



**IN THE MATTER OF** an application submitted by New York City Department of Small Business Services on behalf of the Cypress Hills Fulton Business Improvement District Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the formation of the Cypress Hills Fulton Business Improvement District, Borough of Brooklyn, Community District 5.

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On February 2, 2024, on behalf of the Cypress Hill Fulton Business Improvement District (BID), the New York City Department of Small Business Services (SBS) submitted a District Plan, for the formation of the Cypress Hills Fulton BID, Borough of Brooklyn, Community District 5.

## **BACKGROUND**

Located in Eastern Brooklyn, the Cypress Hills neighborhood and surrounding area is a vibrant mixed-use hub with high foot traffic and proximity to transit, with the J and Z train lines serving the area, with stops at Van Sicten Avenue, Norwood Avenue, and Crescent Street. The neighborhood has several cultural draws, including both Highland and Forest Parks, along with the Cypress Hills and Evergreen Cemeteries. The proposed BID would cover about 26 blocks and cover 325 businesses, encompassing properties along Fulton Street between Van Sicten Avenue and Eldert Lane. The BID area is zoned primarily R6A/C2-4, R6B/C2-4, R5/C1-2, and R5/C2-3 and is generally characterized by multi-story buildings with ground-floor commercial and apartments above.

The BID formation process is being led by Cypress Hills LDC, a long standing community group in the area that was first formed in 1983. The effort has support from numerous additional businesses and is serving the local community through multiple programs and a \$20 million

budget. Support for the BID reached the established numbers required by the Department of Small Business Services in order for the formation to proceed.

Funded by an assessment on properties within the BID, the estimated first-year BID budget after amending the District Plan would be \$400,000. Each property's annual contribution to the BID would be based on the building's size and street frontage. The median yearly contribution for a commercial or mixed-use tax lot would be approximately \$669. Tax lots with only residential uses would be assessed at an annual flat fee of \$1 per lot. Government and not-for-profit-owned property devoted solely to public or not-for-profit use would be exempt from an assessment.

Services proposed by the BID are sanitation, public safety, marketing and events, streetscape improvements and repairs, as well as other services above and beyond what is already offered by the city. The BID would also coordinate and advocate on behalf of its members for improvements to the area. The District Plan proposes the following first-year BID budget allocation:

- Sanitation services;
- Public safety services;
- Marketing and promotion services;
- Streetscape/Repairs;
- Other services ;
- Administration
- 

## **ENVIRONMENTAL REVIEW**

The District Plan was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York State Code

of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 24SBS001K. The lead agency is SBS.

A Negative Declaration was issued on January 22, 2024, after a study of the potential environmental impact of the proposed action.

## **PUBLIC REVIEW**

On February 2, 2024, SBS submitted to the Department of City Planning a Cypress Hills Fulton BID District Plan. The District Plan was then transmitted for review to the Office of the Mayor, the Office of the Brooklyn Borough President, the City Council Speaker, the City Council Member for Council District 37, and Brooklyn Community Board 5.

### **Community Board Public Hearing**

Brooklyn Community Board 5 held a public hearing on this application (N 240266 BDK) on February 28, 2024, and by a vote of 26 in favor, none opposed, and none abstaining, adopted a resolution recommending approval with conditions of the proposed BID amendment:”

- Cypress Hills Fulton BID provide direct opportunities local vendors to subcontract for sanitation, security, products, and other services needed for businesses included in the BID mapping.
- Cypress Hills Fulton BID hire locally for any opportunities within the BID - specifically for residents in CB5 (zip codes 11207, 11208, 11239)
- Cypress Hills Fulton BID work closely with CB5 in relation to encouraging State Liquor Authority (SLA) license holders on Fulton to follow guidelines for SLA licensing renewals with the Community Board, and monitor quality of life issues that may be negatively impacting surrounding residents”

### **City Planning Commission Public Hearing**

On February 21, 2024 (Calendar No. 3), the Commission scheduled March 6, 2024 for a public hearing on the BID District Plan. On March 6, 2024 (Calendar No. 26), the hearing was duly held. Four speakers testified in favor of the proposal, and none in opposition.

A representative from SBS stated that they supplied technical support for this BID amendment, advising the BID steering committee through the planning, outreach, and legislative phases of the amendment process. The representative spoke about the supplemental and beneficial nature of BID services.

A senior staff member of the Cypress Hills Local Development Corporation spoke about the cost of administration in the BID's proposed budget and the responsibilities of the executive director in advocating and liaising with city agencies and neighborhood institutions.

Two business and property owners spoke in favor of the proposal, noting they have worked in the proposed BID boundary for many years and stated the BID services would improve the sanitation and safety of the corridor.

There were no other speakers, and the hearing was closed.

### **CONSIDERATION**

The Commission believes the proposal to form the Cypress Hills Fulton Business Improvement District (N 240266 BDK) is appropriate.

BIDs serve an important function to the city, as they promote healthy economic development for the communities they serve and help retain and attract businesses. The proposed amendment would create a BID for the neighborhood that can deliver better outcomes for residents and

businesses by providing a more effective, uniform approach and economies of scale in service delivery.

**RESOLUTION**

The Commission supports the proposed BID District Plan and has adopted the following resolution:

**RESOLVED**, that the City Planning Commission certifies its unqualified approval of the amended District Plan for the Cypress Hills Fulton Business Improvement District.

The above resolution duly adopted by the City Planning Commission on April 3, 2024 (Calendar No. 5) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

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**RASMIA KIRMANI-FRYE, ORLANDO MARÍN,**  
**JUAN CAMILO OSORIO, RAJ RAMPERSHAD,** *Commissioners*

**DISTRICT PLAN**

**for the**

**CYPRESS HILLS FULTON**

**BUSINESS IMPROVEMENT DISTRICT**

**in**

**THE CITY OF NEW YORK**

**BOROUGH OF BROOKLYN**

January 11, 2024

PREPARED PURSUANT TO SECTION 25-405(a) OF CHAPTER 4 OF TITLE 25 OF THE  
ADMINISTRATIVE CODE OF THE CITY OF NEW YORK

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## **I. DESCRIPTION OF THE DISTRICT**

The Cypress Hills Fulton Business Improvement District (the “District”) is located in the northern section of East Brooklyn in and around the Cypress Hills neighborhood. The District, mapped in detail in Exhibit A (“District Map”) is composed of 26 street blocks. It will generally include all properties along both sides of Fulton Street from the east of Van Siclen Avenue to the west of Elderts Lane. The District also includes properties on Crescent Street from Fulton Street to Cesiah Toro Mullane Place.

The Mayor of the City of New York, by written authorization dated December 12, 2023, a copy of which is annexed hereto as Exhibit B, has provided for the preparation of this plan (the “Plan”) pursuant to authority granted by Local law 96 of 1989 (the “Law”).

## **II. DISTRICT PROFILE AND PRESENT USES OF THE DISTRICT PROPERTY**

### **DISTRICT PROFILE**

Cypress Hills is a neighborhood located in the eastern part of Brooklyn. It is bordered by East New York to the west and south, Highland Park to the north, and the borough of Queens to the east. The neighborhood is bounded by Atlantic Avenue to the south, Jamaica Avenue to the north, Pennsylvania Avenue to the west, and the Brooklyn-Queens border to the east.

The Cypress Hills, Fulton street-area is a historic and culturally rich commercial corridor. The area is home to a mix of residential and commercial buildings. Ground floor retail establishments occupy most of the neighborhood's properties, while upper floors often contain commercial or residential spaces. The history of Cypress Hills is rooted in its industrial past, with many of the buildings originally constructed as factories and warehouses. Over time, the neighborhood has evolved into a diverse and vibrant community, attracting a wide range of businesses, including small local shops, restaurants, convenience stores, and service providers. Many of the businesses in this area are locally owned and operated.

Cypress Hills is home to a diverse population, including Hispanic, African American, South Asian, and Caribbean communities. The area is known for its family-oriented atmosphere, with many community events and activities throughout the year.



The area is home to several parks and green spaces, including Highland Park, which offers baseball, basketball, tennis, and soccer fields along with hiking and picnic areas around the beautiful Ridgewood Reservoir. A series of 13 cemeteries border the community. The Cypress Hills Cemetery, the Evergreen Cemetery, and a National Cemetery originally dedicated by Abraham Lincoln are notable landmarks in the area.

The area is well-served by public transportation, allowing for easy access to and from the corridor. The corridor is served by the J and Z subway line which connect the district to parts of Queens, Brooklyn, and Manhattan. The trains stop at Van Siclen Avenue, Cleveland Street, Norwood Avenue, Crescent Street, and Cypress Hills on the Broadway-Brooklyn Line. Bus route B13 also crosses the district at Crescent Street.

Overall, Cypress Hills is a vibrant and diverse neighborhood that offers affordable housing options, convenient transportation, and access to outdoor spaces.

The district is located within Brooklyn Community Board 5 and NYPD's 75th Precinct. The area is also located within New York City Council District 37, New York State Assembly District 54, New York State Senate District 19, and New York's 7th Congressional District.

## B. PRESENT USES OF DISTRICT PROPERTY

### **Zoning**

The properties in the District are mostly mixed-use. The District largely contains commercial overlays. C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residential districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Thirty-seven (37) blocks of the District are zoned C2-4 (between Euclid Avenue to Van Siclen), two (2) blocks are zoned C2-3 (between Pine Street and Euclid Avenue), two (2) blocks are zoned C2-2 (between Euclid Avenue and Grant Avenue), and twelve (12) blocks are zoned C1-2 (between Grant Avenue and Pine Street).

Typical retail uses in the District include neighborhood grocery stores, restaurants, and beauty parlors. C2 zones permit a slightly wider range of uses, such as funeral homes and repair services.

In mixed-use buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

### **Commercial/Retail**

Fulton Street boasts a total of 321 commercially zoned properties. Some buildings contain commercial office space. The area also features five parking lots.

The top five industries represented in Fulton Street's commercial space include:

(1) beauty/nail salons and barbershops (about 13%), (2) fast food and snack shops (about 12%), (3) grocery stores (about 7%), (4) laundromats (about 6%), and (5) apparel stores (about 5%). The corridor houses several long-standing businesses that have been operating on Fulton Street for 40 to 65 years.

### **Residential**

There are 46 exclusively residential properties, all multi-family buildings.

### **Government and Not-for-Profit**

There are a total of 10 exempt properties. Two (2) are owned by the NYC Transit Authority, one public school (P.S. 290 Juan Morel Campos School), and seven (7) owned by Cypress Hills Local Development Corporation, a not-for-profit corporation.

### **Transportation**

Fulton Street is served by the J/Z subway lines that have stops in the District. The B13 bus line intersects Fulton St along Crescent St. The Q24 Bus line runs on the parallel Atlantic Ave and the Q56 Bus line on the parallel Jamaica Ave.

## **III. PROPOSED SERVICES**

### **A. DISTRICT SERVICES**

The services to be provided pursuant to this Plan (the "Services") will include those required for the enjoyment, protection, and general welfare of the public, for the promotion and enhancement of the District, and to meet the needs identified by the members of the District. The Services shall be performed under the direction of the District Management Association (hereinafter, the "DMA"). All services performed under the direction of the DMA will be subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof.

## **1. SANITATION**

The DMA is authorized to administer a sanitation program, which may include, but shall not be limited to: the sweeping and cleaning of sidewalks and curbs; maintenance of trash receptacles; graffiti removal; maintenance of street furniture and management of news boxes; and snow removal at street corners within the District. Sanitation services will be performed with the cooperation of the NYC Department of Sanitation. Any sanitation program approved by the Board of Directors will be closely coordinated with the New York City Department of Sanitation and any other government City agency with relevant jurisdiction. The program will supplement, but will not replace, City sanitation services or cleaning by property owners/managers.

## **2. SECURITY/PUBLIC SAFETY**

The DMA is authorized to administer a security/public safety program, which may include, but shall not be limited to, public safety services with a focus on pedestrian areas and solutions to manage the shared sidewalk spaces throughout the district and help to mitigate the impact of vagrancy, loitering, and improper usages of space. Potentially hire or subcontract agents who patrol and work in conjunction with the local NYPD Precinct and other service providers such as homeless outreach, crisis mental health and crime prevention efforts. Any security/public safety program shall operate in conjunction with the local police precinct to accomplish program objectives and maximize public safety in a manner consistent with our vision for early intervention/prevention of violence.

## **3. MARKETING & PROMOTIONS**

The DMA is authorized to administer marketing and promotion services for the District. A marketing and promotion program for the District is intended to increase district awareness and business activity for all retailers and businesses, which may include, but shall not be limited to: holiday lights and programming, events, digital media development, a website, social media presence and advertising.

## **4. STREETScape/BEAUTIFICATION**

The DMA is authorized to administer beautification services for the District, which may include, but shall not be limited to: the purchase and /or maintenance of banners, street furniture, and planters; execution of graffiti removal; and power-washing programming.

## **5. ECONOMIC DEVELOPMENT**

The DMA is authorized to administer economic development services for the District, which may include, but shall not be limited to, one-on-one consultation with individual businesses focused on connecting them with appropriate resources and/or technical assistance. Translation on an incidental basis and guidance/advocacy regarding fines are also expected services of the DMA administration.

## **6. ADVOCACY**

The DMA may act as an advocate on behalf of the District. This includes working to ensure Cypress Hills Fulton Street is receiving appropriate levels and intensity of municipal services, as well as liaising with all city agencies to address issues relating to city service delivery and with utilities and other private concerns to coordinate interventions and activities that affect the quality of life in the District. Issues may include delivery of City services, program oversight, professional and human/social resources, regulatory climate and enforcement.

## **7. ADMINISTRATION**

Administration of the District will be performed by a salaried staff (the "Staff"), either in-house or contracted, and may include an Executive Director and any staff deemed necessary by the Board of Directors of the DMA. The Staff will oversee long-and short-term projects in connection with the District Services and Improvements, as directed by the DMA's Board of Directors for the benefit of the District constituents. The Staff may also serve as spokesperson for the BID's business owners and merchants, collectively and individually, as authorized by the DMA's Board of Directors and the individual business owner or merchant. Additional administrative expenses may include, but not be limited to, payroll, rent office, rent storage, organization insurance, communications, refreshments for essential meetings, utilities, consultants, accounting, and other operation costs.

## **8. ADDITIONAL SERVICES**

Subject to any approvals and controls that may be required by a New York City agency having jurisdiction thereof, in addition to the approval of the Board of Directors of the DMA, in subsequent years the District may provide such additional services as are necessary and permitted by applicable law.

### **B. IMPLEMENTATION**

It is anticipated that the DMA will commence most services during the first Contract Year (hereinafter defined).

C. GENERAL PROVISIONS

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by the New York City on a citywide basis.
2. The Staff and/or subcontractors of the DMA may render such administrative services as needed to support performance of the Services.

All Services need not be performed in every Contract Year. In the event that in any given Contract Year the aggregate revenue of the DMA is not sufficient to equal the total operating budget of the DMA, then subject to any controlling provisions within the Contract between the City of New York and the DMA, the DMA may elect to forgo providing any services necessary in order to meet the organization's required minimum obligations as identified in the annual operating budget.

IV. PROPOSED IMPROVEMENTS

A. IMPROVEMENTS

The improvements (the "Improvements") to be provided pursuant to this Plan may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City or State agency shall be submitted to that City or State agency, and to the affected Community Board prior to undertaking any Improvements:

1. Sidewalk amenities to identify, enhance and beautify the District based on the design and final discretion of the DMA Board of Directors.
2. Street and sidewalk amenities to improve pedestrian experience and safety, which may include, but not limited to:
  - a. Trash receptacles
  - b. Light poles
  - c. Signage / Gateways
  - d. Benches and/or street furniture
  - e. Information boards and kiosks

- f. Signage for wayfinding with particular attention to the park and cemeteries that draw external visitors to the community.

If necessary, the DMA will select and hire experienced, insured/bonded contractors to create, install, and maintain any signs, banners, or other streetscape furniture throughout the District, and obtain any required permits and licenses for all DMA programs.

**B. IMPLEMENTATION SCHEDULE**

It is anticipated that the Improvements, as identified by the DMA, may be implemented as expeditiously as possible under supervision of the DMA.

**C. GENERAL PROVISIONS**

1. All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by the City of New York on a citywide basis, benchmarks for which will be monitored.
2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support implementation and construction of the Improvements.

