Project site on *Map of New-York Bay And Harbor And The Environs* (U.S.C.S. 1844).

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 Block 1991, Lots 1-7, 16 and 106
 Brooklyn, Kings County, New York



Figure 5: Project site on *Map of the City of Brooklyn, L.I.* (Dripps 1850).

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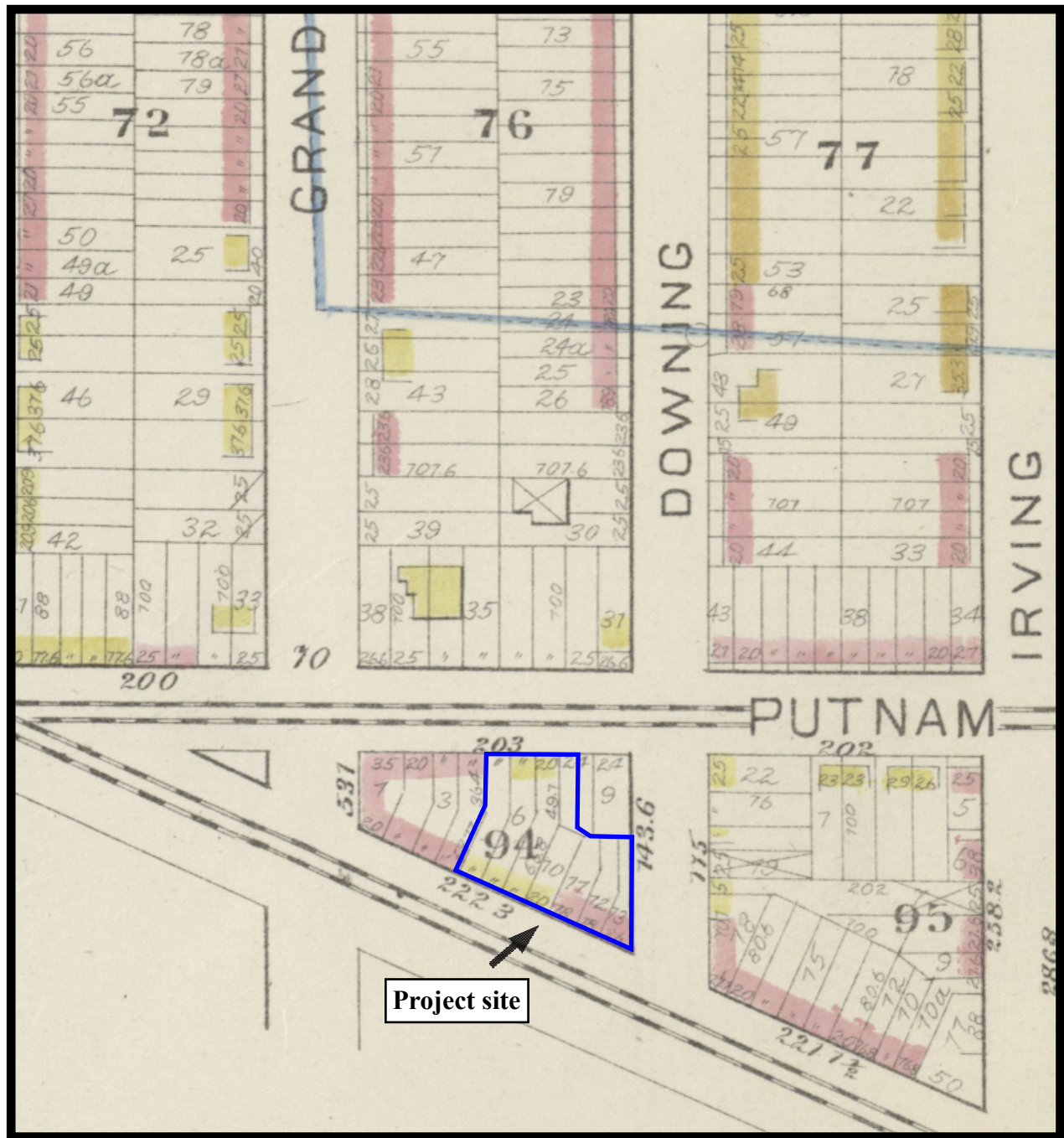
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 1019-1029 Fulton Street and 18-22 Putnam Avenue
 Block 1991, Lots 1-7, 16 and 106
 Brooklyn, Kings County, New York



Figure 6: Project site on *Map of the City of Brooklyn* (Dripps 1869).

0 100 200 300 400 500 FEET

 A horizontal scale bar with alternating black and white segments. The numbers 0, 100, 200, 300, 400, and 500 are placed above the bar, followed by the word 'FEET'.



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 1019-1029 Fulton Street and 18-22 Putnam Avenue
 Block 1991, Lots 1-7, 16 and 106
 Brooklyn, Kings County, New York

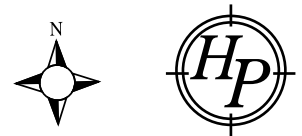
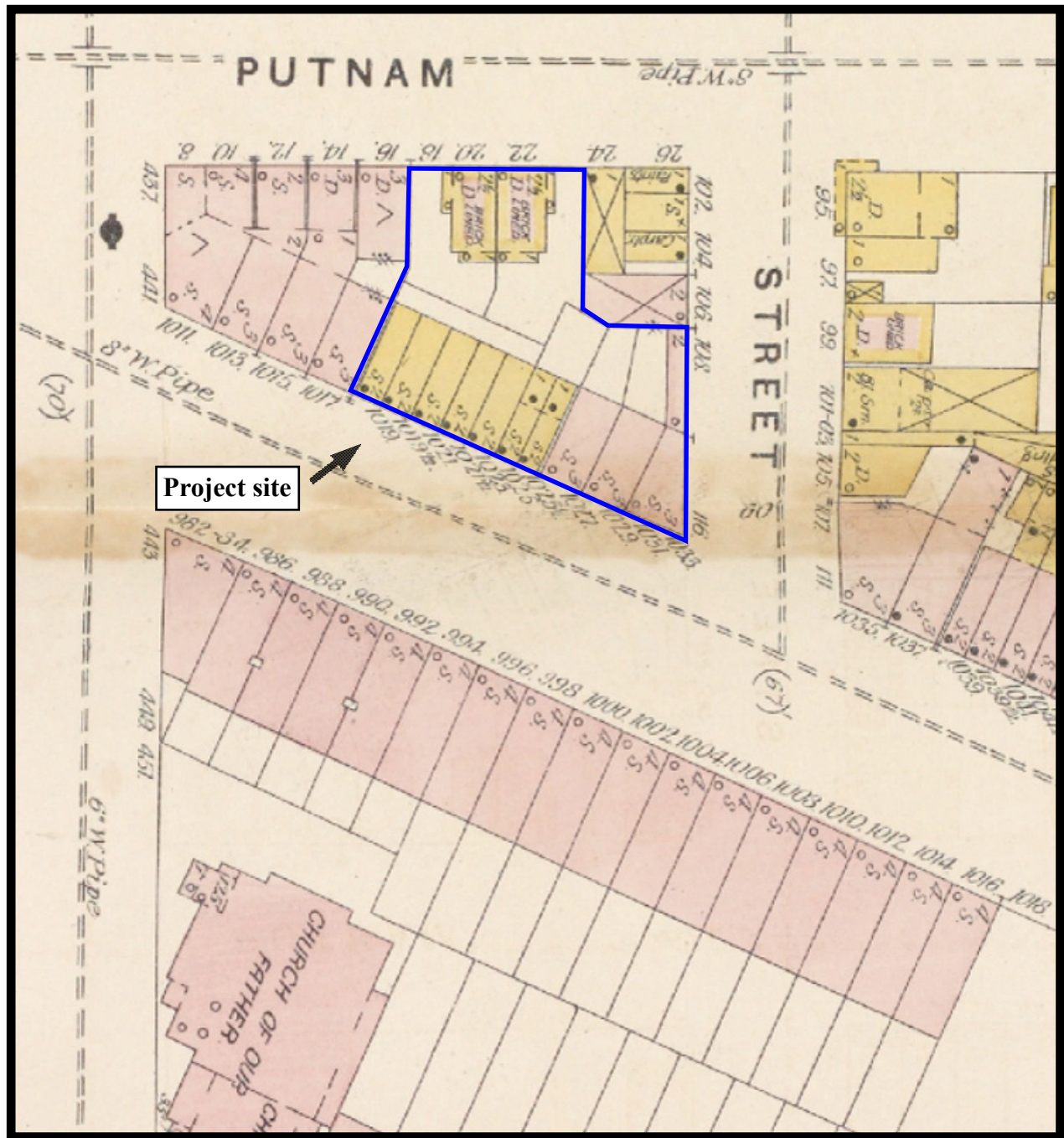


Figure 7: Project site on *Atlas of the Entire City of Brooklyn, New York* (Bromley 1880).

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Phase IA Archaeological Documentary Study
 1019-1029 Fulton Street and 18-22 Putnam Avenue
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 Brooklyn, Kings County, New York

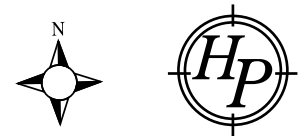
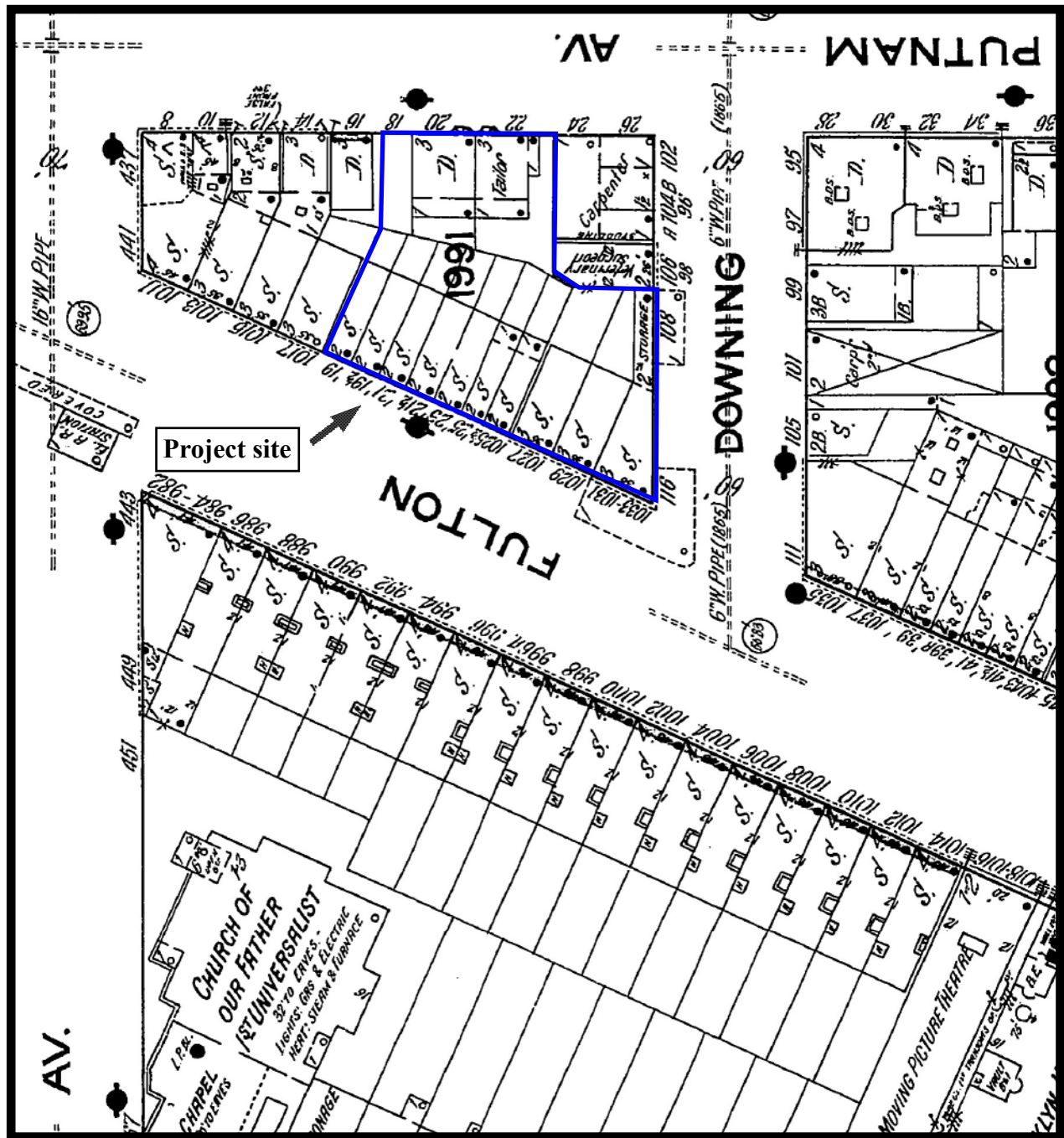


Figure 8: Project site on *Insurance Maps of Brooklyn, N.Y.* (Sanborn 1887).

0 25 50 75 100 125 FEET



Phase IA Archaeological Documentary Study
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 Brooklyn, Kings County, New York

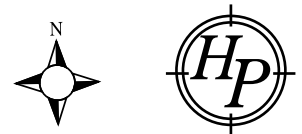
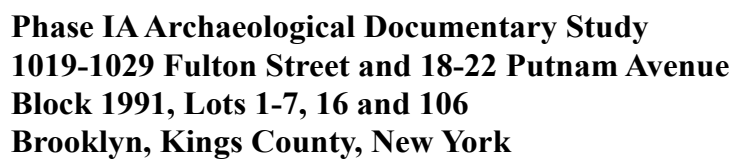
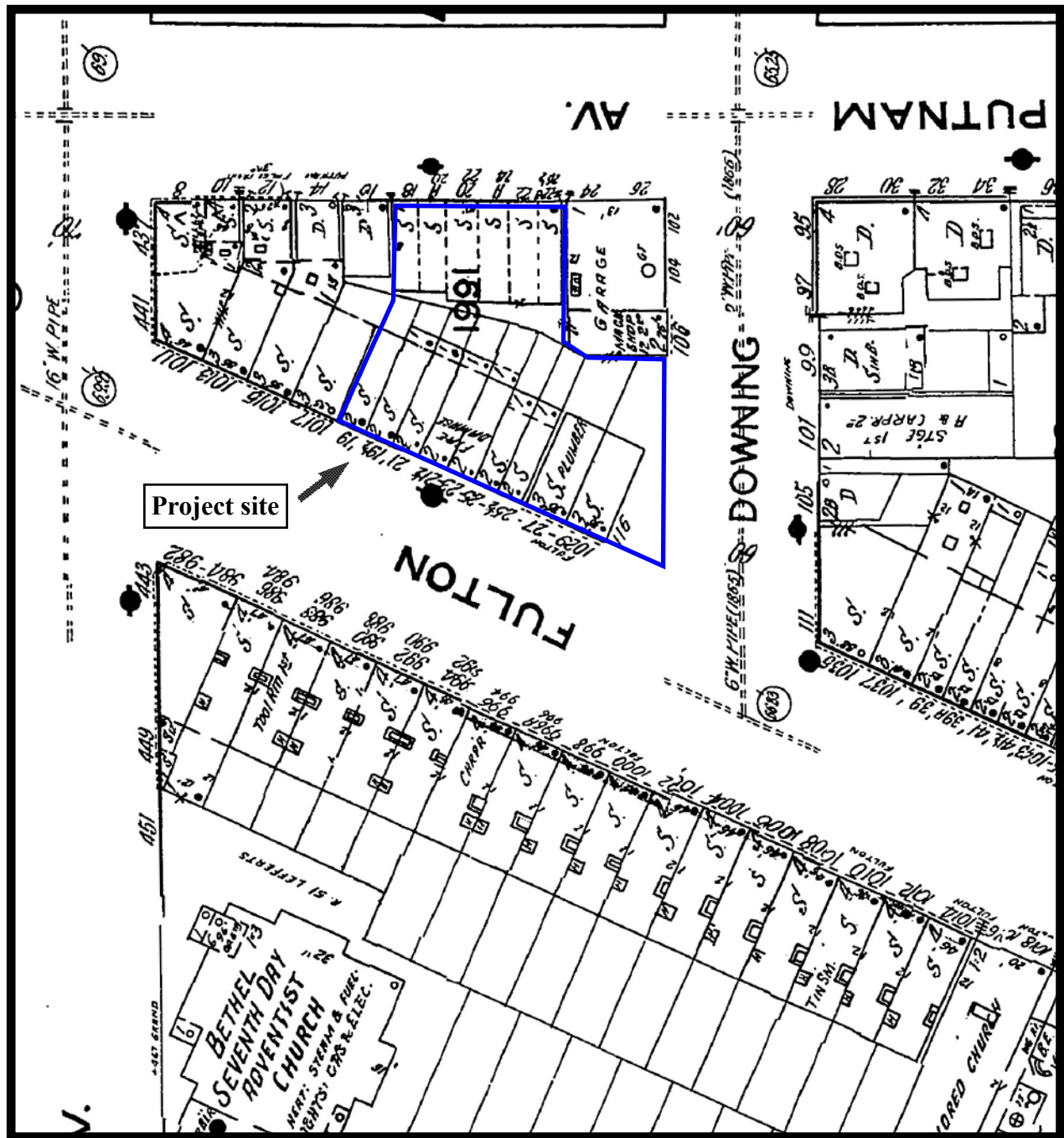


Figure 9: Project site on *Insurance Maps of Brooklyn, N.Y.* (Sanborn 1915).