**V. PROPOSED SOURCE OF FUNDING**

**A. SOURCES OF FUNDING: GENERAL**

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) proceeds arising from indebtedness, as permitted pursuant to paragraph D herein below, and (iv) administrative costs necessary to support the program contemplated under this Plan shall be the sources of funding described in paragraphs B through G (inclusive). Subject to requirements of the law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Plan.

**B. SOURCES OF FUNDING: ASSESSMENTS**

The DMA will enter into a Contract (hereinafter defined) for the purpose of having the City of New York levy, collect and disburse to the DMA, assessments with respect to the Benefited Properties (hereinafter defined) in exchange for the rendering of Services and Improvements. Such assessments, as described herein below, shall be defined as "Assessments".

## 1. GENERAL

To defray the cost of Services and Improvements in the District, as herein before defined, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District shall yield an amount sufficient to meet the District's annual budget as determined by the DMA. Each individual assessment shall be calculated based upon a formula (set forth below) applicable to the class of property (hereinafter defined).

## 2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described below as Classes A, B, and C shall be assessed as follows:

### CLASS A PROPERTY – COMMERCIAL, MIXED-USE, PARKING FACILITIES AND VACANT LOTS

All properties in whole or in part devoted to commercial use or mixed-use, including parking facilities and vacant lots, are defined as Class A property and shall be assessed 50% based on linear front footage (FF) and 50% based on commercial square footage (CSF), with \$150 corner charge applied to Class A corner properties in the following manner:

$$\text{Class A FF Rate} = \frac{50\% \times (\text{Total budget} - \text{sum of Class A corner charges} - \text{sum of Class B charges})}{\text{Total Class A FF}}$$

$$\text{Class A CSF Rate} = \frac{50\% \times (\text{Total budget} - \text{sum of Class A corner charges} - \text{sum of Class B charges})}{\text{Total Class A CSF}}$$

$$\text{Individual Class A assessment} = (\text{FF} \times \text{Class FF rate}) + (\text{CSF} \times \text{Class A CSF rate}) + \$150 \text{ for corner tax lots}$$

At the time of this proposal, the rates are approximately \$20 per frontage foot (FF) + \$0.25 per commercial square foot (CSF)

\*Commercial condominiums within the same building shall apportion the shared FF equally among the commercial condos.

\*For corner tax lots, linear front footage facing Fulton Street shall be used to calculate FF assessment.

\*For Class A corner properties an additional \$150 charge shall be applied.

### CLASS B PROPERTY – Residential

All properties devoted in whole to residential uses are defined as Class B and will be assessed at one dollar (\$1.00) per year.

### CLASS C PROPERTY — Government, Non-profit, Church (or house of worship), other qualified exemption

Not-For-Profit and Government owned property in whole to public or not-for-profit use shall be classified as Class C and be exempt from assessment. Not-For-Profit or Government owned property devoted in part to commercial uses shall be assigned to the appropriate class and the proportion of the property devoted to for-profit uses shall be assessed in the same manner as defined within the appropriate class description and assessment formula.

### **3. LIMITATIONS ON ASSESSMENT**

The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments, may not exceed 20% of the total general City taxes levied in that year against the Benefited Properties.

#### **C. SOURCE OF FUNDING: GRANTS AND DONATIONS**

The DMA may accept grants and donations from private institutions, the City, State or Federal government, other public and private entities and individuals, elected officials, universities, corporations, partnerships, not-for-profit organizations, and charitable foundations.

#### **D. SOURCE OF FUNDING: BORROWING**

1. Subject to subparagraphs 2 and 3 in this subsection D of section V, and with the approval of its Board of Directors, the DMA may borrow money from private lending institution, the City, other public and private entities or individuals, firms, corporations or partnerships, and other not-for-profit organizations for the purposes of funding operations or financing the cost of Services or Improvements.
2. The use of monies received by the DMA from the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditure and use of such monies,



and (ii) any contractual requirements imposed by the City (whether pursuant to any Contract or otherwise) or by any other public entity, as the case may be.

3. Any loans, which the DMA may enter into as a borrower shall be subject to Section VI of this Plan.

E. SOURCE OF FUNDING: CHARGES FOR USER RIGHTS

Subject to the approval and control of the appropriate City Agency, the DMA may, in accordance with Section IX of this Plan, impose charges as consideration for the sub-granting or sub licensing of user rights (hereinafter defined) as such charges and user rights are described in Section IX of the Plan.

F. SOURCE OF FUNDING: OTHER

The DMA may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

G. ASSIGNMENT OF FUNDING

The DMA may assign revenues from the sources of funding described in paragraphs A, B, C, D, E and F of this Section V for the purpose of securing loans which the DMA may enter in pursuant to paragraph D of this Section V, provided such assignments are subject to the requirements of Section V of this Plan.

**VI. PROPOSED EXPENDITURES: ANNUAL BUDGETS**

A. TOTAL ANNUAL EXPENDITURES AND MAXIMUM COST OF IMPROVEMENTS

The total amount proposed to be expended by the DMA for Improvements, if any, Services and Administrative/Operational is \$400,000 as more fully set forth in Subsection B of this Section VI. In subsequent years, the maximum amount to be expended in any contract year shall not exceed \$400,000. It is anticipated that this amount will be collected from the Assessments, as set forth in Section V, above.

The total, as proposed to be expended by the DMA for any subsequent Contract Year, shall not be greater than the aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted under Section V of this Plan. During the existence of this BID, the maximum cost of the Improvements, if any, will not exceed \$4,000,000.

**B. ANNUAL BUDGET**

**1.**

**FIRST YEAR BUDGET**

It is estimated that the annualized budget of proposed expenditures to be as follows:

|                     |                |
|---------------------|----------------|
| Sanitation          | \$139,780      |
| Public Safety       | 51,220         |
| Marketing/Events    | 33,500         |
| Streetscape/Repairs | 12,500         |
| Other Services      | 2,000          |
| Administration      | 161,000        |
| <b>Total</b>        | <b>400,000</b> |

**2.**

**SUBSEQUENT BUDGETS**

The DMA shall establish for each Contract Year after the First Contract Year, a proposed budget of expenditures that must be approved by the Board of Directors. Such proposed budgets shall with respect to the Contract Years to which they respectively apply: (i) reasonably itemize the purposes for which monies are proposed to be expended by the DMA; (ii) specify the amount, if any, proposed to be expended by the DMA for debt service; and (iii) set forth the total amount proposed to be expended (the "Total Annual Budget Amount"). A proposed budget, whether for the First Contract Year or for a subsequent Contract Year, shall be referred to as a "Budget".

**3.**

**GENERAL PROVISIONS**

1. The DMA shall make no expenditure other than in accordance with and pursuant to:
  - a. a Budget for which a Total Annual Budget Amount has been approved by the City and the Directors of the DMA;
  - b. any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or
  - c. any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but unexpended in, a previous Contract Year.

2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount that the DMA may expend for the Contract Year in question, pursuant to subsection A of this Section VI.
3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the DMA's debt service obligations for the Contract Year in question.
4. Subject to the DMA's need to satisfy its debt service obligations for the Contract Year in question, the DMA may revise the itemizations within any Budget accordingly.
5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the DMA may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.
6. In the event the DMA needs to re-allocate its non-debt service expenditures for the Contract Year in question, and provided further, that any debt service has been provided for, the DMA may revise the itemizations within any Budget to accomplish such goal with the appropriate review and approval of the Board of Directors and in accordance with the Contract.

**VII. BENEFITED PROPERTIES**

The providing of Services and Improvements shall benefit all properties within the District (hereinafter the "Benefited Properties"). The Benefited Properties are illustrated by the District Map (Exhibit A) and tax block and lots indicated in Exhibit C.

**VIII. DISTRICT MANAGEMENT ASSOCIATION**

The DMA established for the Cypress Hills Fulton Business Improvement District shall be incorporated under Section 402 of the New York State Not-for-Profit Corporation Law. The DMA shall be organized for the purpose of executing the responsibilities of a DMA as set forth in the Law. Furthermore, the DMA shall carry out the activities prescribed in the Plan and shall promote and support the District.

The DMA shall be organized exclusively for charitable and education purposes as specified in Section 501 (c) of the Internal Revenue Code, as amended.

The DMA shall have four (4) classes of voting membership and one class of non-voting membership. The voting classes are composed of: (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District, (iv) public representatives. The non-voting class shall include

community board representatives, and may include others with an interest in the welfare of the District.

Each voting class shall elect members to the Board of Directors in the manner prescribed by the By-Laws of the Corporation. The Board of Directors shall include the representatives of owners of record of real property located within the District (which shall constitute a majority of the Board), representatives of both commercial and residential tenants (including proprietary leases) leasing space in the buildings within the District and one member appointed by each of the following public officials: the Mayor of the City; the Comptroller of the City; the Borough President of Brooklyn; and the City Council member who represents the District or, if more than one City Council member represents a portion of the District, by appointment of the Speaker of the City Council. The Community Board Chairperson or designated representative shall serve in a non-voting capacity.

## **IX. USER RIGHTS**

### **A. USER RIGHTS: GENERAL**

The DMA may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided, however, that the User Rights to be so undertaken or permitted by the DMA shall have been: (i) set forth in this Plan or authorized for licensing or granting by the City Council, and (ii) licensed or granted to the DMA by the City pursuant to the Contract, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in this Plan, or the aforesaid Local Law with respect to User Rights, and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements may include but shall not be limited to:

- (i) requirements as to what consideration the DMA shall pay to the City for the grant and/or license in question;
- (ii) requirements as to whether and how the DMA may permit other persons to undertake the User Rights in question pursuant to a sub-grant or sub license;
- (iii) requirements as to what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and
- (iv) requirements as the general regulation of the User Rights by whomsoever undertaken.

## **B. USER RIGHTS: PROPOSED**

Subject to the approval and control of the appropriate City agency and/or subject to any requirements set forth in any Contract, the DMA may undertake or permit the following User Rights, subject to the requirements set forth in the Contract.

1. Any marketing or beautification program that makes use of the NYC Department of Transportation light poles or fixtures
2. Information and promotion kiosks
3. Newsstands
4. News boxes
5. User rights not specifically granted may be authorized with prior written approval of the Deputy Commissioner of Neighborhood Development of the NYC Department of Small Business Services.

## **X. REGULATIONS**

The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the DMA ("the Regulations") are set forth herein below.

1. The DMA shall obligate itself to provide the Services and Improvements in a Contract or Contracts into which both the DMA and the City shall enter (collectively, the "Contract") for a specified term (each year or the Contract term to be defined as a "Contract Year"). The City shall, pursuant to the terms, conditions and requirements of the Contract, levy, collect and disburse to the DMA the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.
2. The DMA shall comply with all terms, conditions and requirements (i) that are elsewhere set forth in this Plan; (ii) that are to be set forth in the Contract and in any other Contracts into which both the DMA and the City may enter; and (iii) shall comply with all terms, conditions and requirements set forth by the appropriate City agency which is required to give its approval.
3. The DMA shall let any sub-contracts that it intends to enter into in connection with providing the Services and/or the Improvements.

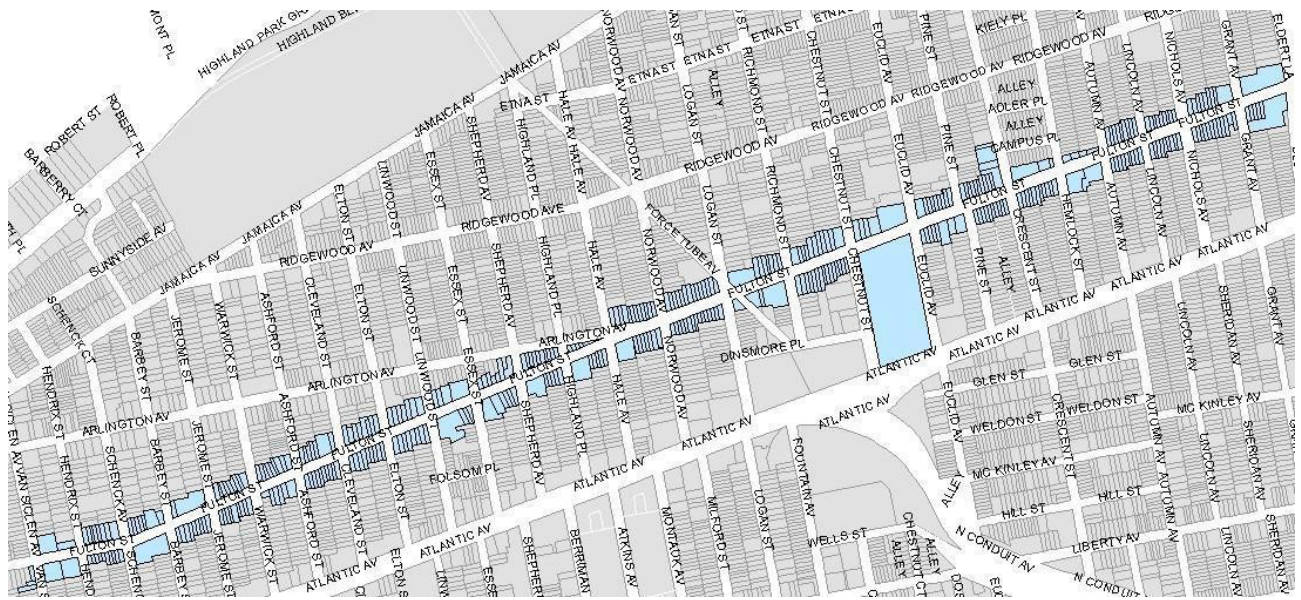
## GLOSSARY OF TERMS

| <u>TERMS</u>                    | <u>DEFINITION BY LOCATION</u> |
|---------------------------------|-------------------------------|
| Assessments                     | V (B)                         |
| Benefited Properties            | VII                           |
| Budget                          | VI (B)                        |
| District                        | I                             |
| District Management Association | VIII                          |
| District Map                    | I                             |
| Improvements                    | IV (A)                        |
| Law                             | I                             |
| Plan                            | I                             |
| Services                        | III (A)                       |
| Total Annual Budget             | VI (B)                        |
| User Rights                     | IX                            |
| Regulations                     | X                             |

## **Table of Contents with Exhibits**

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| Exhibit A | Block and Lot Maps of the Entire District                                |
| Exhibit B | Mayor's Authorization Letter to Prepare a District Plan                  |
| Exhibit C | Table of Benefited Properties with Tax Block and Lots and Property Class |
| Exhibit D | Land Use & Zoning Maps of the Individual Towns                           |

# Exhibit A - Map of District





## Exhibit B Mayoral Authorization



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N. Y. 10007

December 12, 2023

Mr. Kevin Kim  
Commissioner  
Department of Small Business Services  
1 Liberty Plaza  
New York, NY 10006

Dear Commissioner Kim:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of a district plan for the establishment of the Cypress Hills Fulton Business Improvement District (BID), located in the Borough of Brooklyn. The proposed boundaries and sponsor organization for the proposed BID are as follows:

**Proposed Boundaries:** The Cypress Hills Fulton Business Improvement District generally includes properties along Fulton Street, east of Van Siclen Avenue to the west of Elderts Lane; Crescent Street north of Fulton Street to the south of Campus Place.

**Sponsor Organization:** Cypress Hills Fulton BID Fonnation Steering Committee

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law.

The authorization shall take effect immediately.

Sincerely,

A handwritten signature in black ink that reads "Eric Adams".