0 25 50 75 100 125 FEET





Phase IA Archaeological Documentary Study
 1019-1029 Fulton Street and 18-22 Putnam Avenue
 Block 1991, Lots 1-7, 16 and 106
 Brooklyn, Kings County, New York

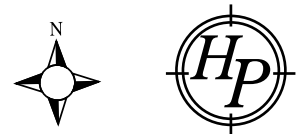


Figure 11: Project site on *Insurance Maps of Brooklyn, N.Y.* (Sanborn 1950).

0 25 50 75 100 125 FEET



Photograph 1: Project site (behind chain link fencing) showing Fulton Street frontage at Downing Street. View looking northwest.



Photograph 2: Project site (behind chain link fencing) showing Downing Street frontage. View looking west.



Photograph 3: Detail of Lots 1-3. View looking northwest from Fulton Street.



Photograph 4: Interior detail of Lot 1. View looking north.



Photograph 5: Detail of Lots 4-7 and 106. View looking north from Fulton Street.



Photograph 6: Gate accessing Lots 3-7 and 106. View looking north from Fulton Street.



Photograph 7: Interior of Lots 4-7 and 106. View looking northwest.



Photograph 8: Lot 16 showing Greene Hill Food Co-op and Parliament Democratic Club building. View looking southeast from Putnam Avenue.

APPENDIX A: INDIVIDUAL LOT HISTORIES

Block 1991, Block Parcel as Common Land, Town of Brooklyn, ca. 1699 to ca. 1730

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1699	Town of Brooklyn, Minutes of Town Meeting					"Part of Large Tract", April 29, 1699; See original 2024; Liber 2:191.
1701	Freeholders of Brooklyn; Jooris Hanssen, Jacob Hanssen, & Cornelius Van Duyn, Trustees					Part of a large Tract, May 5, 1701; Liber 2:125[?]
1701/02	Freeholders of Brooklyn, Minutes of Town Meeting					Part of a large Tract", February 2, 1701/02; Liber 2:225(a)/2:226.
1730/1731	Town of Brooklyn, Patentees / Freeholders of Brooklyn					"Cow Lands", January 22, 1730/31; See Original book BLK 11; Liber 5:96[?].

Block 1991, Block Parcel as Private Land, ca. 1758 to ca. 1845

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1758	Cornelius Van Derhoeven & Elizabeth (wf)	Marten Ryerse				"Part of large parcel, for diagram see Original book, 1979." March 18, 1758; Liber 122:155.
1821	Leffert Ryerson, heirs of	Jacob Ryerson				"Part of large parcel, for diagram see Original book, 1367." May 4, 1821; Liber 47:347.
1845	Charles W. Lynde	Martin Ryerson				Part of Large Tract of Land," Register No. 2 of unpaid taxes, sold for 1000 years." August 26, 1845; Lib 135:252, pt. 1.

APPENDIX A: INDIVIDUAL LOT HISTORIES

Block 1991, Modern Block bounded by Fulton Street, Downing Street, Putnam Avenue, & Grand Avenue, ca. 1845 to ca. 1860

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1845	Martin Ryerson	Valentine G. Hall				222.3×53.1×203×143. 5 ft lot encompassing entire block; July 23, 1845; Liber 135:247.
1846	Valentine G. Hall & Susan (wf)	Samuel E. Johnson				222.3×53.1×203×143. 5 ft lot encompassing entire block; March 12, 1846; Liber 147:51.
1850	Samuel E. Johnson & Eliza (wf)	George Washington Pine				222.3×53.1×203×143. 5 ft lot encompassing entire block; May 17, 1850; Liber 217:443.
1856	William B. Ackerley, Referee	Richard Ten Broeck				222.3×53.1×203×143. 5 ft lot encompassing entire block; June 25, 1856; Liber 428:139.
1856	Widow, children, & Heirs of George W. Pine	Richard Ten Broeck				222.3×53.1×203×143. 5 ft lot encompassing entire block; June 25, 1856; Liber 430:144.
1857	George W. Pine & [?] guardians of, not as heirs	Richard Ten Broeck				222.3×53.1×203×143. 5 ft lot encompassing entire block; August 12, 1857; Liber 466:1.
1860	Martin Ryerson & Valentine G. Hall	Richard Ten Broeck				October 26, 1860; Liber 540:353.

Block 1991, Fulton Street frontage (no lots or addresses), ca. 1856-1866

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1856			Davis George W. medicine, h. 433 Pacific			
1857			Davis George W. patent medicine, 443 Pacific Christian William, sadler, Pacific C. Washington Swift William, physician, Fulton av n. Grand av			

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1858			Davis G. W. patent medicines, Fulton av. h. Grand av and Downing Bradley John, car driver, Fulton av n. Grand av Christian William, harnessmaker, Fulton av n. Downing Swift William, physician, bds. Fulton av. near Downing			
1860				George (47) & Julia (46) Davis, 3 children, & 1 servant listed in 2 nd Division, Ward 7. Adjoining neighbors are households of John Bradley, expressman; William Christian, harnessmaker; and William Swift, physician.		https://familysearch.org/ark:/61903/1:1:MC HF-9Q6
1862			Davis, George W. pat. med. h. Fulton av n. Downing Bradley, John, newspapers, Fulton av n. Downing Christian, William, harnessmaker, Fulton av n. Downing			
1863			Davis George W. pat. med h. Fulton av n. Grand av Christian, William, harnessmaker, Fulton av n. Downing			
1865			Davis G. W. h. Fulton av n. Grand av			
1867			Davis G. W. drugs, Fulton av n. Grand av			

APPENDIX A: INDIVIDUAL LOT HISTORIES

Block 1991, Modern Lots 1–3, Fulton Street from ca. 1858 to ca. 1860

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1858	Martin Ryerson & Valentine G. Hall	Richard Ten Broeck				62.3×63.7×31×83.5 foot lot including modern lots 1–3, deed also includes modern blocks 8–11 & 15. August 23, 1858; Liber 516:141.
1858	Richard Ten Broeck and Patty (wf) to	Francis Morris				62.3×63.2×31 foot lot, January 4, 1860; Liber 516:141.
1860	Francis Morris & Mary Elizabeth (wf)	George W. Davis				62.3×63.2×31 foot lot, Liber 543:351.

Block 1991, Modern Lot 1, 1031-1033 Fulton Street from ca. 1861 to ca. 1899

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1856			Davis George W. medicine, h. 433 Pacific			
1861	George W. Davis & Julia (wf)	Isaac B. Soper				26.3×75×7.9 foot lot southeast corner along Fulton and Downing, Liber 552:28
1866	Isaac B. Soper & Phebe H. (wf)	Margaret Campbell				26.3×75×7.9 foot lot southeast corner along Fulton and Downing, Liber 693:536
1867–1870					Charles & John Wachter; house; Ward 7; value \$3800, \$4000, \$5630, \$5600	Designated as No. 10 [modern lot 1]
1868	Margaret Campbell, & husband John	Charles & John Wachter	Neither John nor Margaret Campbell listed. Neither Charles nor John Wachter listed. Davis George W. h. Putnam av n. Grand av			26.3×75×7.9 foot lot southeast corner along Fulton and Downing, Liber 810:175
1869			Wachter Charles, grocer, Fulton av c. Downing No names from adjacent entries in 1870 census found on Fulton Street.			

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1870				John Wachter not listed in Ward 7. George (28) Wachter listed in Charles (30) Wachter's household in Ward 7. Both Charles and George were grocers. Charles had \$15,000 in Real Estate; \$5,000 in Personal Estate. George had \$5,000 in Personal Estate.		https://familysearch.org/ark:61903/1:1:M8N6-24L
1870–1873					Charles & John Wachter; house; Ward 7; value \$5600 , \$6000, \$6000, \$6000	Designated as No. 10 [modern lot 1]
1875	John Wachter	Charles Wachter	Wachter Charles, groceries, 1031 Fulton. Wachter George, clk. h 1031 Fulton. Backman Edward not listed. Lacy Patrick not listed.			26.3×75×7.9 foot lot southeast corner along Fulton and Downing, Liber 1204:485
1876–1880					Charles Wachter; 3-story house; Ward 7; value \$6000	Designated No. 13 [modern lot 1]
1879–1883					Charles Wachter; 3-story house; Ward 7; value \$6000, \$6000, \$7000, \$7000	Designated No. 13 [modern lot 1]
1880			Backman Edward, clk. h 1031 Fulton Lacy Patrick, clk. h 1031 Fulton Wachter Charles, grocer, 1031 Fulton Wachter George not listed.	Charles Wachter not listed in Ward 7. 5 Charles Wachters listed in Manhattan.		
1883–1887					Charles Wachter; 3-story house; Ward 7; value \$7000 , \$7500, \$7500 , \$9000, \$9000	Designated No. 13 [modern lot 1]
1885			Wachter Charles not listed.			

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1891– 1895					Charles Wachter; 3-story house; Ward 7; value \$9000	Designated No. 13 [modern lot 1]
1895– 1899					Charles Wachter; 3-story house; Ward 7; value \$9000	Designated No. 13 [modern lot 1]
1900				Charles Wachter not listed in Ward 7		

Block 1991, Modern Lot 2, 1029 Fulton Street from ca. 1861 to ca. 1899

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1861	George W. Davis & Julia (wf)	Cornelia Moulton				18×69×11.75 foot lot, Liber 558:299.
1862	Anthony T. Campbell, Sheriff	George W. Davis				18×69×11.75 foot lot, Liber 585:281.
1863	George W. Davis & Julia (wf)	John M. Bensinger & Eustachius Bensinger				18×69×11.75 foot lot, Liber 615:2751.
1866	Eustachius Bensinger	John M. Bensinger				18×69×11.75 foot lot, Liber 2085:874.
1867– 1870					G.W. Davis; 1-story house; Ward 7; value \$3200 , \$3500 , \$4400, \$4400.	Designated as No. 9A [modern lot 2]
1869			Bensinger John M. not listed.			
1870				Eustachias (41) & Cornelia (29) Bensinger & 2 children listed in Manhattan. He was a Barber; she kept house. Value of his real estate, \$6000; his personal estate, \$1800.		https://familysearch.org/ark:/61903/1:1:M8XG-77W
1870– 1873					John M. Bensinger; house; Ward 7; value \$4400	Designated as No. 9A [modern lot 2]
1875			Bensinger John M. stationer, 1029 Fulton (also listed under booksellers) The Stacks not listed. The Woodruffs not listed.			

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1876– 1880					John M. Bensinger; house 18×40; Ward 7; value \$4400	Designated as No. 12 [modern lot 2]
1879– 1883					John M. Bensinger; 3-story house, 18×40; Ward 7; value \$4400, \$4400, \$5000, \$5000	Designated as No. 12 [modern lot 2]
1880			Bensinger John M. stationery, 1029 Fulton Stack John, lettercarrier, h 1029 Fulton Stack Mary, dressmkr. 1029 Fulton Woodruff F. M. h 1029 Fulton Woodruff Elizabeth, 1029 Fulton (listed under Booksellers and Stationers)	John M. (59) & Lousie (52) Bensinger, with son Eustachius (32) & his wife, Cornelia S. (38) & their 2 children listed at 358 E?/W? 79 th Street, Manhattan. John M.'s occupation listed as none; his son's, Barber Shop.		https://familysearch.org/ark:/61903/1:1:MZXQ-XZT
1883– 1887					John M. Bensinger; Ward 7; value \$5000, \$5000, \$5000, \$6000, \$6000	Designated as No. 12 [modern lot 2]
1892	John M. Bensinger & Louisa (wf)	Cornelia L. Swaine (wf of Joe W.)				January 4, 1892; 18×69×11.75 foot lot, Liber 2085:270.
1892	“Lease for Natural Life” from Cornelia L. Swaine (wf of Joe W.)	to John M. Bensinger & Louisa (wf)				From January 4, 1892; 18×69×11.75 foot lot, January 4, 1892, Liber 2085:277.
1891– 1895					Cornelia L. Swaine; 3-story house 18×40; Ward 7; value \$6500	Designated as No. 12 [modern lot 2]
1895– 1899					Cornelia L. Swaine; 3-story house; Ward 7; value \$6500 , \$6200, \$6300	Designated as No. 12 [modern lot 2]
1900				Joe W. & Cornelia L. Swaine not listed in Ward 7. John M. & Louisa Bensinger not listed in Ward 7.		

APPENDIX A: INDIVIDUAL LOT HISTORIES

Block 1991, Modern Lot 3, 1027 Fulton Street from ca. 1861 to ca. 1899

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1861	George W. Davis & Julia (wf)	Charles St. John				18.2×63.7×11.7 foot lot, Liber 560:138.
1865			Sanderson Edward not listed.			
1866	Charles St. John	John O'Brien				18.2×63.7×11.7 foot lot, Liber 699:167.
1867–1870					John O'Brien; 3-story house; Ward 7; value \$3000, \$3500 , \$4400, \$4400	Designated as No. 9 [modern lot 3]
1870			Sanderson Edward, tobacconist, 1027 Fulton	Neither John nor Mary O'Brien listed in Ward 7.		
1870–1873					John O'Brien; 3-story house; Ward 7; value \$4400	Designated as No. 9 [modern lot 3]
1875			Sanderson Edward, tobacconist, 1027 Fulton			
1878	John O'Brien & Mary M. (wf)	Charles Wachter				18.2×63.7×11.7 foot lot, Liber 1318:319.
1876–1880					Charles Wachter; 3-story house; 8×40; Ward 7; value \$4400	Designated as No. 11 [modern lot 3]
1879–1883					Charles Wachter; 3-story house 8×40; Ward 7; value \$4400, \$4400, \$5300, \$5300	Designated as No. 11 [modern lot 3]
1880			Sanderson Edward not listed.	Charles Wachter not listed in Ward 7. 5 Charles Wachters listed in Manhattan.		
1883–1887					Charles Wachter; 3-story house 8×40; Ward 7; value \$5300 , \$5000, \$5000 , \$6500, \$6500	Designated as No. 11 [modern lot 3]
1891–1895					Charles Wachter; 3-story house; Ward 7; value \$6500	Designated as No. 11 [modern lot 3]
1895–1899					Charles Wachter; 3-story house 18×40; Ward 7, value \$6500 , \$6300, \$6300	Designated as No. 11 [modern lot 3]

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1900				Charles Wachter not listed in Ward 7.		

Block 1991, Modern Lot 4, 1025 Fulton Street from ca. 1856 to ca. 1899

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1856	Richard Ten Broeck, Attorney of	Peter Lyman	Ten Broeck Richard not listed. Lyman Peter not listed. Sherk Louis not listed.			20×66.8×20.25 foot lot, Liber 428:524.
1860				Richard Ten Broeck not listed in Ward 7. Peter Lyman not listed in Ward 7. Louis Sherk not listed in Ward 7.		
1867			Donahue Margaret not listed.			
1867– 1870					Peter Lyman, 2-story house, Ward 7, value \$1600, \$1600, \$2000, \$2000	Designated as No. 8 [modern lot 4]
1868			Sherk Louis not listed. Lyman Peter not listed. Ten Broeck Richard not listed.			
1870				Peter Lyman not listed in Ward 7. Richard Ten Broeck not listed in Ward 7. Bernard and Louis Sherk listed in Ward 4.		
1870– 1873					Peter Lyman; 2-story house; Ward 7; value \$2000	Designated as No. 8 [modern lot 4]
1871			Sherk Louis not listed. Donohue Margaret, 1025 Fulton av (listed under Dress Makers – Dress Trimmings)			
1875			Sherk Louis, tobacconist, 1025 Fulton Krantz A not listed.			

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1876			Donahue Margaret not listed.			
1876–1880					Peter Lyman; 2-story house, 10×25; Ward 7; value \$2000	Designated as No. 10 [modern lot 4]
1879–1883					Peter Lyman; 2-story house, 10×25; Ward 7; value \$2000, \$2500, \$3000, \$3000	Designated as No. 10 [modern lot 4]
1880			Krantz A. tailor, 1025 Fulton	Peter (46) & Mary (42) Lyman, their 5 children listed at 156 Classon Street in ED 47. Peter was a hatter. Elizabeth Lyman not listed in Ward 7. R. (60) & M. (40) Ten Broeck (60), son, & domestic listed in Manhattan, 131 E?/W? 93 rd Street. R. Ten Broeck was a lawyer. Mary A. Wernberg not listed in Ward 7.		https://familysearch.org/ark:/61903/1:1:MZ8V-17G
1883–1887					Peter Lyman; 2-story house, 10×25; Ward 7; value \$3500, \$3500, \$3500 , \$4000, \$4000	Designated as No. 10 [modern lot 4]
1889	Wernberg, Mary A. [formerly Mary A. Lyman & wife of Andrew P. Myman]	Elizabeth Lyman (widow of Peter) & enumerated children				20×66.8×20.25 foot lot, Liber 1876:500.
1890	Lyman, Peter F.	Elizabeth Lyman & enumerated children)				20×66.8×20.25 foot lot, Liber 1986:19.
1892	Children & Heirs of Peter Lyman	Elizabeth Lyman (widow of Peter F.) & enumerated children				20×66.8×20.25 foot lot, Feb 24, 1892, Liber 2099:201.
1892	Grace R. Lyman (wf of Peter F.)	Elizabeth Lyman (widow of Peter), & enumerated children				20×66.8×20.25 foot lot, July 29, 1892, Liber 2129:235.
1893	Peter Lyman, Widow, Children, & Heirs of	Peter Lyman, Mary A Wernberg (Wife of Andrew P),				20×66.8×20.25 foot lot, June 1, 1893, Liber 2183:90.