Eric Adams  
Mayor

cc: Hon. Adrienne Adams, Speaker of the City Council  
Hon. Justin Brannan, Chair of the City Council Finance Committee  
Hon. Antonio Reynoso, Brooklyn Borough President  
Hon. Members of the New York City Council

Maria Torres-Springer, Deputy Mayor for Housing, Economic Development, and Workforce

Kevin Kim, Commissioner, Department of Small Business Services

Dynishal Gross, Executive Deputy Commissioner, Department of Small Business Services

Michael Forte, Executive Deputy Commissioner, Department of Small Business Services

Calvin T. Brown, Deputy Commissioner, Department of Small Business Services

Raquel Olivares, Assistant Commissioner, Department of Small Business Services

Tian Weinberg, Chief of Staff, Department of Small Business Services

Leslie Velazquez, Director of BID Development, Department of Small Business Services

## Exhibit C

### Table of Benefited Properties with Tax Block and Lots and Property Class

| <u>Class A/ Commercial/parking</u> |              |            |              |                             |
|------------------------------------|--------------|------------|--------------|-----------------------------|
| <u>BORO</u>                        | <u>BLOCK</u> | <u>LOT</u> | <u>CLASS</u> | <u>Address</u>              |
| <u>3</u>                           | <u>3931</u>  | <u>63</u>  | <u>A</u>     | <u>389 ARLINGTON AVENUE</u> |
| <u>3</u>                           | <u>3934</u>  | <u>50</u>  | <u>A</u>     | <u>2813 FULTON STREET</u>   |
| <u>3</u>                           | <u>3938</u>  | <u>36</u>  | <u>A</u>     | <u>2925 FULTON STREET</u>   |
| <u>3</u>                           | <u>3938</u>  | <u>37</u>  | <u>A</u>     | <u>2921 FULTON STREET</u>   |
| <u>3</u>                           | <u>4143</u>  | <u>1</u>   | <u>A</u>     | <u>CHESTNUT STREET</u>      |
| <u>3</u>                           | <u>4148</u>  | <u>30</u>  | <u>A</u>     | <u>3374 FULTON STREET</u>   |
| <u>3</u>                           | <u>4148</u>  | <u>37</u>  | <u>A</u>     | <u>3386 FULTON STREET</u>   |
| <u>3</u>                           | <u>4145</u>  | <u>37</u>  | <u>A</u>     | <u>3298 FULTON STREET</u>   |
| <u>3</u>                           | <u>4145</u>  | <u>40</u>  | <u>A</u>     | <u>3304 FULTON STREET</u>   |
| <u>3</u>                           | <u>4145</u>  | <u>42</u>  | <u>A</u>     | <u>3312 FULTON STREET</u>   |
| <u>3</u>                           | <u>4140</u>  | <u>10</u>  | <u>A</u>     | <u>3180 FULTON STREET</u>   |
| <u>3</u>                           | <u>4140</u>  | <u>13</u>  | <u>A</u>     | <u>3208 FULTON STREET</u>   |
| <u>3</u>                           | <u>4128</u>  | <u>66</u>  | <u>A</u>     | <u>3263 FULTON STREET</u>   |
| <u>3</u>                           | <u>4130</u>  | <u>52</u>  | <u>A</u>     | <u>206 CRESCENT STREET</u>  |
| <u>3</u>                           | <u>4130</u>  | <u>53</u>  | <u>A</u>     | <u>208 CRESCENT STREET</u>  |
| <u>3</u>                           | <u>4130</u>  | <u>57</u>  | <u>A</u>     | <u>216 CRESCENT STREET</u>  |
| <u>3</u>                           | <u>4130</u>  | <u>61</u>  | <u>A</u>     | <u>3341 FULTON STREET</u>   |
| <u>3</u>                           | <u>4130</u>  | <u>63</u>  | <u>A</u>     | <u>3337 FULTON STREET</u>   |
| <u>3</u>                           | <u>4130</u>  | <u>66</u>  | <u>A</u>     | <u>3331 FULTON STREET</u>   |
| <u>3</u>                           | <u>4131</u>  | <u>1</u>   | <u>A</u>     | <u>3345 FULTON STREET</u>   |
| <u>3</u>                           | <u>4131</u>  | <u>9</u>   | <u>A</u>     | <u>3365 FULTON STREET</u>   |
| <u>3</u>                           | <u>4135</u>  | <u>61</u>  | <u>A</u>     | <u>3461 FULTON STREET</u>   |
| <u>3</u>                           | <u>4135</u>  | <u>66</u>  | <u>A</u>     | <u>3459 FULTON STREET</u>   |
| <u>3</u>                           | <u>4136</u>  | <u>1</u>   | <u>A</u>     | <u>3471 FULTON STREET</u>   |
| <u>3</u>                           | <u>4126</u>  | <u>1</u>   | <u>A</u>     | <u>3175 FULTON STREET</u>   |
| <u>3</u>                           | <u>4126</u>  | <u>64</u>  | <u>A</u>     | <u>3199 FULTON STREET</u>   |
| <u>3</u>                           | <u>3950</u>  | <u>17</u>  | <u>A</u>     | <u>2864 FULTON STREET</u>   |
| <u>3</u>                           | <u>4149</u>  | <u>20</u>  | <u>A</u>     | <u>3398 FULTON STREET</u>   |
| <u>3</u>                           | <u>4149</u>  | <u>21</u>  | <u>A</u>     | <u>3400 FULTON STREET</u>   |
| <u>3</u>                           | <u>4149</u>  | <u>22</u>  | <u>A</u>     | <u>3402 FULTON STREET</u>   |
| <u>3</u>                           | <u>4149</u>  | <u>23</u>  | <u>A</u>     | <u>3406 FULTON STREET</u>   |
| <u>3</u>                           | <u>4149</u>  | <u>24</u>  | <u>A</u>     | <u>3408 FULTON STREET</u>   |
| <u>3</u>                           | <u>4149</u>  | <u>25</u>  | <u>A</u>     | <u>3410 FULTON STREET</u>   |

|          |             |           |          |                           |
|----------|-------------|-----------|----------|---------------------------|
| <u>3</u> | <u>4149</u> | <u>26</u> | <u>A</u> | <u>3412 FULTON STREET</u> |
| <u>3</u> | <u>4149</u> | <u>27</u> | <u>A</u> | <u>3414 FULTON STREET</u> |
| <u>3</u> | <u>4149</u> | <u>28</u> | <u>A</u> | <u>3416 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>23</u> | <u>A</u> | <u>3420 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>24</u> | <u>A</u> | <u>3422 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>25</u> | <u>A</u> | <u>3424 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>26</u> | <u>A</u> | <u>3428 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>27</u> | <u>A</u> | <u>3430 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>28</u> | <u>A</u> | <u>3432 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>29</u> | <u>A</u> | <u>3434 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>30</u> | <u>A</u> | <u>3436 FULTON STREET</u> |
| <u>3</u> | <u>4150</u> | <u>31</u> | <u>A</u> | <u>3440 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>26</u> | <u>A</u> | <u>3442 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>27</u> | <u>A</u> | <u>3444 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>28</u> | <u>A</u> | <u>3446 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>29</u> | <u>A</u> | <u>3450 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>30</u> | <u>A</u> | <u>3452 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>32</u> | <u>A</u> | <u>3456 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>35</u> | <u>A</u> | <u>3462 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>37</u> | <u>A</u> | <u>3466 FULTON STREET</u> |
| <u>3</u> | <u>4151</u> | <u>39</u> | <u>A</u> | <u>3470 FULTON STREET</u> |
| <u>3</u> | <u>4152</u> | <u>26</u> | <u>A</u> | <u>3484 FULTON STREET</u> |
| <u>3</u> | <u>4152</u> | <u>29</u> | <u>A</u> | <u>3472 FULTON STREET</u> |
| <u>3</u> | <u>4145</u> | <u>32</u> | <u>A</u> | <u>3286 FULTON STREET</u> |
| <u>3</u> | <u>4145</u> | <u>33</u> | <u>A</u> | <u>3288 FULTON STREET</u> |
| <u>3</u> | <u>4145</u> | <u>34</u> | <u>A</u> | <u>3290 FULTON STREET</u> |
| <u>3</u> | <u>4145</u> | <u>35</u> | <u>A</u> | <u>3294 FULTON STREET</u> |
| <u>3</u> | <u>4145</u> | <u>36</u> | <u>A</u> | <u>3296 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>31</u> | <u>A</u> | <u>3324 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>32</u> | <u>A</u> | <u>3326 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>33</u> | <u>A</u> | <u>3328 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>34</u> | <u>A</u> | <u>3330 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>35</u> | <u>A</u> | <u>3332 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>36</u> | <u>A</u> | <u>3334 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>37</u> | <u>A</u> | <u>3336 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>38</u> | <u>A</u> | <u>3338 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>39</u> | <u>A</u> | <u>3340 FULTON STREET</u> |
| <u>3</u> | <u>4146</u> | <u>40</u> | <u>A</u> | <u>3342 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>30</u> | <u>A</u> | <u>3346 FULTON STREET</u> |

|          |             |           |          |                           |
|----------|-------------|-----------|----------|---------------------------|
| <u>3</u> | <u>4147</u> | <u>31</u> | <u>A</u> | <u>3350 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>32</u> | <u>A</u> | <u>3352 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>33</u> | <u>A</u> | <u>3354 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>34</u> | <u>A</u> | <u>3356 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>35</u> | <u>A</u> | <u>3358 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>36</u> | <u>A</u> | <u>3362 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>37</u> | <u>A</u> | <u>3364 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>38</u> | <u>A</u> | <u>3366 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>39</u> | <u>A</u> | <u>3368 FULTON STREET</u> |
| <u>3</u> | <u>4147</u> | <u>40</u> | <u>A</u> | <u>3372 FULTON STREET</u> |
| <u>3</u> | <u>4139</u> | <u>12</u> | <u>A</u> | <u>195 LOGAN STREET</u>   |
| <u>3</u> | <u>4141</u> | <u>11</u> | <u>A</u> | <u>3210 FULTON STREET</u> |
| <u>3</u> | <u>4141</u> | <u>16</u> | <u>A</u> | <u>3216 FULTON STREET</u> |
| <u>3</u> | <u>4141</u> | <u>18</u> | <u>A</u> | <u>3220 FULTON STREET</u> |
| <u>3</u> | <u>4141</u> | <u>20</u> | <u>A</u> | <u>3226 FULTON STREET</u> |
| <u>3</u> | <u>4141</u> | <u>21</u> | <u>A</u> | <u>3230 FULTON STREET</u> |
| <u>3</u> | <u>4141</u> | <u>22</u> | <u>A</u> | <u>3232 FULTON STREET</u> |
| <u>3</u> | <u>4141</u> | <u>24</u> | <u>A</u> | <u>3240 FULTON STREET</u> |
| <u>3</u> | <u>4141</u> | <u>25</u> | <u>A</u> | <u>3244 FULTON STREET</u> |
| <u>3</u> | <u>4128</u> | <u>1</u>  | <u>A</u> | <u>3247 FULTON STREET</u> |
| <u>3</u> | <u>4128</u> | <u>71</u> | <u>A</u> | <u>3249 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>1</u>  | <u>A</u> | <u>3285 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>60</u> | <u>A</u> | <u>3309 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>61</u> | <u>A</u> | <u>3305 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>62</u> | <u>A</u> | <u>3301 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>63</u> | <u>A</u> | <u>3299 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>64</u> | <u>A</u> | <u>3297 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>65</u> | <u>A</u> | <u>3295 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>66</u> | <u>A</u> | <u>3293 FULTON STREET</u> |
| <u>3</u> | <u>4129</u> | <u>67</u> | <u>A</u> | <u>3289 FULTON STREET</u> |
| <u>3</u> | <u>4130</u> | <u>1</u>  | <u>A</u> | <u>3317 FULTON STREET</u> |
| <u>3</u> | <u>4130</u> | <u>64</u> | <u>A</u> | <u>3335 FULTON STREET</u> |
| <u>3</u> | <u>4130</u> | <u>65</u> | <u>A</u> | <u>3333 FULTON STREET</u> |
| <u>3</u> | <u>4130</u> | <u>67</u> | <u>A</u> | <u>3329 FULTON STREET</u> |
| <u>3</u> | <u>4130</u> | <u>68</u> | <u>A</u> | <u>3327 FULTON STREET</u> |
| <u>3</u> | <u>4130</u> | <u>69</u> | <u>A</u> | <u>3325 FULTON STREET</u> |
| <u>3</u> | <u>4130</u> | <u>70</u> | <u>A</u> | <u>3321 FULTON STREET</u> |
| <u>3</u> | <u>4130</u> | <u>71</u> | <u>A</u> | <u>3319 FULTON STREET</u> |
| <u>3</u> | <u>4131</u> | <u>13</u> | <u>A</u> | <u>3371 FULTON STREET</u> |

|          |             |            |          |                             |
|----------|-------------|------------|----------|-----------------------------|
| <u>3</u> | <u>4132</u> | <u>1</u>   | <u>A</u> | <u>3373 FULTON STREET</u>   |
| <u>3</u> | <u>4132</u> | <u>63</u>  | <u>A</u> | <u>3391 FULTON STREET</u>   |
| <u>3</u> | <u>4132</u> | <u>164</u> | <u>A</u> | <u>87 OLD FULTON STREET</u> |
| <u>3</u> | <u>4132</u> | <u>165</u> | <u>A</u> | <u>81 OLD FULTON STREET</u> |
| <u>3</u> | <u>4133</u> | <u>1</u>   | <u>A</u> | <u>3397 FULTON STREET</u>   |
| <u>3</u> | <u>4133</u> | <u>54</u>  | <u>A</u> | <u>3417 FULTON STREET,</u>  |
| <u>3</u> | <u>4133</u> | <u>55</u>  | <u>A</u> | <u>3415 FULTON STREET</u>   |
| <u>3</u> | <u>4133</u> | <u>56</u>  | <u>A</u> | <u>3411 FULTON STREET</u>   |
| <u>3</u> | <u>4133</u> | <u>57</u>  | <u>A</u> | <u>3409 FULTON STREET</u>   |
| <u>3</u> | <u>4133</u> | <u>58</u>  | <u>A</u> | <u>3407 FULTON STREET</u>   |
| <u>3</u> | <u>4133</u> | <u>59</u>  | <u>A</u> | <u>3405 FULTON STREET</u>   |
| <u>3</u> | <u>4133</u> | <u>60</u>  | <u>A</u> | <u>3401 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>1</u>   | <u>A</u> | <u>3419 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>54</u>  | <u>A</u> | <u>3439 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>55</u>  | <u>A</u> | <u>3437 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>56</u>  | <u>A</u> | <u>3433 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>57</u>  | <u>A</u> | <u>3431 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>58</u>  | <u>A</u> | <u>3427 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>59</u>  | <u>A</u> | <u>3425 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>60</u>  | <u>A</u> | <u>3423 FULTON STREET</u>   |
| <u>3</u> | <u>4134</u> | <u>155</u> | <u>A</u> | <u>3435 FULTON STREET</u>   |
| <u>3</u> | <u>4135</u> | <u>1</u>   | <u>A</u> | <u>3441 FULTON STREET</u>   |
| <u>3</u> | <u>4135</u> | <u>67</u>  | <u>A</u> | <u>3457 FULTON STREET</u>   |
| <u>3</u> | <u>4135</u> | <u>68</u>  | <u>A</u> | <u>3455 FULTON STREET</u>   |
| <u>3</u> | <u>4135</u> | <u>69</u>  | <u>A</u> | <u>3451 FULTON STREET</u>   |
| <u>3</u> | <u>4135</u> | <u>70</u>  | <u>A</u> | <u>3449 FULTON STREET</u>   |
| <u>3</u> | <u>4135</u> | <u>73</u>  | <u>A</u> | <u>3443 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>16</u>  | <u>A</u> | <u>3140 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>17</u>  | <u>A</u> | <u>3142 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>18</u>  | <u>A</u> | <u>3144 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>19</u>  | <u>A</u> | <u>3148 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>20</u>  | <u>A</u> | <u>3152 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>21</u>  | <u>A</u> | <u>3154 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>22</u>  | <u>A</u> | <u>3158 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>23</u>  | <u>A</u> | <u>3162 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>25</u>  | <u>A</u> | <u>3166 FULTON STREET</u>   |
| <u>3</u> | <u>4137</u> | <u>26</u>  | <u>A</u> | <u>3168 FULTON STREET</u>   |
| <u>3</u> | <u>4126</u> | <u>61</u>  | <u>A</u> | <u>3207 FULTON STREET</u>   |
| <u>3</u> | <u>4126</u> | <u>63</u>  | <u>A</u> | <u>3203 FULTON STREET</u>   |