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1893	Mary A. Wernberg (wf of Andrew), Peter F. Lyman, & Grace R. (wf)	Charles S. Lyman & Margaret A (sister), Emma L (sister)				20×66.8×20.25 foot lot, June 2, 1893, Liber 2183:100.
1891– 1895					Unnamed; 2-story house; Ward 7; value \$4000	Designated as No. 10 [modern lot 4]
1895– 1899					Peter Lyman; 2-story house, 10×25; Ward; value \$4000	Designated as No. 10 [modern lot 4]
1900				Peter Lyman (30), brother of head of household Mary Lyman (40), listed in Ward 7 at 93 Graham Street, a multi-family dwelling. Peter and brother (25) were teamsters. Mary did housework.		https://familysearch.org/ark:61903/1:1:MSF8-K82

Block 1991, Modern Lots 5–7, 106, and 16 or 1023, 1021, 1019A, 1019 Fulton Street and 18-22 Putnam Avenue from ca. 1856 to ca. 1899

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1856	Richard Ten Broeck signed by John Stagg, Attorney	George W. Davis	Davis George W. medicine, h. 433 Pacific			60×86×108 foot lot, includes modern lots 5–7, 106, 16 & 19 fronting Putman Ave and Fulton St; Liber 434:534.
1867			Chubb William not listed. Townsend Joseph H not listed.			
1867– 1870					G.W. Davis; 3-story house; Ward 7; value \$10,000, \$10,000, \$12,500, \$12,500	Inclusive of 3 lots designated as No. 5–7 [modern lots 5–7, 106, & 16].
1869			Herting Albert not listed. Mann Thomas not listed. McCormick B.A. not listed. Mole Edwin not listed.			

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1870				Frederick (37) & Mary J. (39) Schroeder not listed in Ward 7. They, their 4 children, Michael Schroeder (78), 2 gardeners, 1 coachman, & 3 domestic servants listed in Ward 22. Frederick Schroeder was a tobacco dealer. George W. Davis not listed in Ward 7. James S & Sarah Sterns/Stearns not listed in Ward 7. Charles T. and Salina Hicks listed in Oyster Bay, NY. He was a bayman.		Schroeder: https://familysearch.org/ark:/61903/1:1:M8J9-1GF Hicks: https://familysearch.org/ark:/61903/1:1:M8VB-TXM
1871			Townsend Joseph H. bldr. h 26 Putnam av Chubb William, carpenter, h 26 Putnam av			
1872	Widow & heirs of George W. Davis	James S. Sterns				60×86×68 foot lot, includes modern lots 5–7, 106, 16 fronting Putman Ave and Fulton St; Liber 1042:206 / 1251:480.
1870–1873					James S. Sterns; 3-story house; Ward 7; value \$12,500 , \$13,000, \$13,000, \$13,000	Inclusive of 3 lots designated as No. 5–7 [modern lots 5–7, 106, & 16].

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1875			McCormick B. A. 1023 Fulton Mole Edwin, tobacconist, 1021 Fulton Herting Albert, 1019 Fulton (Herting listed under hairdressers) Mann Thomas, clk. h 22 Putnam av Douglas D.A. not listed. Fleming Peter not listed. Kurth Augustus not listed. Levy Samuel not listed.			
1876	James S. Sterns & Sarah (wf)	Charles T. Hicks				60×86×68 foot lot, includes modern lots 5–7, 106, 16 fronting Putman Ave and Fulton St; May 31, 1876, Liber 1244:30
1876	Charles T. Hicks & Selena (wf)	Mary Jane Schroeder (wf Frederick A.)				60×89×68 foot lot, includes modern lots 5–7, 106, 16 fronting Putman Ave and Fulton St; August 15, 1876, Liber 1251:480.
1876– 1880					F. A. Schroeder; “5 houses” with at least one 2-story and one 3-story; Ward 7; value \$13,000	Inclusive of 3 lots designated as No. 5/1019 Fulton, 6/1021 Fulton, 7/1023 Fulton [modern lots 5–7, 106, & 16].
1879– 1883					F. A. Schroeder; five structures including one 2- story house at 1021 Fulton, and at least one 2- story and one 3-story at 1021 Fulton; Ward 7; value \$13,000	Inclusive of 3 lots designated as No. 5/1019 Fulton, 6/1021 Fulton, 7/1023 Fulton [modern lots 5–7, 106, & 16].

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1880			Herting Albert, hairdresser, 1019 Fulton Fleming Peter, h 22 Putnam av Levy Samuel, tobacconist, 1023 Fulton Kurth Augustus, surveyor, 365 Fulton, h 20 Putnam av Douglass D. A. 1021 Fulton (Douglass listed under Butchers' Supplies... Butter, Cheese & Eggs)	Frederick (49) & Mary (49) Schroeder not listed in Ward 7. They, their 6 children, & 2 servants listed at 249 Clinton Ave. Frederick Schroeder was a dealer in tobacco. R. (60) & M. (40) Ten Broeck, son, & domestic listed in Manhattan, 131 E?/W? 93 rd Street. R. Ten Broeck was a lawyer. Son was a jeweler.		https://familysearch.org/ark:/61903/1:1:MZD S-599 Ten Broeck: https://familysearch.org/ark:/61903/1:1:MZX W-3M2
1883– 1887					Mary J. Schroeder; five structures including one 2-story house at 1021 Fulton, two structures with one 2-story & one 3-story at 1023 Fulton; value \$13,000, \$13,000, \$13,000, \$16,000, \$16,000	Inclusive of 3 lots designated as No. 5/1019 Fulton, 6/1021 Fulton, 16 /1023 Fulton [modern lots 5–7, 106, & 16].
1885	Richard Ten Broeck & Mary Cornelia (wf)	Mary Jane Schroeder (wf of Frederick A.)				60×86×68 foot lot, includes modern lots 5–7, 106, 16 fronting Putman Ave and Fulton St; Liber 1607:519.
1891– 1895					Mary J. Schroeder; [unknown number houses] including two structures with one 2-story & one 3-story at 1023 Fulton; value \$16,000	Inclusive of 3 lots designated as No. 5/1019 Fulton, 6/1021 Fulton, 16 /1023 Fulton [modern lots 5–7, 106, & 16].
1895– 1899					Mary J. Schroeder; [unknown number houses] including one 2-story at 1021 Fulton, and two structures with one 2-story & one 3-story at 1023 Fulton; value \$16,000	Inclusive of 3 lots designated as No. 5/1019 Fulton, 6/1021 Fulton, 16 /1023 Fulton [modern lots 5–7, 106, & 16].

APPENDIX A: INDIVIDUAL LOT HISTORIES

Year	Grantor	Grantee	City Directory	Census	Tax Assessment	Remarks
1900	Mary Jane Schroeder Frederick A. Schroeder			Neither in Ward 7. A Fred (81) & Mary (73) Schroeder rented a house in Ward 25.		https://familysearch.org/ark:61903/1:1:MSN-X-371

APPENDIX B: SOIL BORING DATA

ALLOWABLE SOIL BEARING PRESSURES, N.Y.C. BLDG. CODE TABLE 1804.1

CLASS OF MATERIAL	DESCRIPTION	ALLOWABLE BEARING TONS/SQ. FT.
CLASS 1a	HARD SOUND ROCK	60
CLASS 1b	MEDIUM HARD ROCK	40
CLASS 1c	INTERMEDIATE ROCK	20
CLASS 1d	SOFT ROCK	8
CLASS 2a	DENSE SAND GRAVEL AND GRAVEL	10
CLASS 2b	GRAVEL AND GRAVEL SOIL (SOIL GROUPS GW,GP, GM & GC & GROUPS SW, SP & SM CONTAINING MORE THAN 10% GRAVEL)	6
CLASS 3a	DENSE GRANULAR SOILS (GC, GM, SW, SP, SM, & SC)	6
CLASS 3b	MEDIUM GRANULAR SOILS (GC, GM, SW, SP, SM, & SC)	3
CLASS 4a	CLAYS AND CLAY SOILS (SOIL GROUPS SC, CL & H)	5
CLASS 4b	HARD	3
CLASS 4c	STIFF	2
CLASS 4d	MEDIUM	2
CLASS 5a	SILTS AND SILT SOILS (SOIL GROUPS ML & MH)	3
CLASS 5b	DENSE	1.5
CLASS 5c	MEDIUM	1.5
CLASS 6	ORGANIC SILTS, ORGANIC CLAYS, PEATS, SOFT CLAYS, LOOSE GRANAR SOILS AND VAVED SOILS	SEE 1804.2.1
CLASS 7	CONTROLLED AND UNCONTROLLED FILLS	SEE 1804.2.2

COMPACTION RELATED TO SPOON BLOWS PER FOOT			
SAND		SILT & CLAY	
LOOSE	15 OR LESS	SOFT	10 OR LESS
MEDIUM	16 TO 39	MEDIUM	11 TO 29
DENSE	40 OR MORE	HARD	30 OR MORE

SOIL DESCRIPTIONS ARE BY VISUAL EXAMINATION OF SOIL SAMPLES RECOVERED DURING DRILLING OPERATIONS.
SOIL DESCRIPTIONS ARE IN ACCORD WITH THE UNIFIED SOILS CLASSIFICATION SYSTEM AND N.Y.C. BUILDING CODE C26-1103.
GROUND WATER WAS MEASURED INSIDE THE DRILL CASING OR HOLLOW AUGER AT THE COMPLETION OF EACH BOREHOLE.
ALL BORING ELEVATIONS ARE REFERENCED TO EXISTING GROUND LEVEL AS ZERO ELEVATION.

"N"	STANDARD PENETRATION TEST (2" SPOON, 140 lb HAMMER, 30" FALL)
N = 17 BLOWS PER FOOT	SPOON BLOW COUNT IS GENERALLY SHOWN IN 6" INCREMENTS FOR 2' DRIVE TO OBTAIN BLOWS PER FOOT (N) USE THE 2ND & 3RD 6" INCREMENT

THIS REPORT IS SUBMITTED WITH THE SPECIFIC UNDERSTANDING THAT THE SOLE LIABILITY OF PHEONIX DRILLING & LABORATORIES, ITS ENGINEERS AND EMPLOYEES FOR ERRORS AND OMISSIONS IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THIS REPORT. THE USE OF THIS REPORT WILL CONSTITUTE AN ACCEPTANCE BY THE CLIENT OF THIS DISCLAIMER. THE FEE CHARGED FOT THIS REPORT IS PREDICATED UPON THIS LIMITATION OF LIABILITY WHICH IS THE ESSENCE OF THIS AGREEMENT. IF THESE TERMS ARE NOT ACCEPTABLE, CLIENT MUST NOTIFY PHEONIX DRILLING & LABORATORIES IN WRITING BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, WITHIN FIVE (5) DAYS. PHEONIX DRILLING & LABORATORIES, ITS ENGINEERS AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY OR RESPONSIBILITY FOR PERSONS OTHER THAN THE CLIENT FOR WHOM THIS WORK WAS DIRECTLY PREPARED AND ANY SUCH PERSON, FIRM OR CORPORATION RELIES ON THIS REPORT AT HIS OWN RISK.
NOTE: ALL THE FIELD SAMPLES WILL BE HELD 30 DAYS FROM THE DATE OF THIS REPORT IN OUR LABORATORY UNLESS OTHERWISE DIRECTED BY THE CLIENT IN WRITING.

TYPE OF CORE BARRELS AND DIAMOND BITS:

	SIZE	O.D.	CORE DIAMETERS
<input type="checkbox"/>	AX	1-7/8"	1-1/8"
<input type="checkbox"/>	BX	2-3/8"	1-5/8"
<input type="checkbox"/>	NX	2-15/16"	2-1/8"
<input type="checkbox"/>	AXM	1-7/8"	1-1/8"
<input type="checkbox"/>	NXM	2-15/16"	2-1/8"
<input type="checkbox"/>	B	2"	1-3/8"

WEIGHT OF HAMMERS:
300 LBS. ON 2-1/2" CASING - 18" DROP
140 LBS. ON 2" SPOON - 30" DROP
SPOON - SPLIT SAMPLER - 2" O.D. -1-3/8" I.D. (24" LONG)

MAJOR DIVISIONS		GROUP SYMBOLS	TYPICAL NAMES	
1	2	3	4	
FINE-GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE THE NO. 200 SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO.4 SIEVE SIZE	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.	
		GP	POORLY GRADED GRAVELS OR GRAVEL-SAND MIXTURES, LITTLE OR NO FINES.	
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO.4 SIEVE SIZE	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURE.	
		GC	CLAYEY GRAVELS, GRAVEL SAND-CLAY MIXTURES.	
	SANDS WITH FINES (AMOUNT OF FINES) (LITTLE OR NO FINES)	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES.	
		SP	POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES.	
	SANDS WITH FINES (AMOUNT OF FINES) (APPRECIABLE AMOUNT OF FINES)	SM	SILTY SANDS, SAND-SILT MIXTURES.	
		SC	CLAYEY SANDS, SAND-CLAY MIXTURES.	
	COARSE-GRAINED SOILS MORE THAN HALF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	SILTS & CLAYS LIQUID LIMIT IS LESS THAN 50	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY.
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS.
OL			ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY.	
SILTS & CLAYS LIQUID LIMIT IS GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS.	
		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS.	
		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS.	
		Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS.	



GROUND WATER TABLE (G.W.T) AS NOTED ON BORING LOGS, IS ONLY THE FIRST INDICATION OF WATER ENCOUNTERED BY OUR DRILLERS.

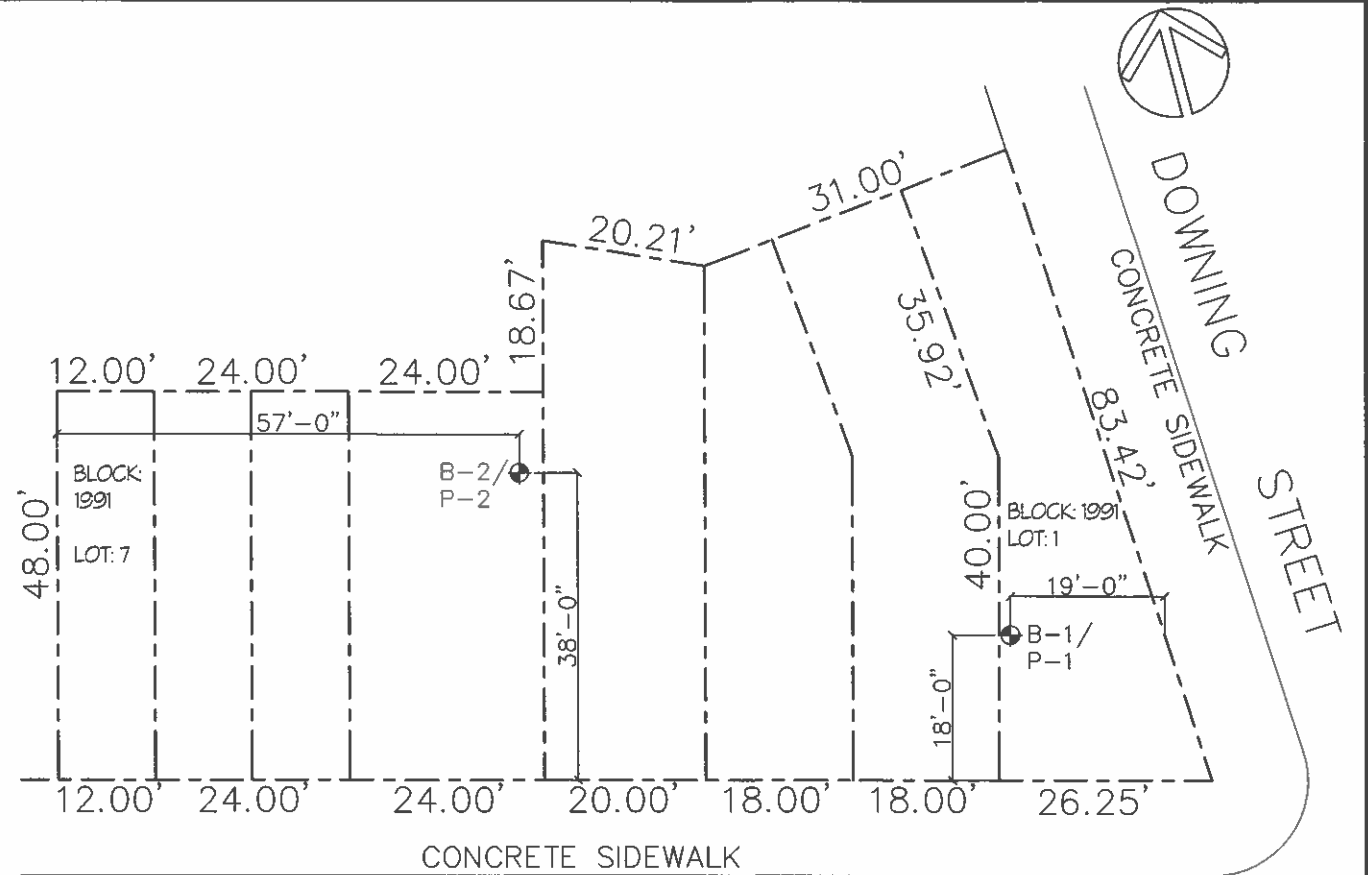
D.B.A.
AA SOIL & CONCRETE TESTING
103-17 ROCKAWAY BOULEVARD,
OZONE PARK, NY 11417