|          |             |           |          |                           |
|----------|-------------|-----------|----------|---------------------------|
| <u>3</u> | <u>4126</u> | <u>66</u> | <u>A</u> | <u>3197 FULTON STREET</u> |
| <u>3</u> | <u>4126</u> | <u>67</u> | <u>A</u> | <u>3195 FULTON STREET</u> |
| <u>3</u> | <u>3950</u> | <u>22</u> | <u>A</u> | <u>2878 FULTON STREET</u> |
| <u>3</u> | <u>3950</u> | <u>23</u> | <u>A</u> | <u>2880 FULTON STREET</u> |
| <u>3</u> | <u>3950</u> | <u>24</u> | <u>A</u> | <u>2884 FULTON STREET</u> |
| <u>3</u> | <u>3950</u> | <u>25</u> | <u>A</u> | <u>2886 FULTON STREET</u> |
| <u>3</u> | <u>3951</u> | <u>17</u> | <u>A</u> | <u>2888 FULTON STREET</u> |
| <u>3</u> | <u>3951</u> | <u>18</u> | <u>A</u> | <u>2890 FULTON STREET</u> |
| <u>3</u> | <u>3951</u> | <u>20</u> | <u>A</u> | <u>2894 FULTON STREET</u> |
| <u>3</u> | <u>3951</u> | <u>21</u> | <u>A</u> | <u>2896 FULTON STREET</u> |
| <u>3</u> | <u>3951</u> | <u>22</u> | <u>A</u> | <u>2900 FULTON STREET</u> |
| <u>3</u> | <u>3951</u> | <u>23</u> | <u>A</u> | <u>2902 FULTON STREET</u> |
| <u>3</u> | <u>3951</u> | <u>24</u> | <u>A</u> | <u>2906 FULTON STREET</u> |
| <u>3</u> | <u>3951</u> | <u>25</u> | <u>A</u> | <u>2908 FULTON STREET</u> |
| <u>3</u> | <u>4137</u> | <u>24</u> | <u>A</u> | <u>3164 FULTON STREET</u> |
| <u>3</u> | <u>3952</u> | <u>20</u> | <u>A</u> | <u>2922 FULTON STREET</u> |
| <u>3</u> | <u>3952</u> | <u>21</u> | <u>A</u> | <u>2924 FULTON STREET</u> |
| <u>3</u> | <u>3952</u> | <u>22</u> | <u>A</u> | <u>2926 FULTON STREET</u> |
| <u>3</u> | <u>3952</u> | <u>23</u> | <u>A</u> | <u>2928 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>20</u> | <u>A</u> | <u>2936 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>21</u> | <u>A</u> | <u>2940 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>22</u> | <u>A</u> | <u>2942 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>23</u> | <u>A</u> | <u>2944 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>24</u> | <u>A</u> | <u>2948 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>25</u> | <u>A</u> | <u>2950 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>26</u> | <u>A</u> | <u>2952 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>60</u> | <u>A</u> | <u>2954 FULTON STREET</u> |
| <u>3</u> | <u>3953</u> | <u>27</u> | <u>A</u> | <u>2958 FULTON STREET</u> |
| <u>3</u> | <u>3954</u> | <u>17</u> | <u>A</u> | <u>2962 FULTON STREET</u> |
| <u>3</u> | <u>3954</u> | <u>20</u> | <u>A</u> | <u>2970 FULTON STREET</u> |
| <u>3</u> | <u>3954</u> | <u>21</u> | <u>A</u> | <u>2972 FULTON STREET</u> |
| <u>3</u> | <u>3954</u> | <u>22</u> | <u>A</u> | <u>2974 FULTON STREET</u> |
| <u>3</u> | <u>3954</u> | <u>23</u> | <u>A</u> | <u>2976 FULTON STREET</u> |
| <u>3</u> | <u>3954</u> | <u>24</u> | <u>A</u> | <u>2978 FULTON STREET</u> |
| <u>3</u> | <u>3954</u> | <u>25</u> | <u>A</u> | <u>2980 FULTON STREET</u> |
| <u>3</u> | <u>3955</u> | <u>18</u> | <u>A</u> | <u>2986 FULTON STREET</u> |
| <u>3</u> | <u>3955</u> | <u>19</u> | <u>A</u> | <u>2988 FULTON STREET</u> |
| <u>3</u> | <u>3955</u> | <u>20</u> | <u>A</u> | <u>2992 FULTON STREET</u> |
| <u>3</u> | <u>3955</u> | <u>21</u> | <u>A</u> | <u>2994 FULTON STREET</u> |

|          |             |            |          |                             |
|----------|-------------|------------|----------|-----------------------------|
| <u>3</u> | <u>3955</u> | <u>22</u>  | <u>A</u> | <u>2996 FULTON STREET</u>   |
| <u>3</u> | <u>3955</u> | <u>23</u>  | <u>A</u> | <u>2998 FULTON STREET</u>   |
| <u>3</u> | <u>3955</u> | <u>24</u>  | <u>A</u> | <u>3000 FULTON STREET</u>   |
| <u>3</u> | <u>3955</u> | <u>25</u>  | <u>A</u> | <u>3002 FULTON STREET</u>   |
| <u>3</u> | <u>3956</u> | <u>43</u>  | <u>A</u> | <u>3008 FULTON STREET</u>   |
| <u>3</u> | <u>3956</u> | <u>50</u>  | <u>A</u> | <u>3028 FULTON STREET</u>   |
| <u>3</u> | <u>3958</u> | <u>20</u>  | <u>A</u> | <u>3062 FULTON STREET</u>   |
| <u>3</u> | <u>3958</u> | <u>25</u>  | <u>A</u> | <u>3074 FULTON STREET</u>   |
| <u>3</u> | <u>3958</u> | <u>26</u>  | <u>A</u> | <u>3076 FULTON STREET</u>   |
| <u>3</u> | <u>3958</u> | <u>27</u>  | <u>A</u> | <u>3080 FULTON STREET</u>   |
| <u>3</u> | <u>3958</u> | <u>28</u>  | <u>A</u> | <u>3082 FULTON STREET</u>   |
| <u>3</u> | <u>3958</u> | <u>29</u>  | <u>A</u> | <u>3084 FULTON STREET</u>   |
| <u>3</u> | <u>3959</u> | <u>18</u>  | <u>A</u> | <u>3090 FULTON STREET</u>   |
| <u>3</u> | <u>3959</u> | <u>28</u>  | <u>A</u> | <u>3102 FULTON STREET</u>   |
| <u>3</u> | <u>3959</u> | <u>29</u>  | <u>A</u> | <u>3104 FULTON STREET</u>   |
| <u>3</u> | <u>3959</u> | <u>30</u>  | <u>A</u> | <u>3106 FULTON STREET</u>   |
| <u>3</u> | <u>3960</u> | <u>21</u>  | <u>A</u> | <u>3118 FULTON STREET</u>   |
| <u>3</u> | <u>3960</u> | <u>26</u>  | <u>A</u> | <u>3122 FULTON STREET</u>   |
| <u>3</u> | <u>3960</u> | <u>28</u>  | <u>A</u> | <u>3130 FULTON STREET</u>   |
| <u>3</u> | <u>3960</u> | <u>29</u>  | <u>A</u> | <u>3132 FULTON STREET</u>   |
| <u>3</u> | <u>3960</u> | <u>30</u>  | <u>A</u> | <u>3134 FULTON STREET</u>   |
| <u>3</u> | <u>3960</u> | <u>31</u>  | <u>A</u> | <u>3138 FULTON STREET</u>   |
| <u>3</u> | <u>3931</u> | <u>57</u>  | <u>A</u> | <u>3137 FULTON STREET</u>   |
| <u>3</u> | <u>3931</u> | <u>58</u>  | <u>A</u> | <u>3135 FULTON STREET</u>   |
| <u>3</u> | <u>3931</u> | <u>59</u>  | <u>A</u> | <u>3133 FULTON STREET</u>   |
| <u>3</u> | <u>3931</u> | <u>60</u>  | <u>A</u> | <u>3129 FULTON STREET</u>   |
| <u>3</u> | <u>3931</u> | <u>61</u>  | <u>A</u> | <u>3125 FULTON STREET</u>   |
| <u>3</u> | <u>3931</u> | <u>62</u>  | <u>A</u> | <u>393 ARLINGTON AVENUE</u> |
| <u>3</u> | <u>3931</u> | <u>64</u>  | <u>A</u> | <u>387 ARLINGTON AVENUE</u> |
| <u>3</u> | <u>3931</u> | <u>65</u>  | <u>A</u> | <u>385 ARLINGTON AVENUE</u> |
| <u>3</u> | <u>3934</u> | <u>43</u>  | <u>A</u> | <u>2835 FULTON STREET</u>   |
| <u>3</u> | <u>3934</u> | <u>49</u>  | <u>A</u> | <u>2819 FULTON STREET</u>   |
| <u>3</u> | <u>3934</u> | <u>149</u> | <u>A</u> | <u>2817 FULTON STREET</u>   |
| <u>3</u> | <u>3935</u> | <u>43</u>  | <u>A</u> | <u>2859 FULTON STREET</u>   |
| <u>3</u> | <u>3935</u> | <u>44</u>  | <u>A</u> | <u>2849 FULTON STREET</u>   |
| <u>3</u> | <u>3935</u> | <u>49</u>  | <u>A</u> | <u>2843 FULTON STREET</u>   |
| <u>3</u> | <u>3935</u> | <u>51</u>  | <u>A</u> | <u>2839 FULTON STREET</u>   |
| <u>3</u> | <u>3935</u> | <u>52</u>  | <u>A</u> | <u>2837 FULTON STREET</u>   |
| <u>3</u> | <u>3936</u> | <u>42</u>  | <u>A</u> | <u>2869 FULTON STREET</u>   |



|          |             |           |          |                           |
|----------|-------------|-----------|----------|---------------------------|
| <u>3</u> | <u>3936</u> | <u>50</u> | <u>A</u> | <u>2863 FULTON STREET</u> |
| <u>3</u> | <u>3937</u> | <u>39</u> | <u>A</u> | <u>2909 FULTON STREET</u> |
| <u>3</u> | <u>3937</u> | <u>40</u> | <u>A</u> | <u>2905 FULTON STREET</u> |
| <u>3</u> | <u>3937</u> | <u>41</u> | <u>A</u> | <u>2903 FULTON STREET</u> |
| <u>3</u> | <u>3937</u> | <u>42</u> | <u>A</u> | <u>2899 FULTON STREET</u> |
| <u>3</u> | <u>3937</u> | <u>43</u> | <u>A</u> | <u>2897 FULTON STREET</u> |
| <u>3</u> | <u>3937</u> | <u>44</u> | <u>A</u> | <u>2895 FULTON STREET</u> |
| <u>3</u> | <u>3937</u> | <u>47</u> | <u>A</u> | <u>2887 FULTON STREET</u> |
| <u>3</u> | <u>3938</u> | <u>33</u> | <u>A</u> | <u>2933 FULTON STREET</u> |
| <u>3</u> | <u>3938</u> | <u>34</u> | <u>A</u> | <u>2931 FULTON STREET</u> |
| <u>3</u> | <u>3938</u> | <u>35</u> | <u>A</u> | <u>2929 FULTON STREET</u> |
| <u>3</u> | <u>3938</u> | <u>38</u> | <u>A</u> | <u>2919 FULTON STREET</u> |
| <u>3</u> | <u>3938</u> | <u>39</u> | <u>A</u> | <u>2917 FULTON STREET</u> |
| <u>3</u> | <u>3938</u> | <u>40</u> | <u>A</u> | <u>2915 FULTON STREET</u> |
| <u>3</u> | <u>3938</u> | <u>41</u> | <u>A</u> | <u>2911 FULTON STREET</u> |
| <u>3</u> | <u>3939</u> | <u>26</u> | <u>A</u> | <u>2957 FULTON STREET</u> |
| <u>3</u> | <u>3939</u> | <u>27</u> | <u>A</u> | <u>2953 FULTON STREET</u> |
| <u>3</u> | <u>3939</u> | <u>30</u> | <u>A</u> | <u>2947 FULTON STREET</u> |
| <u>3</u> | <u>3939</u> | <u>31</u> | <u>A</u> | <u>2945 FULTON STREET</u> |
| <u>3</u> | <u>3939</u> | <u>32</u> | <u>A</u> | <u>2943 FULTON STREET</u> |
| <u>3</u> | <u>3939</u> | <u>33</u> | <u>A</u> | <u>2941 FULTON STREET</u> |
| <u>3</u> | <u>3939</u> | <u>34</u> | <u>A</u> | <u>2939 FULTON STREET</u> |
| <u>3</u> | <u>3940</u> | <u>19</u> | <u>A</u> | <u>2981 FULTON STREET</u> |
| <u>3</u> | <u>3940</u> | <u>20</u> | <u>A</u> | <u>2979 FULTON STREET</u> |
| <u>3</u> | <u>3940</u> | <u>21</u> | <u>A</u> | <u>2977 FULTON STREET</u> |
| <u>3</u> | <u>3940</u> | <u>22</u> | <u>A</u> | <u>2971 FULTON STREET</u> |
| <u>3</u> | <u>3940</u> | <u>23</u> | <u>A</u> | <u>2965 FULTON STREET</u> |
| <u>3</u> | <u>3940</u> | <u>24</u> | <u>A</u> | <u>2963 FULTON STREET</u> |
| <u>3</u> | <u>3940</u> | <u>25</u> | <u>A</u> | <u>2961 FULTON STREET</u> |
| <u>3</u> | <u>3940</u> | <u>27</u> | <u>A</u> | <u>2959 FULTON STREET</u> |
| <u>3</u> | <u>3941</u> | <u>16</u> | <u>A</u> | <u>3005 FULTON STREET</u> |
| <u>3</u> | <u>3941</u> | <u>18</u> | <u>A</u> | <u>3001 FULTON STREET</u> |
| <u>3</u> | <u>3941</u> | <u>20</u> | <u>A</u> | <u>2993 FULTON STREET</u> |
| <u>3</u> | <u>3941</u> | <u>21</u> | <u>A</u> | <u>2989 FULTON STREET</u> |
| <u>3</u> | <u>3941</u> | <u>22</u> | <u>A</u> | <u>2987 FULTON STREET</u> |
| <u>3</u> | <u>3941</u> | <u>23</u> | <u>A</u> | <u>2983 FULTON STREET</u> |
| <u>3</u> | <u>3942</u> | <u>12</u> | <u>A</u> | <u>152 ESSEX STREET</u>   |
| <u>3</u> | <u>3942</u> | <u>16</u> | <u>A</u> | <u>3015 FULTON STREET</u> |
| <u>3</u> | <u>3943</u> | <u>9</u>  | <u>A</u> | <u>3051 FULTON STREET</u> |