CLIENT: _____

PROJECT LOCATION: 1019 FULTON STREET, BROOKLYN, NY, 11238

DATES OF BORINGS: 06-26-15	DRAWING DATE: 06-26-15	DRAWING NUMBER	BLOCK: 1991 LOTS: 1 & 7	SHEET NO 1 OF 2
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SIEVE ANALYSIS BORING NO. _____ BELOW GROUND SURFACE	
% PASSED	% RETAINED BY NO. 4 SIEVE
% PASSED	% RETAINED BY NO. 40 SIEVE
% PASSED	% RETAINED BY NO. 60 SIEVE
% PASSED	% RETAINED BY NO. 200SIEVE
SIEVE ANALYSIS BORING NO. _____ BELOW GROUND SURFACE	
% PASSED	% RETAINED BY NO. 4 SIEVE
% PASSED	% RETAINED BY NO. 40 SIEVE
% PASSED	% RETAINED BY NO. 60 SIEVE
% PASSED	% RETAINED BY NO. 200SIEVE
SIEVE ANALYSIS BORING NO. _____ BELOW GROUND SURFACE	
% PASSED	% RETAINED BY NO. 4 SIEVE
% PASSED	% RETAINED BY NO. 40 SIEVE
% PASSED	% RETAINED BY NO. 60 SIEVE
% PASSED	% RETAINED BY NO. 200SIEVE



FULTON STREET

PLOT PLAN

SCALE: 3/32" = 1'-0"

BORING B-1						
DEPTH FT.	SPOON BLOWS PER ½ FT.		SOIL CLASSIFICATION	HOLLOW STEM AUGER	MATERIAL	REMARKS
GROUND SURFACE						
0-2	5	6	6		ORGANIC MATERIALS, SILT WITH BROKEN BRICKS	UNCONTROLLED FILL
2-4	12	15	3b		SANDY CLAY WITH BROKEN BRICKS (LANDFILL) SC	UNNATURAL FILL
4-6	5	3	3b		SANDY CLAY WITH BROKEN BRICKS (LANDFILL) SC	UNNATURAL FILL
6-8	8	10	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
8-10	16	18	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
10-12	15	15	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
12-14	18	16	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
14-16	15	12	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
16-18	12	13	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
18-20	14	16	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
20-22	17	18	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
22-24	19	19	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
24-26	20	14	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL

BORING B-2						
DEPTH FT.	SPOON BLOWS PER ½ FT.		SOIL CLASSIFICATION	HOLLOW STEM AUGER	MATERIAL	REMARKS
GROUND SURFACE						
0-2	20	20	6		ORGANIC MATERIALS, SILT WITH BROKEN BRICKS	UNCONTROLLED FILL
2-4	12	12	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
4-6	7	7	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
6-8	6	6	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
8-10	16	18	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
10-12	15	18	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
12-14	18	16	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
14-16	16	17	3b		SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
16-18	17	17	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
18-20	18	16	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
20-22	19	16	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
22-24	19	17	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
24-26	19	18	3a		FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL

GROUND WATER TABLE (G.W.T) AS NOTED ON BORING LOGS, IS ONLY
THE FIRST INDICATION OF WATER ENCOUNTERED BY OUR DRILLERS.

D.B.A.

AA SOIL & CONCRETE TESTING

103-17 ROCKAWAY BOULEVARD,
OZONE PARK, NY 11417

CLIENT: _____

PROJECT LOCATION: 1019 FULTON STREET, BROOKLYN, NY, 11238

DATES OF BORINGS:

06-26-15

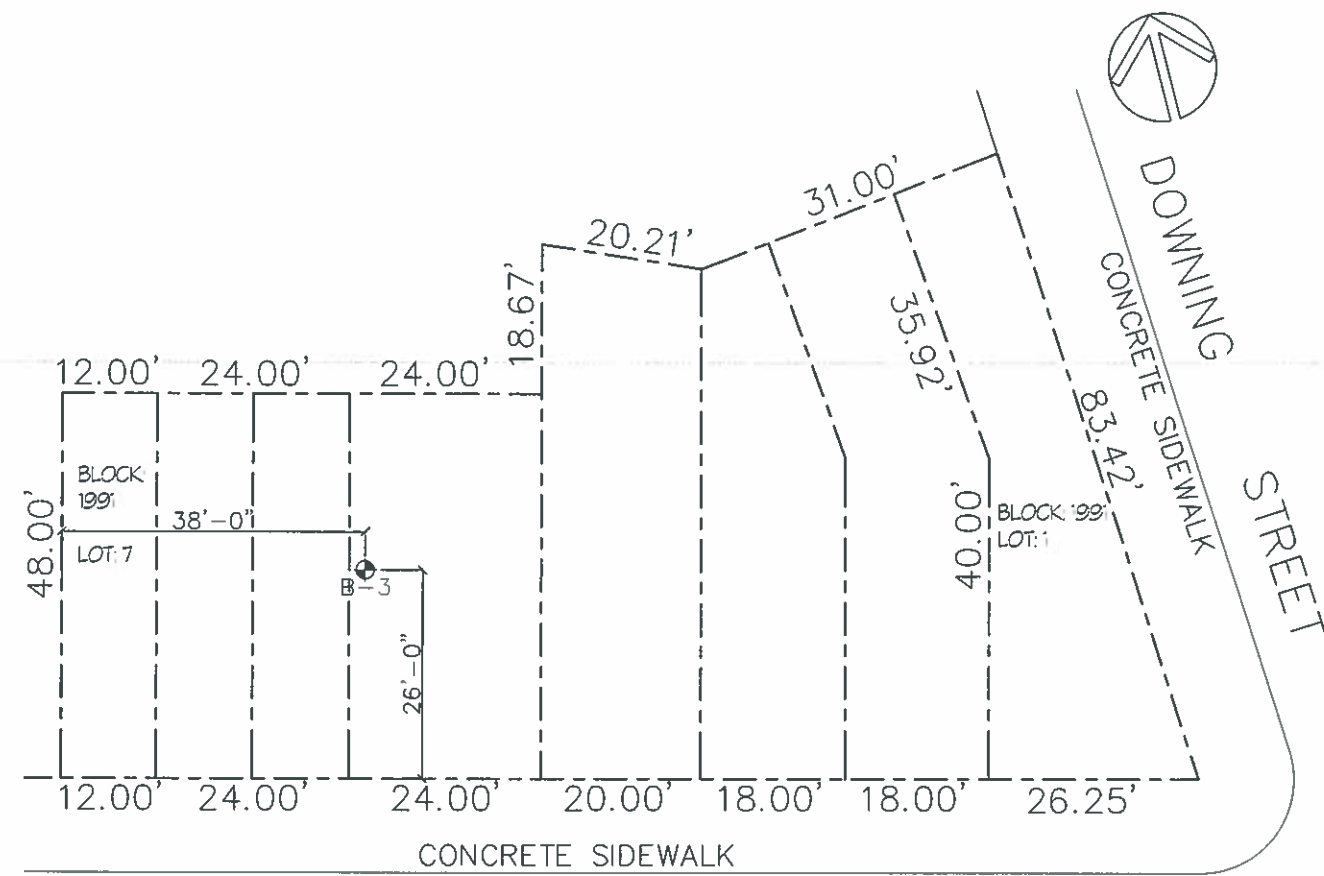
DRAWING DATE:

06-26-15

DRAWING NUMBER

BLOCK: 1991
LOTS: 1 & 7

SHEET NO
2 OF 2



FULTON STREET

PLOT PLAN

SCALE: 3/32" = 1'-0"