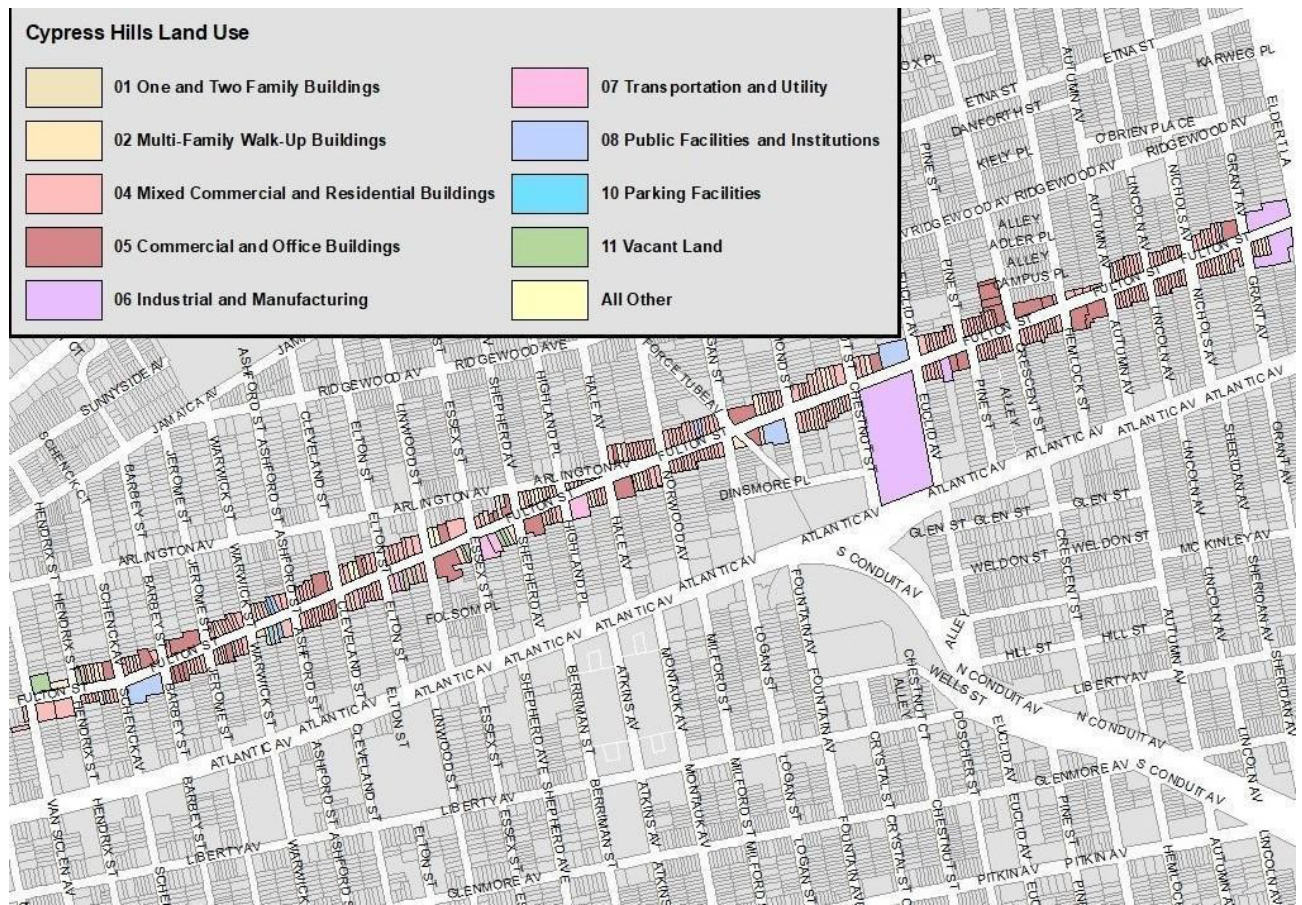
|          |             |            |          |                              |
|----------|-------------|------------|----------|------------------------------|
| <u>3</u> | <u>3943</u> | <u>16</u>  | <u>A</u> | <u>3043 FULTON STREET</u>    |
| <u>3</u> | <u>3943</u> | <u>17</u>  | <u>A</u> | <u>3041 FULTON STREET</u>    |
| <u>3</u> | <u>3943</u> | <u>19</u>  | <u>A</u> | <u>3037 FULTON STREET</u>    |
| <u>3</u> | <u>3943</u> | <u>20</u>  | <u>A</u> | <u>3035 FULTON STREET</u>    |
| <u>3</u> | <u>3944</u> | <u>2</u>   | <u>A</u> | <u>3061 FULTON STREET</u>    |
| <u>3</u> | <u>3944</u> | <u>7</u>   | <u>A</u> | <u>3073 FULTON STREET</u>    |
| <u>3</u> | <u>3944</u> | <u>8</u>   | <u>A</u> | <u>3075 FULTON STREET</u>    |
| <u>3</u> | <u>3944</u> | <u>10</u>  | <u>A</u> | <u>3079 FULTON STREET</u>    |
| <u>3</u> | <u>3945</u> | <u>2</u>   | <u>A</u> | <u>3087 FULTON STREET</u>    |
| <u>3</u> | <u>3945</u> | <u>4</u>   | <u>A</u> | <u>3093 FULTON STREET</u>    |
| <u>3</u> | <u>3945</u> | <u>5</u>   | <u>A</u> | <u>3095 FULTON STREET</u>    |
| <u>3</u> | <u>3946</u> | <u>22</u>  | <u>A</u> | <u>2788 FULTON STREET</u>    |
| <u>3</u> | <u>3946</u> | <u>23</u>  | <u>A</u> | <u>108 VAN SICLEN AVENUE</u> |
| <u>3</u> | <u>3946</u> | <u>24</u>  | <u>A</u> | <u>110 VAN SICLEN AVENUE</u> |
| <u>3</u> | <u>3947</u> | <u>17</u>  | <u>A</u> | <u>107 VAN SICLEN AVENUE</u> |
| <u>3</u> | <u>3947</u> | <u>22</u>  | <u>A</u> | <u>182 HENDRIX STREET</u>    |
| <u>3</u> | <u>3948</u> | <u>15</u>  | <u>A</u> | <u>2814 FULTON STREET</u>    |
| <u>3</u> | <u>3948</u> | <u>115</u> | <u>A</u> | <u>2818 FULTON STREET</u>    |
| <u>3</u> | <u>3948</u> | <u>16</u>  | <u>A</u> | <u>2820 FULTON STREET</u>    |
| <u>3</u> | <u>3948</u> | <u>116</u> | <u>A</u> | <u>2822 FULTON STREET</u>    |
| <u>3</u> | <u>3948</u> | <u>17</u>  | <u>A</u> | <u>2824 FULTON STREET</u>    |
| <u>3</u> | <u>3948</u> | <u>19</u>  | <u>A</u> | <u>2828 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>1</u>   | <u>A</u> | <u>3139 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>40</u>  | <u>A</u> | <u>3173 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>41</u>  | <u>A</u> | <u>3169 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>42</u>  | <u>A</u> | <u>3167 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>43</u>  | <u>A</u> | <u>3165 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>44</u>  | <u>A</u> | <u>3163 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>45</u>  | <u>A</u> | <u>3161 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>46</u>  | <u>A</u> | <u>3159 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>48</u>  | <u>A</u> | <u>3155 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>49</u>  | <u>A</u> | <u>3153 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>50</u>  | <u>A</u> | <u>3149 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>51</u>  | <u>A</u> | <u>3147 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>52</u>  | <u>A</u> | <u>3145 FULTON STREET</u>    |
| <u>3</u> | <u>4124</u> | <u>53</u>  | <u>A</u> | <u>3143 FULTON STREET</u>    |
| <u>3</u> | <u>4127</u> | <u>1</u>   | <u>A</u> | <u>3209 FULTON STREET</u>    |
| <u>3</u> | <u>4127</u> | <u>53</u>  | <u>A</u> | <u>204 CHESTNUT STREET</u>   |

|                                 |              |            |              |                           |
|---------------------------------|--------------|------------|--------------|---------------------------|
| <u>3</u>                        | <u>4127</u>  | <u>55</u>  | <u>A</u>     | <u>3239 FULTON STREET</u> |
| <u>3</u>                        | <u>4127</u>  | <u>58</u>  | <u>A</u>     | <u>3229 FULTON STREET</u> |
| <u>3</u>                        | <u>4127</u>  | <u>59</u>  | <u>A</u>     | <u>3225 FULTON STREET</u> |
| <u>3</u>                        | <u>4127</u>  | <u>60</u>  | <u>A</u>     | <u>3221 FULTON STREET</u> |
| <u>3</u>                        | <u>4127</u>  | <u>61</u>  | <u>A</u>     | <u>3219 FULTON STREET</u> |
| <u>3</u>                        | <u>4127</u>  | <u>62</u>  | <u>A</u>     | <u>3217 FULTON STREET</u> |
| <u>3</u>                        | <u>4127</u>  | <u>63</u>  | <u>A</u>     | <u>3215 FULTON STREET</u> |
| <u>3</u>                        | <u>4128</u>  | <u>70</u>  | <u>A</u>     | <u>3255 FULTON STREET</u> |
| <u>3</u>                        | <u>3957</u>  | <u>24</u>  | <u>A</u>     | <u>3050 FULTON STREET</u> |
| <u>3</u>                        | <u>3957</u>  | <u>23</u>  | <u>A</u>     | <u>FULTON STREET</u>      |
| <u>3</u>                        | <u>3960</u>  | <u>25</u>  | <u>A</u>     | <u>FULTON STREET</u>      |
| <u>3</u>                        | <u>3933</u>  | <u>55</u>  | <u>A</u>     | <u>2795 FULTON STREET</u> |
| <u>3</u>                        | <u>3941</u>  | <u>19</u>  | <u>A</u>     | <u>2999 FULTON STREET</u> |
| <u>3</u>                        | <u>3942</u>  | <u>19</u>  | <u>A</u>     | <u>3009 FULTON STREET</u> |
| <u>3</u>                        | <u>3942</u>  | <u>21</u>  | <u>A</u>     | <u>3007 FULTON STREET</u> |
| <u>3</u>                        | <u>3944</u>  | <u>5</u>   | <u>A</u>     | <u>3071 FULTON STREET</u> |
|                                 |              |            |              |                           |
| <u>Class B/<br/>Residential</u> |              |            |              |                           |
| <u>BORO</u>                     | <u>BLOCK</u> | <u>LOT</u> | <u>CLASS</u> |                           |
| <u>3</u>                        | <u>4151</u>  | <u>31</u>  | <u>B</u>     | <u>3454 FULTON STREET</u> |
| <u>3</u>                        | <u>4151</u>  | <u>33</u>  | <u>B</u>     | <u>3458 FULTON STREET</u> |
| <u>3</u>                        | <u>4151</u>  | <u>34</u>  | <u>B</u>     | <u>3460 FULTON STREET</u> |
| <u>3</u>                        | <u>4152</u>  | <u>30</u>  | <u>B</u>     | <u>3474 FULTON STREET</u> |
| <u>3</u>                        | <u>4152</u>  | <u>31</u>  | <u>B</u>     | <u>3476 FULTON STREET</u> |
| <u>3</u>                        | <u>4152</u>  | <u>32</u>  | <u>B</u>     | <u>3478 FULTON STREET</u> |
| <u>3</u>                        | <u>4152</u>  | <u>33</u>  | <u>B</u>     | <u>3482 FULTON STREET</u> |
| <u>3</u>                        | <u>4140</u>  | <u>12</u>  | <u>B</u>     | <u>3190 FULTON STREET</u> |
| <u>3</u>                        | <u>4141</u>  | <u>17</u>  | <u>B</u>     | <u>3218 FULTON STREET</u> |
| <u>3</u>                        | <u>4141</u>  | <u>19</u>  | <u>B</u>     | <u>3224 FULTON STREET</u> |
| <u>3</u>                        | <u>4141</u>  | <u>123</u> | <u>B</u>     | <u>3238 FULTON STREET</u> |
| <u>3</u>                        | <u>4133</u>  | <u>61</u>  | <u>B</u>     | <u>3399 FULTON STREET</u> |
| <u>3</u>                        | <u>4135</u>  | <u>72</u>  | <u>B</u>     | <u>3447 FULTON STREET</u> |
| <u>3</u>                        | <u>4126</u>  | <u>62</u>  | <u>B</u>     | <u>3205 FULTON STREET</u> |
| <u>3</u>                        | <u>4126</u>  | <u>68</u>  | <u>B</u>     | <u>3191 FULTON STREET</u> |
| <u>3</u>                        | <u>3950</u>  | <u>21</u>  | <u>B</u>     | <u>2876 FULTON STREET</u> |
| <u>3</u>                        | <u>3951</u>  | <u>19</u>  | <u>B</u>     | <u>2892 FULTON STREET</u> |
| <u>3</u>                        | <u>3952</u>  | <u>18</u>  | <u>B</u>     | <u>203 WARWICK STREET</u> |
| <u>3</u>                        | <u>3952</u>  | <u>19</u>  | <u>B</u>     | <u>2920 FULTON STREET</u> |

|   |              |            |              |                             |
|---|--------------|------------|--------------|-----------------------------|
| <u>3</u>  | <u>3945</u>  | <u>1</u>   | <u>B</u>     | <u>362 ARLINGTON AVENUE</u> |
| <u>3</u>  | <u>3954</u>  | <u>18</u>  | <u>B</u>     | <u>2964 FULTON STREET</u>   |
| <u>3</u>  | <u>3956</u>  | <u>48</u>  | <u>B</u>     | <u>3024 FULTON STREET</u>   |
| <u>3</u>  | <u>3957</u>  | <u>25</u>  | <u>B</u>     | <u>3052 FULTON STREET</u>   |
| <u>3</u>  | <u>3957</u>  | <u>26</u>  | <u>B</u>     | <u>3054 FULTON STREET</u>   |
| <u>3</u>  | <u>3959</u>  | <u>26</u>  | <u>B</u>     | <u>3098 FULTON STREET</u>   |
| <u>3</u>  | <u>3959</u>  | <u>27</u>  | <u>B</u>     | <u>3100 FULTON STREET</u>   |
| <u>3</u>  | <u>3960</u>  | <u>27</u>  | <u>B</u>     | <u>3124 FULTON STREET</u>   |
| <u>3</u>  | <u>3933</u>  | <u>51</u>  | <u>B</u>     | <u>2801 FULTON STREET</u>   |
| <u>3</u>  | <u>3934</u>  | <u>45</u>  | <u>B</u>     | <u>2831 FULTON STREET</u>   |
| <u>3</u>  | <u>3934</u>  | <u>46</u>  | <u>B</u>     | <u>2829 FULTON STREET</u>   |
| <u>3</u>  | <u>3934</u>  | <u>47</u>  | <u>B</u>     | <u>2823 FULTON STREET</u>   |
| <u>3</u>  | <u>3934</u>  | <u>48</u>  | <u>B</u>     | <u>2821 FULTON STREET</u>   |
| <u>3</u>  | <u>3935</u>  | <u>48</u>  | <u>B</u>     | <u>2845 FULTON STREET</u>   |
| <u>3</u>  | <u>3935</u>  | <u>50</u>  | <u>B</u>     | <u>2841 FULTON STREET</u>   |
| <u>3</u>  | <u>3937</u>  | <u>45</u>  | <u>B</u>     | <u>2893 FULTON STREET</u>   |
| <u>3</u>  | <u>3937</u>  | <u>46</u>  | <u>B</u>     | <u>2891 FULTON STREET</u>   |
| <u>3</u>  | <u>3943</u>  | <u>7</u>   | <u>B</u>     | <u>3049 FULTON STREET</u>   |
| <u>3</u>  | <u>3943</u>  | <u>18</u>  | <u>B</u>     | <u>3039 FULTON STREET</u>   |
| <u>3</u>  | <u>3944</u>  | <u>1</u>   | <u>B</u>     | <u>3059 FULTON STREET</u>   |
| <u>3</u>  | <u>3944</u>  | <u>3</u>   | <u>B</u>     | <u>3063 FULTON STREET</u>   |
| <u>3</u>  | <u>3944</u>  | <u>4</u>   | <u>B</u>     | <u>3067 FULTON STREET</u>   |
| <u>3</u>  | <u>3944</u>  | <u>9</u>   | <u>B</u>     | <u>3077 FULTON STREET</u>   |
| <u>3</u>  | <u>3945</u>  | <u>3</u>   | <u>B</u>     | <u>3089 FULTON STREET</u>   |
| <u>3</u>  | <u>3948</u>  | <u>18</u>  | <u>B</u>     | <u>2826 FULTON STREET</u>   |
| <u>3</u>  | <u>4127</u>  | <u>56</u>  | <u>B</u>     | <u>3235 FULTON STREET</u>   |
| <u>3</u>  | <u>4127</u>  | <u>57</u>  | <u>B</u>     | <u>3233 FULTON STREET</u>   |
|   |              |            |              |                             |
| <u>Class</u><br><u>C/Government/</u><br><u>Non-Profit/Exe</u><br><u>mpt</u> |              |            |              |                             |
| <u>BORO</u>   | <u>BLOCK</u> | <u>LOT</u> | <u>CLASS</u> |                             |
| <u>3</u>  | <u>3956</u>  | <u>51</u>  | <u>C</u>     | <u>3030 FULTON STREET</u>   |
| <u>3</u>  | <u>3957</u>  | <u>17</u>  | <u>C</u>     | <u>FULTON STREET</u>        |
| <u>3</u>  | <u>3957</u>  | <u>21</u>  | <u>C</u>     | <u>3046 FULTON STREET</u>   |
| <u>3</u>  | <u>4141</u>  | <u>14</u>  | <u>A</u>     | <u>3214 FULTON STREET</u>   |
| <u>3</u>  | <u>3954</u>  | <u>19</u>  | <u>A</u>     | <u>2966 FULTON STREET</u>   |
| <u>3</u>  | <u>3948</u>  | <u>21</u>  | <u>A</u>     | <u>2836 FULTON STREET</u>   |
| <u>3</u>  | <u>3948</u>  | <u>20</u>  | <u>A</u>     | <u>2832 FULTON STREET</u>   |

|          |             |           |          |                           |
|----------|-------------|-----------|----------|---------------------------|
| <u>3</u> | <u>4141</u> | <u>23</u> | <u>C</u> | <u>3236 FULTON STREET</u> |
| <u>3</u> | <u>4128</u> | <u>54</u> | <u>C</u> | <u>204 EUCLID AVENUE</u>  |
| <u>3</u> | <u>3949</u> | <u>18</u> | <u>C</u> | <u>2844 FULTON STREET</u> |