SIEVE ANALYSIS BORING NO. _____ BELOW GROUND SURFACE	
% PASSED	% RETAINED BY NO. 4 SIEVE
% PASSED	% RETAINED BY NO. 40 SIEVE
% PASSED	% RETAINED BY NO. 60 SIEVE
% PASSED	% RETAINED BY NO. 200SIEVE
SIEVE ANALYSIS BORING NO. _____ BELOW GROUND SURFACE	
% PASSED	% RETAINED BY NO. 4 SIEVE
% PASSED	% RETAINED BY NO. 40 SIEVE
% PASSED	% RETAINED BY NO. 60 SIEVE
% PASSED	% RETAINED BY NO. 200SIEVE
SIEVE ANALYSIS BORING NO. _____ BELOW GROUND SURFACE	
% PASSED	% RETAINED BY NO. 4 SIEVE
% PASSED	% RETAINED BY NO. 40 SIEVE
% PASSED	% RETAINED BY NO. 60 SIEVE
% PASSED	% RETAINED BY NO. 200SIEVE

BORING B-3					
DEPTH FT.	SPOON BLOWS PER 1/2 FT.	SOIL CLASSIFICATION	HOLLOW STEM AUGER	MATERIAL	REMARKS
GROUND SURFACE					
0-2	6	4	6	ORGANIC MATERIALS, SILT WITH BROKEN BRICKS	UNCONTROLLED FILL
2-4	7	4	3b	SANDY CLAY WITH BROKEN BRICKS (LANDFILL) SC	UNNATURAL FILL
4-6	8	6	3b	SANDY CLAY WITH BROKEN BRICKS (LANDFILL) SC	UNNATURAL FILL
6-8	10	10	3b	SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
8-10	8	10	3b	SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
10-12	12	10	3b	SANDY CLAY WITH TRACES OF GRAVEL (SC)	NATURAL FILL
12-14	12	13	3a	FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
14-16	14	16	3a	FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
16-18	16	18	3a	FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL
18-20	16	15	3a	FINE SAND WITH TRACES OF GRAVEL (SW)	NATURAL FILL

HIT ROCK, DRILL REFUSED TO
PENETRATE ROCK

GROUND WATER TABLE (G.W.T) AS NOTED ON BORING LOGS, IS ONLY THE FIRST INDICATION OF WATER ENCOUNTERED BY OUR DRILLERS.				
D.B.A.				
AA SOIL & CONCRETE TESTING				
103-17 ROCKAWAY BOULEVARD, OZONE PARK, NY 11417				
CLIENT: _____				
PROJECT LOCATION: 1019 FULTON STREET, BROOKLYN, NY, 11238				
DATES OF BORINGS: 09-22-15	DRAWING DATE 09-22-15	DRAWING NUMBER	BLOCK: 1991 LOTS: 1 & 7	SHEET NO 2 OF 2

ENVIRONMENTAL REVIEW

HOUSING PRESERVATION AND DEV. / ER.K

10/5/2015

Project number**Date received****Properties with no Architectural significance:**

- 1) ADDRESS: FULTON STREET, BBL: 3019910001
- 2) ADDRESS: 1029 FULTON STREET, BBL: 3019910002
- 3) ADDRESS: 1027 FULTON STREET, BBL: 3019910003
- 4) ADDRESS: 1025 FULTON STREET, BBL: 3019910004
- 5) ADDRESS: 1023 FULTON STREET, BBL: 3019910005
- 6) ADDRESS: 1021 FULTON STREET, BBL: 3019910006
- 7) ADDRESS: 1019A FULTON STREET, BBL: 3019910106
- 8) ADDRESS: 1019 FULTON STREET, BBL: 3019910007
- 9) ADDRESS: 1826 PUTNAM AVENUE, BBL: 3019910016

The following properties possess archaeological significance:

- 1) ADDRESS: FULTON STREET, BBL: 3019910001
- 2) ADDRESS: 1029 FULTON STREET, BBL: 3019910002
- 3) ADDRESS: 1027 FULTON STREET, BBL: 3019910003
- 4) ADDRESS: 1025 FULTON STREET, BBL: 3019910004
- 5) ADDRESS: 1023 FULTON STREET, BBL: 3019910005
- 6) ADDRESS: 1021 FULTON STREET, BBL: 3019910006
- 7) ADDRESS: 1019A FULTON STREET, BBL: 3019910106
- 8) ADDRESS: 1019 FULTON STREET, BBL: 3019910007
- 9) ADDRESS: 1826 PUTNAM AVENUE, BBL: 3019910016

Comments:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014).



10/8/2015

SIGNATURE

DATE

Attachment B
Transportation Tables

Table 1 : Transportation Planning Factors
1019-1029 Fulton Street, Brooklyn NY

Land Use:	Residential	Local Retail
	d.u.	Space-sq.ft.
Size/Units:	45	6,524
	(1)	(1)
Trip Generation:		
Weekday	8.075	205
Saturday	9.6	240
	per d.u.	per 1,000 sq.ft.
Linked-Trip:	-	25%
Temporal Distribution:	(1)	(1)
AM Peak Hour	10%	3%
MD Peak Hour	5%	19%
PM Peak Hour	11%	10%
Saturday Midday Peak Hour	8%	10%
	(2)	(3)
Modal Split :	AM/MD/PM/Sat.Mid.	AM/MD/PM/Sat.Mid.
Auto	9.5%	15%
Taxi	0.4%	0%
Subway	50.6%	6%
RR	1.4%	0%
Bus	7.8%	6%
Walk	16.8%	73%
Other	13.5%	0%
Total	100%	100%
Vehicle Occupancy:	(2)	(3)
Auto	1.06	2
Taxi	1.40	2
	(1)	(1)
Truck Trip Generation:		
Weekday	0.06	0.35
Saturday	0.02	0.04
	per d.u.	per 1,000 s.f.
	(1)	(1)
AM Peak Hour	12%	8%
MD Peak Hour	9%	11%
PM Peak Hour	2%	2%
Saturday Midday Peak Hour	9%	11%
	(1)	(1)
AM/MD/PM/Saturday Midday	50/50	50/50

Sources:

(1)-2014 CEQR Technical Manual, Table 16-2.

(2)-2008-2012 American Community Survey (ACS)-PUMA # 4004 data, Brooklyn N.Y.

For Affordable residential development.

(3)_P & Z

Table 2 : Estimated Person and Vehicular Trips
1019-1029 Fulton Street, Brooklyn NY

Land Use:	Residential	Commercial Retail	Total Net
	d.u.	sq.ft.	Demand
Size/Units:	45	10,142	
Peak hour Trips			
AM Peak Hour	36	30	66
Midday Peak Hour	18	191	209
PM Peak Hour	40	100	140
Saturday Midday Peak Hour	35	117	152
<u>Person Trips:</u>			
<i>AM Peak Hour</i>			
Auto	3	5	8
Taxi	0	0	0
Subway	18	2	20
R.R.	1	0	1
Bus	3	2	5
Walk	6	22	28
Other	5	0	5
Total	36	30	66
			58
<i>Midday Peak Hour</i>			
Auto	2	29	30
Taxi	0	0	0
Subway	9	11	21
R.R.	0	0	0
Bus	1	11	13
Walk	3	139	142
Other	2	0	2
Total	18	191	209
			178
<i>PM Peak Hour</i>			
Auto	4	15	19
Taxi	0	0	0
Subway	20	6	26
R.R.	1	0	1
Bus	3	6	9
Walk	7	73	80
Other	5	0	5
Total	40	100	140
			121
<i>Saturday Midday Peak Hour</i>			
Auto	3	18	21
Taxi	0	0	0
Subway	17	7	25
R.R.	0	0	0
Bus	3	7	10
Walk	6	86	92
Other	5	0	5
Total	35	117	152
			131

Vehicular Trips

AM Peak Hour

Auto (Total)	3	2	6
Taxi	0	0	0
Taxi (Balanced)	0	0	0
Truck	0	0	0
Truck(Balanced)	0	0	0
Total	3	2	6

Midday Peak Hour

Auto (Total)	2	14	16
Taxi	0	0	0
Taxi (Balanced)	0	0	0
Truck	0	0	0
Truck(Balanced)	0	0	0
Total	2	14	16

PM Peak Hour

Auto (Total)	4	8	11
Taxi	0	0	0
Taxi (Balanced)	0	0	0
Truck	0	0	0
Truck(Balanced)	0	0	0
Total	4	8	11

Saturday Midday Peak Hour

Auto (Total)	3	9	12
Taxi	0	0	0
Taxi (Balanced)	0	0	0
Truck	0	0	0
Truck(Balanced)	0	0	0
Total	3	9	12