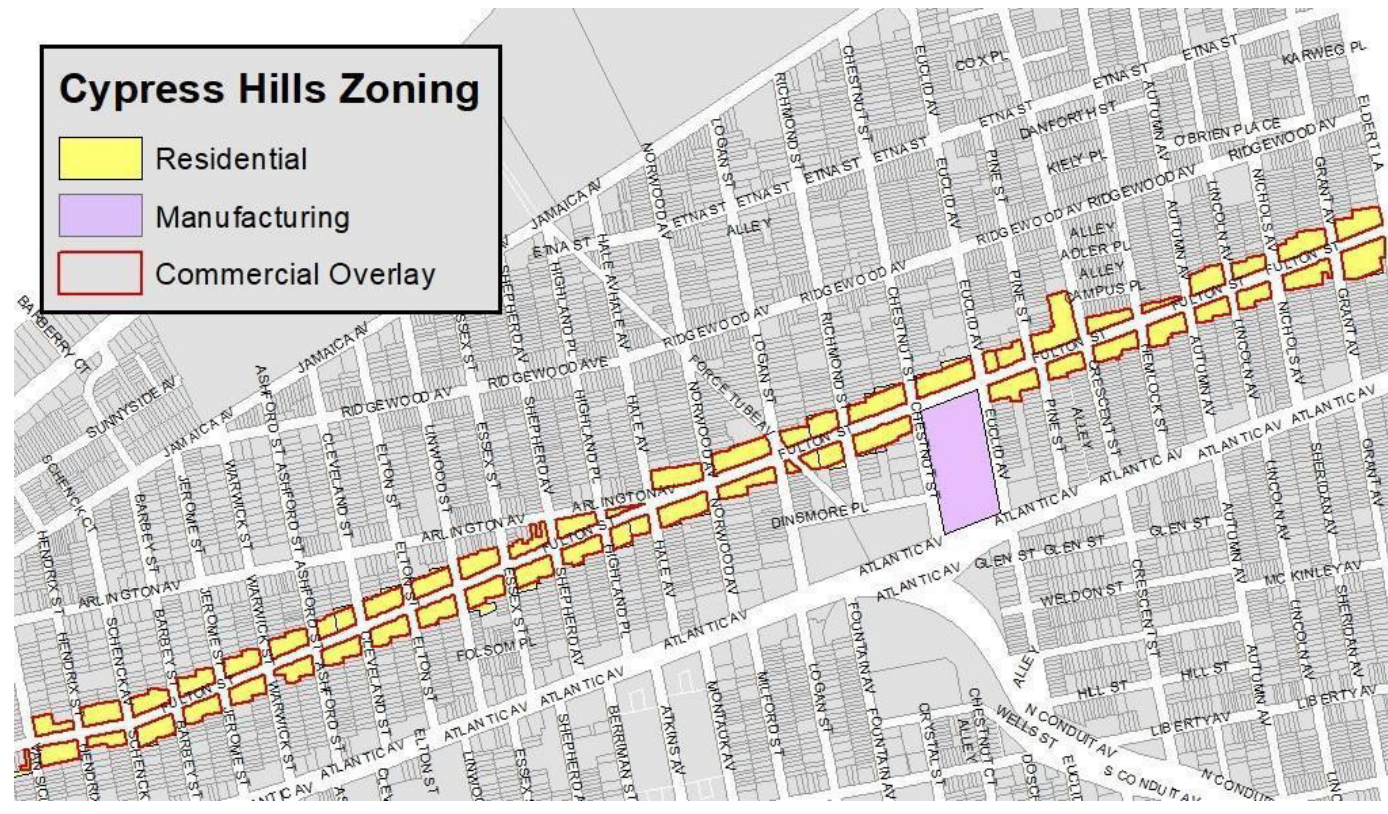
## Exhibit D Land Use Maps





# Cypress Hills Zoning

- Residential
- Manufacturing
- Commercial Overlay





**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** Establishment of the Cypress Hill Fulton Business Improvement District

**3. Reference Numbers**

|  |   |
|--|---|
| CEQR REFERENCE NUMBER (to be assigned by lead agency)<br>24SBS001K | BSA REFERENCE NUMBER (if applicable)<br>NA                                      |
| ULURP REFERENCE NUMBER (if applicable)<br>NA                       | OTHER REFERENCE NUMBER(S) (if applicable)<br>(e.g., legislative intro, CAPA) NA |

|  |                                 |           |  |                                 |           |
|--|---------------------------------|-----------|--|---------------------------------|-----------|
| <b>4a. Lead Agency Information</b>   |                                 |           | <b>4b. Applicant Information</b>   |                                 |           |
| NAME OF LEAD AGENCY<br>New York City Department of Small Business Services |                                 |           | NAME OF APPLICANT<br>New York City Department of Small Business Services |                                 |           |
| NAME OF LEAD AGENCY CONTACT PERSON<br>Leslie Velazquez                     |                                 |           | NAME OF APPLICANT’S REPRESENTATIVE OR CONTACT PERSON<br>Leslie Velazquez |                                 |           |
| ADDRESS 1 liberty plaza, 11th Fl   |                                 |           | ADDRESS 1 liberty plaza, 11th Fl   |                                 |           |
| CITY New York  | STATE NY                        | ZIP 10006 | CITY New York  | STATE NY                        | ZIP 10006 |
| TELEPHONE 212-513-6407   | EMAIL<br>lvelazquez@sbs.nyc.gov |           | TELEPHONE<br>212-513-6407  | EMAIL<br>lvelazquez@sbs.nyc.gov |           |

**5. Project Description**  
Proposed establishment of Cypress Hill Fulton Business Improvement District along Fulton Street bounded by Van Siclen Avenue to the west and Elderts Lane to the east, Crescent Street to the north of Fulton St to the south of Campus Place - See attachment #1

**Project Location**

|  |                         |                                    |
|--|-------------------------|------------------------------------|
| BOROUGH Brooklyn   | COMMUNITY DISTRICT(S) 5 | STREET ADDRESS See Attachment #2   |
| TAX BLOCK(S) AND LOT(S) See attachment #3  |                         | ZIP CODE 11207 & 11208             |
| DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS NA  |                         |                                    |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY<br>R6A, C1-2, C2-3, C2-4 |                         | ZONING SECTIONAL MAP NUMBER<br>17C |

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

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

|   |   |  |
|---|---|--|
| <input type="checkbox"/> CITY MAP AMENDMENT             | <input type="checkbox"/> ZONING CERTIFICATION   | <input type="checkbox"/> CONCESSION        |
| <input type="checkbox"/> ZONING MAP AMENDMENT           | <input type="checkbox"/> ZONING AUTHORIZATION   | <input type="checkbox"/> UDAAP             |
| <input type="checkbox"/> ZONING TEXT AMENDMENT          | <input type="checkbox"/> ACQUISITION—REAL PROPERTY  | <input type="checkbox"/> REVOCABLE CONSENT |
| <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY | <input type="checkbox"/> DISPOSITION—REAL PROPERTY  | <input type="checkbox"/> FRANCHISE         |
| <input type="checkbox"/> HOUSING PLAN & PROJECT         | <input checked="" type="checkbox"/> OTHER, explain: Business Improvement District hearing |  |

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:



|  |   |
|--|---|
| <input type="checkbox"/> RULEMAKING<br><input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES<br><input type="checkbox"/> 384(b)(4) APPROVAL<br><input type="checkbox"/> OTHER, explain: | <input type="checkbox"/> POLICY OR PLAN, specify:<br><input type="checkbox"/> FUNDING OF PROGRAMS, specify:<br><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<br><input type="checkbox"/> OTHER, explain: |
|---|---|

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

**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 type="checkbox"/> TAX MAP  | <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) |   |
| <input 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.): NA            | 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): NA

|                                |  |
|--------------------------------|--|
| NUMBER OF BUILDINGS:           | GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): |
| HEIGHT OF EACH BUILDING (ft.): | NUMBER OF STORIES OF EACH BUILDING:          |

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

If "yes," specify: The total square feet owned or controlled by the applicant:  
 The total square feet not owned or controlled by the applicant:

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

If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):

|                                |                          |                        |                                    |
|--------------------------------|--------------------------|------------------------|------------------------------------|
| AREA OF TEMPORARY DISTURBANCE: | sq. ft. (width x length) | VOLUME OF DISTURBANCE: | cubic ft. (width x length x depth) |
| AREA OF PERMANENT DISTURBANCE: | sq. ft. (width x length) |                        |                                    |

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

|  | <i>Residential</i> | <i>Commercial</i> | <i>Community Facility</i> | <i>Industrial/Manufacturing</i> |
|--|--------------------|-------------------|---------------------------|---------------------------------|
| <b>Size</b> (in gross sq. ft.)             |                    |                   |                           |                                 |
| <b>Type</b> (e.g., retail, office, school) | units              |                   |                           |                                 |

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

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: NUMBER OF ADDITIONAL WORKERS:

Provide a brief explanation of how these numbers were determined:

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

Has a No-Action scenario been defined for this project that differs from the existing condition?  YES  NO

If "yes," see [Chapter 2](#), "Establishing the Analysis Framework" and describe briefly:

**9. Analysis Year** [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational):

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE?  YES  NO IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

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

**Part II: TECHNICAL ANALYSIS**

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

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

|   | YES                      | NO                                  |
|---|--------------------------|-------------------------------------|
| <b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>  |                          |                                     |
| (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 <a href="#">Waterfront Revitalization Program boundaries</a> ?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o If “yes,” complete the <a href="#">Consistency Assessment Form</a> .  |                          |                                     |
| <b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>   |                          |                                     |
| (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"/> |
| <b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>   |                          |                                     |
| <b>(a) Direct Effects</b>   |                          |                                     |
| 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>(b) Indirect Effects</b>   |                          |                                     |
| o <b>Child Care Centers:</b> 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 <a href="#">Chapter 6</a> )                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o <b>Libraries:</b> 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 <a href="#">Chapter 6</a> )   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o <b>Public Schools:</b> 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 <a href="#">Chapter 6</a> )                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o <b>Health Care Facilities and Fire/Police Protection:</b> Would the project result in the introduction of a sizeable new neighborhood?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>   |                          |                                     |
| (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 <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?  | <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 <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?  | <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 checked="" 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"/> |

|  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| <b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>   |                          |                                     |
| (a) Would the proposed project result in a net height increase of any structure of 50 feet or more?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>   |                          |                                     |
| (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 <a href="#">GIS System for Archaeology and National Register</a> 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.  |                          |                                     |
| <b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>  |                          |                                     |
| (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"/> |
| <b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>  |                          |                                     |
| (a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?   | <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 <a href="#">Jamaica Bay Watershed</a> ?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> , and submit according to its <a href="#">instructions</a> .   |                          |                                     |
| <b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>  |                          |                                     |
| (a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) Has a Phase I Environmental Site Assessment been performed for the site?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>  |                          |                                     |
| (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 <a href="#">separately sewered area</a> , would it result in the same or greater development than the amounts listed in Table 13-1 in <a href="#">Chapter 13</a> ?  | <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 <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , 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"/> |

|  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| (f) Would the proposed project be located in an area that is partially sewerred or currently unsewerred?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or 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"/> |
| <b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>   |                          |                                     |
| (a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 0  |                          |                                     |
| 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"/> |
| <b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>  |                          |                                     |
| (a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 0   |                          |                                     |
| (b) Would the proposed project affect the transmission or generation of energy?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>  |                          |                                     |
| (a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?   | <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?<br>**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 <a href="#">Chapter 16</a> for more information. | <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 checked="" 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 checked="" 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"/>            |
| <b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>   |                          |                                     |
| (a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?   | <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 <a href="#">Chapter 17</a> ?   | <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 <a href="#">Chapter 17</a> ? (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"/> |
| <b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>  |                          |                                     |
| (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 <a href="#">Chapter 18</a> ?   | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>   |                          |                                     |
| (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 <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>   |                          |                                     |
| (a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality;   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|   | YES                      | NO                                  |
|---|--------------------------|-------------------------------------|
| Hazardous Materials; Noise?   |                          |                                     |
| <b>(b)</b> If “yes,” explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , “Public Health.” Attach a preliminary analysis, if necessary.  |                          |                                     |
| <b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>   |                          |                                     |
| <b>(a)</b> 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>(b)</b> If “yes,” explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , “Neighborhood Character.” Attach a preliminary analysis, if necessary.  |                          |                                     |
| <b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>   |                          |                                     |
| <b>(a)</b> Would the project’s construction activities involve:   |                          |                                     |
| <input type="checkbox"/> Construction activities lasting longer than two years?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Construction activities within a Central Business District or along an arterial highway or major thoroughfare?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> 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"/> |
| <input type="checkbox"/> 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"/> |
| <input type="checkbox"/> The operation of several pieces of diesel equipment in a single location at peak construction?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Closure of a community facility or disruption in its services?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Activities within 400 feet of a historic or cultural resource?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Disturbance of a site containing or adjacent to a site containing natural resources?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> 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>(b)</b> If any boxes are checked “yes,” explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , “Construction.” It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. |                          |                                     |

**20. APPLICANT’S CERTIFICATION**

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

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

|  |                           |
|--|---------------------------|
| APPLICANT/REPRESENTATIVE NAME<br>Calvin T. Brown | DATE<br>December, 18 2023 |
| SIGNATURE  |                           |

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

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

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

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

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

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

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

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

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

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

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

**4. LEAD AGENCY'S CERTIFICATION**

|                              |  |
|------------------------------|--|
| TITLE<br>Deputy Commissioner | LEAD AGENCY<br>Department of Small Business Services |
| NAME<br>Calvin T. Brown      | DATE   |
| SIGNATURE                    |  |

**NEGATIVE DECLARATION (Use of this form is optional)****Statement of No Significant Effect**

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

**Reasons Supporting this Determination**

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

We present here no potential significant adverse impact on air quality, traffic, parking, natural habitat, the City's water supply or sewage treatment facilities, transit and pedestrians. In addition, no potential significant adverse impact on residents in the area would occur as a result of the proposed action.

As documented in the Environmental Assessment Statement (EAS) including the Attachments thereto, the proposed action would not result in any significant adverse impact on the environment. The above determination is based on an environmental assessment, which finds that:

- The proposed project will not result in significant adverse traffic, transit or pedestrian impacts.
- The proposed project will not result in any noise or air quality impacts as the project would not generate a significant increase in vehicular traffic or congestion and no new emission sources are proposed.
- The proposed project will not result in significant hazards to human health or safety. No other significant adverse impacts, which would require an Environmental Impact Statement, are foreseeable

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

|                              |  |
|------------------------------|--|
| TITLE<br>Deputy Commissioner | LEAD AGENCY<br>Department of Small Business Services |
| NAME<br>Calvin T. Brown      | DATE   |
| SIGNATURE                    |  |

CEQR Attachment #1

Establishment of Cypress Hills Fulton Business Improvement District Proposed Services

BID services will include sanitation, security, marketing and promotion, holiday lighting, economic development and administration and advocacy, and additional services as permitted by law.



CEQR Attachment #2

Establishment of Cypress Hills Fulton Business Improvement District Proposed Boundaries

Establishment of Cypress Hill Fulton Business Improvement District along Fulton Street bounded by Van Siclen Avenue to the west and Elderts Lane to the east, Crescent Street to the north of Fulton St to the south of Campus Place . The proposed establishment of the BID will include 380 lots.

CEQR Attachment #3

Tax Blocks and Lots of Benefited Properties of  
the Proposed Establishment of the Cypress Hills Fulton  
Business Improvement District

| Boro | Block | Lot  | Class | Address             |
|------|-------|------|-------|---------------------|
| 3    | 5054  | 30   | A     | 724 FLATBUSH AVENUE |
| 3    | 5054  | 32   | A     | 726 FLATBUSH AVENUE |
| 3    | 5054  | 35   | A     | 730 FLATBUSH AVENUE |
| 3    | 5055  | 1    | A     | 739 FLATBUSH AVENUE |
| 3    | 5055  | 2    | A     | 737 FLATBUSH AVENUE |
| 3    | 5055  | 3    | A     | 735 FLATBUSH AVENUE |
| 3    | 5055  | 4    | A     | 733 FLATBUSH AVENUE |
| 3    | 5055  | 5    | A     | 731 FLATBUSH AVENUE |
| 3    | 5055  | 6    | A     | 727 FLATBUSH AVENUE |
| 3    | 5055  | 7    | A     | 725 FLATBUSH AVENUE |
| 3    | 5055  | 8    | A     | 723 FLATBUSH AVENUE |
| 3    | 5055  | 9    | A     | 721 FLATBUSH AVENUE |
| 3    | 5055  | 10   | A     | 719 FLATBUSH AVENUE |
| 3    | 5055  | 11   | A     | 717 FLATBUSH AVENUE |
| 3    | 5055  | 12   | A     | 715 FLATBUSH AVENUE |
| 3    | 5063  | 35   | A     | 748 FLATBUSH AVENUE |
| 3    | 5063  | 39   | A     | 750 FLATBUSH AVENUE |
| 3    | 5063  | 40   | A     | 752 FLATBUSH AVENUE |
| 3    | 5063  | 41   | A     | 754 FLATBUSH AVENUE |
| 3    | 5063  | 42   | A     | 756 FLATBUSH AVENUE |
| 3    | 5063  | 43   | A     | 758 FLATBUSH AVENUE |
| 3    | 5063  | 44   | A     | 760 FLATBUSH AVENUE |
| 3    | 5063  | 45   | A     | 762 FLATBUSH AVENUE |
| 3    | 5063  | 46   | A     | 764 FLATBUSH AVENUE |
| 3    | 5063  | 47   | A     | 766 FLATBUSH AVENUE |
| 3    | 5063  | 48   | A     | 768 FLATBUSH AVENUE |
| 3    | 5063  | 49   | A     | 770 FLATBUSH AVENUE |
| 3    | 5063  | 50   | A     | 772 FLATBUSH AVENUE |
| 3    | 5063  | 51   | A     | 774 FLATBUSH AVENUE |
| 3    | 5063  | 52   | A     | 776 FLATBUSH AVENUE |
| 3    | 5063  | 53   | A     | 780 FLATBUSH AVENUE |
| 3    | 5063  | 56   | A     | 786 FLATBUSH AVENUE |
| 3    | 5063  | 1002 | A     | 794 FLATBUSH AVENUE |
| 3    | 5063  | 1003 | A     | 794 FLATBUSH AVENUE |
| 3    | 5063  | 1004 | A     | 794 FLATBUSH AVENUE |
| 3    | 5063  | 1005 | A     | 794 FLATBUSH AVENUE |

|   |      |      |     |                     |
|---|------|------|-----|---------------------|
| 3 | 5063 | 1006 | A   | 794 FLATBUSH AVENUE |
| 3 | 5063 | 1007 | A   | 794 FLATBUSH AVENUE |
| 3 | 5063 | 1008 | A   | 794 FLATBUSH AVENUE |
| 3 | 5063 | 1001 | C   | 794 FLATBUSH AVENUE |
| 3 | 5064 | 1    | A   | 779 FLATBUSH AVENUE |
| 3 | 5064 | 3    | A   | 777 FLATBUSH AVENUE |
| 3 | 5064 | 4    | A   | 775 FLATBUSH AVENUE |
| 3 | 5064 | 5    | A   | 773 FLATBUSH AVENUE |
| 3 | 5064 | 6    | A   | 771 FLATBUSH AVENUE |
| 3 | 5064 | 7    | A   | 769 FLATBUSH AVENUE |
| 3 | 5064 | 8    | A   | 765 FLATBUSH AVENUE |
| 3 | 5064 | 10   | A   | 763 FLATBUSH AVENUE |
| 3 | 5064 | 11   | A   | 761 FLATBUSH AVENUE |
| 3 | 5064 | 12   | A   | 757 FLATBUSH AVENUE |
| 3 | 5064 | 14   | A   | 755 FLATBUSH AVENUE |
| 3 | 5064 | 15   | A   | 753 FLATBUSH AVENUE |
| 3 | 5064 | 17   | A   | 741 FLATBUSH AVENUE |
| 3 | 5070 | 32   | A.1 | 907 CHURCH AVENUE   |
| 3 | 5070 | 33   | A.1 | 905 CHURCH AVENUE   |
| 3 | 5070 | 34   | A.1 | 903 CHURCH AVENUE   |
| 3 | 5070 | 35   | A.1 | 901 CHURCH AVENUE   |
| 3 | 5071 | 36   | A.1 | 1029 CHURCH AVENUE  |
| 3 | 5071 | 37   | A.1 | 1027 CHURCH AVENUE  |
| 3 | 5071 | 38   | A.1 | 1025 CHURCH AVENUE  |
| 3 | 5071 | 39   | A.1 | 1023 CHURCH AVENUE  |
| 3 | 5071 | 40   | A.1 | 1021 CHURCH AVENUE  |
| 3 | 5071 | 41   | A.1 | 1019 CHURCH AVENUE  |
| 3 | 5071 | 42   | A.1 | 1015 CHURCH AVENUE  |
| 3 | 5071 | 43   | B   | 1013 CHURCH AVENUE  |
| 3 | 5071 | 44   | B   | 1003 CHURCH AVENUE  |
| 3 | 5071 | 141  | B   | 1017 CHURCH AVENUE  |
| 3 | 5072 | 31   | A.1 | 1125 CHURCH AVENUE  |
| 3 | 5072 | 32   | A.1 | 1121 CHURCH AVENUE  |
| 3 | 5072 | 33   | A.1 | 1117 CHURCH AVENUE  |
| 3 | 5072 | 34   | A.1 | 1115 CHURCH AVENUE  |
| 3 | 5072 | 35   | A.1 | 1113 CHURCH AVENUE  |
| 3 | 5072 | 36   | A.1 | 1111 CHURCH AVENUE  |
| 3 | 5072 | 37   | A.1 | 1109 CHURCH AVENUE  |
| 3 | 5072 | 38   | A.1 | 1105 CHURCH AVENUE  |
| 3 | 5072 | 39   | A.1 | 1103 CHURCH AVENUE  |
| 3 | 5072 | 40   | A.1 | 69 STRATFORD ROAD   |
| 3 | 5072 | 30   | C   | 66 WESTMINSTER ROAD |
| 3 | 5073 | 34   | A.1 | 1223 CHURCH AVENUE  |
| 3 | 5073 | 35   | A.1 | 1221 CHURCH AVENUE  |

|   |      |     |     |                     |
|---|------|-----|-----|---------------------|
| 3 | 5073 | 36  | A.1 | 1219 CHURCH AVENUE  |
| 3 | 5073 | 37  | A.1 | 1217 CHURCH AVENUE  |
| 3 | 5073 | 38  | A.1 | 1211 CHURCH AVENUE  |
| 3 | 5073 | 39  | A.1 | 1209 CHURCH AVENUE  |
| 3 | 5073 | 40  | A.1 | 1203 CHURCH AVENUE  |
| 3 | 5073 | 41  | A.1 | 1201 CHURCH AVENUE  |
| 3 | 5073 | 137 | A.1 | 1213 CHURCH AVENUE  |
| 3 | 5073 | 139 | A.1 | 1205 CHURCH AVENUE  |
| 3 | 5073 | 32  | C   | 66 ARGYLE ROAD      |
| 3 | 5074 | 34  | A.1 | 1311 CHURCH AVENUE  |
| 3 | 5074 | 35  | A.1 | 1309 CHURCH AVENUE  |
| 3 | 5074 | 36  | A.1 | 1307 CHURCH AVENUE  |
| 3 | 5074 | 37  | A.1 | 1305 CHURCH AVENUE  |
| 3 | 5074 | 38  | A.1 | 1303 CHURCH AVENUE  |
| 3 | 5074 | 39  | A.1 | 1301 CHURCH AVENUE  |
| 3 | 5074 | 32  | C   | 72 RUGBY ROAD       |
| 3 | 5074 | 139 | C   | 63 ARGYLE ROAD      |
| 3 | 5075 | 37  | C   | 72 MARLBOROUGH ROAD |
| 3 | 5075 | 39  | C   | 69 RUGBY ROAD       |
| 3 | 5076 | 31  | A.1 | 1515 CHURCH AVENUE  |
| 3 | 5076 | 34  | C   | 71 MARLBOROUGH ROAD |
| 3 | 5077 | 31  | A   | 1625 CHURCH AVENUE  |
| 3 | 5077 | 32  | A   | 1617 CHURCH AVENUE  |
| 3 | 5077 | 34  | A   | 1613 CHURCH AVENUE  |
| 3 | 5077 | 35  | A   | 1601 CHURCH AVENUE  |
| 3 | 5078 | 37  | A   | 1713 CHURCH AVENUE  |
| 3 | 5078 | 38  | A   | 1711 CHURCH AVENUE  |
| 3 | 5078 | 39  | A   | 1709 CHURCH AVENUE  |
| 3 | 5078 | 40  | A   | 1705 CHURCH AVENUE  |
| 3 | 5078 | 41  | A   | 1703 CHURCH AVENUE  |
| 3 | 5078 | 42  | A   | 1701 CHURCH AVENUE  |
| 3 | 5079 | 22  | A   | 61 EAST 18 STREET   |
| 3 | 5079 | 24  | A   | 1825 CHURCH AVENUE  |
| 3 | 5079 | 25  | A   | 1823 CHURCH AVENUE  |
| 3 | 5079 | 26  | A   | 1821 CHURCH AVENUE  |
| 3 | 5079 | 27  | A   | 1815 CHURCH AVENUE  |
| 3 | 5079 | 29  | A   | 1813 CHURCH AVENUE  |
| 3 | 5079 | 30  | A   | 1811 CHURCH AVENUE  |
| 3 | 5079 | 31  | A   | 1807 CHURCH AVENUE  |
| 3 | 5079 | 32  | A   | 1805 CHURCH AVENUE  |
| 3 | 5079 | 33  | A   | 1801 CHURCH AVENUE  |
| 3 | 5079 | 35  | A   | 57 EAST 18 STREET   |
| 3 | 5079 | 36  | A   | 55 EAST 18 STREET   |
| 3 | 5080 | 68  | A   | 510 OCEAN AVENUE    |

|   |      |      |   |                     |
|---|------|------|---|---------------------|
| 3 | 5080 | 73   | A | 1925 CHURCH AVENUE  |
| 3 | 5080 | 75   | A | 1917 CHURCH AVENUE  |
| 3 | 5080 | 78   | A | 1915 CHURCH AVENUE  |
| 3 | 5080 | 79   | A | 1913 CHURCH AVENUE  |
| 3 | 5080 | 80   | A | 1911 CHURCH AVENUE  |
| 3 | 5080 | 50   | B | 157 ST PAULS PLACE  |
| 3 | 5081 | 39   | A | 2017 CHURCH AVENUE  |
| 3 | 5081 | 43   | A | 515 OCEAN AVENUE    |
| 3 | 5082 | 9    | A | 816 FLATBUSH AVENUE |
| 3 | 5082 | 12   | A | 820 FLATBUSH AVENUE |
| 3 | 5082 | 1001 | A | 822 FLATBUSH AVENUE |
| 3 | 5082 | 17   | A | 828 FLATBUSH AVENUE |
| 3 | 5082 | 18   | A | 830 FLATBUSH AVENUE |
| 3 | 5082 | 20   | A | 832 FLATBUSH AVENUE |
| 3 | 5082 | 21   | A | 834 FLATBUSH AVENUE |
| 3 | 5082 | 22   | A | 836 FLATBUSH AVENUE |
| 3 | 5082 | 23   | A | 838 FLATBUSH AVENUE |
| 3 | 5082 | 24   | A | 840 FLATBUSH AVENUE |
| 3 | 5082 | 26   | A | 844 FLATBUSH AVENUE |
| 3 | 5082 | 28   | A | 846 FLATBUSH AVENUE |
| 3 | 5082 | 32   | A | 850 FLATBUSH AVENUE |
| 3 | 5082 | 33   | A | 852 FLATBUSH AVENUE |
| 3 | 5082 | 34   | A | 854 FLATBUSH AVENUE |
| 3 | 5082 | 35   | A | 856 FLATBUSH AVENUE |
| 3 | 5082 | 36   | A | 858 FLATBUSH AVENUE |
| 3 | 5082 | 37   | A | 858 FLATBUSH AVENUE |
| 3 | 5082 | 38   | A | 860 FLATBUSH AVENUE |
| 3 | 5082 | 39   | A | 862 FLATBUSH AVENUE |
| 3 | 5082 | 40   | A | 864 FLATBUSH AVENUE |
| 3 | 5082 | 41   | A | 864 FLATBUSH AVENUE |
| 3 | 5082 | 42   | A | 866 FLATBUSH AVENUE |
| 3 | 5082 | 43   | A | 868 FLATBUSH AVENUE |
| 3 | 5082 | 44   | A | 870 FLATBUSH AVENUE |
| 3 | 5082 | 45   | A | 872 FLATBUSH AVENUE |
| 3 | 5082 | 46   | A | 872 FLATBUSH AVENUE |
| 3 | 5082 | 47   | A | 874 FLATBUSH AVENUE |
| 3 | 5082 | 47   | A | 884 FLATBUSH AVENUE |
| 3 | 5082 | 55   | A | 2101 CHURCH AVENUE  |
| 3 | 5082 | 1002 | C | 822 FLATBUSH AVENUE |
| 3 | 5083 | 1    | A | 825 FLATBUSH AVENUE |
| 3 | 5083 | 3    | A | 819 FLATBUSH AVENUE |
| 3 | 5083 | 12   | A | 801 FLATBUSH AVENUE |
| 3 | 5083 | 13   | A | 797 FLATBUSH AVENUE |
| 3 | 5083 | 14   | A | 795 FLATBUSH AVENUE |

|   |      |      |   |                     |
|---|------|------|---|---------------------|
| 3 | 5083 | 15   | A | 793 FLATBUSH AVENUE |
| 3 | 5083 | 16   | A | 789 FLATBUSH AVENUE |
| 3 | 5083 | 17   | A | 785 FLATBUSH AVENUE |
| 3 | 5086 | 1    | A | 859 FLATBUSH AVENUE |
| 3 | 5086 | 2    | A | 857 FLATBUSH AVENUE |
| 3 | 5086 | 3    | A | 855 FLATBUSH AVENUE |
| 3 | 5086 | 4    | A | 853 FLATBUSH AVENUE |
| 3 | 5086 | 5    | A | 851 FLATBUSH AVENUE |
| 3 | 5086 | 6    | A | 849 FLATBUSH AVENUE |
| 3 | 5086 | 7    | A | 847 FLATBUSH AVENUE |
| 3 | 5086 | 8    | A | 845 FLATBUSH AVENUE |
| 3 | 5089 | 1    | A | 877 FLATBUSH AVENUE |
| 3 | 5089 | 7    | A | 871 FLATBUSH AVENUE |
| 3 | 5089 | 8    | A | 869 FLATBUSH AVENUE |
| 3 | 5089 | 9    | A | 867 FLATBUSH AVENUE |
| 3 | 5089 | 10   | A | 865 FLATBUSH AVENUE |
| 3 | 5089 | 11   | A | 863 FLATBUSH AVENUE |
| 3 | 5089 | 105  | A | 873 FLATBUSH AVENUE |
| 3 | 5097 | 5    | A | 1616 CHURCH AVENUE  |
| 3 | 5097 | 1001 | A | 1634 CHURCH AVENUE  |
| 3 | 5097 | 1002 | A | 1634 CHURCH AVENUE  |
| 3 | 5097 | 79   | A | 1700 CHURCH AVENUE  |
| 3 | 5097 | 80   | A | 1702 CHURCH AVENUE  |
| 3 | 5097 | 81   | A | 1704 CHURCH AVENUE  |
| 3 | 5097 | 82   | A | 1706 CHURCH AVENUE  |
| 3 | 5097 | 89   | A | 82 EAST 18 STREET   |
| 3 | 5097 | 1003 | C | 1634 CHURCH AVENUE  |
| 3 | 5099 | 1    | A | 1804 CHURCH AVENUE  |
| 3 | 5099 | 2    | A | 1806 CHURCH AVENUE  |
| 3 | 5099 | 3    | A | 1810 CHURCH AVENUE  |
| 3 | 5099 | 4    | A | 1812 CHURCH AVENUE  |
| 3 | 5099 | 5    | A | 1814 CHURCH AVENUE  |
| 3 | 5099 | 6    | A | 1816 CHURCH AVENUE  |
| 3 | 5099 | 7    | A | 1818 CHURCH AVENUE  |
| 3 | 5099 | 8    | A | 1820 CHURCH AVENUE  |
| 3 | 5099 | 9    | A | 1822 CHURCH AVENUE  |
| 3 | 5099 | 10   | A | 1824 CHURCH AVENUE  |
| 3 | 5099 | 37   | A | 83 EAST 18 STREET   |
| 3 | 5099 | 39   | A | 1800 CHURCH AVENUE  |
| 3 | 5099 | 101  | A | 1902 CHURCH AVENUE  |
| 3 | 5099 | 103  | A | 1906 CHURCH AVENUE  |
| 3 | 5099 | 104  | A | 1908 CHURCH AVENUE  |
| 3 | 5099 | 105  | A | 1910 CHURCH AVENUE  |
| 3 | 5099 | 106  | A | 522 OCEAN AVENUE    |

|   |      |    |   |                     |
|---|------|----|---|---------------------|
| 3 | 5101 | 1  | A | 2000 CHURCH AVENUE  |
| 3 | 5101 | 6  | A | 2022 CHURCH AVENUE  |
| 3 | 5102 | 20 | A | 892 FLATBUSH AVENUE |
| 3 | 5102 | 25 | A | 910 FLATBUSH AVENUE |
| 3 | 5102 | 26 | A | 912 FLATBUSH AVENUE |
| 3 | 5102 | 28 | A | 916 FLATBUSH AVENUE |
| 3 | 5102 | 33 | A | 922 FLATBUSH AVENUE |
| 3 | 5102 | 35 | A | 926 FLATBUSH AVENUE |
| 3 | 5102 | 36 | A | 928 FLATBUSH AVENUE |
| 3 | 5102 | 37 | A | 930 FLATBUSH AVENUE |
| 3 | 5102 | 38 | A | 932 FLATBUSH AVENUE |
| 3 | 5102 | 39 | A | 934 FLATBUSH AVENUE |
| 3 | 5102 | 41 | A | 938 FLATBUSH AVENUE |
| 3 | 5102 | 43 | A | 942 FLATBUSH AVENUE |
| 3 | 5102 | 44 | A | 944 FLATBUSH AVENUE |
| 3 | 5102 | 45 | A | 946 FLATBUSH AVENUE |
| 3 | 5102 | 46 | A | 948 FLATBUSH AVENUE |
| 3 | 5102 | 47 | A | 950 FLATBUSH AVENUE |
| 3 | 5102 | 48 | A | 952 FLATBUSH AVENUE |
| 3 | 5102 | 49 | A | 952 FLATBUSH AVENUE |
| 3 | 5102 | 50 | A | 954 FLATBUSH AVENUE |
| 3 | 5102 | 51 | A | 956 FLATBUSH AVENUE |
| 3 | 5102 | 52 | A | 958 FLATBUSH AVENUE |
| 3 | 5102 | 56 | A | 962 FLATBUSH AVENUE |
| 3 | 5102 | 57 | A | 964 FLATBUSH AVENUE |
| 3 | 5102 | 59 | A | 968 FLATBUSH AVENUE |
| 3 | 5102 | 60 | A | 970 FLATBUSH AVENUE |
| 3 | 5102 | 61 | A | 972 FLATBUSH AVENUE |
| 3 | 5102 | 1  | B | 890 FLATBUSH AVENUE |
| 3 | 5103 | 1  | A | 937 FLATBUSH AVENUE |
| 3 | 5103 | 6  | A | 935 FLATBUSH AVENUE |
| 3 | 5103 | 8  | A | 929 FLATBUSH AVENUE |
| 3 | 5103 | 23 | A | 897 FLATBUSH AVENUE |
| 3 | 5103 | 26 | A | 893 FLATBUSH AVENUE |
| 3 | 5103 | 28 | A | 885 FLATBUSH AVENUE |
| 3 | 5109 | 1  | A | 971 FLATBUSH AVENUE |
| 3 | 5109 | 2  | A | 969 FLATBUSH AVENUE |
| 3 | 5109 | 3  | A | 967 FLATBUSH AVENUE |
| 3 | 5109 | 4  | A | 959 FLATBUSH AVENUE |
| 3 | 5109 | 7  | A | 957 FLATBUSH AVENUE |
| 3 | 5109 | 8  | A | 949 FLATBUSH AVENUE |
| 3 | 5125 | 11 | A | 982 FLATBUSH AVENUE |
| 3 | 5125 | 14 | A | 990 FLATBUSH AVENUE |
| 3 | 5125 | 15 | A | 992 FLATBUSH AVENUE |

|   |      |    |   |                      |
|---|------|----|---|----------------------|
| 3 | 5125 | 16 | A | 994 FLATBUSH AVENUE  |
| 3 | 5125 | 17 | A | 996 FLATBUSH AVENUE  |
| 3 | 5125 | 18 | A | 1000 FLATBUSH AVENUE |
| 3 | 5125 | 20 | A | 1004 FLATBUSH AVENUE |
| 3 | 5125 | 23 | A | 1010 FLATBUSH AVENUE |
| 3 | 5125 | 24 | A | 1012 FLATBUSH AVENUE |
| 3 | 5125 | 25 | A | 1014 FLATBUSH AVENUE |
| 3 | 5125 | 51 | A | 1016 FLATBUSH AVENUE |
| 3 | 5125 | 56 | A | 1024 FLATBUSH AVENUE |
| 3 | 5125 | 60 | A | 1034 FLATBUSH AVENUE |
| 3 | 5125 | 64 | A | 1042 FLATBUSH AVENUE |
| 3 | 5125 | 65 | A | 1044 FLATBUSH AVENUE |
| 3 | 5125 | 66 | A | 1046 FLATBUSH AVENUE |
| 3 | 5125 | 68 | A | 1048 FLATBUSH AVENUE |
| 3 | 5125 | 69 | A | 1050 FLATBUSH AVENUE |
| 3 | 5125 | 70 | A | 1052 FLATBUSH AVENUE |
| 3 | 5125 | 71 | A | 1054 FLATBUSH AVENUE |
| 3 | 5125 | 72 | A | 1056 FLATBUSH AVENUE |
| 3 | 5126 | 1  | A | 1007 FLATBUSH AVENUE |
| 3 | 5126 | 4  | A | 1005 FLATBUSH AVENUE |
| 3 | 5126 | 5  | A | 1003 FLATBUSH AVENUE |
| 3 | 5126 | 6  | A | 1001 FLATBUSH AVENUE |
| 3 | 5126 | 7  | A | 999 FLATBUSH AVENUE  |
| 3 | 5126 | 9  | A | 995 FLATBUSH AVENUE  |
| 3 | 5126 | 10 | A | 993 FLATBUSH AVENUE  |
| 3 | 5126 | 11 | A | 991 FLATBUSH AVENUE  |
| 3 | 5126 | 12 | A | 989 FLATBUSH AVENUE  |
| 3 | 5126 | 13 | A | 987 FLATBUSH AVENUE  |
| 3 | 5126 | 14 | A | 983 FLATBUSH AVENUE  |
| 3 | 5126 | 21 | B | 973 FLATBUSH AVENUE  |
| 3 | 5132 | 1  | A | 1013 FLATBUSH AVENUE |
| 3 | 5132 | 48 | A | 1069 FLATBUSH AVENUE |
| 3 | 5132 | 49 | A | 1067 FLATBUSH AVENUE |
| 3 | 5132 | 50 | A | 1065 FLATBUSH AVENUE |
| 3 | 5132 | 51 | A | 1063 FLATBUSH AVENUE |
| 3 | 5132 | 52 | A | 1061 FLATBUSH AVENUE |
| 3 | 5132 | 53 | A | 1059 FLATBUSH AVENUE |
| 3 | 5132 | 54 | A | 1057 FLATBUSH AVENUE |
| 3 | 5132 | 55 | A | 1055 FLATBUSH AVENUE |
| 3 | 5132 | 56 | A | 1053 FLATBUSH AVENUE |
| 3 | 5132 | 57 | A | 1051 FLATBUSH AVENUE |
| 3 | 5132 | 80 | A | 1041 FLATBUSH AVENUE |
| 3 | 5132 | 18 | B | 1027 FLATBUSH AVENUE |
| 3 | 5152 | 7  | A | 1060 FLATBUSH AVENUE |



|   |      |    |   |                      |
|---|------|----|---|----------------------|
| 3 | 5152 | 8  | A | 1062 FLATBUSH AVENUE |
| 3 | 5152 | 10 | A | 1066 FLATBUSH AVENUE |
| 3 | 5152 | 11 | A | 1068 FLATBUSH AVENUE |
| 3 | 5152 | 12 | A | 1072 FLATBUSH AVENUE |
| 3 | 5165 | 1  | A | 2132 BEVERLEY ROAD   |
| 3 | 5165 | 82 | A | 1083 CORTELYOU ROAD  |
| 3 | 5165 | 84 | A | 1081 FLATBUSH AVENUE |
| 3 | 5165 | 85 | A | 1077 FLATBUSH AVENUE |
| 3 | 5165 | 86 | A | 1075 FLATBUSH AVENUE |
| 3 | 5165 | 87 | A | 1073 FLATBUSH AVENUE |

**CEQR ATTACHMENT #4**

**EAS SHORT FORM PAGE 4**  
**SECTION 6: Historic and Cultural Resources**

Proposed Extension of Flatbush Avenue Business Improvement District.

NEW YORK CITY LANDMARKS

The extension of the district includes Prospect Park South Historic District.

NEW YORK STATE or NATIONAL REGISTER OF HISTORIC PLACES

The following is the landmarks list:

- Prospect Park South Historic District
- Flatbush Dutch Reformed Church Complex
- Erasmus Hall Academy
- Former Albemarle Theater (977 Flatbush Avenue)
- Loew's King Theater

There will be no impact or adverse effect on historic or cultural resources.



# COMMUNITY/BOROUGH BOARD RECOMMENDATION

|   |  |
|---|--|
| <b>Project Name:</b> Cypress Hills Fulton BID Formation |  |
| <b>Applicant:</b> SBS - NYC Small Business Services     | <b>Applicant's Primary Contact:</b> Leslie Velazquez |
| <b>Application #</b> 240266BDK                          | <b>Borough:</b>                                      |
| <b>CEQR Number:</b> 24SBS001K                           | <b>Validated Community Districts:</b> K05            |

**Docket Description:**

*Please use the above application number on all correspondence concerning this application*

|  |                     |   |   |
|--|---------------------|---|---|
| <b>RECOMMENDATION: Conditional Favorable</b> |                     |   |   |
| <b># In Favor:</b> 26                        | <b># Against:</b> 0 | <b># Abstaining:</b> 0  | <b>Total members appointed to the board:</b> 47 |
| <b>Date of Vote:</b> 2/28/2024 12:00 AM      |                     | <b>Vote Location:</b> 127 Pennsylvania Avenue - Bklyn, NY 11207 |   |

*Please attach any further explanation of the recommendation on additional sheets as necessary*

|  |  |
|--|--|
| <b>Date of Public Hearing:</b> 2/28/2024 6:30 PM |  |
| <b>Was a quorum present?</b> Yes                 | <i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i> |
| <b>Public Hearing Location:</b>                  | 127 Pennsylvania Avenue - 3rd Floor Multipurpose Room - Bklyn NY 11207   |

|  |        |
|--|--------|
| <b>CONSIDERATION:</b> Brooklyn, Community Board 5 voted in favor of the recommendation from the Economic Development, IBZ, and BIDs Committee - to support the formation of the Cypress Hills Fulton Business Improvement District (BID).  |        |
| The written resolution is pending signature - please see summarized conditions below:  |        |
| Conditions:  |        |
| * Cypress Hills Fulton BID provide direct opportunities local vendors to subcontract for sanitation, security, products, and other services needed for businesses included in the BID mapping.   |        |
| * Cypress Hills Fulton BID hire locally for any opportunities within the BID - specifically for residents in CB5 (zip codes 11207, 11208, 11239)   |        |
| * Cypress Hills Fulton BID work closely with CB5 in relation to encouraging State Liquor Authority (SLA) license holders on Fulton to follow guidelines for SLA licensing renewals with the Community Board, and monitor quality of life issues that may be negatively impacting surrounding residents |        |
| Recommendation submitted by  | BK CB5 |
| Date: 2/29/2024 4:38 PM  |        |



# BOROUGH PRESIDENT RECOMMENDATION

|   |  |
|---|--|
| <b>Project Name:</b> Cypress Hills Fulton BID Formation |  |
| <b>Applicant:</b> SBS - NYC Small Business Services     | <b>Applicant's Administrator:</b> Leslie Velazquez |
| <b>Application #</b> 240266BDK                          | <b>Borough:</b> Brooklyn                           |
| <b>CEQR Number:</b> 24SBS001K                           | <b>Validated Community Districts:</b> K05          |

**Docket Description:**

*Please use the above application number on all correspondence concerning this application*

**RECOMMENDATION:** Favorable

*Please attach any further explanation of the recommendation on additional sheets as necessary*

**CONSIDERATION:** Please see attached memo for full comment.

|                             |       |                        |
|-----------------------------|-------|------------------------|
| Recommendation submitted by | BK BP | Date: 3/1/2024 5:51 PM |
|-----------------------------|-------|------------------------|



**Brooklyn Borough President Antonio Reynoso**  
Brooklyn Borough Hall  
209 Joralemon Street, Brooklyn, NY 11201

City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
[calendaroffice@planning.nyc.gov](mailto:calendaroffice@planning.nyc.gov)

**Application for the Establishment of a Business Improvement District (BID)**

CYPRESS HILLS FULTON BID FORMATION – 240266BDK

IN THE MATTER OF an application from the Department of Small Business Services (SBS) on behalf of the proposed Cypress Hills - Fulton Street Business Improvement District (BID) to form the BID in Community District 5.

BROOKLYN COMMUNITY DISTRICT 5

**RECOMMENDATION**

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

**RECOMMENDATION FOR:** CYPRESS HILLS FULTON BID FORMATION – 240266BDK

The applicant proposes to create a new Business Improvement District (BID) in the Cypress Hills neighborhood of Community District 5. The proposed district spans 26 blocks along Fulton Street, from Van Siclen Avenue to Eldert Lane. According to the applicant team, there was consideration of extending the BID further west to Pennsylvania Avenue, but the current boundaries were decided on due to the already significant size of the district and the differing character of the businesses near Pennsylvania Avenue.

The applicant team has identified improved sanitation, street lighting, public safety, and public space programming as service priorities.

The Borough President held a public hearing on this application on February 28, 2024. No members of the public testified or submitted written testimony.

**Community Board Position**

This application was referred to Community Board 5 and the Borough President's Office concurrently. Community Board 5 voted to approve this application on February 28, 2024.

**Approval Rationale**

Borough President Reynoso supports the creation of new Business Improvement Districts across the borough. The Borough President is encouraged to see the creation of a new BID in Cypress Hills in particular, as many of Brooklyn’s BIDs are concentrated in the northwestern corner of the borough.

This application is in direct alignment with the Comprehensive Plan for Brooklyn, most directly Recommendation 6.4.4, which commits to supporting the creation of expansion of BIDs and Merchant Associations to support small businesses throughout the borough. The BID proposed programming also aligns with the Plan’s Healthy Streets & Environment framework, particularly to recommendations pertaining to improving street lighting (1.4.5) and promoting public spaces such as open streets and public plazas (4.2.1).

**Recommendation**

Be it resolved that the Brooklyn Borough President, pursuant to Section 25-405 of the New York City Administrative Code, recommends that the City Planning Commission and City Council approve this application.



March 1, 2024

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BROOKLYN BOROUGH PRESIDENT

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DATE